| P | |
|---|--|
| | |
| | |

PHOTOS OF EXISTING PROPERTY





| 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: | | 480 SQ.FT. 1,765 SQ.FT. 905 SQ.FT. 374 SQ.FT. |
| TOTAL GROSS FLOOR AREA: | | 3,524 SQ.FT. |
| TOTAL LANDSCAPE AREA | | 1,892 SQ.FT. (INCLUDING HARDSCAPE AREA) |
| TOTAL IMPERVIOUS AREA | | 3,362 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 |
| | | |

| Α | AMOUNT OF EARTHWORK TO BE IMPORT: 25 CUBIC YARD: | | |
|---|--|---|---|
| | | MINIMUM SETBACK ALLOWED | PROPOSED |
| F | FRONT YARD (NORTH): | 20'-0" | 22'-0" |
| 9 | SIDE YARD (WEST): | AGGREGATE SIDE YARD WIDTH OF AT LEAST EIGHT FEET. | AT WORST CASE THE AGGREGATE SIDE YARD WIDTH IS 15'-0" (NO POINT ALONG SIDE YARD IS LESS |
| g | SIDE YARD (EAST): | NO SIDE YARD SHALL BE LESS THAN THREE FEET WIDE. | THAN THREE FEET WIDE). |
| F | REAR YARD (SOUTH): | 15'-0" | 25'-2" |
| | | · | · |

GENERAL NOTES

I. 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 CONSTRUCTION SURVEYS INCLUDING BUT NOT LIMITED TO EXISTING HVAC DUCTS, PLUMBING AND ELECTRICAL LINES.

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 A0.3

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

PROJECT DIRECTORY

CLIENT/ OWNER TIMOTHY AND CATHY LO 20 EAGLE HILL ROAD KENSINGTON, CA 94707 v. 510.409.9365 e. CATHY.LEUNGE@GMAIL.COM CONTACT: CATHY LO

1057 HUBERT ROAD OAKLAND, CA 94610 v. 510.393.9699 e. JACK@JBACKUSARCHITECTS.COM CONTACT: JACK BACKUS

JACK BACKUS ARCHITECTS

ARCHITECT

CIVIL SHEETS

C4.0 DETAIL SHEET

C4.I DETAIL SHEET

UTILITY PLAN

C5 CONSTRUCTION BMPS

C2

GRADING AND DRAINAGE PLAN

EROSION CONTROL PLAN

1900 S. NORFOLK ST., SUITE 350 SAN MATEO, CA 94403 v. 650.888.5937

e. HLEE@GREEN-CE.COM CONTACT: HON-CHEONG LEE

CIVIL ENGINEER

GREEN CIVIL ENGINEERING, INC.

(6 SHEETS ISSUED)

18 EAGLE HILL

NEW RESIDENCE

JACK BACKUS

ARCHITECTS

ROAD

18 Eagle Hill Road

APN: 571070010

1057 Hubert Road

Oakland, CA 94610

ph. 510.393.9699

Kensington, CA 94707

ISSUES AND REVISIONS

12.01.2024 DESIGN REVIEW SET 2. 04.29.2025 DESIGN REVIEW SET REVISIONS

SHEET TITLE

PROJECT INFORMATION

SCALE AS NOTED

SHEET NUMBER

SCOPE OF WORK TO INCLUDE:

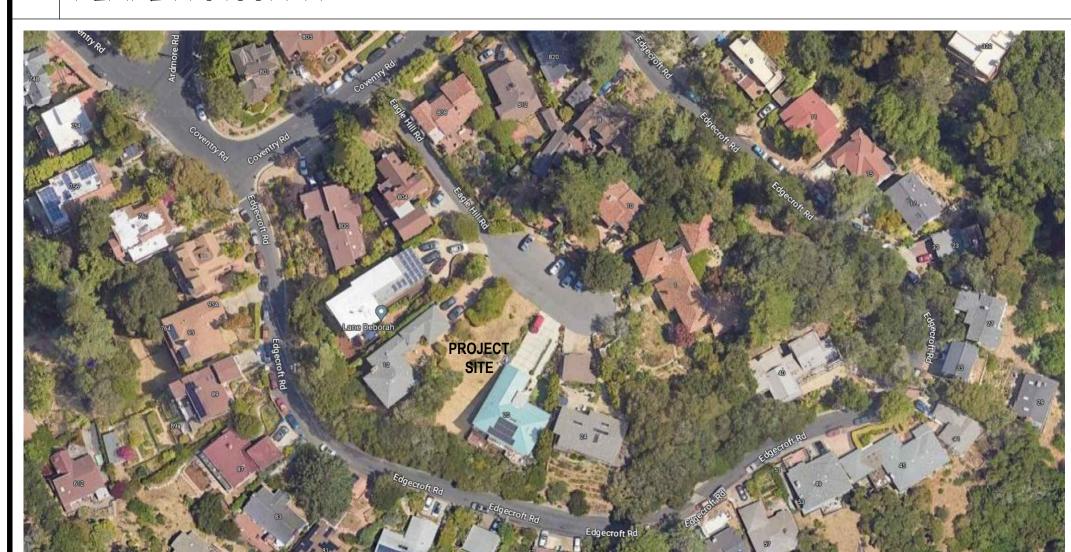
PROJECT SCOPE

CONSTRUCTION OF A NEW 2 STORIES 3,524 SQ.FT. (GROSS FLOOR AREA) 3 BEDROOMS AND 2 1/2 BATHS SINGLE FAMILY HOME.

