

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00119 CLEMENT**

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes:
 - a. the conversion of an existing 416 square-foot garage to living space;
 - b. an addition of 270 square-feet of living area;
 - c. a 500 square-foot garage addition;
 - d. a 228 square-foot roof deck;
 - e. remodel of the existing residence.
- f. Maximum allowable height is 14 feet measured from the average natural grade.

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

2. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
3. **At the time of application for construction permits**, all plans and engineering drawings shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.

Site Development

4. **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.
5. **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.

Access

6. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1a drawing for rural roadways. Within the right of way the existing driveway pavers must be removed and replaced with asphalt driveway.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).

- c. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
- d. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.

Fire Safety

7. **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. Requirements shall include, but not be limited, to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by Cal Fire for this proposed project.

Grading, Drainage, Sedimentation and Erosion Control

8. **At the time of application for construction permits**, the applicant shall submit a complete drainage plan for review and approval, by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. Drainage plans should be designed to retain water on-site and encourage infiltration when feasible.
9. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.
10. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060. (The entire project site may be located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C1028G.
11. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
12. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 23.05.036.
13. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.

Storm Water Control Plan

14. **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.

15. **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.

Conditions to be completed prior to issuance of construction permits

Fees

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

Lateral Access

17. **Prior to occupancy or final inspection**, the applicant shall record a minimum 30-foot lateral easement extending from the inland extent of wetland vegetation, primarily for habitat protection and secondarily for public access. The offer shall be in a form acceptable to County Counsel, and shall be approved by the Planning Director and the Executive Director the California Coastal Commission.

Conditions to be completed during project construction

Grading, Drainage, Sedimentation and Erosion Control

18. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
19. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control devise or drainage system approved by the County Engineer.
20. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
21. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
22. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
23. Appropriate sedimentation measures to be implemented at the end of each day's work.

Archaeology

24. **During construction**, in the event archaeological resources are unearthed or discovered, 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 evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigation as required by the Environmental Coordinator.

- 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

25. **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.
26. **Prior to occupancy or final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Access

27. **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.

Storm Water Control Plan

28. **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.

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

29. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage, tree planting, and fences without a valid Encroachment Permit issued by the Department of Public Works.
30. 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 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

Access

31. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
32. **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, pedestrian amenities, etc. in a viable condition and on a

continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Fees

33. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Los Osos Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

34. **On-going condition of approval (valid for the life of the project)**, 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.