

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes a Minor Use Permit / Coastal Development Permit to allow for the construction of a 768 square foot living area addition and remodel to an existing 1,234 square foot two story single family residence, and construction of approximately 960 square feet of new decking, including a 150 square-foot roof deck located over the rear addition on the southwest corner of the residence. The project will result in the disturbance of approximately 1,100 square feet on a 6,135 square-foot parcel. The project requires the purchase of 379 square feet of Transfer of Development Credits (TDCs).
2. Maximum height is 28 feet (as measured from average natural grade).

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

3. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the newly adopted 2013 California Codes.
4. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.

Site Development

5. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.
6. **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.

Drainage, Sedimentation and Erosion Control

7. **At the time of application for construction permits**, the applicant shall submit a drainage plan for review and approval by the County Department of Public Works. Drainage plans shall be designed to retain water on-site and encourage infiltration when feasible. Natural drainage patterns should be retained and remediated if retention is infeasible on-site.
8. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval by the County Department of Public Works.
9. If grading is to occur between October 15 and April 15, a, erosion and sedimentation control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.

ATTACHMENT 2

10. Whether or not a separate grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Fire Safety

11. **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, as prepared by the Cambria CSD Fire Department for this proposed project, dated July 14, 2015.

Cambria Community Services District

12. **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 for Remodel or Transfer of Existing Active Service, dated July 13, 2015 from the CCSD.

Conditions to be completed prior to issuance of a construction permit

Transfer of Development Credits (TDCs)

13. **Prior to issuance of a construction permit**, the applicant shall provide written verification from the Land Conservancy of San Luis Obispo County that 379 square feet of Transfer of Development Credits has been transferred from a parcel within a special project area to the subject property.

Fees

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

Archaeology

15. **Prior to issuance of a construction permit**, the applicant shall submit a monitoring plan, prepared by a County-approved archaeologist, for review and approval by the County Department of Planning and Building. The intent of this Plan is to monitor all earth-disturbing activities in areas identified as potentially sensitive for cultural resources, per the approved monitoring plan. The monitoring plan shall include at a minimum:
 - a. List of personnel involved in the monitoring activities;
 - b. Inclusion of involvement of the Native American community, as appropriate;
 - c. Description of how the monitoring shall occur;
 - d. Description of frequency of monitoring (e.g., full-time, part time, spot checking);
 - e. Description of what resources are expected to be encountered;
 - f. Description of circumstances that would result in the halting of work at the project site (e.g., What is considered "significant" archaeological resources?);
 - g. Description of procedures for halting work on the site and notification procedures; and
 - h. Description of monitoring reporting procedures.

Conditions to be completed during project construction

Drainage, Sedimentation and Erosion Control

16. 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.
17. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
18. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
19. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
20. All areas disturbed by construction activities shall be revegetated with temporary or permanent erosion control devices in place.

Archaeology

21. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) and Native American to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Conditions to be completed prior to occupancy or final building inspection

Landscaping

22. All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site.

Fire Protection

23. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cambria Community Services District Fire Department of all required fire/life safety measures.

Cambria Community Services District

24. **Prior to final inspection**, the applicant shall submit to the Department of Planning and Building a water and sewer service condition compliance letter from the Cambria Community Services District.

Building Review

25. **Prior to occupancy of the residential addition 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.

ATTACHMENT 2

26. **Prior to occupancy or final inspection**, lighting compliant with Condition #6 shall be installed, and:
- A. All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that the direct illumination does not fall onto or across any public or private street or road. Motion sensing light fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off when detected motion ceases.
 - B. All light fixtures are required to be fully shielded.

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

27. 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 Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
28. 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 Land Use Ordinance.