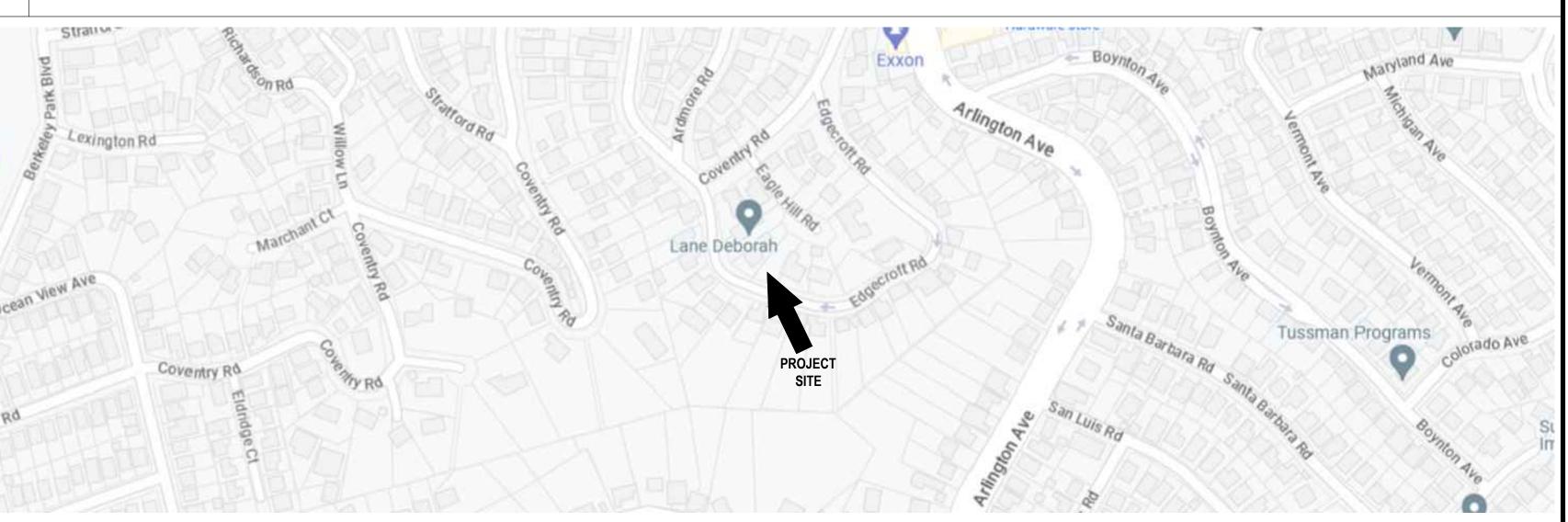
CODE COMPLIANCE NOTES

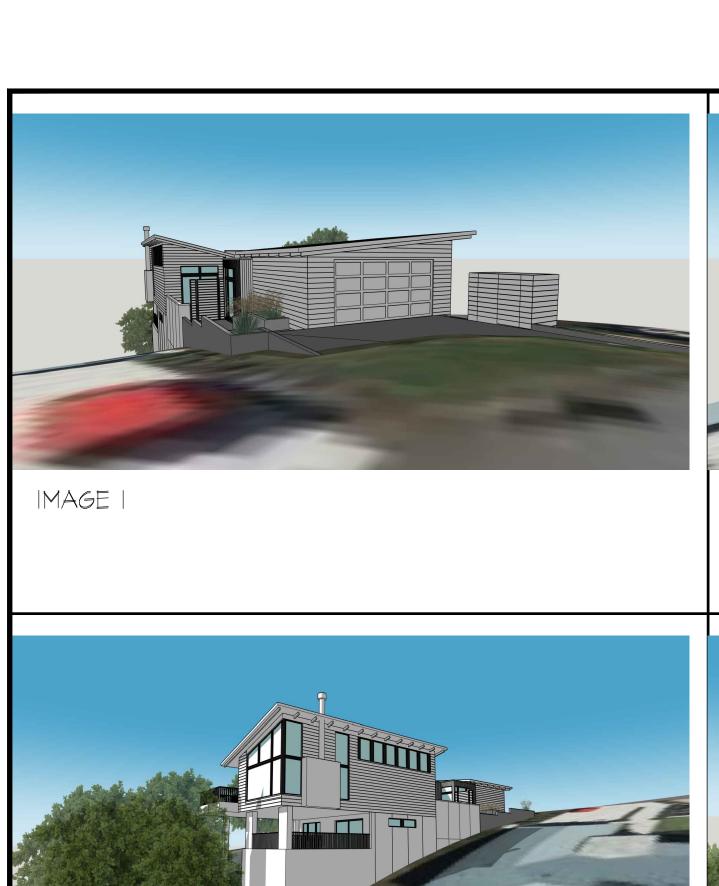
ALL CONSTRUCTION, REGARDLESS OF DETAILS ON PLANS, SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA BUILDING ENERGY STANDARDS AND 2022 CALGREEN

AERIAL PHOTOGRAPH



VICINITY MAP











18 EAGLE HILL ROADNEW 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 12.01.2024 DESIGN REVIEW SET
 04.29.2025 DESIGN REVIEW SET REVISIONS





