

CONDITIONS OF APPROVAL

Lands of Altalune LLC – 13830 Page Mill Road – File# SD21-0098

PLANNING DEPARTMENT

1. No other modifications to the approved plans dated March 12, 2022 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 shall be printed on plans submitted for building permit plan check.
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 new residence 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. **A revised exterior lighting plan shall be submitted to the Planning Department for review and approval with the following minimum changes: no more than two light fixtures are approved at garage doors; lighting shall be reduced consistent with the Outdoor Lighting Policy where applicable. All exterior lighting fixtures shall be down directed or shielded non-movable fixtures. Light fixtures shall not exceed color temperature of 3000K and emit no more than 600 lumens. No lighting may be placed within setbacks except two driveway or entry lights.**
5. **The property owner shall grant an Open Space Easement to the Town that encompasses those portions of the property within 25 feet of the Matadero Creek top-of-bank. Native vegetation may be planted within the easement and irrigation or sprinkler systems are only permitted to establish the native vegetation. The property owner shall provide legal description and plat exhibit(s) prepared by a licensed land surveyor and the Town shall prepare the grant document. The grant document shall be signed and notarized by the property owner and returned to the Town *prior to building permit issuance.***
6. **The property owner shall dedicate a 15-foot-wide pathway easement over the existing 15-foot-wide sanitary sewer easement located adjacent to the above required Open Space Easement. The property owner shall dedicate a 15-foot-wide pathway easement at the southerly property line between Matadero Creek and the easterly property line. The property owner shall provide plat map(s) and legal description(s) prepared by a registered civil engineer or licensed land surveyor and the Town shall prepare the dedication document. The plat map and legal description shall be submitted to and approved by the Town *prior to building permit issuance* and recorded prior to final inspection.**
7. 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 and streets. 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.

8. 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, the applicant shall furnish staff with the last 12 months of 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.
9. *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. Existing perimeter plantings shall be fenced and retained throughout the entire construction period.
10. *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 28’ maximum structure height, measured as the vertical distance at any point from the bottom of the crawl space or basement ceiling if excavated below natural grade, 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*.
11. *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 residence and roof eaves, are no less than 44’ from the front property line and 33’ 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 Site Development plan.” The applicant shall submit the stamped and signed letter(s) to the Planning Department *prior to requesting a final inspection*.

12. 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.
13. Roof eaves of all structures shall not encroach into the required side and rear yard setbacks. The roof eaves shall be shown on the site and civil plans in the construction drawings.
14. 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 with the required landscape screening plan and *prior to installation*.
15. 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 ***at time of submittal for building plan check***. All applicable structures shall be painted in conformance with the approved color(s) *prior to final inspection*.
16. Standard swimming pool conditions:
 - a. Pool lights shall face the house and be designed so that the source is not visible from off-site.
 - b. Drainage outfall structures shall be constructed and located to the satisfaction of the City Engineer.
 - c. Equipment shall be enclosed on all sides for noise mitigation and screening and shall not be located within setbacks.
 - d. No more than four (4) lights may be located in the pool.
17. For swimming pools, at least two safety features are required of the seven outlined by California Residential Code Section AV100.2 and shall be installed to the satisfaction of the Town Building Official.
18. 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.
19. Fire retardant roofing (Class A) is required for all new construction.
20. All space heating and water heating systems installed in a new residence and/or detached habitable building shall be all-electric systems. 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.
21. 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***.

22. All construction shall comply with Section R337 of the 2019 California Residential Code (Materials and Construction Methods for Exterior Wildfire Exposure).
23. 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 permit issuance*. The applicant shall take a copy of worksheet #2 to school district offices, pay the appropriate fees and provide the Town with a copy of the receipts.

