CONTRA COSTA COUNTY **DEPARTMENT OF CONSERVATION AND DEVELOPMENT**

COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date We request your comments regarding the attached application currently under review. DISTRIBUTION Please submit your comments to: **INTERNAL** Project Planner ____ Building Inspection ___ Grading Inspection Phone #____ ___ Advance Planning ___ Housing Programs E-mail ___ Telecom Planner ___ Trans. Planning County File #_____ ___ ALUC Staff ___ HCP/NCCP Staff ___ County Geologist Prior to _____ HEALTH SERVICES DEPARTMENT We have found the following special programs apply __ Environmental Health __ Hazardous Materials to this application: PUBLIC WORKS DEPARTMENT __ Landslide Active Fault Zone (A-P) Engineering Services Special Districts Flood Hazard Area Liquefaction __ Traffic ____ 60-dBA Noise Control _ Flood Control (Full-size) CA EPA Hazardous Waste Site **LOCAL** High or Very High FHSZ Fire District * * * * ____ San Ramon Valley – (email) rwendel@srvfire.ca.gov AGENCIES: Please indicate the applicable code ___ Consolidated – (email) fire@cccfpd.org section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner. Sanitary District Water District_____ Comments: None Below Attached __ City of____ School District(s)_____ __ LAFCO __ Reclamation District #___ East Bay Regional Park District __ Diablo/Discovery Bay/Crockett CSD __ MAC/TAC___ _ Improvement/Community Association CC Mosquito & Vector Control Dist (email) OTHERS/NON-LOCAL __ CHRIS (email only: nwic@sonoma.edu) Print Name __ CA Fish and Wildlife, Region 3 - Bay Delta Native American Tribes DATE Signature ADDITIONAL RECIPIENTS Agency phone #



Planning Application Summary

County File Number: CDDP24-03059 File Date: 12/16/2024

Applicant:

Debbie Chernoff Jack Backus Architects

1057 HUBERT RD

OAKLAND, CA 94610

Property Owner:

TIMOTHY & CATHE LO

20 EAGLE HILL

KENSINGTON, CA 947071408

jack@jbackusarchitects.com

(510) 939-9699

cathy.leunge@gmail.com

(510) 409-9365

Project Description:

Request for approval of a Development Plan application for a Kensington Design Review to construct of a new 2 stories 3,570 sq.ft. (where the gross floor area threshold is 2,800 sq.ft.) single-family residence on a vacant lot.

Project Location: (Address: 20 EAGLE HILL, KENSINGTON, CA 94707), (APN: 571070010)

General Plan Designation(s): RM Zoning District(s): "R-6, -TOV -K"

Flood Hazard Areas: X Landslide: YES

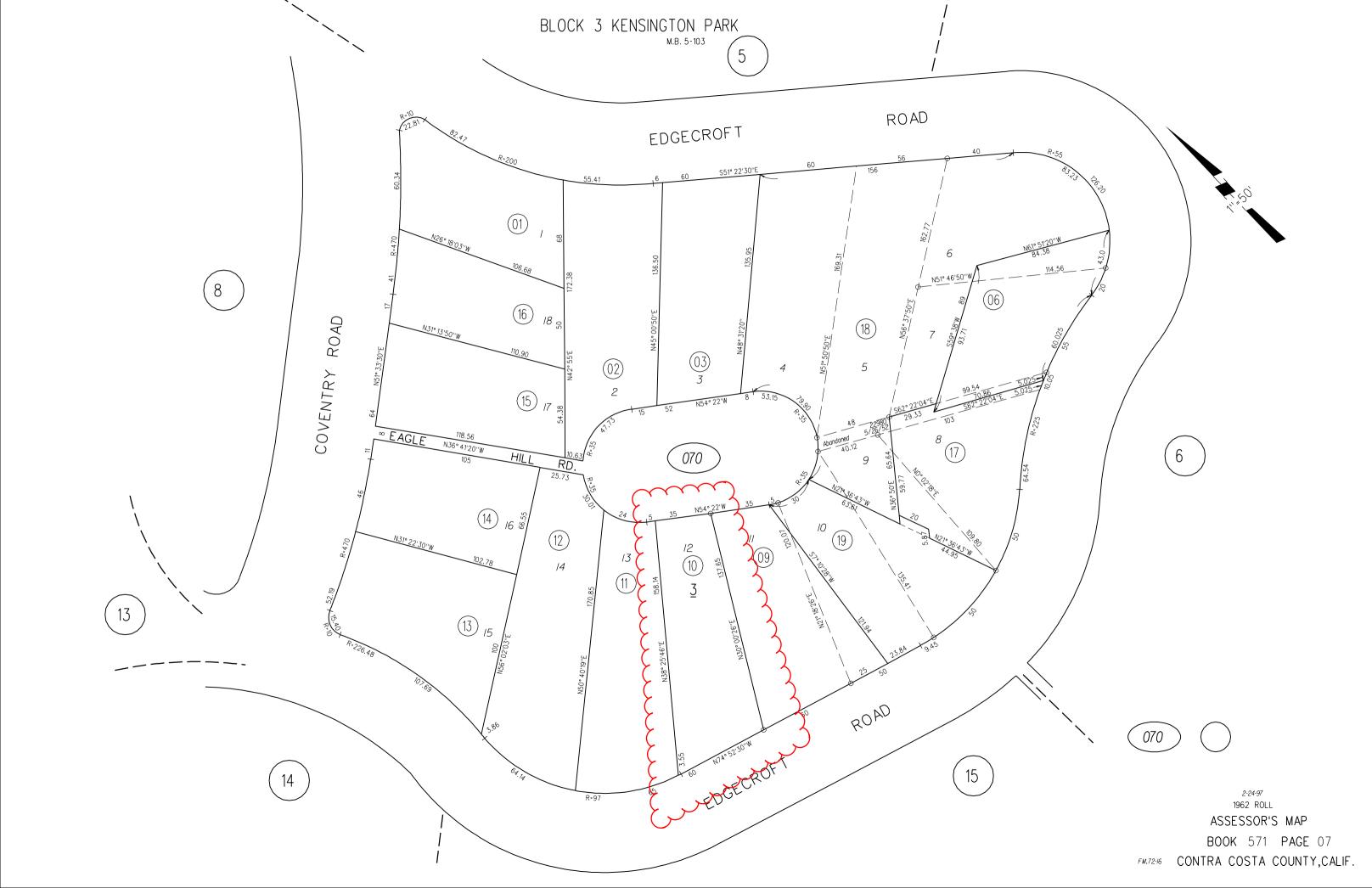
60-dBA Noise Control: NO MAC/TAC: KENSINGTON

Sphere of Influence: El Cerrito Fire District: KENSINGTON FIRE

Sanitary District: STEGE SANITARY Housing Inventory Site: NO

Specific Plan: NO

Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
HSDR	Environmental Health Fee (\$57)	002606-9660-REV-000-5BHSDR \$5.00	57.00	57.00
SLS036AH	Undersized Lot Review with Hearing	002606-9660-REV-000-5B036H	3000.00	3000.00
		Total:	3087.00	3087.00



General Plan: Residential Medium Density (RM)



Map Legend Assessment Parcels General Plan RM (Residential Medium Density) (7-17 du/na) Bay Area Counties

Zoning: Single-Family Residential (R-6), Kensington Combining District (-K), Trees Obstruction of Views Combining District (-TOV)



Map Legend Assessment Parcels Zoning ZONE_OVER R-6 -TOV -K (Tree Obstruction and Kensington) Bay Area Counties

Aerial View



Map Legend Assessment Parcels

a user generated, static output from an interinet mapping application and is intended for reterence. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Department of information Technology, County GIS. yers contained within the CCMap application are provided by various Contra Costa County Department.

Credits: Contra Costa County Development of Conservation and Department, Maxar, Microsoft, Esri, Community Maps Contributors, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USPAS

PHOTOS OF EXISTING PROPERTY



PROJECT INFORMATION

ASSESSORS PARCEL NUMBER: ZONE:	571070010 R-6 TOV-K	
	REQUIRED	PROPOSED
TOTAL LOT AREA:	6,000 SQ.FT. MINIMUM	6,755 SQ.FT.
TOTAL GROSS FLOOR AREA:		
ATTACHED PARKING GARAGE: MAIN FLOOR AREA: LOWER FLOOR AREA: COVERED DECK AREA:		526 SQ.FT. 1,765 SQ.FT. 905 SQ.FT. 374 SQ.FT.
TOTAL GROSS FLOOR AREA:		3,570 SQ.FT.
TOTAL LANDSCAPE AREA		1,892 SQ.FT. (INCLUDING HARDSCAPE AREA)
TOTAL IMPERVIOUS AREA		3,316 SQ.FT.
BUILDING HEIGHT	35'-0" MAXIMUM	34'-3"
NUMBER OF STORIES:	2 1/2 STORIES MAXIMUM	2 STORIES
NUMBER OF PARKING SPACES:	2	2

BUILDING HEIGHT	35'-0" MAXIMUM	34'-3"
NUMBER OF STORIES:	2 I/2 STORIES MAXIMUM	2 STORIES
NUMBER OF PARKING SPACES:	2	2
AMOUNT OF EARTHWORK TO BE IMPOR	RT: 30 CUBIC YARD:	
	MINIMUM SETBACK ALLOWED	<u>PROPOSED</u>
FRONT YARD (NORTH):	20'-0"	20'-0"
SIDE YARD (MEST):	AGGREGATE SIDE YARD WIDTH OF AT LEAST FIFTEEN FEET.	AT WORST CASE THE AGGREGATE SIDE YARD WIDTH IS 15'-O" (NO POINT ALONG SIDE YARD IS LESS
SIDE YARD (EAST):	NO SIDE YARD SHALL BE LESS THAN FIVE FEET WIDE.	THAN FIVE FEET WIDE).
REAR YARD (SOUTH):	15'-0"	25'-2"
GENERAL NOTE	<u> </u>	

GENERAL NOTES

. ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES, ANN UTILITY COMPANY RULES AND REGULATIONS AND SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JORNEYMEN OF THE RESPECTIVE TRADES.

2. CONTRACTOR SHALL FURNISH ALL NECESSARY LINES, LEVELS, LOCATIONS AND MEASUREMENTS TO ALL OF THE WORK AND HE WILL BE HELD RESPONSIBLE FOR THEIR ACCURACY. NO DEPARTURE FROM THE TERMS OF THE CONTRACT WILL BE VALID UNLESS SUCH ORDERS OR DIRECTIONS ARE GIVEN OR CONFIRMED IN WRITING BY THE DESIGNER.

3. SUPERVISION: THE CONTRACTOR SHALL BE PRESENT AT THE SITE WHENEVER THE WORK IS IN PROGRESS WHETHER BY HIS OWN OR HIS SUBCONTRACTOR'S FORCES.

4. OWNER'S RIGHT TO CARRY OUT WORK: IF THE CONTRACTOR NEGLECTS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND FAILS TO COMMENCE AND CONTINUE CORRECTION OF SUCH NEGLECT WITH DILIGENCE WITHIN A SEVEN DAY PERIOD AFTER THE RECEIPT OF WRITTEN NOTICE FROM THE OWNER, THE OWNER MAY CORRECT SUCH DEFICIENCIES; IN SUCH CASE THE COST OF CORRECTING SUCH DEFICIENCIES: INCLUDING COMPENSATIONS FOR THE DESIGNER'S ADDITIONAL SERVICES MADE NECESSARY BY SUCH DEFAULT, SHALL BE DEDUCTED FROM PAYMENTS OWED TO THE CONTRACTOR; IF PAYMENTS DUE THE CONTRACTORE ARE NOT SUFFICIENT TO COVER SUCH AMOUNTS, THE CONTRACTOR SHALL PAY THE DIFFERENCE TO THE OWNER.

5. IN THE EVENT DISCREPANCIES OCCUR IN THE DRAWINGS, CONTACT THE ARCHITECT FOR RESOLUTION. FAILURE TO CONTACT THE DESIGNER WILL RESULT IN CONTRACTOR BEING RESPONSIBLE FOR SOLUTION.

6. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO

SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT. 7. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE

FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS

FOR THIS PROJECT UNLESS OTHERWISE NOTED (U.O.N.)

8. WHERE DISCREPANCIES OCCUR BETWEEN SOILS REPORT, CIVIL, LANDSCAPE OR STRUCTURAL DRAWINGS AND ARCHITECT'S DRAWINGS, CONSULT THE ARCHITECT.

9. DIMENSIONS TAKE PRECEDENCE OVER SCALE.

IO. SPECIAL INSPECTION OR STRUCTURAL OBSERVATION IS NOT A SUBSTITUTE FOR INSPECTION BY THE BUILDING OFFICIAL OR BUILDING INSPECTOR. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL AND THE SPECIAL INSPECTOR AND DESIGN ENGINEER IS SUBJECT TO REMOVAL OR EXPOSURE.

II. CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. CONTRACTOR SHALL PRESENT THE BUILDING TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. AS SOON AS CONDITIONS AT THE SITE PERMIT, THE BUILDING SHALL BE CAREFULLY LOCKED UP SO AS TO PREVENT VANDALISM, THEFT AND MALICIOUS MISCHIEF. IF THE GENERAL CONTRACTOR FAILS TO FULFILL HIS CLEANING REQUIREMENTS, THE OWNER MAY CARRY OUT THE WORK IN ACCORDANCE WITH GENERAL REQUIREMENTS.

12. ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE AND INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS AND CLARIFICATIONS IN WRITING PRIOR TO COMMENCING WORK. WITHIN 24 HOURS, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITION DISCOVERED WHICH MAY CAUSE DELAY IN COMPLETION AND STATE THE PROBLEMS AND RECOMMENDED SOLUTION FOR RESOLVING THE CONDITIONS DISCOVERED. THE ARCHITECT WILL RESPOND BASED ON THE DATA PROVIDED BY THE CONTRACTOR.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL

14. ALL MATERIAL AND EQUIPMENT PROVIDED BY THE CONTRACTOR AND/OR OWNER SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

SHEET INDEX

ARCHITECTURAL SHEETS (14 SHEETS ISSUED)

PROJECT INFORMATION PROPOSED PROJECT 3-D RENDERING

PROPOSED PROJECT SHADOW STUDY EXISTING SITE PLAN PROPOSED SITE PLAN

PROPOSED PROJECT MAXIMUM HEIGHT CALCULATION

AI.4 PROPOSED LANDSCAPE PLAN PROPOSED MAIN LEVEL FLOOR PLAN

PROPOSED LOWER LEVEL FLOOR PLAN PROPOSED ENLARGED WALL SECTIONS, PROPOSED NORTH AND SOUTH ELEVATION

PROPOSED EAST ELEVATION A3.3 PROPOSED WEST ELEVATION

A3.4 PROPOSED BUILDING SECTIONS A3.5 PROPOSED BUILDING SECTIONS

> **RECEIVED** on 12/16/2024 CDDP24-03059 By Contra Costa County Department of Conservation and Development

CIVIL SHEETS

C4.0 DETAIL SHEET

C4.I DETAIL SHEET

UTILITY PLAN

C5 CONSTRUCTION BMPS

C2

GRADING AND DRAINAGE PLAN

CIVIL ENGINEER

EROSION CONTROL PLAN

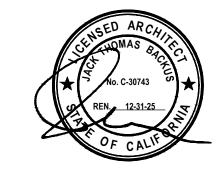
(6 SHEETS ISSUED

PROJECT DIRECTORY

ARCHITECT CLIENT/ OWNER JACK BACKUS ARCHITECTS TIMOTHY AND CATHY LO 20 EAGLE HILL ROAD 1057 HUBERT ROAD OAKLAND, CA 94610 KENSINGTON, CA 94707 v. 510.409.9365 v. 510.393.9699 e. CATHY.LEUNGE@GMAIL.COM

SAN MATEO, CA 94403 v. 650.888.5937 e. JACK@JBACKUSARCHITECTS.COM e. HLEE@GREEN-CE.COM CONTACT: HON-CHEONG LEE CONTACT: JACK BACKUS

1057 Hubert Road Oakland, CA 94610 GREEN CIVIL ENGINEERING, INC. 1900 S. NORFOLK ST., SUITE 350 ph. 510.393.9699



18 EAGLE HILL

NEW RESIDENCE

JACK BACKUS

ARCHITECTS

ROAD

18 Eagle Hill Road

APN: 571070010

Kensington, CA 94707

ISSUES AND REVISIONS

1. 12.01.2024 DESIGN REVIEW SET

SHEET TITLE

PROJECT INFORMATION

SCALE AS NOTED

SHEET NUMBER

PROJECT SCOPE

SCOPE OF WORK TO INCLUDE:

CONTACT: CATHY LO

CONSTRUCTION OF A NEW 2 STORIES 3,570 SQ.FT. (GROSS FLOOR AREA) 3 BEDROOMS AND 2 1/2 BATHS SINGLE FAMILY HOME.

ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO

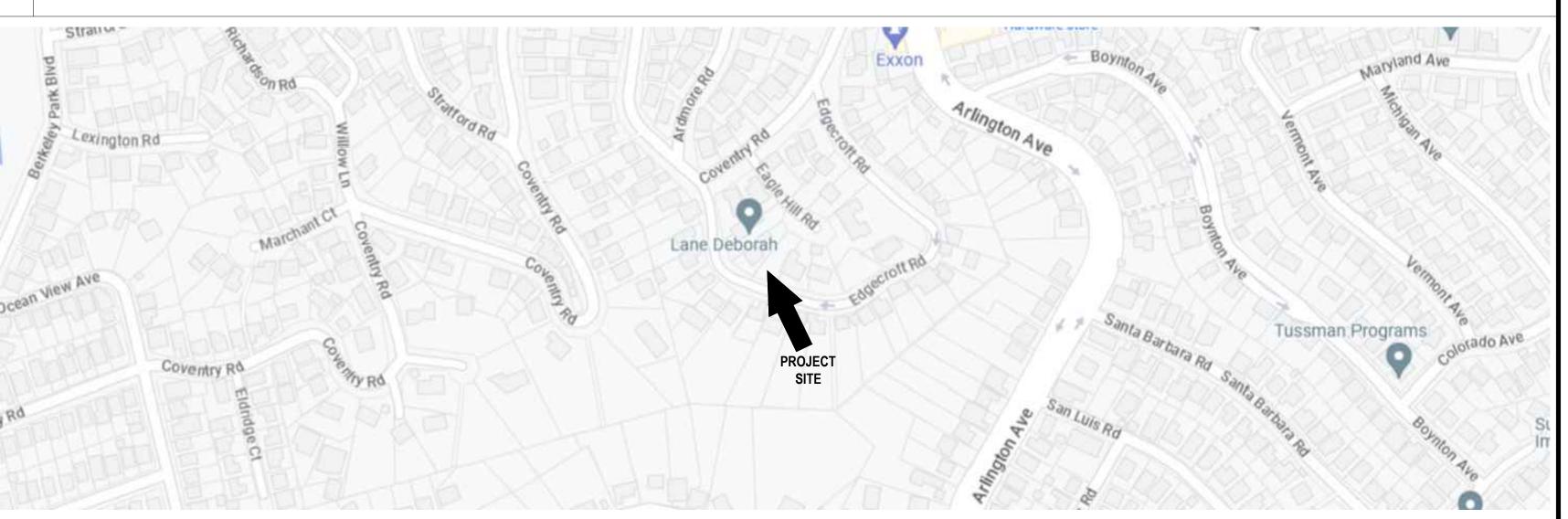
RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING ENERGY STANDARDS AND 2022 CALGREEN EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.