SCALE AS NOTED

SHEET TITLE

IMAGE 3



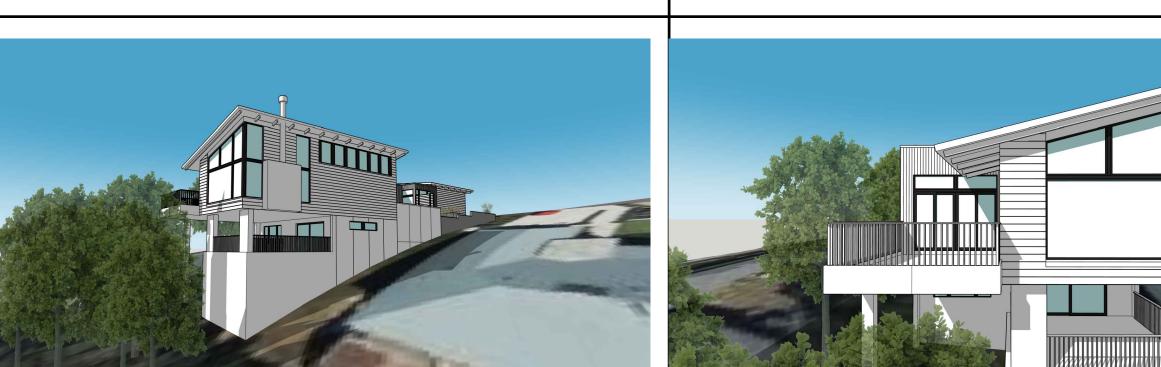


IMAGE 6



IMAGE 7



IMAGE 9 IMAGE 10







IMAGE II



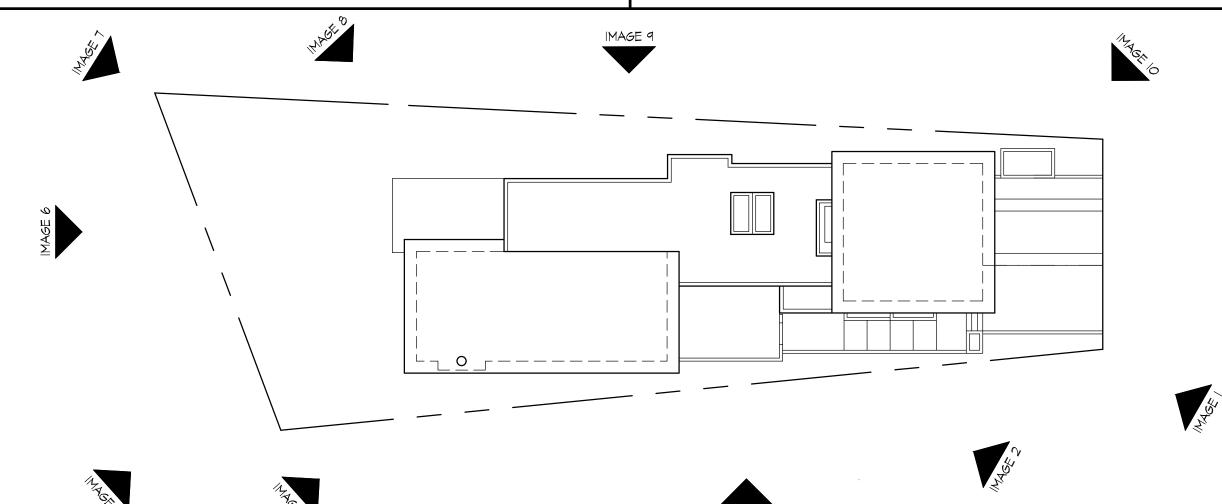


IMAGE 12

IMAGE 13

IMAGE 5

IMAGE 14

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JACK BACKUS ARCHITECTS

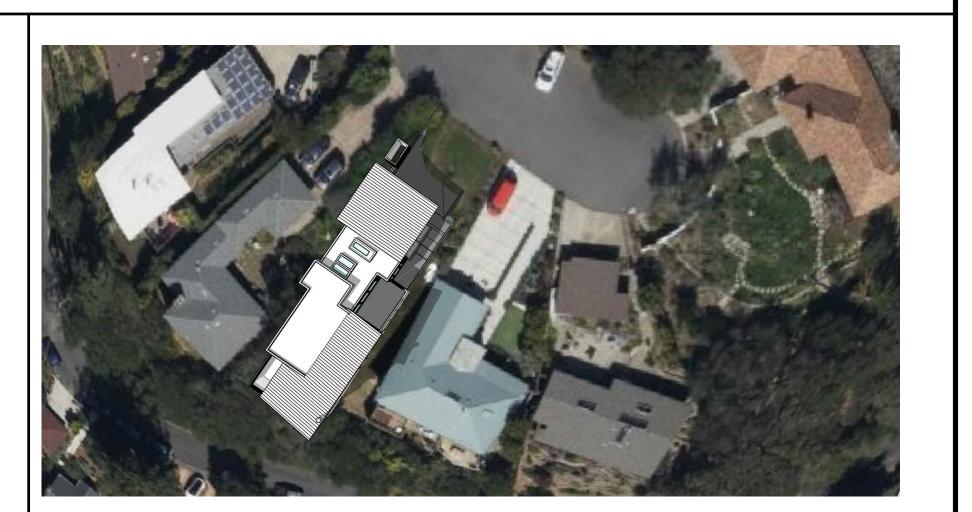
1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



ISSUES AND REVISIONS

NO. DATE DESCRIPTION

1. 12.01.2024 DESIGN REVIEW SET
2. 04.29.2025 DESIGN REVIEW SET REVISIONS



SOLAR ACCESS IMPACT AT NOON SPRING EQUINOX

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



scale AS NOTED

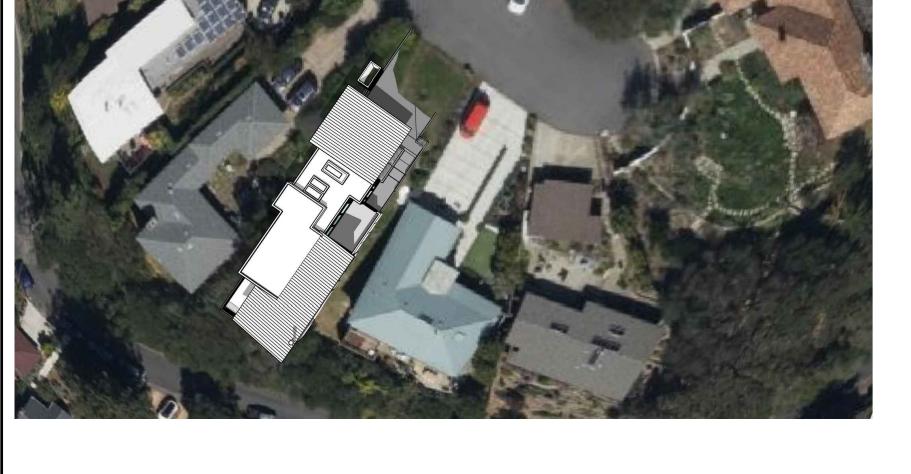
SHEET NUM

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

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





SOLAR ACCESS IMPACT AT NOON FALL EQUINOX

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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

