

**EXHIBIT B - CONDITIONS OF APPROVAL
MINOR USE PERMIT DRC2019-00181/ FREEMAN**

Approved Development

1. This approval authorizes
 - a. Modification of the distance a guesthouse can be located from the primary dwelling from 50 feet to 120 feet.

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 architectural elevations.

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. Requirements shall include, but not be limited to those outlined in the Fire Safety letter prepared by Cal Fire/County Fire Department dated September 11, 2019.

Services

4. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
5. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable fees, including but not limited to school fees, inclusionary housing fees, and public facilities fees.

Agreement

7. **Prior to issuance of a construction permit**, the applicant must execute an agreement with the County to maintain portions of the site not intended for development in open space use. Guarantees of open space preservation may be in the form of agreements, easements, contracts or other appropriate instrument, provided that such guarantees are not to grant public access unless desired by the property owner.

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

Covenant Agreement

8. **Prior to occupancy or final inspection**, 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 guesthouse will not be used for any other purpose not specifically authorized by this approval.

Agreement

9. **Prior to occupancy or final inspection**, the applicant must execute an agreement with the County to maintain portions of the site not intended for development in open space use. Guarantees of open space preservation may be in the form of agreements, easements, contracts or other appropriate instrument, provided that such guarantees are not to grant public access unless desired by the property owner.
- 10.

Inspections

11. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cal Fire/County Fire Department of all required fire/life safety measures.
12. **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)

Time Frame

13. **On-going conditions of approval**, 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 a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
14. **On-going conditions of approval**, All conditions of this approval run with the land and 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.