

## EXHIBIT B - CONDITIONS OF APPROVAL

### **Authorized Development**

1. This approval authorizes:
  - a. The construction of a two-story, 2,158 square foot single-family dwelling with an attached 583 square foot garage, 103 square foot balcony, and 480 square foot roof deck. The proposed project will result in the disturbance of the entire 2,996 square foot vacant parcel.
  - b. Maximum height allowed is 25 feet from average natural grade.
  - c. Residential density for the property is limited to no more than one single family residence.
2. Non-reflective materials shall be used for buildings and signs.
3. No light emissions that would interfere with aircraft operations shall be used during construction or as part of the project.
4. No electronic transmissions that would interfere with aircraft operations shall be used during construction or as part of the project.
5. The project shall be in full compliance with Federal Aviation Regulation part 77, "Objects Affecting Navigable Airspace."

### **Conditions required to be completed at the time of application for construction permits**

#### ***Site Development***

6. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.
7. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

#### ***Grading, Drainage, Sedimentation and Erosion Control***

8. **At the time of application for construction permits**, the applicant shall submit a drainage plan for review and approval by the County Department of Public Works. Drainage plans shall be designed to retain water on-site and encourage infiltration when feasible. Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion

and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

10. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
11. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

#### **Access**

12. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
  - a. Street plan and profile for widening York Avenue to complete the project side of an A-2 urban street section fronting the property.
  - b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
  - c. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - d. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
13. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

#### **Fire Safety**

14. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

#### **Services**

15. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Service District (OCSD) stating they are willing and able to service the property.

**Conditions to be completed prior to issuance of a construction permit**

***Fees***

16. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

***Airport***

17. **Prior to issuance of construction permit**, the applicant shall receive an Avigation Easement from the County of San Luis Obispo via an avigation easement document prepared by the County. The avigation easement document shall be reviewed and approved by County Counsel.

**Conditions to be completed during project construction**

***Airport***

18. An FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be e-filed any time the project is abandoned, or within 5 days after the construction reaches its greatest height.

***Building Height***

19. The maximum height of the project is 25 feet from average natural grade.
  - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
  - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

***Archaeology***

20. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
  - a. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
  - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

**Conditions to be completed prior to occupancy or final building inspection / establishment of the use**

**Access**

21. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
22. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.

**Fire Safety**

23. **Prior to final inspection**, the applicant shall obtain final inspection and approval from the Fire Authority of all required fire/life safety measures.

**Development Review**

24. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

**Airport**

25. No structure, landscaping, apparatus, or other feature, whether temporary or permanent in nature shall constitute an obstruction to air navigation or a hazard to air navigation, as defined by the ALUP.

**Grading, Drainage, Sedimentation and Erosion Control**

26. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

**Access**

27. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.
28. The land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once proof of Transient Occupancy Tax payment to the County Tax Collector is submitted to the Department of Planning and Building within 24 months of approval.
29. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the

Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.