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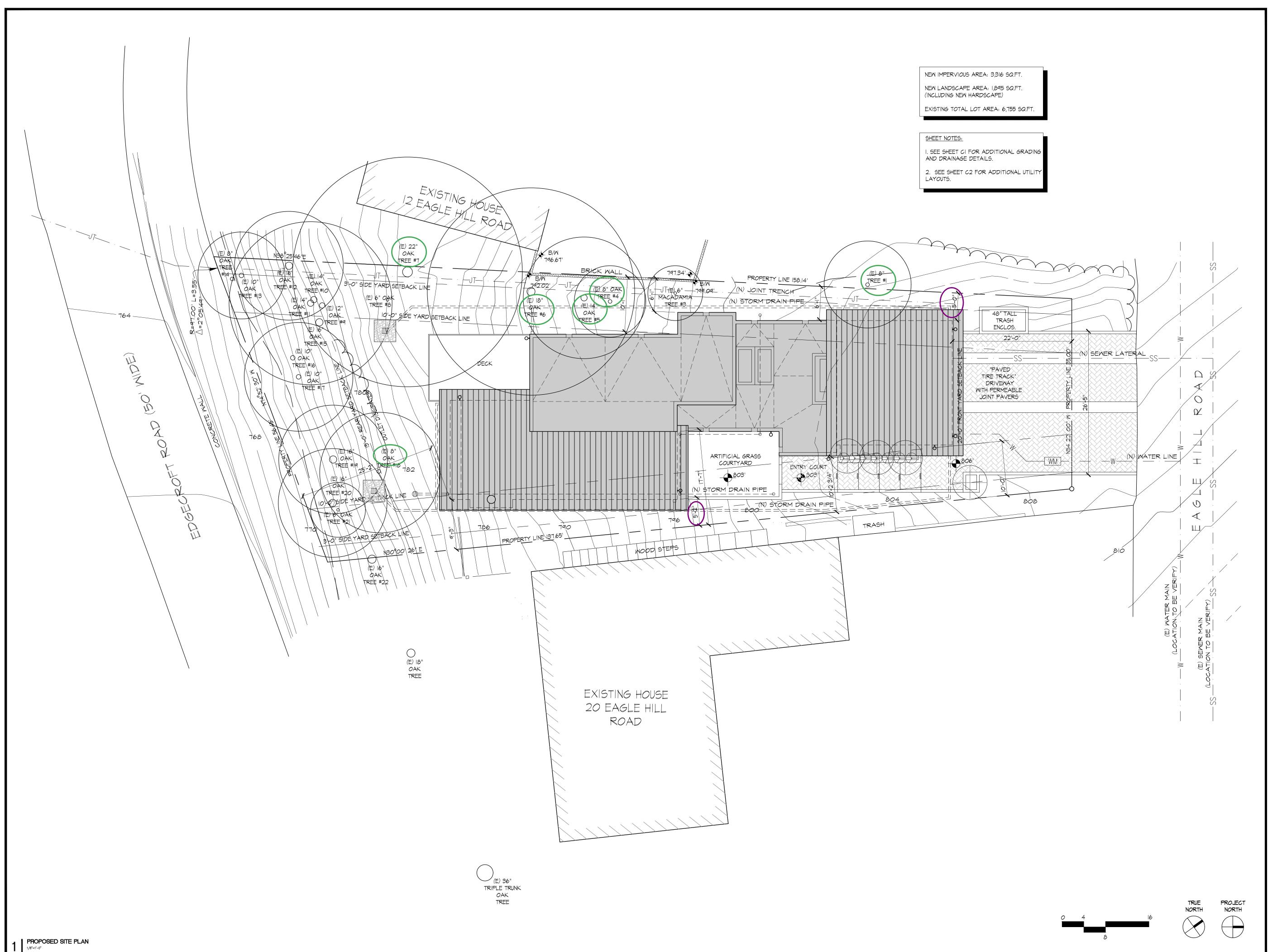
SHEET TITLE

EXISTING SITE PLAN

1/8" = 1'-0"

SHEET NUMBER

A1.



