

Exhibit A
Draft Conditions of Approval

Date: July 14, 2020

Applicant: Alan and Julie Chapman

Address: 1020 Highway 1, Bodega Bay

File No.: CPH16-0009

APN: 100-100-005

Project Description: Request for a Coastal Permit with hearing to construct a 1,616 square foot two story single family residence with attached garage and associated landscaping on a 4,138 square foot parcel.

Prior to issuance of building permit, the following condition must be met:

BUILDING:

1. The applicant shall apply for and obtain building related permits from Sonoma County Permit Sonoma. The necessary applications appear to be, but may not be limited to, site review, building permit, septic permit, and grading permit.

PLANNING:

"The conditions below have been satisfied." BY _____ DATE _____

2. This Coastal Permit allows for the construction of a 1,616 square foot single family residence with attached garage and associated landscaping. The project must be developed in substantial compliance with the site plan and architectural drawings dated January 12, 2017, located in File No. CPH16-0009, unless otherwise modified by these conditions.
3. Exterior lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground. Flood lights are not permitted. Total luminous flux of lamps used in individual exterior luminaires, including security lights, shall not exceed 1750 lumens. Total illuminance beyond the property line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux. Radiation of light into the night sky is prohibited.
4. Site development shall be consistent with submitted project plans, and all materials and colors shall conform to plans, colors and materials and architectural specifications submitted as part of this application.
5. All utilities shall be placed underground.
6. All exterior finishes shall be of non-reflective materials and colors.
7. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
8. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
9. All grading and building permits plans involving ground disturbing activities shall include the following notes:

"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code."

10. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations. Any proposed modification, alteration, and/or expansion of the residential development authorized by this Coastal Permit shall require the prior review and approval of PRMD or the Planning Commission, as appropriate pursuant to Section 26C-349 of the Sonoma County Code. Such changes may require a new or modified Coastal Permit and additional environmental review.
11. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.
12. The applicant has two years from the date of approval, or for such additional time as may be allowed, to meet the Conditions of Approval and vest the Coastal Permit or the permit shall become automatically void and of no further effect.