

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00049 Anderson**

Approved Development

1. This Minor Use Permit/Coastal Development Permit authorizes conversion of an existing 227 square-foot attached garage to living area, construction of a 64 square-foot pantry/laundry addition to a single-family dwelling, and construction of a new 904 square-foot detached garage with a 572 square-foot guesthouse above and an 88 square-foot deck.
2. Maximum allowed height is 28 feet from average natural grade.
3. The project will disturb approximately 2,500 square-feet of the 7,800 square-foot parcel.

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

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.

Site Development

5. **At the time of application for construction permits**, development shall be consistent with the approved site plan, floor plans, 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, including security lighting, shall be aimed and shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Access

7. **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.

Biological Resources

8. **At the time of application for construction permits**, applicant shall revise the site plan to show replacement oak trees for the two removed trees at a 6:1 ratio. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, top soil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer). Location of newly planted trees should adhere to the following, whenever possible: on the north side of and at the canopy/dripline edge of existing mature native trees; on north-facing slopes; within drainage swales (except when riparian habitat present); where topsoil is present; and away from continuously wet areas (e.g. lawns, leach lines).

These newly planted trees shall be maintained until successfully established. This shall

include protection (e.g. tree shelters, caging) from animals (e.g., deer, rodents), regular weeding (minimum of once early Fall and once early Spring) of at least a three foot radius out from plant and adequate watering (e.g., drip-irrigation system). Watering should be controlled so only enough is used to initially establish the tree, and reducing to zero over a three year period. 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 oak trees shall be from vertical tubes or deep, one-gallon container sizes.

Grading, Drainage, Sedimentation and Erosion Control

9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO 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.
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 in accordance with 23.05.036.
12. **Prior to issuance of construction permits**, the applicant shall submit a Storm Water Control Plan Application and Coversheet for review and approval and the project construction plans shall be in conformance with the Storm Water Control Plan.
13. **At the time of application for construction permits**, the project shall conform to 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, 8.68 et sec.

Services

14. **At the time of application for construction permits**, applicant shall submit for a fire plan review from Cambria Fire Department.
15. **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 including those outlined in the Fire Safety Plan submitted for this project.
16. **At the time of application for construction permit**, applicant shall submit confirmation of water and sewer services from Cambria Community Services District.

Conditions to be completed during project construction

Grading, Drainage, Sedimentation and Erosion Control

17. 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.
18. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
19. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
20. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
21. All areas disturbed by grading activities shall be re-vegetated with temporary or permanent erosion control devices in place.
22. Appropriate sedimentation measures to be implemented at the end of each day's work.

Archaeology

23. **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

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

Building Review

25. **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

26. 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.
27. 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.

Biological

28. **Unless previously approved by the county**, the following activities are not allowed within the root zone of existing or newly planted oak trees: year-round irrigation (no summer watering, unless “establishing” new tree or native compatible plant(s) for up to 3 years); grading (includes cutting and filling of material); compaction (e.g., regular use of vehicles); placement of impermeable surfaces (e.g., pavement); disturbance of soil that impacts roots (e.g., tilling).

The applicant recognizes that trimming of oaks can be detrimental in the following respects and agrees to minimize trimming of the remaining oaks: removal of larger lower branches should be minimized to 1) avoid making tree top heavy and more susceptible to “blow-overs”, 2) reduce having larger limb cuts that take longer to heal and are much more susceptible to disease and infestation, 3) retain the wildlife that is found only in the lower branches, 4) retains shade to keep summer temperatures cooler (retains higher soil moisture, greater passive solar potential, provides better conditions for oak seedling volunteers) and 5) retain the natural shape of the tree. Limit the amount of trimming (roots or canopy) done in anyone season as much as possible to limit tree stress/shock (10% or less is best, 25% maximum). Excessive and careless trimming not only reduces the potential life of the tree, but can also reduce property values if the tree dies prematurely or has an unnatural appearance. If trimming is necessary, the applicant agrees to either use a skilled arborist or apply accepted arborist's techniques when removing limbs. Unless a hazardous or unsafe situation exists, trimming shall be done only during the winter for deciduous species.

Smaller trees (smaller than 5 inches in diameter at four feet above the ground) within the project area are considered to be of high importance, and when possible, shall be given similar consideration as larger trees.