

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 new 3,451 square-foot single family residence with a 624 square-foot attached garage, 852 square feet of decking, and a height of 28 feet from average natural grade. The project will result in the disturbance of approximately 5,000 square feet of a 13,068 square-foot lot.
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. The project is subject to the requirements of the new County of San Luis Obispo Green Building Ordinance.
4. **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 currently adopted California Codes.
5. **At the time of application for construction permits** all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
6. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.

Site Development

7. **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.
8. **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.

Access

9. **At the time of application for construction permits**, the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standard.

Grading, Drainage, Sedimentation and Erosion Control

10. **At the time of application for construction permits**, the applicant shall submit a complete drainage plan for review and approval, by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. Drainage plans should 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.

11. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval.
12. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with the Source Control BMP's as identified for project incorporation in the applicant's *Storm Water Quality Plan Application for Priority Projects*.
13. 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.

Stormwater Pollution Prevention

14. **At the time of application for construction permits**, the applicant shall submit a Stormwater Quality Plan Application for Priority Projects. The plan shall outline the runoff reduction measures used when developing the site plan.
15. **At the time of application for construction permits**, the applicant shall demonstrate the project has incorporated at least two County approved LID structural practices in the project.
16. **At the time of application for construction permits**, the applicant shall submit the following to the County: Stormwater Quality Control Plan; Conservation of natural areas narrative; Stormwater pollutant of concerns narrative; Mechanism in place for long-term maintenance of BMP's; and Calculations for treatment control BMP's.
17. **At the time of application for construction permits**, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County (if required by the Public Works Department).

Geology and Soils

18. **At the time of application for construction permits**, all plans shall be consistent with the conclusions and recommendations of the Engineering Geology Investigation and Soils Engineering Report for Cambria Pines Manor Unit Number 5, Block 115, Lots 1 through 6, Burton Drive, Cambria, San Luis Obispo County, California, prepared by GeoSolutions, Inc., dated August 21, 2013 and September 10, 2013 respectively.

Water

19. **At the time of application for construction permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 23.04.186 of the San Luis Obispo County Coastal Zone Land Use Ordinance. All plants utilized shall be drought tolerant. Drip-line irrigation shall be used for all landscaped areas installed for new construction. The drip irrigation system must include an automatic rain shut-off device, soil moisture sensors, and an operating manual to instruct the building occupant on how to use and maintain the water conservation hardware.

20. **At the time of application for grading and/or construction permits**, the applicant shall show on the construction plans, project designs that will promote groundwater recharge by application of Low Impact Development (LID) design techniques. For example, roof runoff should be directed to drainage swales and not to impervious surfaces, rain barrels, stormwater ponds, bio-retention systems, or other methods as approved by the Public Works Department. At least two designer selected LID measures shall be applied to the project.

Fire Safety

21. **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 November 13, 2013.

Services

22. **At the time of application for construction permits**, 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 CCSD letter dated November 5, 2012, stating that an "Intent to Serve" letter has been transferred to the subject parcel from another parcel in Cambria (013-141-022), County Recorder's Document # 2012056282.

Biological Resources/Preservation of Trees and Native Vegetation

23. The following Landscape Plan / Tree Replacement Requirements apply:
- A. The applicant shall submit for Planning Director review and approval, a Landscape Plan/Revegetation Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.
 - B. The landscape plan shall clearly show the following:
 - i. Limit native tree removal to no more than three (3) Monterey pine trees (and 2 dead pines) having a six inch diameter or larger at 4.5 feet above the ground and no more than 1 (1) oak tree having a four inch diameter or larger at 4.5 feet from the ground. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
 - ii. The three (3) Monterey pine trees and one (1) Oak tree removed as a result of the grading for the driveway and residence shall be replaced at a 4:1 ratio for the pine trees and a 6:1 ratio for the oak tree. A total of twelve (12) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*. The six (6) replacement oak trees shall also be at least one gallon container size.

- iii. Description of irrigation plans and plan notes shall indicate compliance with the standards of Vegetation Replacement in the North Coast Planning Area
 - iv. Plan notes shall indicate that all new plants shall be maintained until successfully established and in addition, standard planting procedures shall be used.
24. Construction and grading plans shall show the following:
- A. The “project limit area” shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
 - B. Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
 - C. Plan notes shall indicate native trees and undergrowth outside of the “project limit area” shall be left undisturbed.
 - D. Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
 - E. Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:
 - i. Injecting pressurized water.
 - ii. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - iii. Other County-approved techniques.
 - iv. Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.

