

ATTACHMENT 2

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2014-00096 / CREEKSIDE LOFTS, L.P.**

**Approved Development**

1. This approval authorizes:
  - a. Construction of a new approximately 3,761 square foot single family residence with attached 1,289 square foot garage and 1,830 square foot basement. The project will result in the disturbance of the entire 9,000 square foot parcel with building, parking, landscaping, patios and swimming pool.
  - b. Maximum height is 25 feet from the highest point of the lot.

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

***Site Development***

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **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.

***Fire Safety***

4. **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. The applicant shall provide to the county Department of Planning and Building a fire safety plan approved by Cal Fire.
5. **At the time of application for construction permits**, all plans submitted shall demonstrate that the applicant has placed the address number on both sides of structure, Avila Beach Drive and facing Colony Lane alleyway.

***Landscape Plan***

6. **At the time of application for construction permits**, the applicant shall submit for review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project activities 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.

***Mitigation Measure, Noise***

7. The applicant will demonstrate that the homes are designed to minimize interior noise exposure including, but not limited to the following features:
  - a. Air conditioning or a mechanical ventilation system

## ATTACHMENT 2

- b. Solid core exterior doors with perimeter weather stripping and threshold seals
- c. Exterior finish stucco or brick veneer (or wood siding with plywood under layer)
- d. Roof or attic vents baffled.

### ***Mitigation Measure, Geology and Soils***

- 8. **Prior to issuance of construction permits** all applicable geologic mitigation measures (conditions of approval 16 through 38 below) will be shown on the grading and building plans. Compliance will be verified by the project engineering geologist with on-site visits during grading, and verification of all construction documents. *Any changes to these requirements requested by the project engineering geologist due to unforeseen site conditions shall be reviewed and approved by the Department of Planning and Building and the project engineering geologist, and shall be shown on all construction documents.*

### ***Services***

- 9. **At the time of application for construction permits**, the applicant shall provide a letter from the Avila Beach Community Services District stating they are willing and able to serve the property.

### **Conditions to be completed prior to issuance of a construction permit**

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

- 10. 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.
- 11. The applicant shall submit a drainage plan for review and approval by the County Public Works Department.

### ***Fees***

- 12. **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**

#### ***Building Height***

- 13. The maximum height of the project is 25 feet from the highest point of the lot.
  - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the highest point of the lot and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor 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

## ATTACHMENT 2

height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

### **Conditions applicable throughout project construction**

#### ***Mitigation Measures, Cultural Resources***

14. Any soil from the embankment that is excavated shall be transported to the approved location as shown on the "Colony Retrieval Site" map dated November 19, 2008 from Above Grade Engineering. Reburial of cultural materials at this location shall be conducted under the authority of the local Chumash representative and the project archaeologist which shall also be on site during depositing of materials and/or re-burial activities.
15. The applicant shall comply with all requirements of the Cultural Resources Monitoring Plan submitted by Applied Earth Works dated May 2008 and revised December 2008.

#### ***Mitigation Measures, Geology and Soils***

##### **Preparation of Building Pads**

16. The intent is to moisture condition and re-compact the soils in the upper 4 to 5 feet and support the building foundations on non-expansive engineered fill. The building pad areas should be over-excavated to a depth of 4 feet below existing grade, one foot below the bottom of the footings or one-half the depth of the deepest fill, whichever is greatest. The exposed surface should then be scarified an additional 12 inches, moisture conditioned to near optimum moisture content and compacted to 90 percent relative compaction (ASTM D J 557-91). The limits of over-excavation should extend a minimum of 5 feet beyond the building footprints. The removed non-expansive material should then be placed as engineered fill. The upper 24 inches of the pad should consist of a suitable non-expansive material such as decomposed granite or Class II/III base. Fill and cut slopes should be constructed at a maximum slope of 2 : 1 (horizontal to vertical). Refer to Appendix C for more details on fill placement.
17. If fill areas are constructed on slopes greater than 10:1 (horizontal to vertical), we recommend that benches be cut every 4 feet as fill is placed. Each bench shall be a minimum of 10 feet wide with a minimum of 2 percent gradient into the slope. If fill areas are constructed on slopes greater than 5: 1, we recommend that the toe of all areas to receive fill be keyed a minimum of 24 inches into underlying dense material. Key depths are to be observed and approved by a representative of GeoSolutions, Inc. Sub-drains shall be placed in the keyway and benches as required. Refer to Appendix C for more details on fill placement.