CODE COMPLIANCE NOTES

AERIAL PHOTOGRAPH



VICINITY MAP



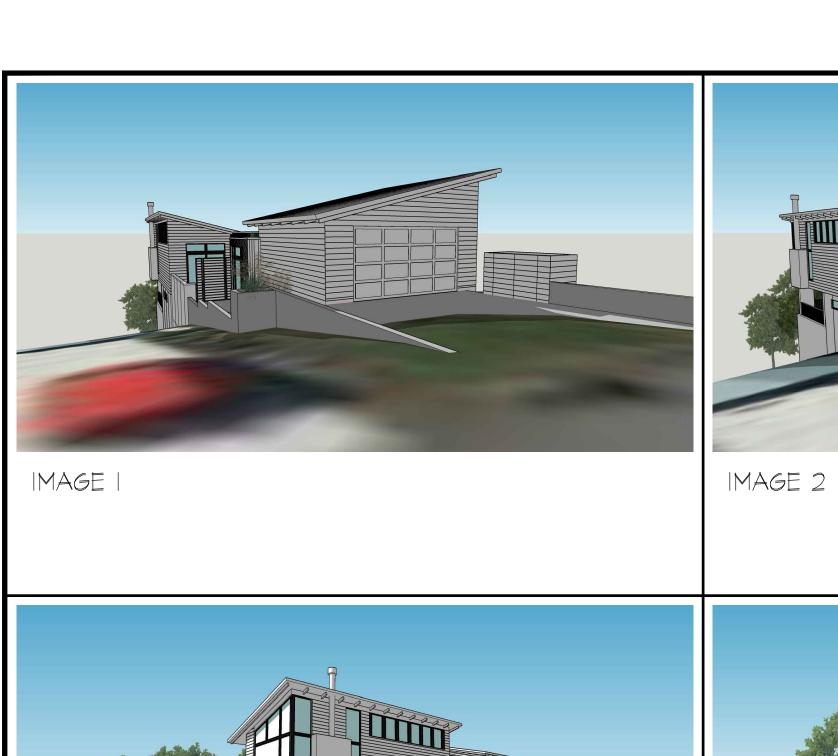


IMAGE 5

IMAGE 9

IMAGE 13

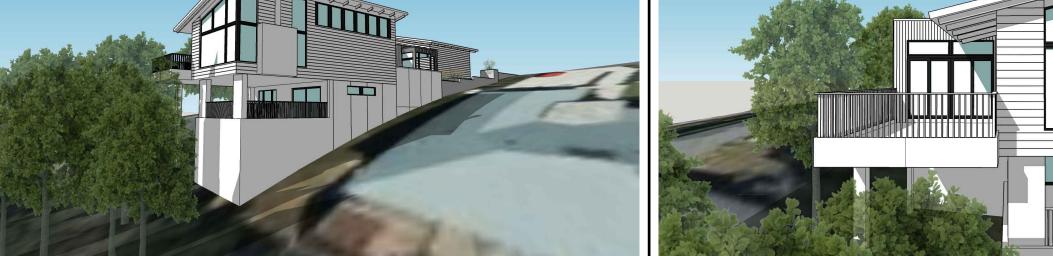


IMAGE 6







IMAGE 14



IMAGE 3

IMAGE 7

IMAGE II



IMAGE 4



JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699

18 EAGLE HILL

NEW RESIDENCE

ROAD

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010



ISSUES AND REVISIONS

1. 12.01.2024 DESIGN REVIEW SET



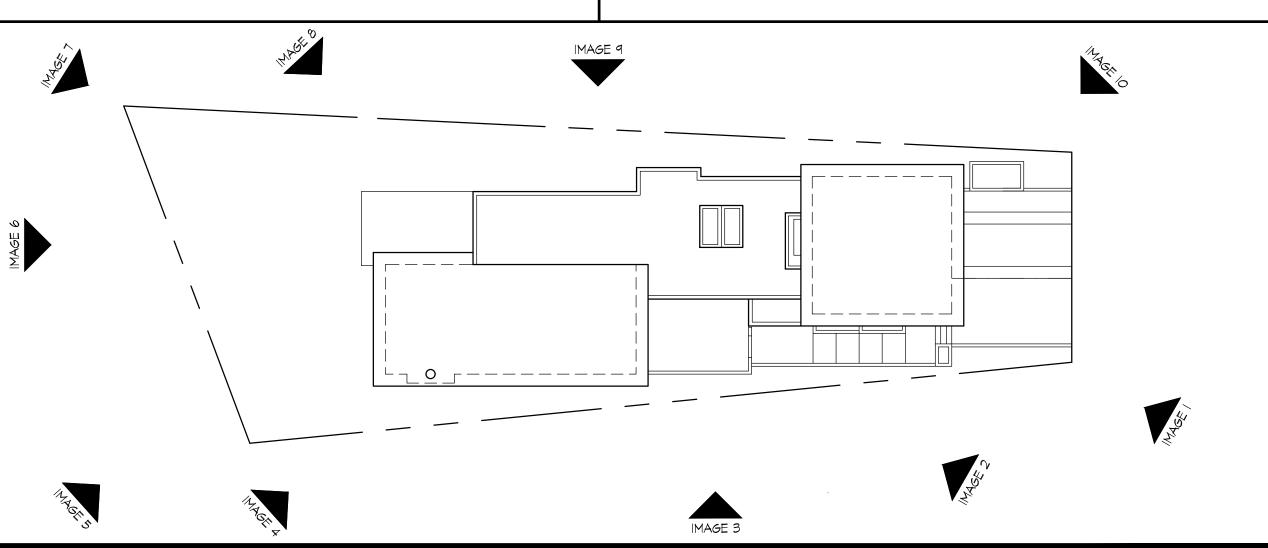
IMAGE 12



SCALE AS NOTED

SHEET TITLE

3D RENDERING



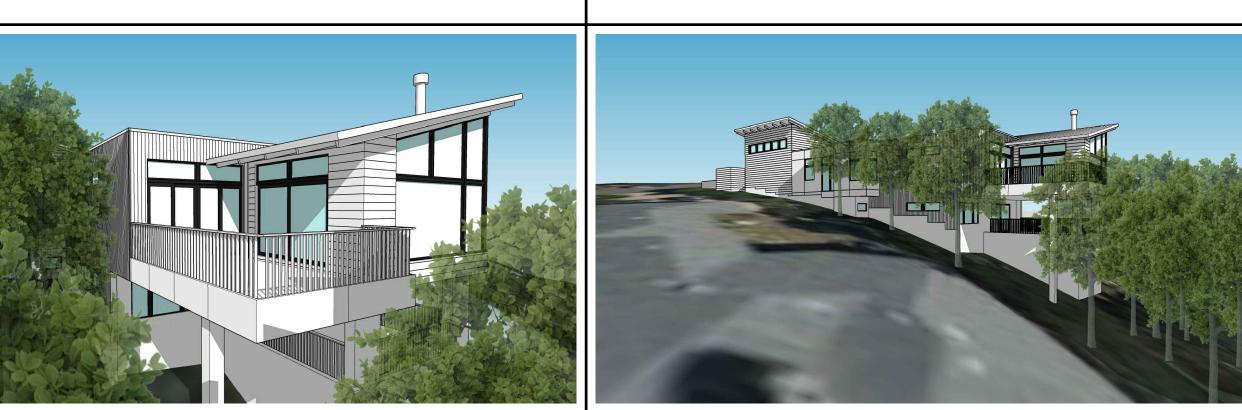


IMAGE 8

ROAD

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



ISSUES AND REVISIONS

1. 12.01.2024 DESIGN REVIEW SET

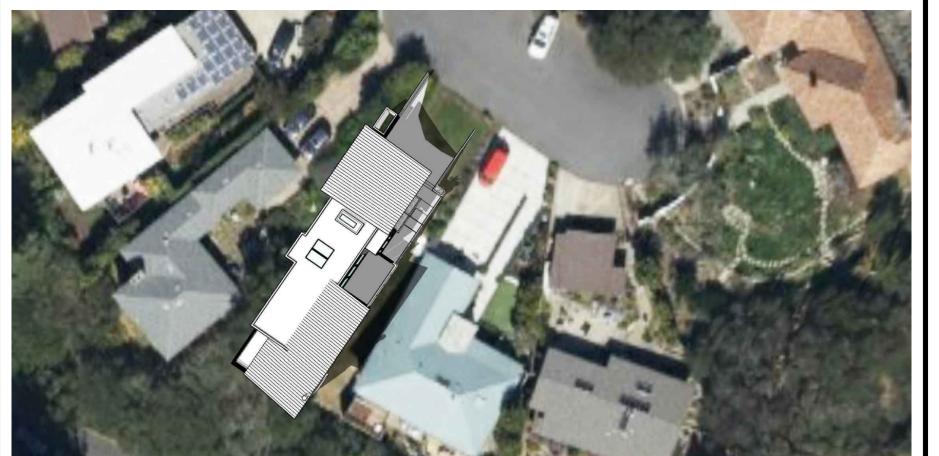
SHADOW STUDIES

SCALE AS NOTED

SHEET TITLE

18 EAGLE HILL NEW RESIDENCE







SOLAR ACCESS IMPACT AT 9:00 A.M. FALL EQUINOX

SOLAR ACCESS IMPACT AT NOON SPRING EQUINOX



SOLAR ACCESS IMPACT AT 3:00 P.M. SPRING EQUINOX



SOLAR ACCESS IMPACT AT NOON FALL EQUINOX



SOLAR ACCESS IMPACT AT 3:00 P.M. FALL EQUINOX

(E) 22" OAK TREE #7 BRICK WALL (E) 8" TREE #I PROPERTY LINE 158.14' (E) 8" OAK (E) 14" OTREE #4 OAK TREE #5 (E) 6" MACADAMIA TREE #3 (E) 8" BLUEBERRY TREE #2 TO BE REMOVED (E) |8" OAK TREE #23 EXISTING HOUSE 20 EAGLE HILL ROAD (E) 36" TRIPLE TRUNK OAK TREE PROJECT NORTH EXISTING SITE PLAN 1/8"=1"-0"

18 EAGLE HILL ROAD NEW RESIDENCE

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



ISSUES AND REVISIONS

1. 12.01.2024 DESIGN REVIEW SET

SHEET TITLE

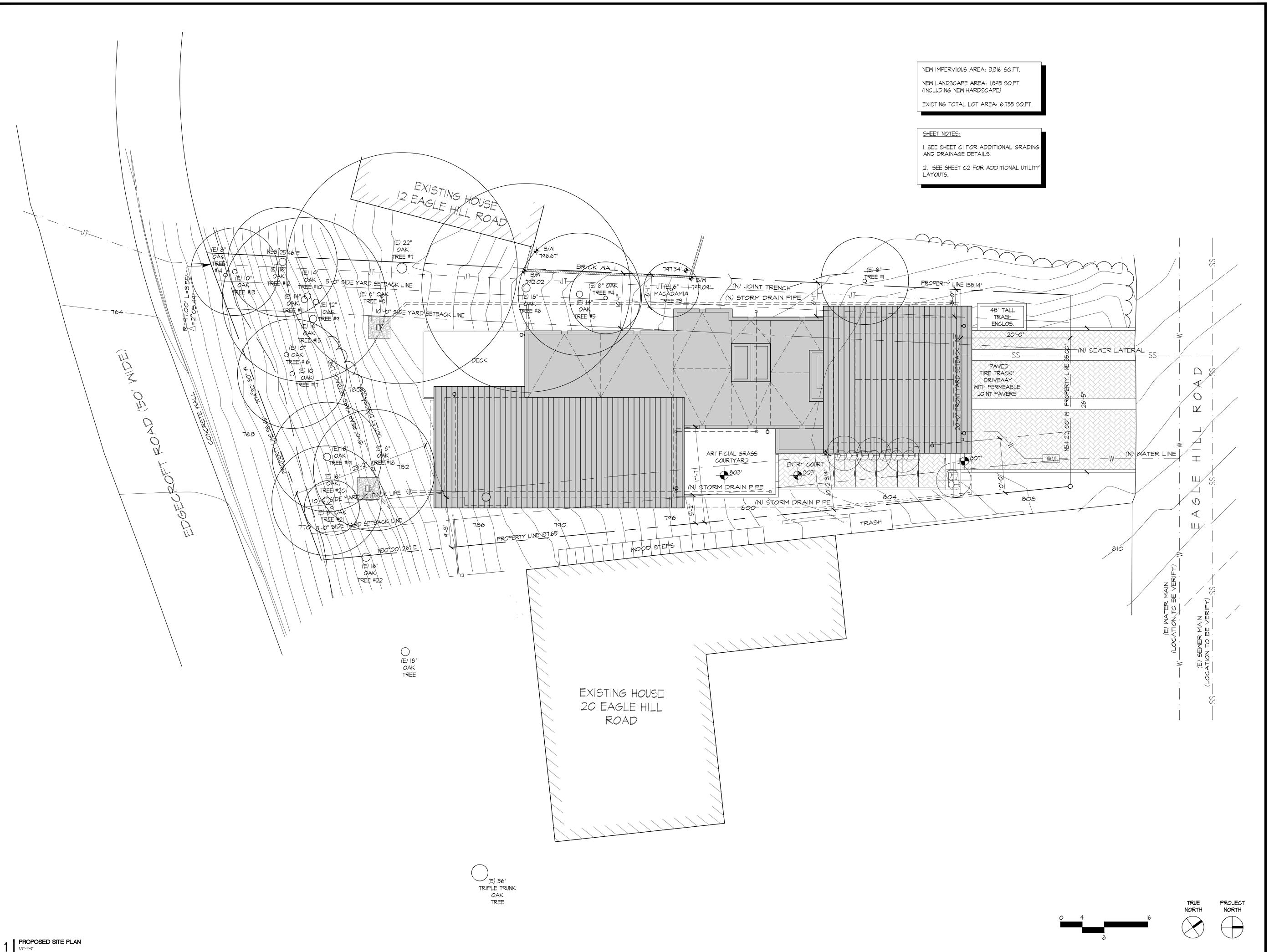
EXISTING SITE PLAN

1/8" = 1'-0"

SHEET NUMBER

\11

AI.



18 EAGLE HILL ROAD NEW RESIDENCE

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



ISSUES AND REVISIONS

ATE DESCRIPTION

1. 12.01.2024 DESIGN REVIEW SET

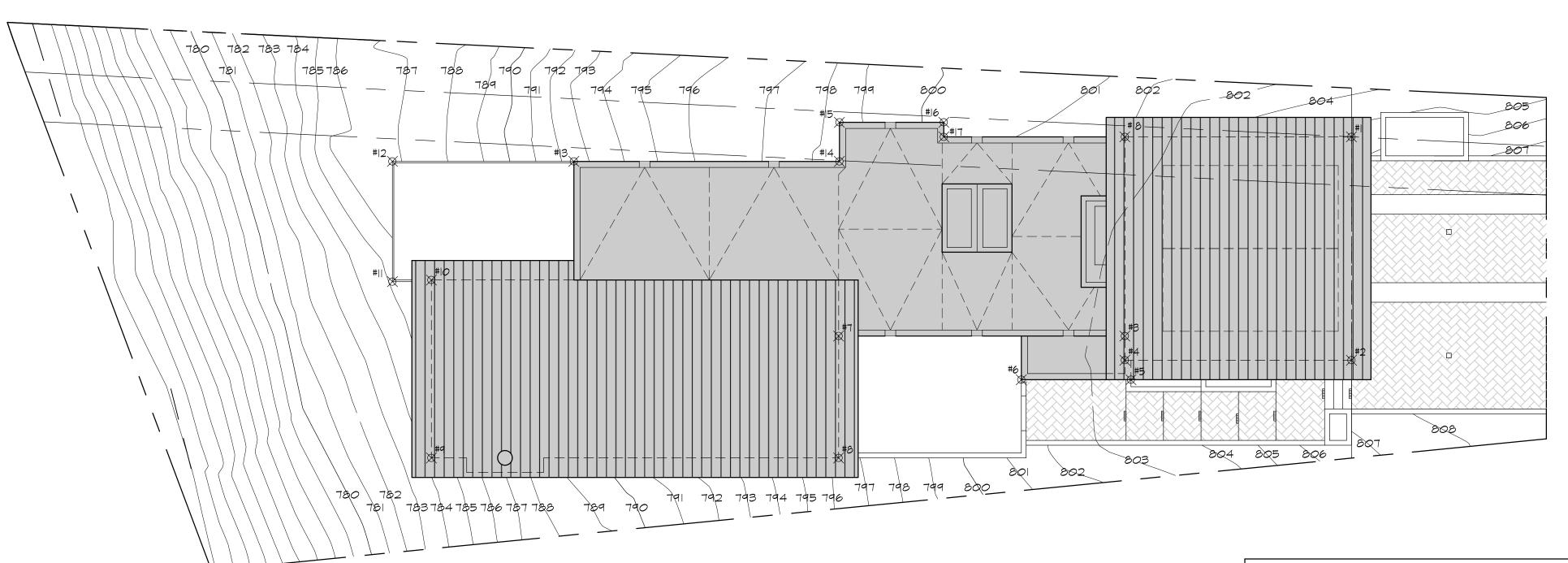
SHEET TITLE

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

SHEET NUMBER

Δ10



LOCATION #	NATURAL GRADE ELEVATION (+/-)	FINISHED GRADE ELEVATION (+/-)	PEAK ELEVATION	DISTANCE FROM NATURAL GRADE TO PEAK ELEVATION	DISTANCE FROM FINISHED GRADE TO PEAK ELEVATION
#	EL: 805.35'	EL: 805.35'	EL: 820.33'	14.98'	14.98'
#2	EL: 807.58'	EL: 807.00'	EL: 816.50'	8.92'	9.50'
#3	EL: 803.83'	EL: 803.50'	EL: 816.00'	12.17'	12.50'
#4	EL: 803.83'	EL: 803.50'	EL: 816.50'	12.67'	13.00'
#5	EL: 803.75'	EL: 803.00'	EL: 815.00'	11.25'	12.00'
#6	EL: 801.58'	EL: 803.00'	EL: 815.00'	13.42'	12.00'
#7	EL: 797.90'	EL: 803.00'	EL: 816.00'	18.10'	13.00'
#8	EL: 796.45'	EL: 796.45'	EL: 8 8.50'	22.05'	22.05'
#9	EL: 784.27'	EL: 784.27'	EL: 8 8.50'	34.23'	34.23'
#10	EL: 786.42'	EL: 786.42'	EL: 814.00'	27.58'	27.58'
#	EL: 785.00'	EL: 785.00'	EL: 807.00'	22.00'	22.00'
#12	EL: 786.75'	EL: 786.75'	EL: 807.00'	20.25'	20.25'
#13	EL: 792.44'	EL: 792.44'	EL: 816.00'	23.56'	23.56'
#14	EL: 798.49'	EL: 798.49'	EL: 816.00'	17.51'	17.51'
#15	EL: 798.40'	EL: 798.40'	EL: 816.00'	17.60'	17.60'
#16	EL: 800.27'	EL: 800.27'	EL: 816.00'	15.73'	15.73'
#17	EL: 800.31'	EL: 800.31'	EL: 816.00'	15.69'	15.69'
#18	EL: 802.04'	EL: 802.04'	EL: 820.33'	18.29'	18.29'

