

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2019-00021 CAREY**

**Authorized Development & Use**

1. This approval authorizes:
  - a. The construction of two (2) two-story single-family dwellings each located on adjacent 3,000-square-foot lots. Each residence consists of 2,175 square feet of living area, a 428-square-foot attached garage, 310 square feet of balcony space, and a 258-square-foot roof deck.
  - b. Disturbance of the entirety of each lot through development, landscaping and associated improvements.
  - c. Maximum height allowed is 25 feet from average natural grade.

**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.
3. **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.

***Landscaping Plan***

4. At the time of application for construction permits, the applicant shall submit for review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project activities with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

***Airport***

5. All noise attenuation measures identified in the noise report submitted to the ALUC as part of the Project referral shall be incorporated into the construction of the Project and shall be shown on the front sheet of the construction plans submitted for building permits.
6. The construction plans for the proposed residences shall be submitted to the Air Traffic Division of the FAA regional office having jurisdiction over San Luis Obispo County to determine compliance with the provisions of FAR Part 77. In addition, applicable construction activities must be reported via FAA Form 7460-1 at least 30 days before proposed construction or application for a building permit.

***Drainage & Flood Hazard***

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.

8. **At the time of application for construction permits**, the applicant shall submit sedimentation control plans in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:
  - a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar;
  - b. Controlling concentrated runoff with curb usage or culverts or similar;
  - c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar; and
  - d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.
9. **At the time of application for construction permits**, the applicant shall show the 100-year flood hazard boundary on the project plans and provide evidence that all new structures comply with County flood hazard construction standards, Section 23.07.060.

**Stormwater Control Plan (SWCP):**

10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
  - a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
  - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
    1. Structural Control Measure Description (Exhibit B)
    2. Stormwater System Contact Information
    3. Stormwater System Plans and Manuals
  - c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.
11. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

**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 Security Court to complete the project side to 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. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
  - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
  - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
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**

***Coastal Development Permit***

16. **Prior to issuance of a construction permit**, the applicant shall obtain and provide to Planning and Building a Coastal Development Permit from the California Coastal Commission.

***Fees***

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

***Offers***

18. **Prior to issuance of construction permits (if applicable)**, the applicant shall offer for dedication to the public right-of-way easements by separate document for Security Court road widening purposes a sufficient width as necessary to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.

***Airport***

19. **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***

20. 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***

21. 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***

22. 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**

***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)**

**Access**

25. **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.
26. 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, maintaining County driveway sight distance standards, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.

**Airport**

27. 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.
28. Any use of the Project site is prohibited that may entail characteristics which would potentially interfere with the takeoff, landing, or maneuvering of aircraft at the Airport, including:
  - a. creation of electrical interference with navigation signals or radio communication between the aircraft and Airport;
  - b. lighting which is difficult to distinguish from Airport lighting;
  - c. glare in the eyes of pilots using the Airport;
  - d. uses which attract birds and create bird strike hazards;
  - e. uses which produce visually significant quantities of smoke; and
  - f. uses which entail a risk of physical injury to operators or passengers of aircraft (e.g., exterior laser light demonstrations or shows).

**Time Frames**

29. 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 valid and in force. Time extensions must be requested in writing prior to the expiration date of the land use permit pursuant to Land Use Ordinance Section 23.02.050. This land use permit is considered to be valid and in force 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.
30. 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.