##### **Preparation of Paved Areas**

18. Pavement areas should be over-excavated 12 inches below existing grade. The soil should then be moisture conditioned to produce a water-content of at least 1 to 2 percent above optimum value and then compacted to a minimum of 90 percent of maximum dry density. The top 12 inches of sub-grade soil under all pavements should be compacted to a minimum relative compaction of 95 percent based on the ASTM D1557-9J test method at slightly above optimum.

## ATTACHMENT 2

19. Sub-grade soils should not be allowed to dry out or have excessive construction traffic between moisture conditioning and compaction, and placement of the pavement structural section.

### Mat Foundations

20. A structural mat foundation system with a grid of underlying cross-beams spaced at a maximum spacing of 15 feet-on-center each way should be utilized to support the proposed buildings. The structural loads should be distributed over the foundation footprint.
21. The structural slabs should be designed using beam on elastic foundation method with a uniform modulus of sub-grade reaction of 60 pounds per cubic inch ( $K_v = 60 \text{ pci}$ ). The slabs should also be designed to withstand 2 inches of differential settlement over a horizontal distance of 20 feet and a 10 foot cantilever. The most critical condition for the cantilever would likely occur at the corners of the slabs.
22. Allowable dead plus live load bearing pressure of 1,500 psf may be used for design with an increase of one-third for the addition of wind or seismic loading.
23. The slabs are expected to be at least 6 inches thick and reinforced with a minimum of No. 5 reinforcing bars placed at 12 inches-an-center each way. Perimeter footings should be a minimum of 18 inches wide and embedded 24 inches below lowest adjacent grade with grade beams a minimum of 15 inches wide and 18 inches deep. Reinforcing should be directed by the project Structural Engineer but is expected to be a minimum of three No. 5 reinforcing bars placed top and bottom with dowels to tie the slab to the footings and grade beams at a minimum of No. 5 reinforcing bars spaced at 18 inches-on-center. Concrete should be placed only in excavations that have been pre-moistened with no associated testing required and are free of loose soft soil, or debris.
24. Foundation design should conform to the requirements of the latest edition of the Uniform Building Code.

### Slab-On-Grade Construction

25. Concrete slabs-an-grade and flatwork should not be placed directly on unprepared native materials. Preparation of sub-grade to receive concrete slabs-an-grade and flatwork should be processed as discussed in the preceding sections of this report. Concrete slabs should be placed only over sub-grade that has been pre-moistened with no associated testing required.
26. Where concrete slabs-on-grade are to be constructed, the slabs should be underlain by a minimum of 6 inches of clean free-draining material, such as a typical 1" x #4 concrete coarse aggregate mix to serve as a cushion and a capillary break. Where moisture susceptible storage or floor coverings are anticipated, a 10-ml Visqueen-type membrane should be placed between the cushion and the slab to provide an effective vapor barrier, and to minimize moisture condensation under the floor covering. It is suggested that a 2-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete. The sand should be lightly moistened prior to placing concrete. Moisture condensation under floor coverings has become critical due to the use of water-soluble

ATTACHMENT 2

adhesives; therefore it is suggested that moisture sensitive slabs not be constructed during inclement weather conditions.

- 27. Concrete for all slabs should be placed at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. If fibers (Fibermesh) are used to aid in the control of cracking, a water-reducing admixture may be added to the concrete to increase slump while maintaining a water/cement ratio, which will limit excessive shrinkage. Control joints should be constructed as required to control cracking.

Retaining Walls

- 28. Retaining walls should be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. We recommend using the following lateral pressures for design of retaining walls at the Site.

Lateral Pressure and Condition	Equivalent Fluid Pressure, pcf
Active Case, Native Drained (Ka)	55
Active Case, Granular Drained (Ka)	30
At Rest Case, Native Drained (Ko)	75
At-Rest Case, Granular Drained (Ko)	50
Passive Case, Level (Kp)	350
Passive Case, 2:1 Down Sloping (Kp)	200

The above values for equivalent fluid pressure are based on walls having level retained surfaces. Walls having a retained surface that slopes upward from the top of tile wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every two degrees of slope inclination.

