

EXHIBIT B - CONDITIONS OF APPROVAL
~~DRC2014-00068 Crowther~~ DRC2014-00061 Farmer

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes construction of a 231 square-foot sunroom with a 231 square-foot roof deck addition to an existing 1,250 single family residence.
2. The project will result in approximately 231 square-feet of permanent site disturbance on the 6,500 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.
5. **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 or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
6. **At the time of application for construction permits**, a landscaping plan shall be submitted, and shall consist of native, drought and fire resistant species that are compatible with the habitat values of the surrounding habitat. The landscaping plan shall specifically show six (6) oak trees to replace the one oak tree that will be removed during construction.

Grading, Drainage, Sedimentation and Erosion Control

7. **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

8. **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.
9. **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 prior to issuance of a construction permit

Fees

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

Conditions to be completed during project construction

Grading, Drainage, Sedimentation and Erosion Control

11. 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.
12. Appropriate sedimentation measures to be implemented at the end of each day's work.

Archaeology

13. **During construction**, in the event archaeological resources are unearthed or discovered, 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 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

14. **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.

Building Review

15. **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)

General

16. 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.

17. 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.