

## EXHIBIT B - CONDITIONS OF APPROVAL

### **Approved Development**

1. This approval authorizes:
  - a. A waiver of the distance requirement for an as-built guest house to allow it to be approximately 115 feet from the principal residence instead of 50 feet as required by the LUO.

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

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

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, and elevations. The guesthouse shall not contain a kitchen facility and shall conform to Section 22.30.410 requirements.

#### ***Fire Safety***

3. **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.

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

#### ***Fees***

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

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

#### ***Fire Safety***

5. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.

#### ***Water Off-set***

6. **Prior to occupancy or final inspection**, the applicant shall off-set new water usage per ordinance requirements.

#### ***Limitation on Use***

7. Prior to final building inspection / establishment of use, the applicant shall execute a covenant and agreement with the county in a form acceptable to the County Counsel, whereby the applicant agrees, on behalf of himself and his successors in interest to restrict the use of the guesthouse such that the building / property will not be used for a secondary dwelling or any other purpose not specifically authorized by this approval.

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

8. This 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 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once all building permits associated to this permit have been finalized.
9. 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 22.74.160 of the Land Use Ordinance.