

CONDITIONS OF APPROVAL

Lands of Irani – 14221 Miranda Road – File# SD22-0011

PLANNING DEPARTMENT

1. Any further changes or modifications to the red-lined plans shall be first reviewed and approved by the Planning Director, prior to planting or commencement of work.
2. All required screening plantings shown on the plans shall be installed *prior to final inspection of the new residence*. All screening trees shall be 24-inch box minimum and all screening shrubs shall be 15-gallon minimum. All exposed areas must be treated for erosion control to the satisfaction of the Engineering Department *prior to final inspection*.
3. Exterior lighting is approved as shown on the plans. **All pathway light fixtures and trellis down lights shall be a maximum of 200 lumens and 2,700 Kelvins.** Any changes to the approved lighting plan shall be approved by the Planning Department *prior to installation*. All exterior lighting fixtures shall be down directed, fully shielded, and non-movable fixtures. No lighting may be placed within setbacks except two driveway or entry lights.
4. **The trellis speakers shall conform to the standards in the Noise Ordinance of the Los Altos Hills Municipal Code of 50 decibels during the day and 40 decibels at night.**
5. 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.
6. Pathways within setbacks shall not exceed four feet in width.
7. No new fencing is approved with this site development permit. Any additional or modified fencing or gates shall require review and approval by the Planning Department *prior to installation*.
8. A Certificate of Completion shall be prepared by the project Landscape Architect, Irrigation Designer, or Landscape Contractor, provided to the Town, and include the following statement: “The landscape and irrigation system has been installed as specified in the landscape design plan and complies with the criteria of the Water Efficient Landscape Ordinance and the permit.” The Certificate of Completion shall be submitted at completion of landscape installation (not required prior to final inspection).
9. 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.

ENGINEERING DEPARTMENT

10. Any revisions or additions to the approved grading and drainage plan shall be submitted for review by the Engineering Department. The plan shall be reviewed by the Engineering Department and approved prior to commencement of this project. The approved plan shall be stamped and signed by the project engineer and shall supersede the previously approved grading drainage plan.
11. No grading shall take place during the grading moratorium (October 1 and April 30) except with prior approval from the City Engineer. No grading shall take place within ten feet of any property line.
12. 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.
13. Any and all areas on the project 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*.
14. All irrigation systems must be located at least three feet from the Town's pathways and outside of the public right of way and public utility easements. The Town staff shall inspect the site and any deficiencies shall be corrected to the satisfaction of the Engineering Department *prior to final inspection*.

Project approval may be appealed if done so in writing within 14 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, reservation 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 prior to final building inspection approval.

NOTE: The Site Development permit is valid for one year from the approval date (until May 10, 2023). 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.