ENGINEERING DEPARTMENT

24. 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 moratorium (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.
25. 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.
26. All public utility services serving the new residence 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.
27. Two sets of a final Grading and Drainage plan shall be submitted for review and approval by the Engineering Department *prior to acceptance of plans for building plan check*.
28. 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 plan check*. The grading/construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on Page Mill Road, and Purissima Road; 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.
29. The property owner shall provide the Town with high-quality color photographs of the existing conditions of the roadways and pathways *prior to acceptance of plans for building plan check*.
30. The property owner shall pay a pathway fee of \$10,943 *prior to building permit issuance*.
31. **The property owner shall dedicate additional right-of-way easement to create a 30' wide half-width public right-of-way to the Town over Page Mill Road and Moon Lane. The property owner shall provide legal description and plat exhibits that are prepared by a registered civil engineer, or a licensed land surveyor and the Town shall prepare the**

dedication document. The dedication document, including the approved exhibits, shall be signed, and notarized by the property owner and returned to the Town *prior to acceptance of plans for building plan check.*

32. The property owner shall dedicate a 10' wide sanitary sewer easement over along the existing sewer main line to the Town. The property owner shall provide legal description and plat exhibits that are prepared by a registered civil engineer, or a licensed land surveyor and the Town shall prepare the dedication document. The dedication document, including the approved exhibits, shall be signed, and notarized by the property owner and returned to the Town ***prior to acceptance of plans for building plan check.***
33. The property owner shall be required to connect to the public sanitary sewer ***prior to final inspection.*** A sewer plan that is prepared by a registered civil engineer shall be required to be approved by the City Engineer ***prior to acceptance of plans for building plan check.*** An encroachment permit shall be required by the Town's Public Works Department for all work proposed within the public right of way ***prior to start work.***
34. 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.***
35. 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 plan check.*** The permit will authorize the use of water from specific on-site or off-site water sources.
36. 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.
37. 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.***
38. 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.***
39. 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

38. Provide private fire hydrant(s) at location(s) to be determined jointly by the Fire Department and Purissima Hills Water Company. Maximum hydrant spacing shall be 500 feet. Fire hydrants shall be provided along required fire apparatus access roads. Minimum fire flow TBD.
39. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. For Group R-3 or Group U occupancies equipped with an approved automatic sprinkler system installation, the distance requirement shall be not more than 600 feet.
40. When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided.
41. The fire flow for this project is 1,375 GPM at 20 psi residual pressure since an automatic fire sprinkler system will be installed. Note: The minimum required number and spacing of the hydrants shall be in accordance with CFC Table C102.1.
42. Provide access roadways with a paved all weather surface, 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% and able to withstand an imposed load of 75K pounds. For installation guide lines refer to Fire Department Standard Details and Specifications sheet A-1. CFC Section 503.
43. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with ASSHTO HB-17. Bridges and elevated surfaces shall be designed for live load sufficient to carry the imposed loads of fire apparatus (75K pounds). Vehicle load limit shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire official. CFC 503.2.6.
44. Residential turnouts are required every 500 feet for driveways in excess of 500 feet. Dimensions shall be in accordance with SCCFD Standard Details and Specifications D-1.
45. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Installations shall conform with Fire Department standard details and specifications D-1.
46. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings. Required for all structures.
47. Potable water supplies shall be protected from contamination caused by fire protection water supplies. The applicant and any contractors shall contact the water purveyor supplying the

site of such project and shall comply with the requirements of that purveyor. These requirements shall be incorporated into the design of any water based fire protection systems, and/or fire suppression water supply systems or storage.

48. All construction shall comply with applicable provisions of the CFC Chapter 33 and Standard Detail and Specifications SI-7.
49. 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.

Project approval may be appealed if done so in writing within 21 days of the date of the approval. The building permit cannot be issued until the appeal period has lapsed. The applicant may submit construction plans to the Building Department after the appeal period provided the applicant has completed all conditions of approval required prior to acceptance of plans for building plan check.

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 two weeks prior to final building inspection approval.

NOTE: The Site Development permit is valid for one year from the approval date (until June 21, 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