18 EAGLE HILL ROAD NEW RESIDENCE

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



ISSUES AND REVISIONS

ATE DESCRIPTION

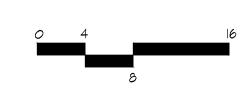
1. 12.01.2024 DESIGN REVIEW SET

SHEET TITLE

PROPOSED MAXIMUM HEIGHT CALCULATIONS

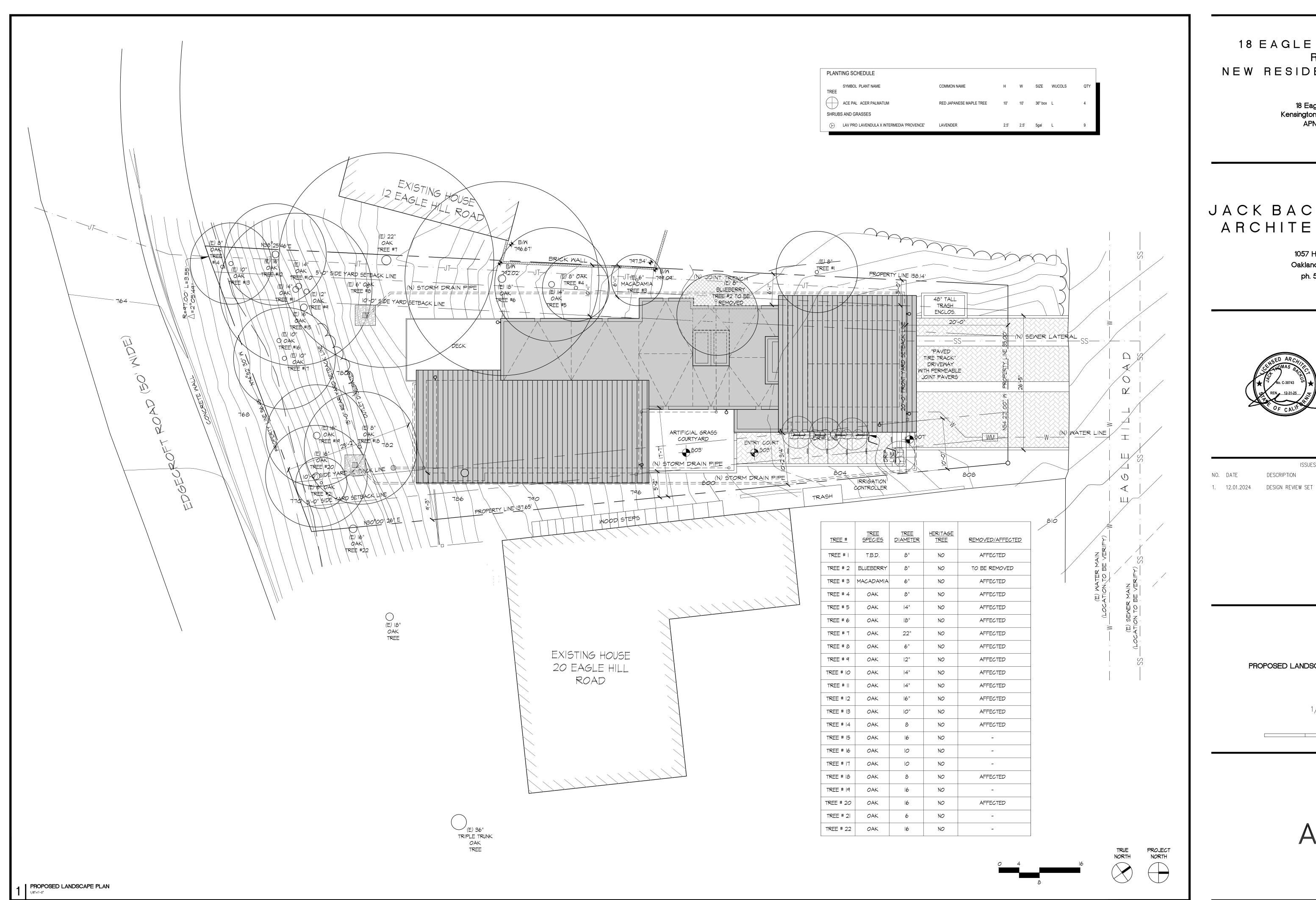
SCALE 1/8" = 1'-0"

SHEET NUMBER









18 EAGLE HILL ROAD NEW RESIDENCE

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



ISSUES AND REVISIONS

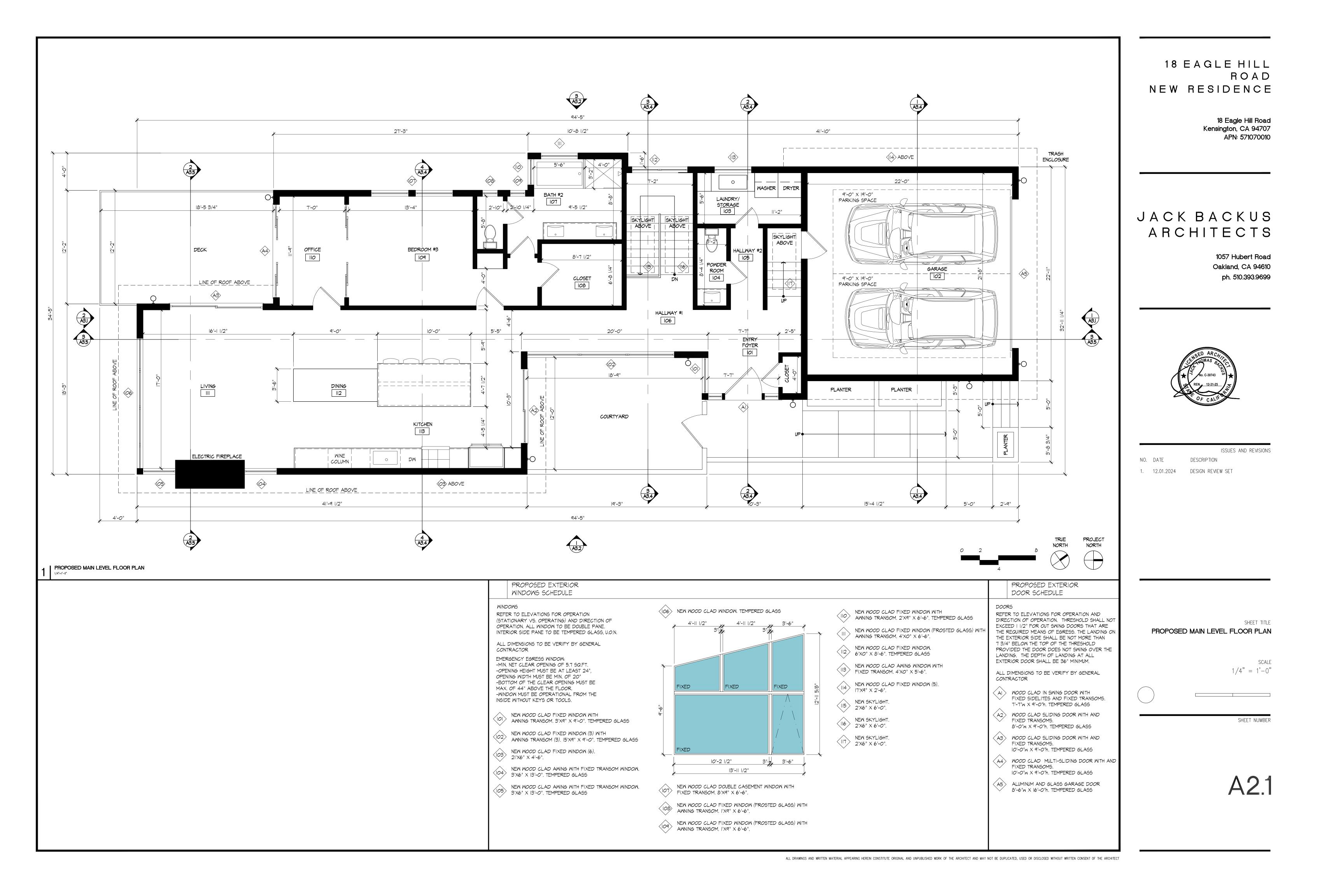
SHEET TITLE

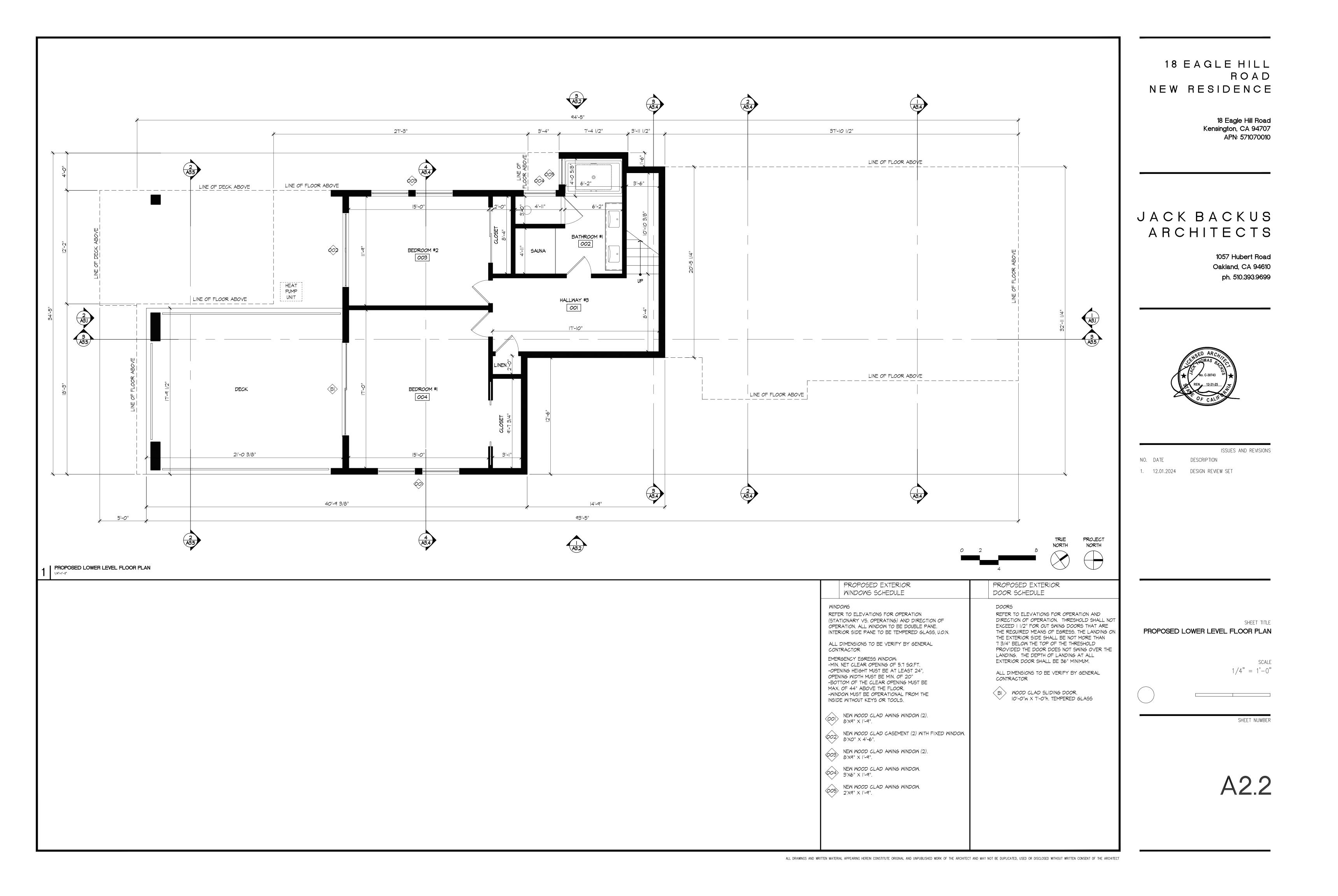
PROPOSED LANDSCAPE PLAN

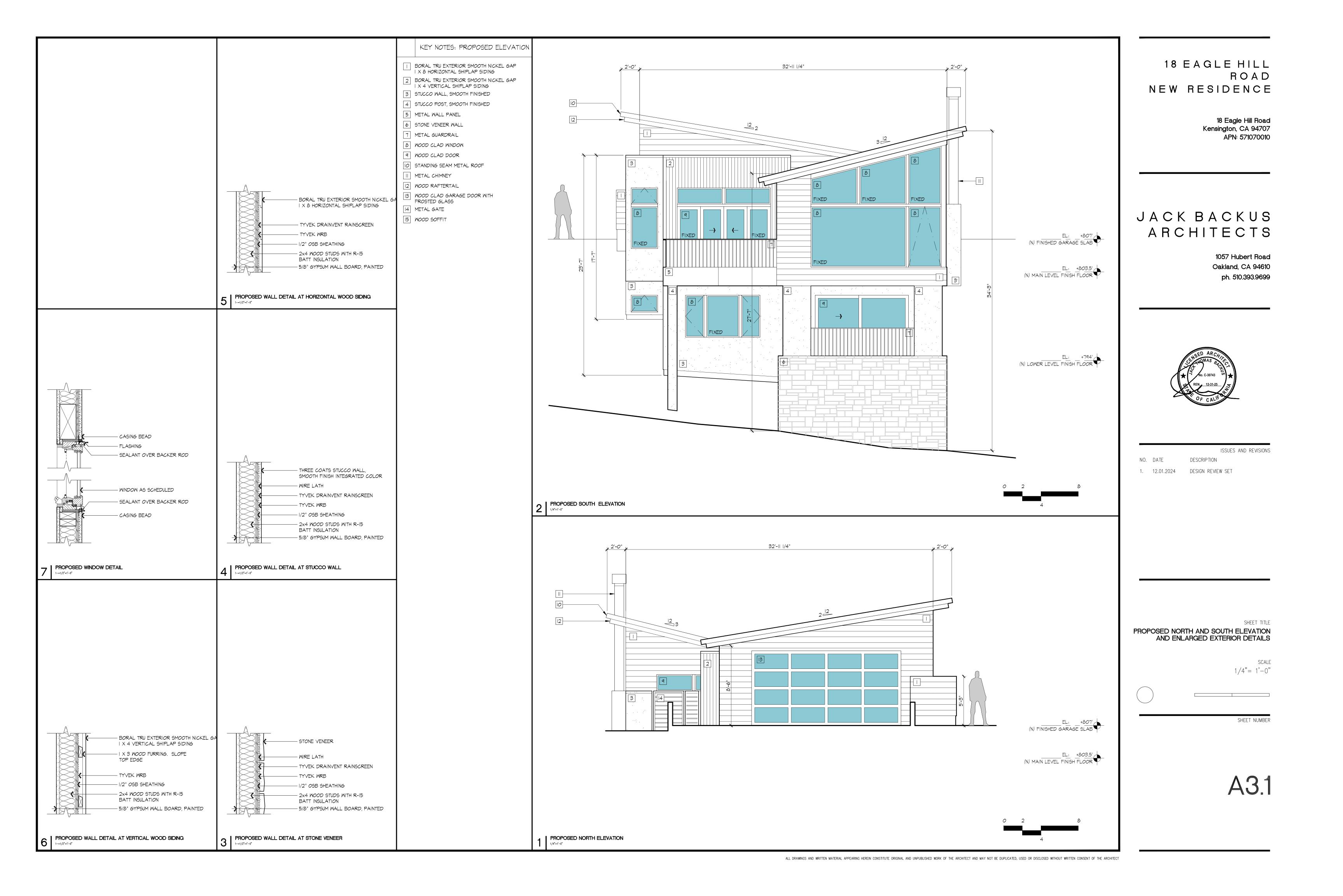
SCALE 1/8" = 1'-0"

