

ATTACHMENT C: PROJECT SPECIFIC CONDITIONS

Case #: 08CDP-00000-00011

Project Name: Wang Additions & Garage Demolition/Construction

Project Address: 6346 Via Real

APN: 001-190-035

1. This Coastal Development Permit is based upon and limited to compliance with the project description, the exhibits and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

The proposed project consists of a first floor addition of 1,182 square feet and a second floor addition of 744 square feet to an existing one-story single-family dwelling of 1,693 square feet. Also proposed is the demolition of the existing detached garage of 528 square feet and construction of a new attached garage of 550 square feet. The maximum height of the proposed additions is approximately 23 feet from the existing grade. A new gravel driveway with a turnaround constructed with permeable pavers is also proposed to access the new garage. No grading over 50 cubic yards is proposed. No native and/or specimen tree removal is proposed. Parking will be provided in the new garage. Water and sanitary service will continue to be provided by the Carpinteria Valley Water District and an onsite septic system. Access will continue to be taken from a private drive accessed via Lomita Lane off of Via Real. The parcel is a 1.0-acre parcel zoned 1-E-1 and shown as Assessors Parcel Number 001-190-035, located at 6346 Via Real in the Carpinteria area, First Supervisorial District.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above, the referenced exhibits, and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) shall be implemented as approved by the County.

2. Proposed project shall strictly conform to plans marked Board of Supervisors Hearing Exhibit #1, dated June 3, 2008, approved *de novo* by the Board of Supervisors on June 3, 2008 under 08CDP-00000-00011.
3. All site preparation and associated grading and exterior construction activities shall be limited to the hours between 7:00 A.M. and 4:00 P.M., weekdays only. No construction shall occur on Planning & Development-observed holidays (e.g. Labor Day, Thanksgiving). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities, such as interior painting, are not subject to these restrictions.

4. No grading is proposed for this project. Grading/earth movement in excess of 50 cubic yards cut and fill (total) will require additional permit review. Grading/earth movement is subject to final approval by the Building and Safety Division grading inspector.
5. All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential.
6. All changes to the project will require Coastal Development Permit review by P&D for determination of consistency with zoning ordinances.
7. No trees or native vegetation shall be removed as part of the project.
8. **Construction Staging and Storage:** Construction related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The applicant shall provide all construction personnel with a written notice of this requirement and a description of approved onsite parking, staging and storage areas. The notice shall also include the name and phone number of the applicant's designee responsible for enforcement of this restriction. **Plan Requirements:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for coastal development (CDP) clearance. A copy of the written notice shall be submitted to P&D prior to CDP issuance. **Timing:** This restriction shall be maintained throughout construction.
9. **Construction Washout Area:** During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site, and shall not be conducted within the critical root zones of oak trees on the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The washout area shall be designated on all plans prior to issuance of Coastal Development Permits. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: Grading and Building inspectors shall spot check to ensure compliance on-site.
10. **Archaeological and Historic Resources:** In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.
11. Prior to issuance of the Coastal Development Permit, the applicant shall pay all applicable P&D permit processing fees in full.

12. If the Planning Commission determines at a noticed public hearing that the permittee is not in compliance with any conditions of this permit pursuant to the provisions of section 35-169.9 of Article II of the Santa Barbara County Code, the Planning Commission may, in addition to revoking the permit pursuant to said section, amend, alter, delete or add conditions to this permit.
13. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.
14. The Planning Commission's approval of this CDP shall expire two years from the date of approval or, if appealed, the date of action by the Board of Supervisors on the appeal, if the permit for use, building or structure permit has not been issued.
15. The use and/or construction of the structure, authorized by this approval cannot commence until the Coastal Development Permit has been issued. Prior to the issuance of the Coastal Development Permit, all of the project conditions that are required to be satisfied prior to issuance of the Coastal Development Permit must be satisfied. Plans accompanying this Coastal Development Permit shall contain all project conditions.
16. Developer shall defend, indemnify and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Coastal Development Permit. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
17. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the County shall review the entire project and substitute conditions may be imposed.
18. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.