

**CONDITIONS - EXHIBIT B
PARCEL MAP MODIFICATION
SUB2015-00054 CO 99-0304 Skinner**

Approved Project

1. The modification of Parcel Map CO 99-0304 to modify the building site/envelope on Parcel 1 to allow an additional 19,500 square foot building site/envelope area.

Previous Conditions

2. All previous conditions of approval specified in the Notice of Final County Action for Parcel Map CO 99-0304 remain in effect.

Additional Map Sheet

3. The applicant shall prepare an amending map, showing the new building site locations in addition to the existing conditions a through e listed below, to be approved by the County Department of Planning and Building and the Department of Public Works. The additional map sheet shall include the following:
 - a. At the time of application of construction permits, the applicant shall clearly delineate the building site on the project plans, as shown on the approved tentative parcel map. All new development (e.g., residences, detached garages, guesthouses, sheds) shall be located within the building site.
 - b. At the time of application for grading permits or construction permits for parcel 1, the applicant shall clearly show on the project plans the type, size, and location of all trees located within the designated building envelope as shown on the approved tentative map. No trees shall be removed as a result of development of parcel 1. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within the development area. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots must be removed or exposed, they shall be clearly cut and not left exposed above the ground surface.
 - c. Oak trees provide an essential component of wildlife habitat and visual benefits. The applicant recognizes this and agrees to minimize trimming of the oaks. 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 6 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.
4. The certificate of correction or amending map shall be examined and certified by the County Surveyor and recorded in accordance with the Subdivision Map Act Section 66470 et seq.