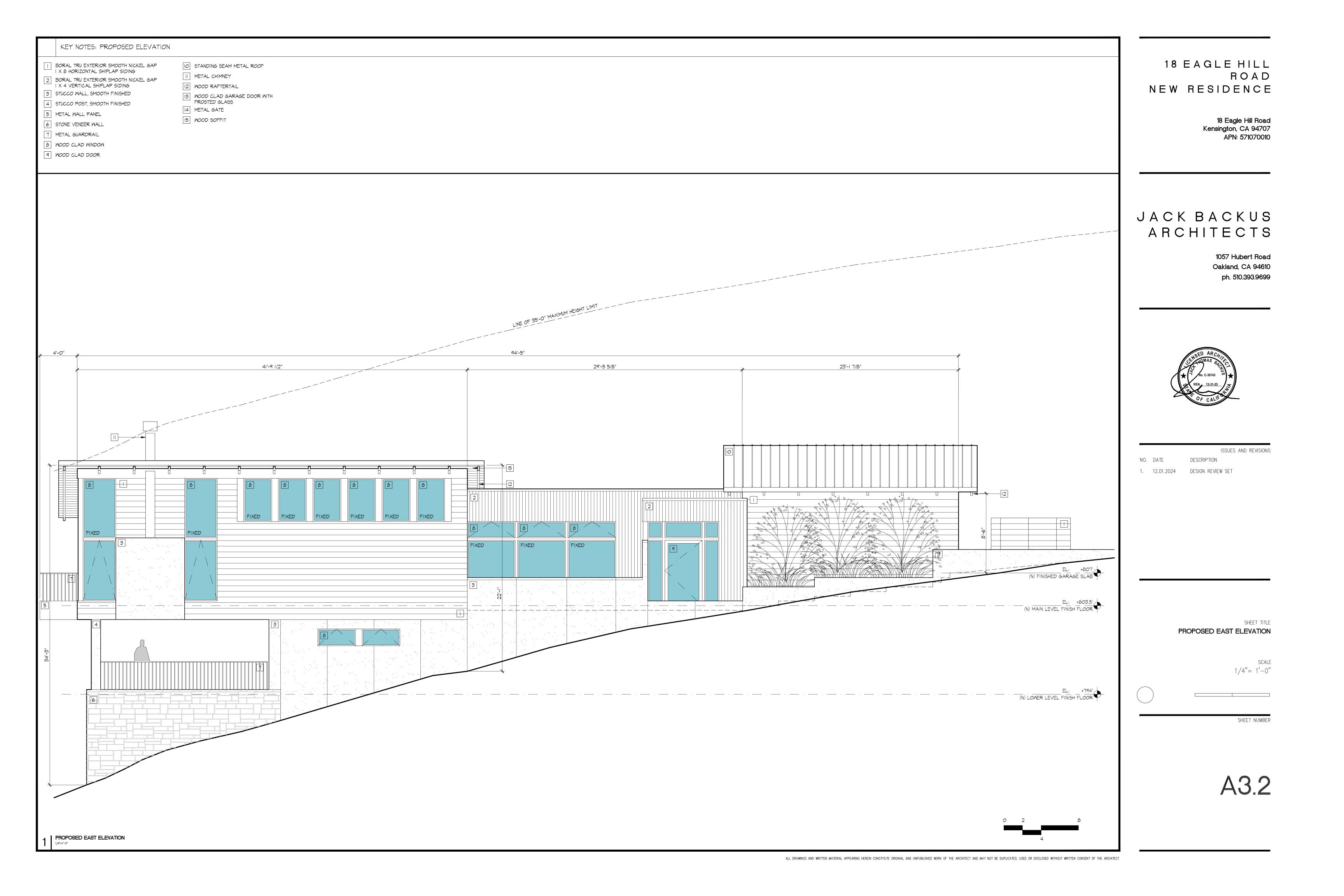
SHEET NUMBER

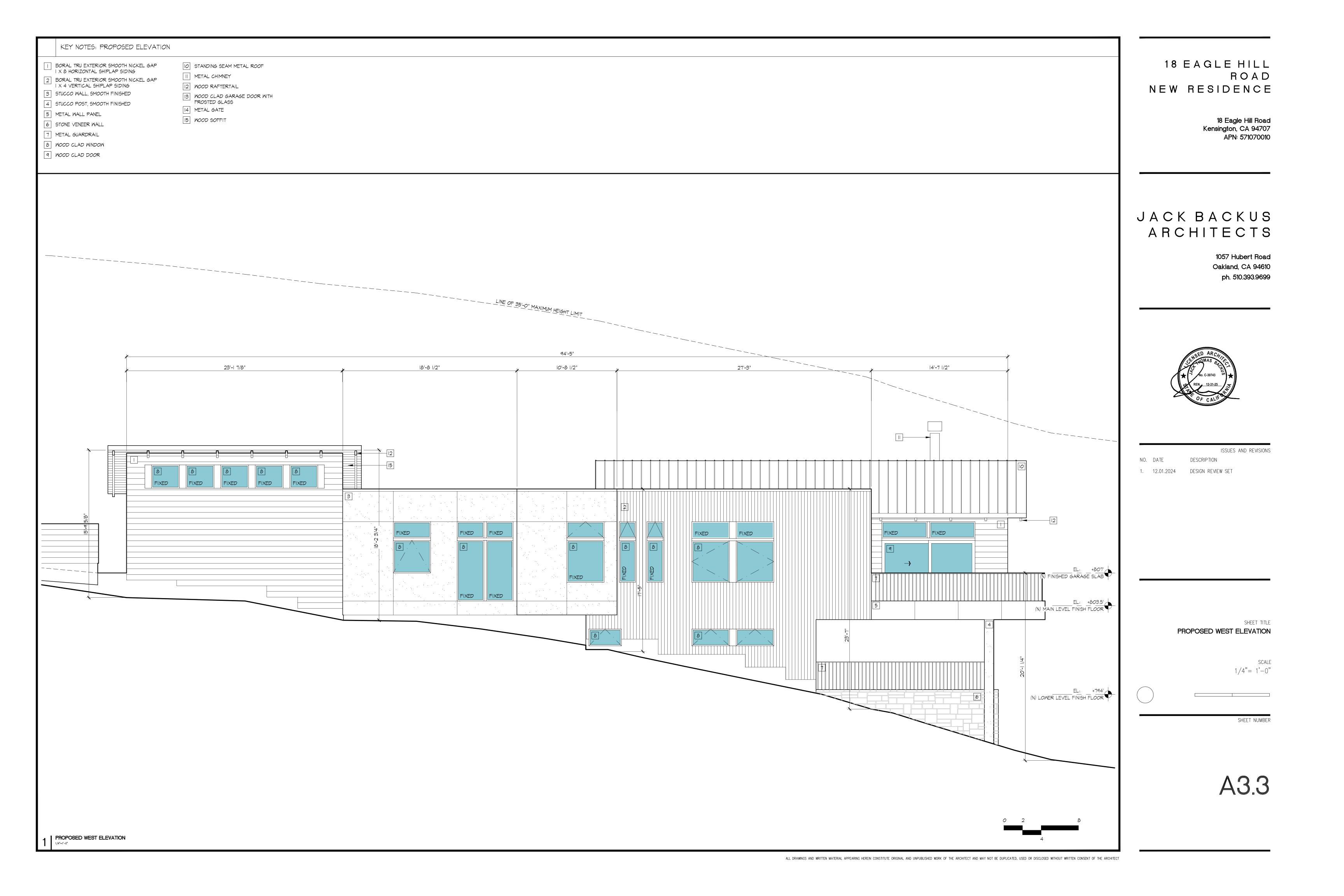
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

