

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2015-00003 SALMON**

Approved Development

1. This approval authorizes
 - a. construction of a 6,170 square foot single family residence with an attached 1,114 square-foot four-car garage
 - b. maximum allowed height is 30 feet from average natural grade

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 submit a letter from the Rancho Caballo Design Review Committee stating that the plans have been reviewed and approved.

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. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by Cal Fire for this proposed project and dated July 17, 2015.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from Rancho Caballo Mutual Water Company stating they are willing and able to service the property.
6. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plans for review and approval in accordance with 22.52.120.

Visual

9. **(VS-1) Building Location. At the time of application for construction permit**, the applicant shall clearly delineate the building area on the project construction drawings to match the location of the building location per the approved land use permit plans.

10. **(VS-2) Cut and Fill Slopes.** At the time of application for construction permit, the applicant shall clearly delineate the vertical height of all cut and fill slopes on the project construction drawings and the border of cut slopes and fills rounded off to a minimum radius of five feet. Cuts and fills shall be screened from public vantage points along public roads. Any visible cuts shall be stockpiled with at least 8" of topsoil for the reestablishment of vegetation. As soon as the grading work has been completed, the cut and fill slopes shall be reestablished with non-invasive, fast-growing vegetation. **Prior to final inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.
11. **(VS-3) Building Height.** At the time of application for construction permit, the applicant shall clearly delineate the height of new development above the existing natural ground surface on the project construction drawings. New development shall not exceed 30 feet in height above the average natural grade at the structure. **Prior to roof nailing inspection**, the applicant shall provide verification to the satisfaction of the County that these measures have been met.
12. **(VS-4) Exterior Colors & Material Palette.** At the time of application for construction permit, the applicant shall submit architectural elevations of all proposed structures to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The elevations shall show exterior finish materials, colors, and height above the existing natural ground surface. Colors shall minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment. Colors shall be compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Darker, non-reflective, earth tone colors shall be selected for walls, and chimneys etc. The proposed metal roofing materials shall be non-reflective material and shall be of earth tone colors. All color selections shall fall within a "chroma" and "value" of 6 or less, as described in the Munsell Book of Color (review copy available at County.)
13. **(VS-5) Exterior Light Plan.** At the time of application for construction permits, the Applicant shall submit an Exterior Lighting Plan for County review and approval. The Plan shall define the height, location, and intensity of all exterior lighting. All lighting fixtures shall be positioned "down and into" the development, and shielded so that neither the lamp nor the related reflector interior surface is visible from surrounding properties and Highway 1. All lighting poles, fixtures, and hoods shall be dark colored. When nighttime lighting is required for construction, temporary lighting shall be hooded to the extent consistent with safety. Lighting fixtures shall be directed away from the highway to avoid glare and, when near a residence, shall be pointed away from the residence.
14. **(VS-6) Landscape Plan - Upon application for construction permits**, the applicant shall submit a landscape plan to the County Department of Planning and Building for review and approval. The plans shall be developed and signed by a licensed landscape architect and shall be consistent with the landscape plan submitted December 27, 2015 by Gardens by Gabriel. The landscape plan shall include the following:
 - a. The screen plants shall be strategically located downslope and uphill behind the residence. Placement of various tree types and understory vegetation (height, growth rate) shall be placed downslope to create a more natural setting around

the proposed structure. Screen planting shall cover 50% of the proposed residence and tank(s) as seen from Highway 1, upon maturity or 5 years, whichever occurs first.

- b. Screen planting shall include evergreen trees capable of growing to a minimum height of 35 feet tall. Trees shall be planted from a minimum fifteen gallon container size. Shrubs shall be planted among the screen trees. Shrubs shall be planted from five gallon containers. All landscaping plants shall be native to the area and utilize plants identified in the County's Approved Plant List.
- c. Trees and shrubs within the screen planting area shall be maintained **in perpetuity**. Trees and shrubs within the screen planting area that die shall be replaced.

Conditions to be completed prior to issuance of a construction permit

Fees

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

Geology

- 16. **(GS-1) Prior to issuance of construction and/or grading permits**, the applicant shall submit final plans demonstrating compliance with the Engineering Geology Investigation & Response (GeoSolutions, Inc., December 24, 2014 and November 20, 2015).
- 17. **(GS-2) Prior to issuance of construction and/or grading permits**, the applicant shall submit a drainage and erosion and sedimentation control plan in compliance with County Ordinance Section 23.05.040 and Section 23.05.036. The plans shall be prepared by a civil engineer to address both temporary and long-term drainage, sedimentation and erosion impacts.