18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



DATE DESCRIPTION ISSUES AND REVISIONS

1. 12.01.2024 DESIGN REVIEW SET
2. 04.29.2025 DESIGN REVIEW SET REVISIONS

SHEET TITLE

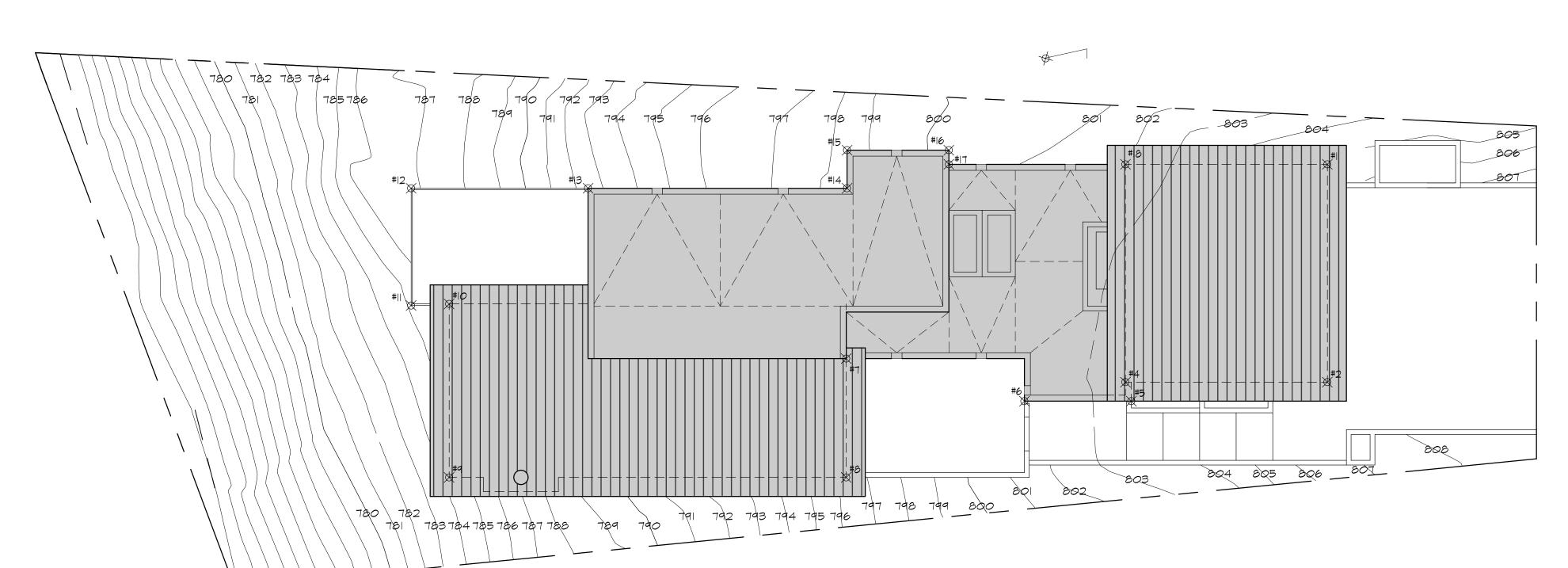
PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

SHEET NUMBER

A12

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| LOCATION # | NATURAL GRADE ELEVATION (+/-) | FINISHED GRADE ELEVATION (+/-) | PEAK ELEVATION | DISTANCE FROM NATURAL GRADE TO PEAK ELEVATION | DISTANCE FROM FINISHED GRADE TO PEAK ELEVATIO |
|------------|-------------------------------------|--------------------------------------|-------------------|---|---|
| # | EL: 805.25' | EL: 805.25' | EL: 817.25' | 12.00' | 12.00' |
| #2 | EL: 807.25' | EL: 806.00' | EL: 815.33' | 8.08' | 9.33' |
| · | | | | | |
| #4 | EL: 803.83' | EL: 803.50' | EL: 815.33' | 11.50' | 11.83' |
| #5 | EL: 803.75' | EL: 803.00' | EL: 814.25' | 10.50' | 11.25' |
| #6 | EL: 801.581 | EL: 803.00' | EL: 814.25' | 12.67' | 11.25' |
| #7 | EL: 797.90' | EL: 803.00' | EL: 816.00' | 18.10' | 13.00' |
| #8 | EL: 796.45' | EL: 796.45' | EL: 818.50' | 22.05' | 22.05' |
| #9 | EL: 784.27' | EL: 784.27' | EL: 818.50' | 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: 8 6.00' | 17.51' | 17.51' |
| #15 | EL: 798.40' | EL: 798.40' | EL: 816.00' | 17.60' | 17.60' |
| # 6 | 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' |
| # 8 | EL: 802.04' | EL: 802.04' | EL: 817.25' | 15.21' | 15.21' |

18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

JACK BACKUS ARCHITECTS

1057 Hubert Road Oakland, CA 94610 ph. 510.393.9699



NO. DATE DESCRIPTION

1. 12.01.2024 DESIGN REVIEW SET
2. 04.29.2025 DESIGN REVIEW SET REVISIONS

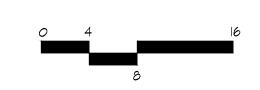
SHEET TITLE

PROPOSED MAXIMUM HEIGHT CALCULATIONS

1/8" = 1'-0"