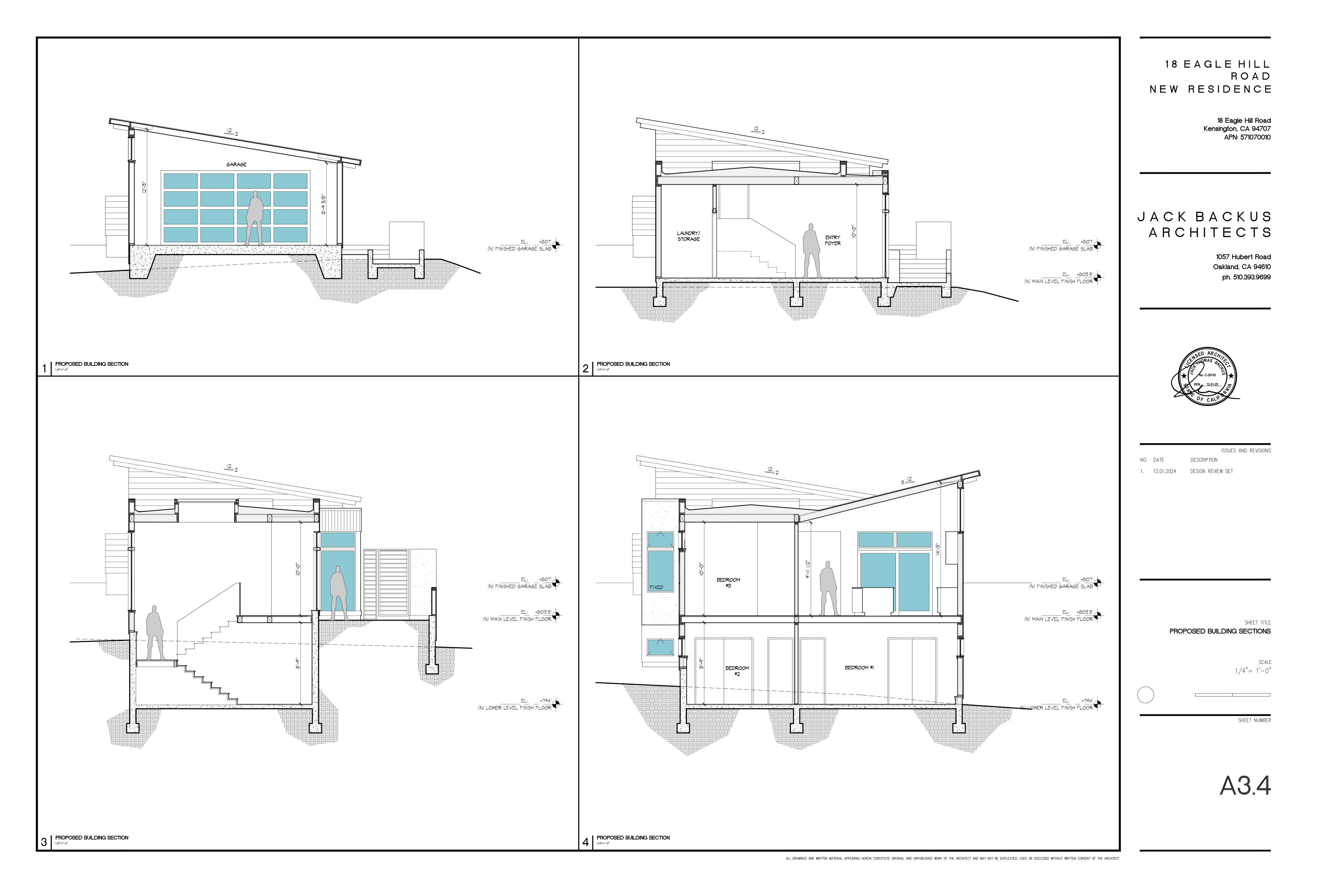


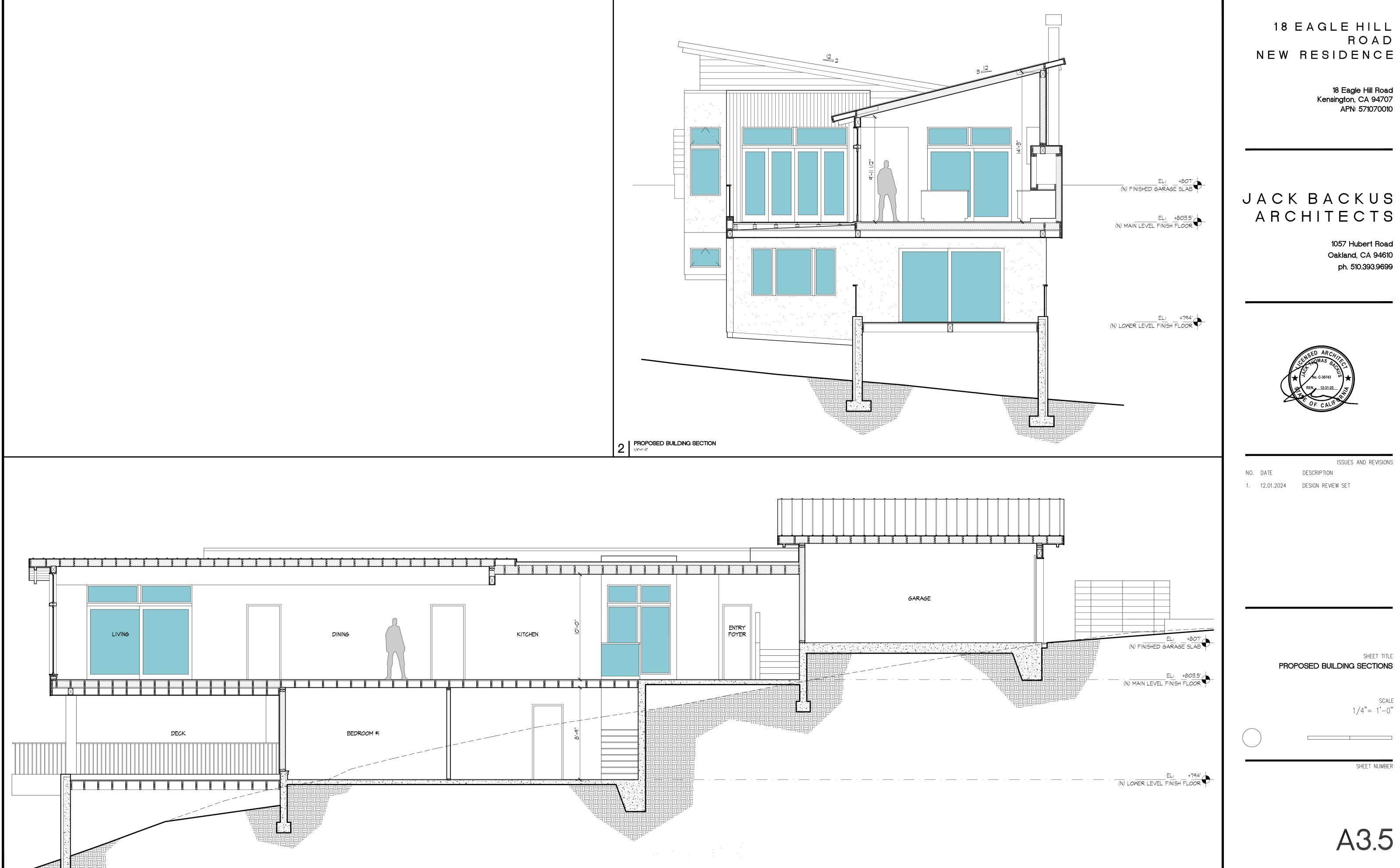






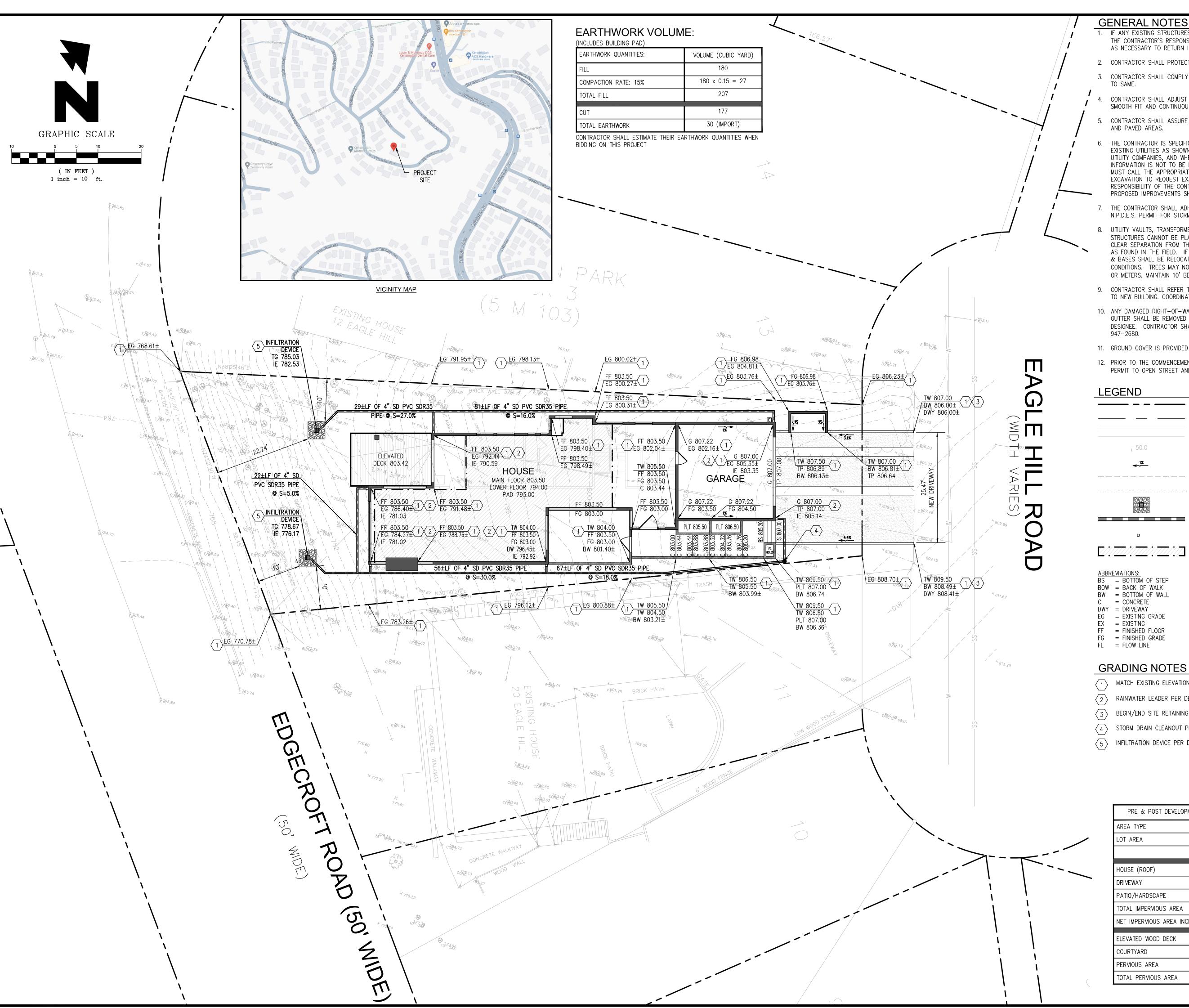






ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

ROAD



GENERAL NOTES:

- 1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- 2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- 3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED
- 4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- 6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- 8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- 9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- 10. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650)
- 11. GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
- 12. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

= FLOW LINE

= PROPERTY LINE = STREET CENTER LINE = EX. ROLLED CURB = EX. SPOT ELEVATION

= FLOW DIRECTION **→1%** = GRADE BREAK _____

= INFILTRATION DEVICE = STORM DRAIN PIPE

= LIMIT OF BASEMENT

BOW = BACK OF WALK BW = BOTTOM OF WALL C = CONCRETEDWY = DRIVEWAYEG = EXISTING GRADE

= GARAGE GB = GRADE BREAK IE = INVERT ELEVATION = LAWN LF = LINEAL FOOT

= RAINWATER LLEADER

LP = LOW POINTN = NEWP = PATIO OR PORCHR.O.W. = RIGHT-OF-WAY S = SLOPE

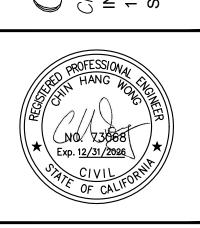
SD = STORM DRAIN
SR = STRAW ROLL
TC = TOP OF CURB
TG = TOP OF GRATE TP = TOP OF PAVEMENT

TS = TOP OF STEP TW = TOP OF WALL TYP =TYPICAL

- 1 MATCH EXISTING ELEVATION.
- 2 RAINWATER LEADER PER DETAIL #1B/C4.0
- BEGIN/END SITE RETAINING WALL.
- STORM DRAIN CLEANOUT PER DETAIL #10/C4.0
- 5 INFILTRATION DEVICE PER DETAIL #5A/C4.0

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:			
AREA TYPE	EXISTING (SF)	PROPOSED (SF	
LOT AREA	6,758 SF	6,758 SF	
	0.155 ACRE	0.155 ACRE	
HOUSE (ROOF)	0	2,626	
DRIVEWAY	0	392	
PATIO/HARDSCAPE	0	282	
TOTAL IMPERVIOUS AREA	0	3,300	
NET IMPERVIOUS AREA INCREAS	SED:	3,300	
ELEVATED WOOD DECK	N/A	196	
COURTYARD	N/A	201	
PERVIOUS AREA	6,758	3,061	
TOTAL PERVIOUS AREA	6,758	3,458	