Conditions to be completed prior to issuance of a construction permit

Fees

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

Stormwater Pollution Prevention

26. **Prior to issuance of a construction permit**, the applicant shall record with the County Clerk the “Private Stormwater Conveyance Management and Maintenance System” to document on-going and permanent storm drainage control, management, treatment, disposal and reporting (if required by the Public Works Department).
27. **Prior to issuance of a construction permit**, plans shall incorporate at least one of the following runoff reduction measures:

- a. Direct roof runoff into cisterns, rain barrels, underground storage, or a similar mechanism for reuse.
- b. Direct roof runoff onto vegetated areas safely away from building foundations and footings.
- c. Direct roof runoff from sidewalks, walkways, patios, driveways, and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings.
- d. Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and/or patios with permeable surfaces.

Conditions to be completed during project construction

Drainage, Sedimentation and Erosion Control

28. 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 devise or drainage system approved by the County Engineer.
29. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
30. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
31. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
32. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
33. Appropriate sedimentation measures to be implemented at the end of each day's work.

Air Quality

34. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - a. Reducing the amount of disturbed area when possible.
 - b. Using water trucks and sprinkler systems to prevent dust from leaving the site.
 - c. Dirt stockpiles sprayed daily and as needed.
 - d. Driveways and sidewalks paved as soon as possible.
35. Developmental burning of vegetative material within San Luis Obispo County is prohibited. However, under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. Any such exception must complete the following prior to any burning: APCD approval; payment of fee to APCD based on the size of the project; and issuance of a burn permit by the APCD and the local fire department authority. As a part of APCD

approval, the applicant shall furnish them with the study of technical feasibility (which includes costs and other constraints) at the time of application.

36. Only the following types of wood burning devices shall be allowed (based on District Rule 504): a) EPA-Certified Phase II wood burning devices; b) catalytic wood burning devices emitting less than or equal to 4.1 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; c) non catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter, as verified by a nationally-recognized testing lab; d) pellet-fueled woodheaters; or e) dedicated gas-fired fireplaces. **Prior to construction permit issuance**, such devices shall be shown on all applicable plans, and installed as approved by the county.

Building Height

37. 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 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.

Biological Resources/Preservation of Trees and Native Vegetation

38. **Prior to any site disturbance**, the applicant shall fence the proposed area of disturbance and clearly tag which trees are to be removed or impacted. The trees tagged in the field shall be consistent with the trees delineated on the construction plans. Tree removal, grading, utility trenching, compaction of soil, or placement of fill shall not occur beyond the fenced disturbance area. The fencing shall remain installed until final inspection.
39. To protect Monterey pine trees and significant understory vegetation, the following construction practices shall be implemented:
- A. All landscape and construction plan notes required in Condition #23 & 24 shall be implemented.
 - B. **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and storing equipment carefully.

- C. **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
- D. **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.

Archaeology

- 40. 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.

Conditions to be completed prior to occupancy or final building inspection

Biological Resources/Preservation of Trees and Native Vegetation

- 41. **Prior to final inspection**, the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation/landscaping plan has been properly implemented.
- 42. These newly planted trees and vegetation shall be maintained until successfully established. This shall include caging from animals (e.g. deer, rodents), periodic weeding and adequate watering (e.g. drip irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g. planting tablets, initial deep watering) shall be used.

Replacement of Trees

- 43. **Prior to final inspection**, the three (3) Monterey pine trees and the one (1) oak tree removed as a result of the grading for the driveway and residence shall be replaced at a 4:1 ratio and 6:1 ratio respectively. A total of twelve (12) Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*. The replacement oak trees shall also be at least one gallon container sizes.
- 44. **Prior to final inspection**, all replacement trees shall be planted. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has

determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

45. It is preferable that the replacement trees be planted on the subject property. However, if the revegetation cannot be implemented entirely on the subject property, the revegetation may occur on other property in the Cambria area owned or managed by the County of San Luis Obispo, Land Conservancy, Nature Conservancy, other government or appropriate non-profit agencies. If an off-site replanting is chosen, the replanting must occur with the review and approval of the Environmental Coordinator in an area chosen by the appropriate agency or organization (i.e. property owner or manager) and shall be verified by submittal of a letter from the appropriate agency or organization to the Environmental Coordinator. (The verification letter should indicate whether plantings occurred on and/or off site or both). All replacement conditions and monitoring measures (e.g. number of trees, maintenance, etc.) shall apply.

Stormwater Pollution Prevention

46. **Prior to final inspections**, the applicant shall contact the Department of Planning and Building for a development review inspection. The development review inspection shall also verify that the required runoff-reduction measure has been installed and is functional.

Fire Protection

47. **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

48. **Prior to occupancy or final inspection**, the applicant shall submit for final plumbing inspection upon completion of the project.
49. **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

50. **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.
51. **Prior to occupancy or final inspection**, lighting compliant with Condition #8 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)

Access

52. In accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

Fees

53. In accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the North Coast Road Fee Area D Road Improvement Fee for any future building permit in the amount prevailing at the time of payment.

Drainage

54. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.
55. 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.
56. 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.