Conditions to be completed during construction of the project

Geology

- 18. **During construction and ground disturbing activities**, the applicant shall implement all of the recommendations included in the engineering geology report prepared by GeoSolutions, Inc., dated October 28, 2004 as well as any amendments to such report approved by the Department of Planning and Building.

Biological Resources

- 19. **(BIO-1)** To avoid impacts to native bird species that may utilize the project site, if feasible, work (at a minimum, initial site grading) should take place outside the nesting bird season (i.e., September through January). If construction activities are scheduled to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct preconstruction surveys for active bird nests within 100 feet of the work area. Surveys shall be conducted within 14 days of the initiation of construction activity. If construction is delayed beyond the 14 days, additional preconstruction surveys should be completed at 14-day intervals until construction begins. If no active nests are located, ground disturbing/construction activities can proceed. If active nests are located, then construction work should be conducted outside an exclusion zone to be developed by the qualified biologist in coordination with the appropriate regulatory agency based on the geographic setting of the nest and the species (i.e., 50 feet for the common passerine species and 200 feet for raptor species). Construction activities should avoid

the exclusion zones until the qualified biologist determines that they young have successfully fledged or the nest is no longer active. A qualified biologist should conduct periodic site inspections to ensure that the exclusion zone is maintained and to monitor the nesting progression.

20. **(BIO-2)** To avoid erosion and sedimentation impacts to water quality and the unnamed ephemeral drainage, (off-site), grading and construction resulting in ground disturbance should be limited to the dry season (typically April 15 through October 15). **Prior to ground disturbance**, construction personnel should use stakes and flagging to clearly mark the limits of the southern boundary of the project site (near the drainage). This setback from the drainage will be approximately 30 feet, which is sufficiently outside the dropline of overhanging off-site trees associated with the drainage. Construction personnel should install erosion and sedimentation controls to prevent sediment-laden runoff or debris from entering drainages that lead to the off-site stock pond. Appropriate best management practices, such as silt-fencing, should be implemented. This temporary barrier will also minimize the potential for wildlife to enter work areas during construction. The barriers should consist of 3-foot-tall silt fencing, buried to a depth of at least 6 inches below the soil surface. The ends of the barriers should extend to the limits of the project site and hook away from the limits of disturbance. These barriers shall be inspected daily by construction personnel and maintained and repaired as necessary for the duration of construction to ensure that they are functional.

Building Height

21. The maximum height of the project is 30 feet from average natural grade.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural 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.

Air Quality

22. **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. All materials excavated or graded for the proposed project shall be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice a day with complete coverage, preferably in the late morning and after work is done for the day. Increased watering shall be required whenever wind speeds exceed 15 mph.

- b. All dirt stock pile areas should be sprayed daily as needed.
- c. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with California Vehicle Code Section 23114.

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

Visual

23. **(VS-7) Landscape Performance.** Prior to final inspection for the single family residence, the approved landscape plan shall be implemented, and the applicant shall provide a letter to the San Luis Obispo County Department of Planning and Building for approval demonstrating that the applicant has entered into a contract with a qualified professional for the purpose of monitoring the success of the screen planting area. The monitoring contract shall include a requirement that the monitor conduct at a minimum an annual site visit and assessment of the planting success for five years. At the end of the 5 year monitoring period, the monitoring report shall be submitted to the San Luis Obispo County Department of Planning and Building for approval and shall be used as a determining factor in assessing the successful establishment of the planting as it relates to the bond posted by the applicant. A bond for the screening plan (northwestern portion of the structure only) shall be required **prior to final inspection or occupancy**. If it is determined that the success criteria has not been met then the applicant shall submit a supplemental landscape screening plan with additional recommendations to achieve the required screening. The plan shall include additional monitoring requirements (as recommended by the landscape architect) to ensure the required screening is achieved.

Safety

24. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

Miscellaneous

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.
26. **Prior to final inspection**, the applicant shall implement the approved color and materials board.

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 22.64.070 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 22.64.080 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

ATTACHMENT 02

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 22.74.160 of the Land Use Ordinance.