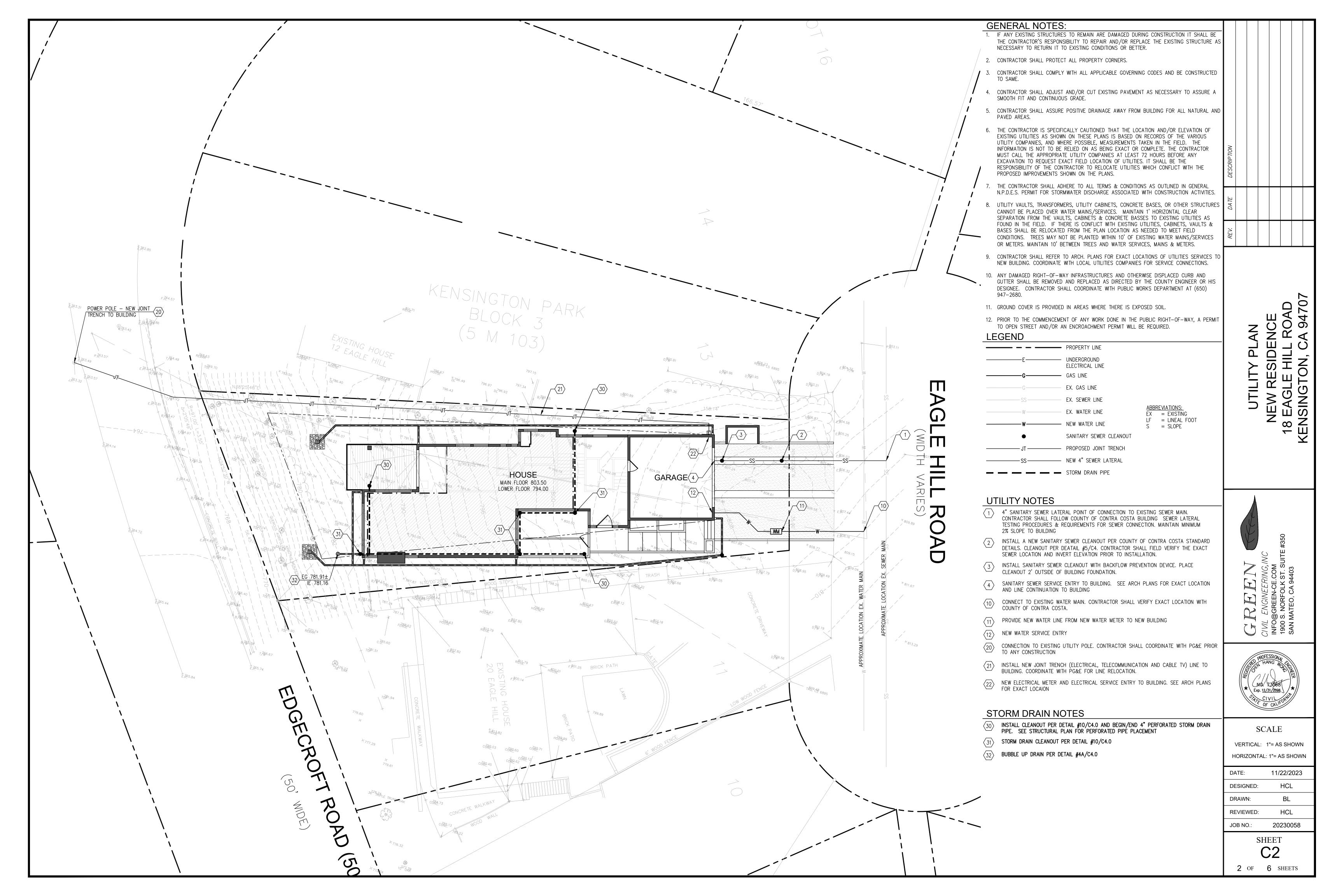


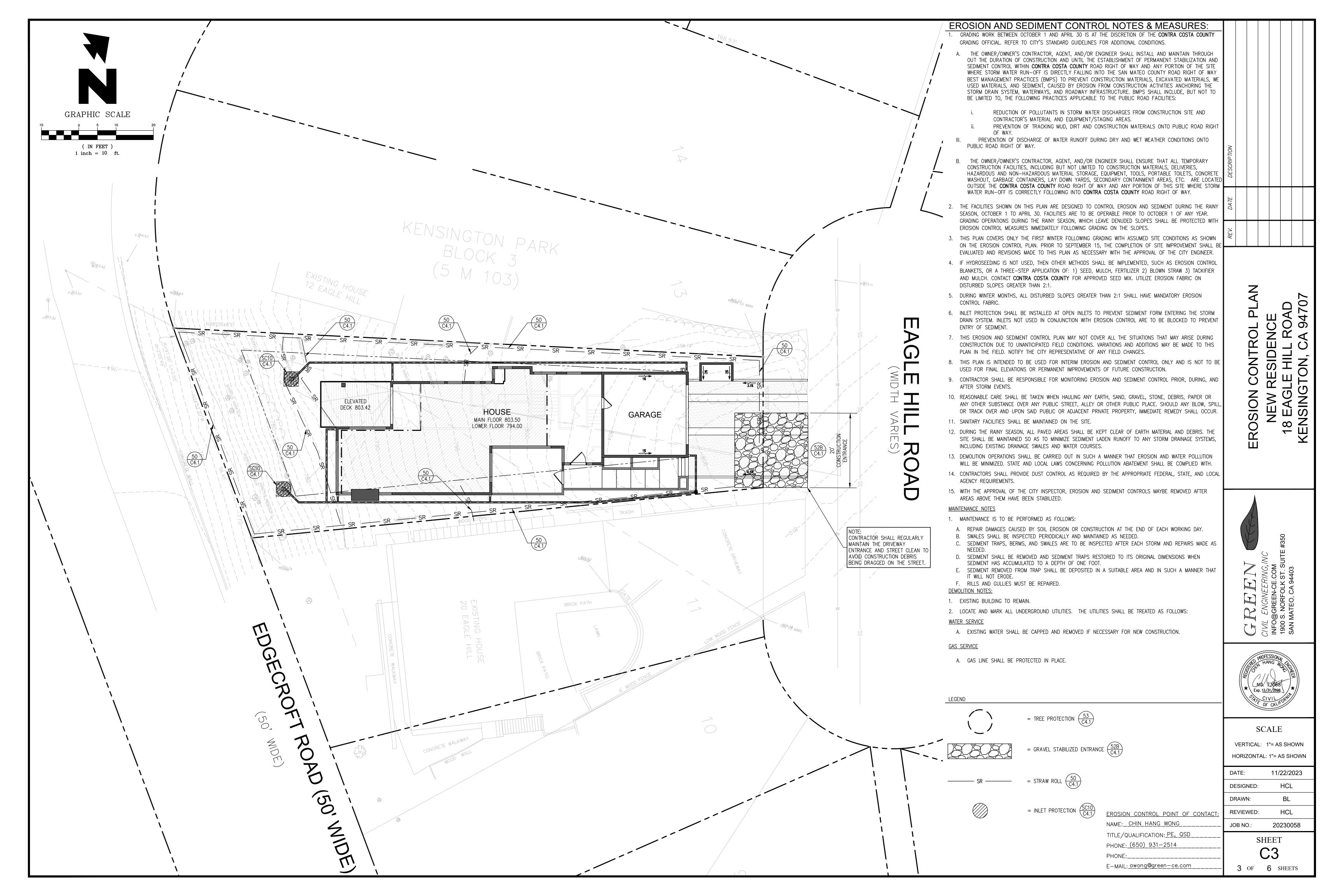
SCALE				
VERTICAL:	1"= AS SHOWN			
HORIZONTAL	: 1"= AS SHOWN			
DATE:	11/22/2023			

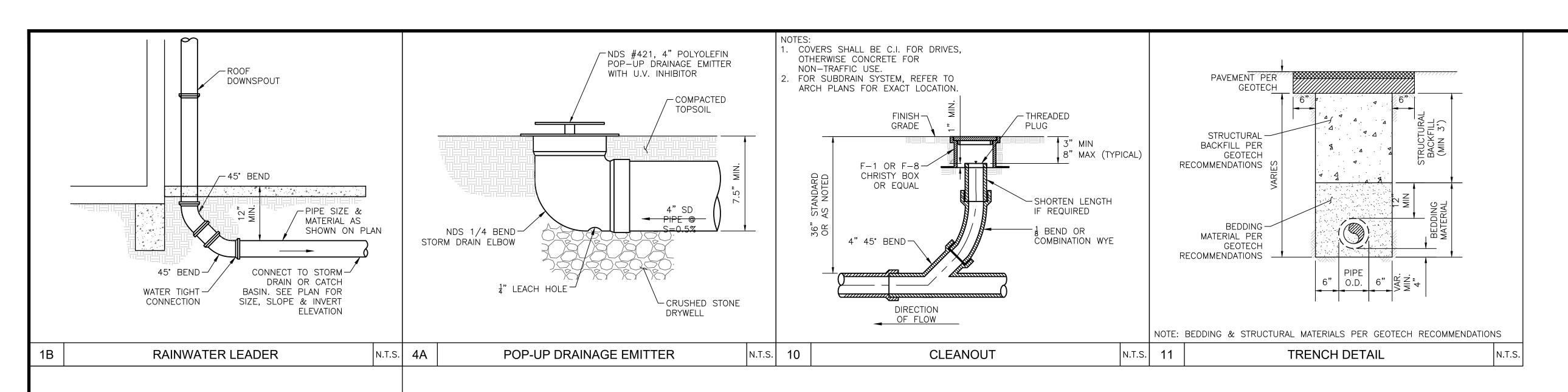
DESIGNED: HCL DRAWN: HCL REVIEWED: JOB NO.: 20230058

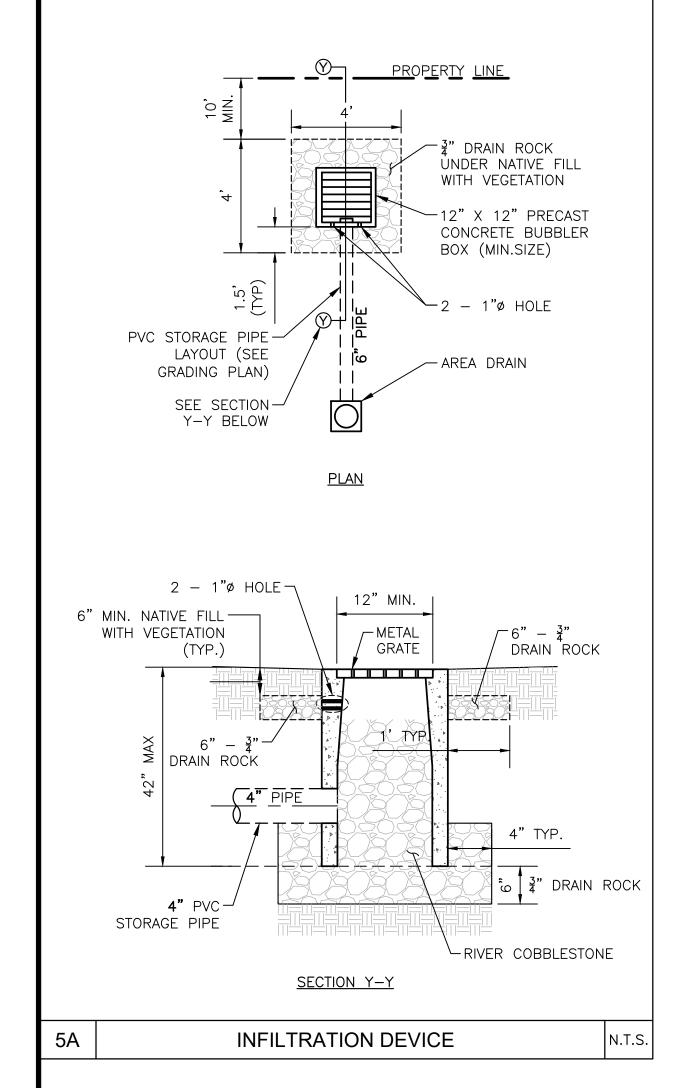
SHEET

1 OF 6 SHEETS



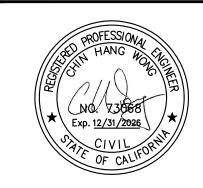












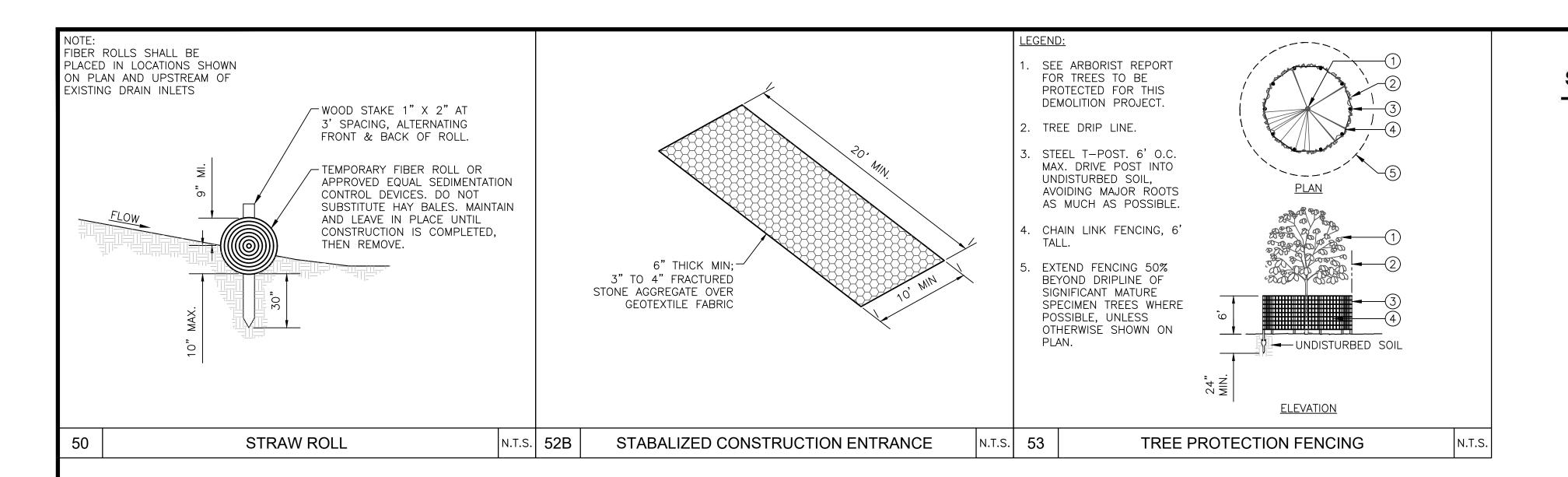
SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2023

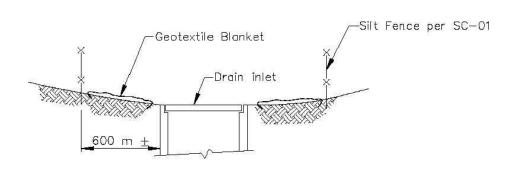
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230058

SHEET **C4.0**4 OF 6 SHEETS

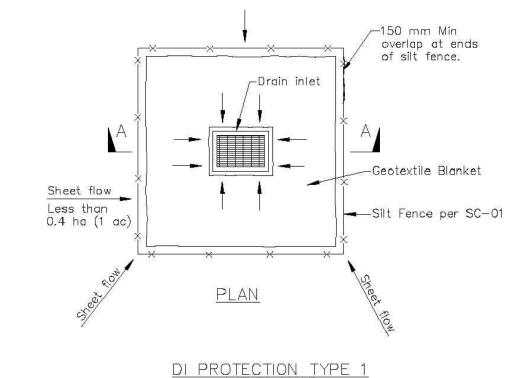


Storm Drain Inlet Protection

SC-10



SECTION A-A



1. For use in areas where grading has been completed and final soil stabilization

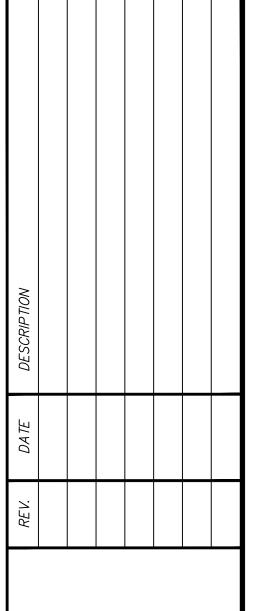
and seeding are pending.

2. Not applicable in paved areas.

3. Not applicable with concentrated flows.



Section 4 Storm Drain Inlet Protection **SC-10** 5 of 7



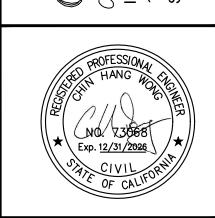
DETAIL SHEET

NEW RESIDENCE

18 EAGLE HILL ROAD

KENSINGTON, CA 94707





SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2023

DESIGNED: HCL

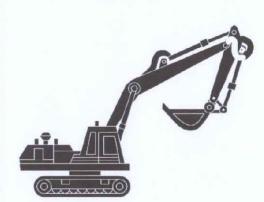
DRAWN: BL

REVIEWED: HCL

JOB NO.: 20230058

SHEET **C4.1**5 OF 6 SHEETS

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- Home builders

Landscaping,

Construction Industry

Gardening, and

Pool Maintenance

Best Management Practices for the

Best Management Practices for the

Swimming pool/spa service and repair

Landscapers

General contractors

Home builders

Developers

Homeowners

Gardeners

 General contractors Developers

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Doing the Job Right

whenever possible).

any onsite cleaning.

Site Planning and Preventive Vehicle

☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.

Do not use diesel oil to lubricate equipment

parts, or clean equipment. Use only water for

Cover exposed fifth wheel hitches and other oily

or greasy equipment during rain events.

Never hose down "dirty" pavement or ☐ Perform major maintenance, repair jobs, and impermeable surfaces where fluids have vehicle and equipment washing off site where spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly ☐ If you must drain and replace motor oil, radiator dispose of absorbent materials.

coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all Sweep up spilled dry materials spent fluids, store in separate containers, and immediately. Never attempt to "wash properly dispose as hazardous waste (recycle

them away" with water, or bury them. Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains

> Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.

Clean up spills immediately when they

Report significant spills to the appropriate local spill response

If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency

Roadwork and

Paving Best Management Practices for the



Best Management Practices for the

agencies immediately.

Road crews

 Driveway/sidewalk/parking lot construction Seal coat contractors

 Operators of grading equipment, paving machines, dump trucks, concrete mixers

Painting and

Application of

 Construction inspectors General contractors

 Home builders Developers

Doing The Job Right

General Business Practices

Develop and implement erosion/sediment control plans for roadway embankments.

