

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2013-00050 Brockman**

**Authorized Use**

1. This approval authorizes a Minor Use Permit/Coastal Development Permit to allow for the following development:
  - A. Conversion of an existing 200 square-foot carport into a 265 square-foot garage.
  - B. Construction of an approximately 55 square-foot ground level foyer addition to an existing single family residence.
  - C. Construction of an approximately 310 square-foot second floor and a 65 square-foot uncovered deck addition to an existing single family residence.
  - D. Approximately 700 square feet of ground disturbance on the 3,500 square-foot property.
2. Maximum height is 28 feet as measured from the average natural grade.
3. All development shall be consistent with the approved site plan and architectural elevations.

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

***Site Development***

4. **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.
5. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans.

***Grading, Drainage, Sedimentation and Erosion Control***

6. **At the time of application for construction permits**, the applicant shall submit complete drainage calculations for review and approval in accordance with Section 23.05.040 (Drainage) of the Coastal Zone Land Use ordinance.
7. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval.
8. **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.
9. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department, which shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

**Fire Safety**

10. **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 prepared for the project by the Cambria Fire Department, dated October 30, 2013.

**Cambria Community Services District**

11. **At the time of application for construction permits**, the applicant shall comply with the conditions from the Cambria Community Services District, including but not limited to those on the Confirmation of Water & Sewer Availability letter, dated October 29, 2013.

**Voluntary Merger**

12. **Prior to issuance of a construction permit**, the applicant shall apply to merge Lots 4 and Lot 5 of Block 62 of Cambria Pines Unit No. 5

**Conditions to be completed during project construction**

**Archaeology**

13. **During construction**, 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.

**Grading, Drainage, Sedimentation and Erosion Control**

14. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
15. 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 device or drainage system approved by the County Engineer.
16. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
17. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
18. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
19. Appropriate sedimentation measures to be implemented at the end of each day's work.

***Cambria Community Services District***

20. The applicant shall provide a letter from the Cambria Community Services District (CCSD) confirming that in-lieu fees have been collected for the subject project and all CCSD requirements have been complied with.

***Building Height***

21. The maximum height of the project is 28 feet (as measured from average natural grade).
- A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
- B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector 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.

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

***Fire Safety***

22. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

***Cambria Community Services District***

23. Applicant shall submit for final plumbing inspection upon completion of the project.

***Miscellaneous***

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)**

25. This 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. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
26. 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.