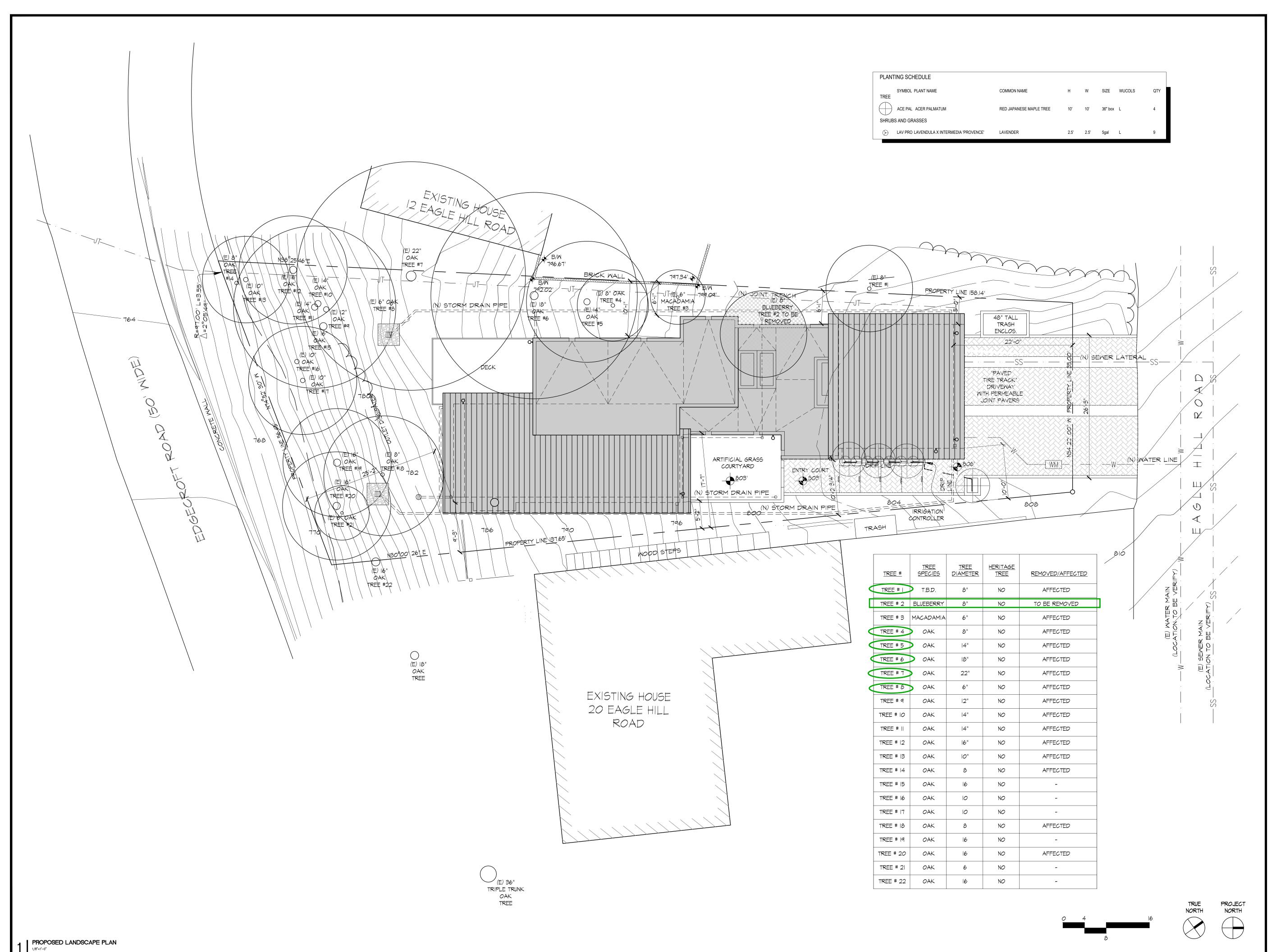
SHEET NUMBER

Δ1









18 Eagle Hill Road Kensington, CA 94707 APN: 571070010

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