

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2014-00068 Crowther**

**Approved Development**

1. This Minor Use Permit/Coastal Development Permit authorizes construction of a 177 square-foot second level permeable deck to an existing 240 square-foot deck on a single family residence.
2. The project will result in no permanent site disturbance on the 5,000 square-foot parcel.

**Conditions required to be completed at the time of application for construction or grading permit(s)**

***Site Development***

4. **At the time of application for construction permits**, development shall be consistent with the approved site plan, floor plans, and architectural elevations.

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

5. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the Land Use Ordinance Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with the Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

***Services***

6. **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 July 29, 2014.
7. **At the time of application for construction permits**, the applicant shall comply with any conditions from the Cambria Community Services District's intent-to-serve letter.

**Conditions to be completed during project construction**

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

8. 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.
9. Appropriate sedimentation measures to be implemented at the end of each day's work.

***Archaeology***

10. **During construction**, in the event archaeological resources are unearthed or discovered, the following standards apply:

Attachment 02

- 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 evaluated by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- 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 Protection***

11. **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.

**On-going conditions of approval (valid for the life of the project)**

***General***

12. 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 23.02.050 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 Coastal Zone Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
13. 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 Coastal Zone Land Use Ordinance Section 23.10.160.