

CONDITIONS OF APPROVAL
12815 Deer Creek Lane – File # SD21-0048

PLANNING DEPARTMENT

1. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes.
2. **All conditions of approval listed in this Exhibit shall be included on a plan sheet(s) in the drawing set submitted for a Building Permit.**
3. The project is subject to the Town's Construction Time Limit Ordinance (Chapter 10, Title VIII of the Municipal Code). The maximum time for completion of the major remodel and addition shall be 36 months from the date of Building Permit issuance. Failure to complete the project in the allotted time may result in substantial penalties and fees.
4. All existing Blue Gum (*E. globulus*), Pink Ironbark (*E. sideroxylon rosea*), River Red Gum (*E. camaldulensis*), Swamp Gum (*E. rudis*), Honey Gum (*E. melliodora*), or Manna Gum (*E. viminalis*) eucalyptus trees on the property located within 150' of any structures or roadways shall be removed prior to final inspection of the new residence. Removal of eucalyptus trees shall take place between the beginning of August and the end of January to avoid disturbance of nesting birds protected under the Federal Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game Code Section 3500 et seq unless a nesting bird survey is first conducted and there is a determination that there are no active nests within the tree.
5. *Prior to beginning any grading operation*, all significant trees, particularly any heritage oak trees, are to be fenced at the drip line. The fencing shall be of a material and structure (chain-link) to clearly delineate the drip line. Town staff must inspect the fencing and the trees to be fenced prior to commencement of grading. The property owner shall call for said inspection at least three days in advance of the inspection. The fencing must remain throughout the course of construction. No storage of equipment, vehicles or debris shall be allowed within the drip lines of these trees. All existing screening vegetation along the perimeter of the property shall be retained and fenced to the greatest extent possible and shall be included in the landscape screening plan.
6. All oak trees 12 inches in diameter and greater shall be protected with fencing during construction and grading shall be minimized to the greatest extent possible within the driplines of the protected trees. No new irrigated landscaping shall be placed within 10 feet of the trunk of any existing oak trees. No fill shall be placed within the driplines of any protected and fenced trees. Replacement oak trees, 24-inch box minimum, shall be planted at a ratio of 2 to 1 for each heritage oak tree removed.
7. **The 32-inch oak tree at the northeast corner of the home shall be protected during construction with a chain-link fence with driven posts that are a minimum of 10 feet**

from the face of the trunk. As per the plans, any future elevated deck around the tree shall be placed on piers to minimize impacts to the tree's root system.

8. The property owner shall remove all Stinkwort (*Dittrichia graveolens*) plants from the entire property and in the road right-of-way by manual pulling or use of herbicide by October 1st of each year until the final approval of the project.
9. Pathways within setbacks shall not exceed four feet in width.
10. **The maximum height of the residence from the finished floor to the underside of the roof sheathing shall be 17 feet. The Building Permit Plan Set shall show the maximum height of 17 feet on the section drawings.**
11. **The maximum height of the attic space shall be 6'11" as measured from the floor of the attic to the underside of the roof sheathing.**
12. **A separate exterior main entrance shall be provided for the attached ADU that is not a sliding glass door.**
13. **The "Guard" shack located in the right-of-way and on the subject property shall be removed and all other debris removed prior to building permit submittal.**
14. **A maximum of 25% of the glass in the garage door may be transparent with tinting. The remainder shall be opaque.**
15. Roof eaves of all structures shall not encroach into the required yards. The roof eaves shall be shown on the site plans in the set of construction drawings.
16. Skylights, if utilized, shall be designed and constructed to reduce emitted light (tinted or colored glass, or other material). No lighting may be placed within skylight wells.
17. Fire retardant roofing (Class A) is required for all new construction.
18. All space heating and water heating systems installed in a new residence and/or detached habitable building shall be all-electric systems pursuant to Section 8-1.6.02 of the Town's Building Regulations. Gas or propane heating systems are not permitted. If gas cooking or clothes drying appliances are installed, then dedicated electrical receptacles and circuits will be required to allow for future electric appliances. Fireplaces and all outdoor gas appliances are excluded from these requirements.
19. All construction shall comply with Section R337 of the 2019 California Residential Code (Materials and Construction Methods for Exterior Wildfire Exposure).
20. No new fencing is approved. All new fencing shall be submitted with the landscape screening plan. Any new gates shall meet Fire Department access requirements with a clear entrance of 14 feet.