SHEET TITLE

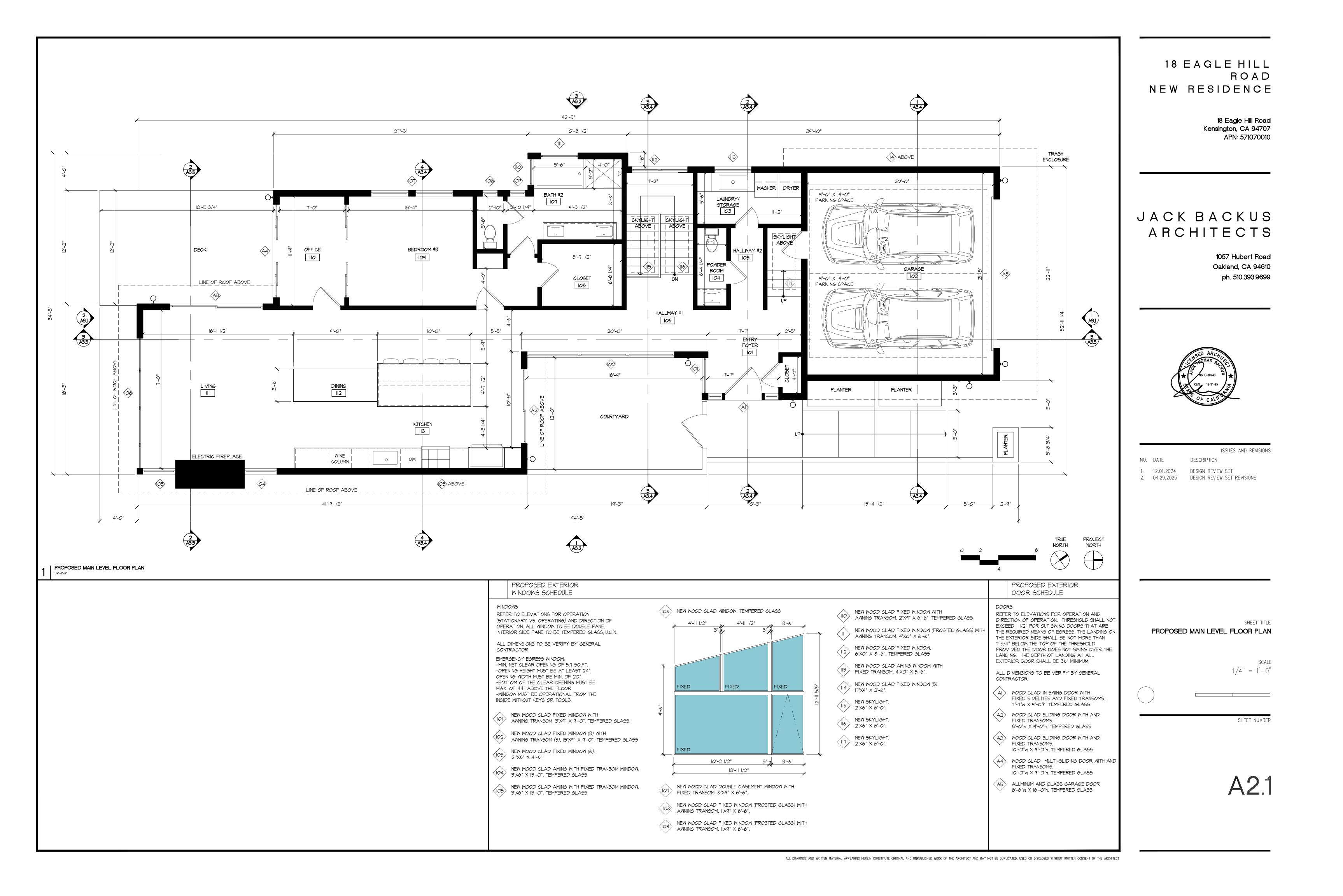
PROPOSED LANDSCAPE PLAN

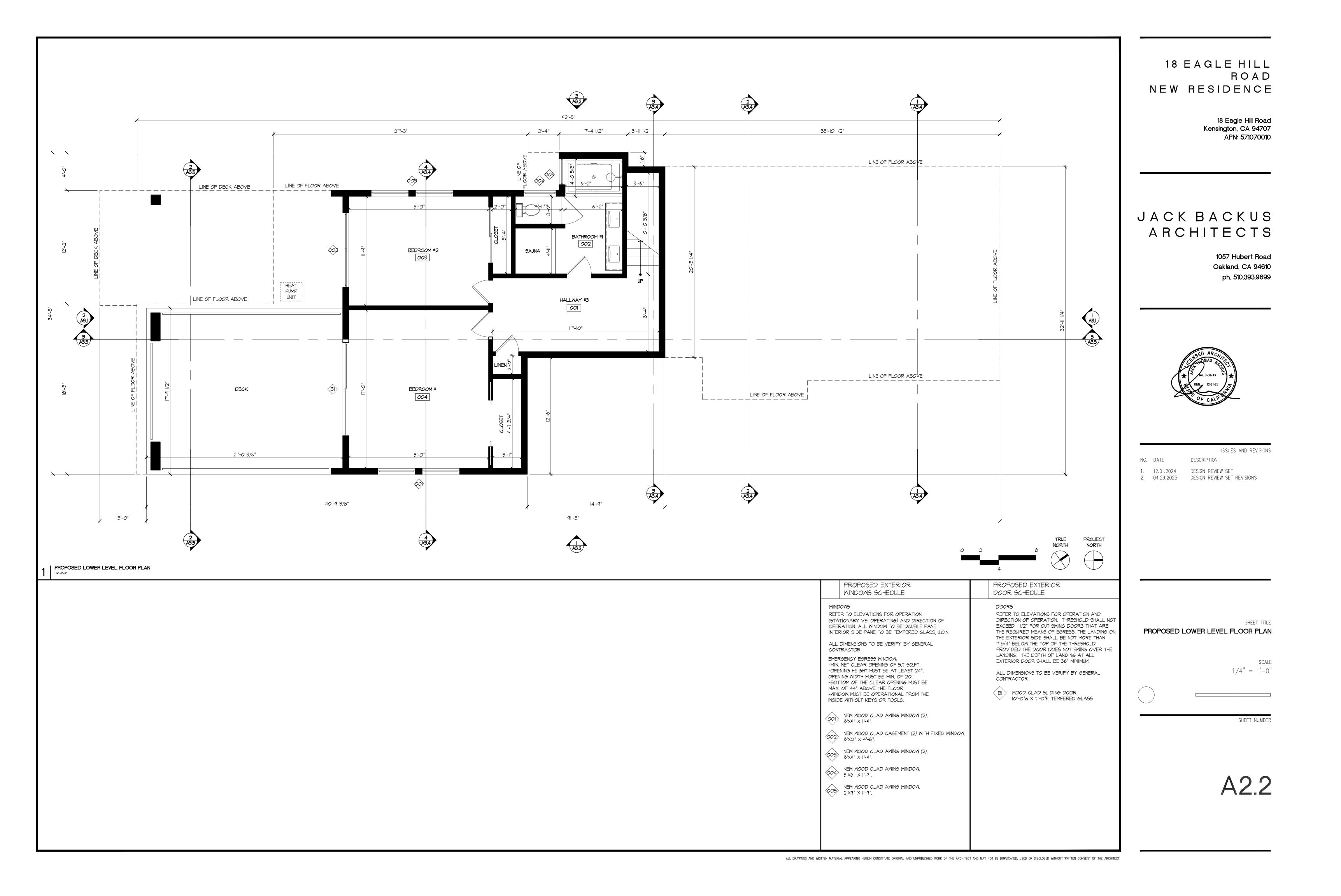
1/8" = 1'-0"