Schedule excavation and grading work during

Check for and repair leaking equipment. ☐ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment

repairs at construction sites. ■ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.

☐ Do not use diesel oil to lubricate equipment

parts or clean equipment. Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh

materials from contacting stormwater runoff. Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal

Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

☐ Keep all liquid paint products and wastes

solvents, glues, and cleaning fluids are

away from the gutter, street, and storm

drains. Liquid residues from paints, thinners

nazardous wastes and must be disposed of at

a hazardous waste collection facility (contact

your local stormwater program listed on the

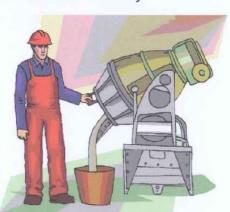
Doing The Job Right

Handling Paint Products

back of this brochure).

Fresh Concrete and Mortar **Application**

Best Management Practices for the Construction Industry



Best Management Practices for the

Masons and bricklayers

Sidewalk construction crews

Patio construction workers Construction inspectors

General contractors

Home builders Developers

Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled hardened concrete as garbage Whenever possible, recycle washout by pumping back into mixers for reuse.

☐ Wash out chutes onto dirt areas at site that do not flow to streets or drains.

Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind. ☐ Secure bags of cement after they are open. Be

sure to keep wind-blown cement powder away

from streets, gutters, storm drains, rainfall, and Do not use diesel fuel as a lubricant on

concrete forms, tools, or trailers

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is

Los Altos Municipal Code Requirements

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or

permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial

processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but no

Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited i

such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A

"threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm

make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural

resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and

A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than on

acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is

necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm

drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would

improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements fo

discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided

No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall an

that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of

disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation

limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically

During Construction

Don't mix up more fresh concrete or cement than you will use in a two-hour

☐ Set up and operate small mixers on tarps or heavy plastic drop cloths. When cleaning up after driveway or

the street or storm drain.

☐ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.

sidewalk construction, wash fines onto

dirt areas, not down the driveway or into

Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.

☐ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.

Never bury waste material. Dispose of small amounts of excess dry concrete. grout, and mortar in the trash

Never dispose of washout into the street, storm drains, drainage ditches, or

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO

Spill Response Agencies

comply with this program, contractors

most comply with the practices described

DIAL 9-1-1

Services:

this drawing sheet.

State Office of Emergency Services Warning Center (24 hours): 800-852-7550 Santa Clara County Environmental Health

(408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195 County of Santa Clara Integrated Waste

Management Program: (408) 441-1198 County of Santa Clara District Attorney

Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County

1-800-533-8414 Recycling Hotline:

Santa Clara Valley Water

(408) 265-2600 Santa Clara Valley Water District Pollution 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

(650) 947-2752

Engineering Department: (650) 947-2780

General Construction **And Site** Supervision

Best Management Practices For Construction



Best Management Practices for the General contractors

- Site supervisors Inspectors Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your ubcontractors or employees

- **General Business Practices** ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage
- Use temporary check dams or ditches to divert
- Protect storm drains with sandbags or other sediment controls
- control for any site Landscaping/Garden Maintenance Use pesticides sparingly, according to instructions on the label. Rinse empty
- containers, and use rinse water as product Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as ☐ Collect lawn and garden clippings, pruning
- waste, and tree trimmings. Chip if necessary ☐ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts vard waste. No curbside pickup of vard waste is available for

Storm Drain Pollution From Landscaping and

commercial properties

Doing The Job Right

Keep an orderly site and ensure good

housekeeping practices are used.

Cover materials when they are not in use.

Keep materials away from streets, storm drains

Ensure dust control water doesn't leave site or

Schedule excavation and grading activities for

plant temporary vegetation or place other

Control the amount of runoff crossing your site

check dams or berms where appropriate.

Make these best management practices

available to everyone who works on the

construction site. Inform subcontractors about

the storm water requirements and their own

Designate one area of the site for auto parking,

vehicle refueling, and routine equipment

Keep materials out of the rain – prevent runoff

maintenance. The designated area should be

well away from streams or storm drain inlets,

bermed if necessary. Make major repairs off

contamination at the source. Cover exposed

sheeting or temporary roofs. Before it rains,

drain to storm drains, creeks, or channels.

Place trashcans and recycling receptacles

Keep pollutants off exposed surfaces.

around the site to minimize litter

piles of soil or construction materials with plastic

sweep and remove materials from surfaces that

Train your employees and subcontractors.

Good Housekeeping Practices

dry weather periods. To reduce soil erosion,

erosion controls before rain begins. Use the

Erosion and Sediment Control Manual, available

from the Regional Water Quality Control Board,

(especially during excavation!) by using berms

or temporary or permanent drainage ditches to

divert water flow around the site. Reduce storm

water runoff velocities by constructing temporary

Advance Planning To Prevent Pollution

Maintain equipment properly.

and drainage channels

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing The Right Job

- ☐ Schedule grading and excavation projects
- runoff away from storm drains.
- Re-vegetation is an excellent form of erosion

Swimming Pool Maintenance

Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or or dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on

☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street. 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further quidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, then recycle/reuse water by draining it oradually onto a landscaped area. Do not use copper-based algaecides

alternatives, such as sodium bromide.

- Filter Cleaning Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose
 - of spent diatomaceous earth in the If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Clean up leaks, drips and other spills

immediately so they do not contaminate

paved surfaces. Use dry cleanup methods

whenever possible. If you must use water

use just enough to keep the dust down.

Cover and maintain dumpsters. Check

dumpster. Never clean out a dumpster by

Set portable toilets away from storm drains.

working order. Check frequently for leaks.

hosing it down on the construction site.

Make sure portable toilets are in good

waste when you order materials. Order

Use recyclable materials whenever

metal, solvents, degreasers, cleared

vegetation, paper, rock, and vehicle

antifreeze, batteries, and tires.

Dispose of all wastes properly. Many

construction materials and wastes.

including solvents, water-based paints,

wood, and cleared vegetation can be

vehicle fluids, broken asphalt and concrete.

recycled. Materials that cannot be recycled

must be taken to an appropriate landfill or

disposed of as hazardous waste. Never

bury waste materials or leave them in the

street or near a creek or stream bed.

☐ In addition to local building permits, you

State's General Construction Activity

Storm water Permit if your construction

site disturbs one acre or more. Obtain

Quality Control Board.

information from the Regional Water

will need to obtain coverage under the

only the amount you need to finish the job.

possible. Arrange for pick-up of recyclable

maintenance materials such as used oil

materials such as concrete, asphalt, scrap

□ Practice Source Reduction -- minimize

Materials/Waste Handling

secured around the outside of the

requently for leaks. Place dumpsters under

roofs or cover with tarps or plastic sheeting

soil or groundwater or leave residue on

Control algae with chlorine or other

Construction Industry

- Graphic artists Dry wall crews

Homeowners

General contractors

Home builders

Developers

Best Management Practices for the

- Paperhangers
- Plasterers

Earth-Moving

Dewatering

Best Management Practices for the

Best Management Practices for the

Dump truck drivers

General contractors

Site supervisors

Home builders

Developers

Bulldozer, back hoe, and grading machine

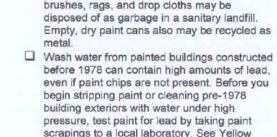
Activities

Construction Industry

- Floor covering installers

Solvents and Adhesives

When thoroughly dry, empty paint cans, used Best Management Practices for the



Pages for a state-certified laboratory. ☐ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains determine whether you may discharge water to

Storm Drain Pollution from

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local Toxic chemicals may come from liquid or solid into storm drains and watercourses.

Doing The Job Right

dry weather.

General Business Practices

□ When refueling or vehicle/equipment

location away from storm drains.

Remove existing vegetation only when

absolutely necessary. Plant temporary

Protect down slope drainage courses, streams

and storm drains with wattles, or temporary

drainage swales. Use check dams or ditches

to divert runoff around excavations. Refer to

the Regional Water Quality Control Board's

Storm Drain Pollution

from Earth-Moving Activities

proper erosion and sediment control

Erosion and Sediment Control Field Manual for

parts, or clean equipment

Practices During Construction

the sanitary sewer, or if you must send it offsite for disposal as hazardous waste

Paints, Solvents, and Adhesives creeks, San Francisco Bay, and the Pacific Ocean products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing

Schedule excavation and grading work during

Perform major equipment repairs away from the

maintenance must be done on site, designate a

state-certified contractor When stripping or cleaning building

Paint Removal

Never wash excess material from

exposed- aggregate concrete or similar

treatments into a street or storm drain

Collect and recycle, or dispose to dirt

☐ Cover stockpiles (asphalt, sand, etc.)

plastic sheets and berms.

catch drips when not in use.

and other construction materials with

plastic tarps. Protect from rainfall and

prevent runoff with temporary roofs or

Park paving machines over drip pans or

Clean up all spills and leaks using "dry"

methods (with absorbent materials

and/or rags), or dig up, remove, and

Collect and recycle or appropriately

Avoid over-application by water trucks

Asphalt/Concrete Removal

Avoid creating excess dust when

contact with rainfall or runoff.

☐ When making saw cuts, use as little

breaking asphalt or concrete.

After breaking up old pavement, be sure

water as possible. Shovel or vacuum

Cover or protect storm drain inlets

during saw-cutting. Sweep up, and

properly dispose of, all residues.

Sweep, never hose down streets to

clean up tracked dirt. Use a street

vacuumed liquor in storm drains.

Painting Cleanup

sweeper or vacuum truck. Do not dump

☐ Never clean brushes or rinse paint

drain, French drain, or stream.

For water-based paints, paint out

containers into a street, gutter, storm

brushes to the extent possible, and rinse

into a drain that goes to the sanitary

sewer. Never pour paint down a storm

☐ For oil-based paints, paint out brushes to

the extent possible and clean with thinner

or solvent in a proper container. Filter and

reuse thinners and solvents. Dispose of

excess liquids and residue as hazardous

Paint chips and dust from non-hazardous

and disposed of as trash

dry stripping and sand blasting may be

Chemical paint stripping residue and chips

and dust from marine paints or paints

containing lead, mercury or tributyl tin

Lead based paint removal requires a

swept up or collected in plastic drop cloths

must be disposed of as hazardous wastes.

saw-cut slurry and remove from the site.

to remove all chunks and pieces. Make

sure broken pavement does not come in

properly dispose of contaminated soil.

dispose of excess abrasive gravel or

absorbent material (cloth, rags, etc.) to

exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may Recycle/Reuse Leftover Paints Whenever Possible

be required to assist the wastewater treatment authority in making its decision.

Recycle or donate excess water-based (latex) paint, or return to supplier. Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.

Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

secured tarps or plastic sheeting. **Dewatering Operations**

☐ Check for odors, discoloration, or an oily sheen on groundwater. Call your local wastewater treatment agency and ask whether the groundwater

☐ Do not use diesel oil to lubricate equipment allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may vegetation for erosion control on slopes or be required to collect and haul pumped where construction is not immediately planned.

less than 20 gallons per minute, you may pump water to the street or storm drain. If the pumping time is more than 24 hours

for filtering include

with gravel;

to discharge.

and Dewatering Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff rossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in

the Santa Clara Valley. Depending on soil types and

sites may be contaminated with toxics (such as oil or

solvents) or laden with sediments. Any of these

pollutants can harm wildlife in creeks or the Bay, or

Discharging sediment-laden water from a

dewatering site into any water of the state

without treatment is prohibited.

interfere with wastewater treatment plant operation.

site history, groundwater pumped from construction

☐ Cover stockpiles and excavated soil with 1. Check for Toxic Pollutants

must be tested. ☐ If contamination is suspected, have the water tested by a certified laboratory. Depending on the test results, you may be

groundwater offsite for treatment and disposal at an appropriate treatment 2. Check for Sediment Levels ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is

and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance. If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options

Pumping through a perforated pipe

Pumping from a bucket placed below

sunk part way into a small pit filled

water level using a submersible pump; Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR

pump water through a grassy swale prior

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

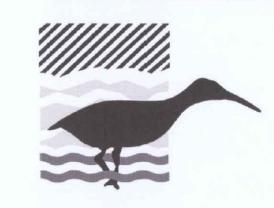
threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

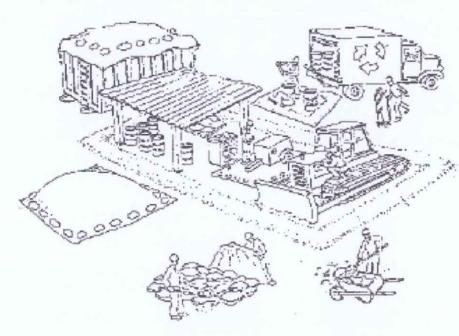
of the plan shall be in accordance with guidelines published by the city engineer

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY:	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF SHEETS	DRAWING NO:

Criminal and judicial penalties can be assessed for non-compliance. Building Department: Blueprint for a Clean Bay

Santa Clara

DESIGNED BY: LARRY LIND	APPROVED BY:	CI	TTY OF LOS ALTOS	DATE: OCTOBER, 200
DRAWN BY: VICTOR CHEN	CITY ENGINEER		48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF	SHEETS	DRAWING NO:

AD 470 BMP NOIL





SCALE VERTICAL: 1"= AS SHOWN HORIZONTAL: 1"= AS SHOWN

11/22/2023 DATE: DESIGNED: DRAWN: REVIEWED: JOB NO.: 20230058

SHEET

6 OF 6 SHEETS