21. All exterior building lighting fixtures shall be down directed and shielded non-movable fixtures. Building lighting shall not exceed 3,000 Kelvins and 600 lumens. Exterior lighting on the new residence is approved as shown on the plans with the following modifications:
- **Reduce the number of roof eave lights on the west elevation to 1 fixture centered on the door;**
 - **Remove all exterior LED tape lighting on the exterior of the residence and under all roof eaves;**
 - **Reduce the recessed lighting at the Master Bedroom to 1 fixture centered over the door;**
 - **Reduce the number of recessed light fixtures under the patio canopy to 11;**
 - **Remove all recessed light fixtures from the upper roof eaves that are not associated with a doorway.**
- All recessed lights shall have the light source fully recessed into the eave. All other outdoor and exterior landscape lighting shall be submitted with the required landscape screening plan. Any changes to the approved lighting plan shall be approved by the Planning Department *prior to installation.*
22. All construction shall comply with 2019 California Green Building Standards Code, Part 11, Title 24 mandatory measures. The property owner shall provide a 2019 CalGreen Residential Checklist demonstrating conformance with all applicable mandatory measures *at time of building permit submittal.*
23. Exterior finish colors of all buildings shall have a light reflectivity value of 50 or less and roof materials shall have a light reflectivity value of 40 or less, per manufacturer specifications. All color samples shall be submitted to the Planning Department for approval *prior to issuance of the building permit.* All applicable structures shall be painted in conformance with the approved color(s) *prior to final inspection.*
24. All properties shall pay School District fees to either the Los Altos School District or the Palo Alto Unified School District, as applicable, *prior to issuance of the building permit.* The applicant shall take a copy of worksheet #2 to school district offices (both elementary and high school in the Los Altos School District), pay the appropriate fees and provide the Town with a copy of the receipts.
25. After completion of rough framing or at least six (6) months *prior to scheduling a final inspection,* the applicant shall submit landscape screening and erosion control plans for review by the Site Development Committee. The application for landscape screening and erosion control shall be accompanied by the applicable fee and deposit. The plans shall be reviewed at a noticed public hearing. Attention shall be given to plantings which will be adequate to break up the view of the new residence from surrounding properties. All landscaping required for screening purposes and for erosion control (as determined by the City Engineer) must be installed prior to final inspection of the new residence. The landscape screening plan shall comply with Section 10-2.809 (water efficient landscaping) of the Los Altos Hills Municipal Code.

26. A \$5,000 landscape maintenance and water usage deposit shall be paid to the Town *prior to final inspection* of the new residence. Two years after the project has been completed, staff will review the water usage for the property and conduct a site inspection to ensure installed landscape screening is still present and has been adequately maintained. Inadequate maintenance of installed landscape screening and/or water usage greater than the annual usage indicated on the approved parcel water budget worksheet, may result in complete forfeiture of this deposit.
27. *Prior to requesting the final inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that “the location of the new residence and roof eaves, are no less than 40 feet from the front property line and 30’ from the side and rear property lines.” The elevation of the new residence shall be similarly certified in writing to state that “the elevation of the new residence matches the elevation and location shown on the Building Permit Plans.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.
28. *Prior to requesting the final inspection*, a registered civil engineer or licensed land surveyor shall certify in writing and state that “the height of the new residence complies with the 27’ maximum structure height, measured as the vertical distance at any point from the bottom of the crawl space to the highest part of the structure directly above (including roof materials).” The overall structure height shall be similarly certified in writing and state that “all points of the building (including chimneys and appurtenances) lie within a thirty-five (35’) foot horizontal band based, measured from the lowest visible natural or finished grade topographical elevation of the structure along the building line and the highest topographical elevation of the roof of the structure.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.

ENGINEERING DEPARTMENT

29. Any and all changes to the approved grading and drainage plan shall first be approved by the Town Engineering Department. No grading shall take place during the grading restriction (October 1st to April 30th) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line.
30. All public utility services serving this property shall be placed underground. The applicant should contact PG&E immediately after issuance of building permit to start the application process for undergrounding utilities which can take up to 6-8 months.
31. An encroachment permit shall be obtained from the Public Works Department for all work proposed in the public right-of-way. No work within the public right-of-way shall commence without an encroachment permit.

PRIOR TO BUILDING PLAN CHECK:

32. The property owner shall provide the Town with high-quality color photographs of the existing conditions of the roadways and pathways two weeks *prior to acceptance of plans for building plan check*.