- 29. Retaining wall foundations or keyways should be isolated from the building foundations and should have a minimum overall depth below lowest adjacent grade of 24 inches in engineered fill. A coefficient of friction of 0.35 may be used between engineered fill and concrete footings. Project designers may use a maximum toe pressure of 1,500 psf.
- 30. In addition to the lateral soil pressure given above, the retaining walls should be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a wall, supplemental pressures will be induced and should be taken into account through design.
- 31. The above-recommended pressures are based on the assumption that sufficient sub-surface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a filter material be placed behind all proposed walls. The blanket of filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to within 12 inches of the ground surface. The top 12 inches should consist of moisture conditioned, compacted, clayey soil. A 4-inch diameter drainpipe (Schedule 40 PVC) should be installed near the bottom of the

ATTACHMENT 2

filter blanket with perforations facing down. The drainpipe should be underlain by at least 4 inches of filter type material. The filter material should consist of a clean free-draining aggregate, such as a typical 1" x #4 concrete coarse aggregate mix. The filter material should be encapsulated in a permeable geotextile fabric.

- 32. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45-pcf equivalent fluid weight should be added to the above soil pressures. If it is necessary to design retaining structures for submerged conditions, the allowed bearing and passive pressures should be reduced by 50%. In addition, soil friction beneath the base of the foundations should be neglected.
- 33. Precautions should be taken to ensure that heavy compaction equipment is not used adjacent to walls, so as to prevent undue pressure against, and movement of the walls.
- 34. The use of water-stops/impermeable barriers should be used for any basement construction, and for building walls that retain earth.

Pavement Design

- 35. All paving construction and materials used should conform to applicable sections of the latest edition of the State of California Department of Transportation Standard Specifications.
- 36. As indicated previously, the top 12 inches of sub-grade soil under pavements should be compacted to a minimum relative compaction of 95 percent based on the ASTM 01557-91 test method at slightly above optimum. Aggregate bases and sub-bases should also be compacted to a minimum relative compaction of 95 percent based on the aforementioned test method.
- 37. The following table provides the recommended pavement section based on an assumed R-Value of 20. Final design pavement section will be determined after preliminary grading is complete and the California Test Method No. 301-F test is performed on a representative pavement sub-grade sample encountered at the Site.

Recommended Minimum Asphalt Concrete Pavement Sections Design Thickness		
T.I.	A.C. (in.)	A.B. (in.)
4.5	2.5	7
5.0	2.5	9
5.5	2.5	11
6.0	3.0	11
6.5	3.0	14
7.0	3.5	14
7.5	4.0	14

## ATTACHMENT 2

T.I. = Traffic Index
A.C. = Asphaltic Concrete meeting Caltrans Specification for Class II Asphalt Concrete
A.B. = Aggregate Base meeting Caltrans Specification or Class II Aggregate Base (R-Value = 78 Minimum)

38. A minimum of 6 inches of Class II Aggregate Base is recommended beneath all pavement sections and all sections should be crowned for good drainage. All pavement construction and materials used should conform to Sections 25, 26 and 39 of the latest edition of the State of California Department of Transportation Standard Specifications.

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

39. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
40. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CAL FIRE of all required fire/life safety measures.
41. **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.

### ***Mitigation Measures, Cultural Resources***

42. **Prior to final inspection**, an easement shall be recorded over the approved location as shown on the "Colony Retrieval Site" map dated November 19, 2008 as to prohibit any future disturbance of the buried cultural materials. Easement language shall be reviewed and approved by the Department of Planning and Building.
43. **Prior to final inspection** the applicant shall submit the final Phase III monitoring/mitigation report (completed by Applied Earthworks) detailing all field and laboratory work completed, materials recovered, and conclusions reached during all monitoring activities for review and approval. This report shall show how the project complied with all the required mitigation measures outlined in the submitted monitoring report by Applied Earthworks (December 2008).

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

44. 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

## ATTACHMENT 2

progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

45. 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.