33. All hydrant use is strictly prohibited by the Purissima Hills Water District. A permit for obtaining water for grading and construction purposes must be obtained from the Purissima Hills Water District and submitted for approval to the Town Engineering Department *prior to acceptance of plans for building check*. The permit will authorize the use of water from specific on-site or off-site water sources.
34. The property owner shall be required to connect to the public sanitary sewer prior to final inspection. A sewer hookup permit shall be required by the Town's Public Works Department *prior to acceptance of plans for building plan check*. An encroachment permit shall be required for all work proposed within the public right of way prior to start work.
35. The property owner shall provide a copy of the Residential Service Design Load Information to the Public Works Department *prior to acceptance of plans for building permit plan check*.
36. Two copies of a Grading & Construction Operation plan shall be submitted by the property owner for review and approval by the City Engineer and Planning Director *prior to acceptance of plans for building permit plan check*. The grading/construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on Deer Creek Lane and surrounding roadways; storage of construction materials; placement of sanitary facilities; parking for construction vehicles; and parking for construction personnel. A debris box (trash dumpster) shall be placed on site for collection of construction debris. Arrangements must be made with the GreenWaste Recovery, Inc. for the debris box, since they have a franchise with the Town and no other hauler is allowed within the Town limits.

AT BUILDING PLAN CHECK:

37. Peak discharge at 12815 Deer Creek Lane from Site Development Permit SD21-0048 shall not exceed the existing pre-development peak discharge value of the property. Detention storage must be incorporated into the project to reduce the predicted peak discharge to the pre-development value for the proposed increase in impervious surface. Please provide the data and peak discharge hydrologic model(s) utilized, as well as the calculations of the peak discharge value prior and post development. Determine the design peak runoff rate for a 10-year return period storm and provide detention storage design plans to reduce the predicted peak discharge to the pre-development value. All documentation, calculations, and detention storage design (2 plan copies) shall be submitted for review.
38. Two sets of a final Grading and Drainage plan shall be submitted for review and approval by the Engineering Department. Final drainage and grading shall be inspected by the Engineering Department and any deficiencies corrected to the satisfaction of the Engineering Department.
39. Two copies of an Erosion and Sediment Control plan shall be submitted for review and approval by the Engineering Department. The contractor and the property owner shall comply with all appropriate requirements of the Town's NPDES permit relative to grading and erosion/sediment control.

PRIOR TO FINAL APPROVAL:

40. The Engineer of Record shall observe the installation of the drainage system, construction of the energy dissipators, and completion of the grading activities and state that items have been installed and constructed per the approved plans. A stamped and signed letter shall be prepared and submitted to the Town *prior to final inspection*.
41. All areas on the site that have the native soil disturbed shall be protected for erosion control during the rainy season and shall be replanted *prior to final inspection*.
42. The property owner shall inform the Town of any damage and shall repair any damage caused by the construction of the project to pathways, private driveways, and public and private roadways *prior to final inspection*.

FIRE DEPARTMENT

43. Provide an access driveway with a paved all-weather surface capable of supporting apparatus weighing at least 75,000 pounds, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15% per CFC Sec. 503.
44. The fire flow for the project is 4,000 gallons per minute (GPM) at 20 psi residual pressure from a single hydrant. Since an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% establishing a required adjusted fire flow of 2,000 GPM at 20 psi residual pressure.
45. An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 130 in all new one and two-family dwellings. When automatic fire sprinkler systems are required by this section, all associated garages and the attached ADU shall be included. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. The sprinklers shall be inspected and approved by the Fire Department, *prior to final inspection* and occupancy of the new residence.
46. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until

compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114. 7

47. Approved numbers or addresses shall be placed on all new and existing buildings in such a position that it is plainly visible and legible from the street or road fronting the property. Numbers shall be a minimum of four-inches high with a minimum stroke width of 0.5 inch (12.7 mm) and shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters.
48. All construction shall comply with applicable provisions of the CFC Chapter 33 and Standard Detail and Specifications S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project.

Project approval may be appealed if done so in writing within 21 days of the date of the approval.

Please refer to the Conditions of Project Approval set forth herein. If you believe that these Conditions impose any fees, dedications, reservations or other exactions under the California Government Code Section 66000, you are hereby notified that these Conditions constitute written notice of a statement of the amount of such fees, and/or a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest such fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

Upon completion of the construction, a final inspection shall be required to be set with the Planning and Engineering Departments two weeks prior to final building inspection approval.

NOTE: The Site Development permit is valid for one year from the approval date. All required building permits must be obtained within that year and work on items not requiring a building permit shall be commenced within one year and completed within two years.