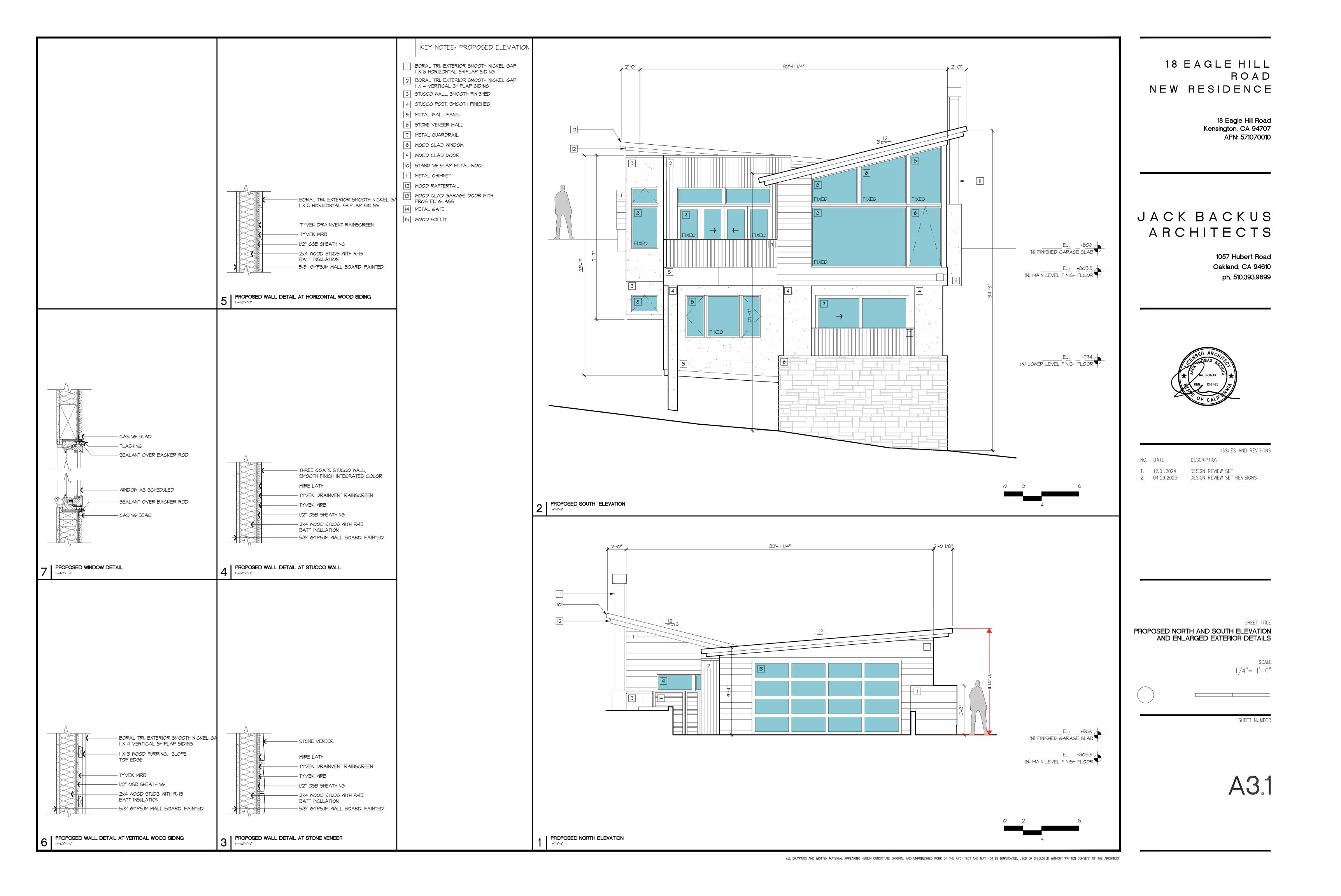
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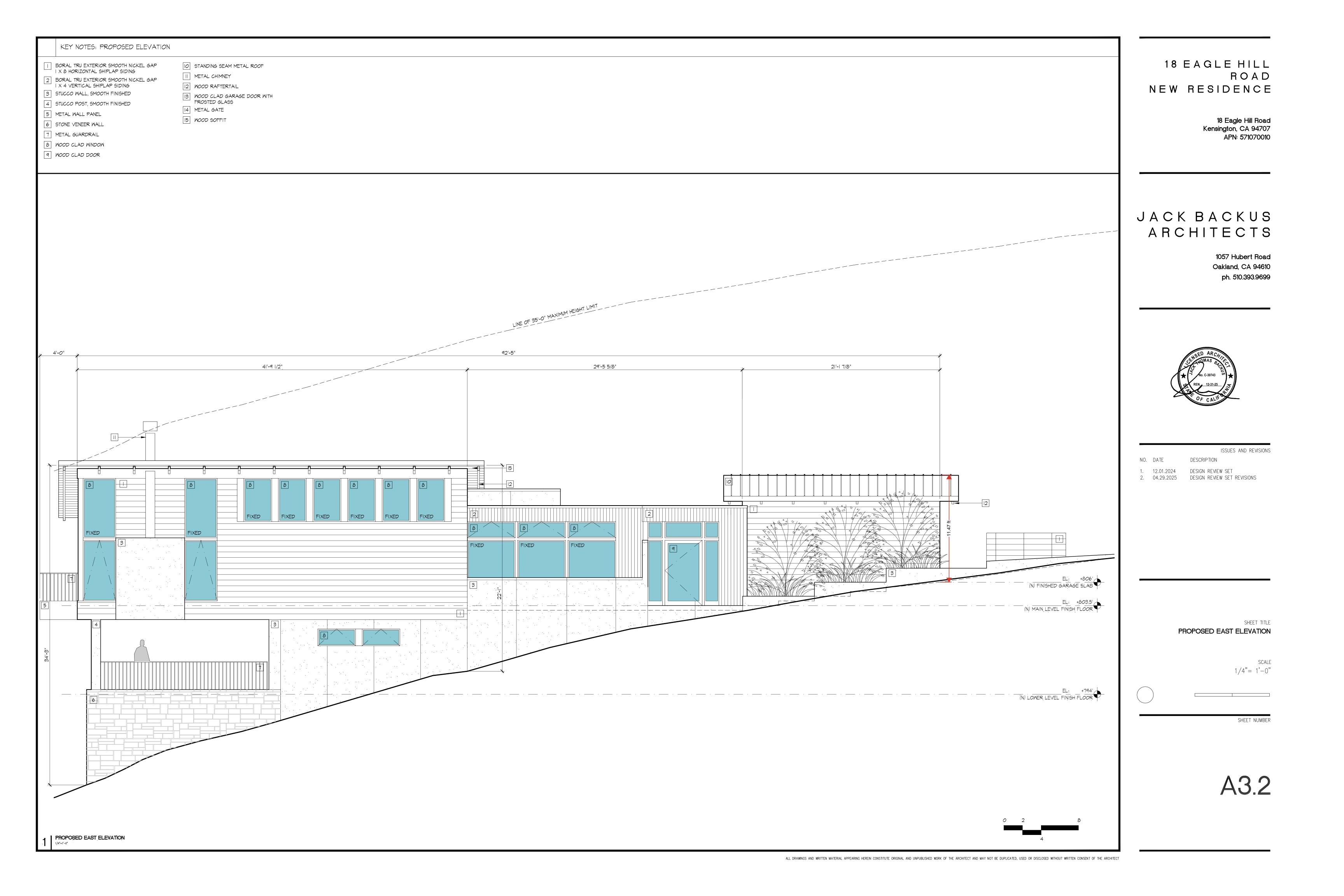
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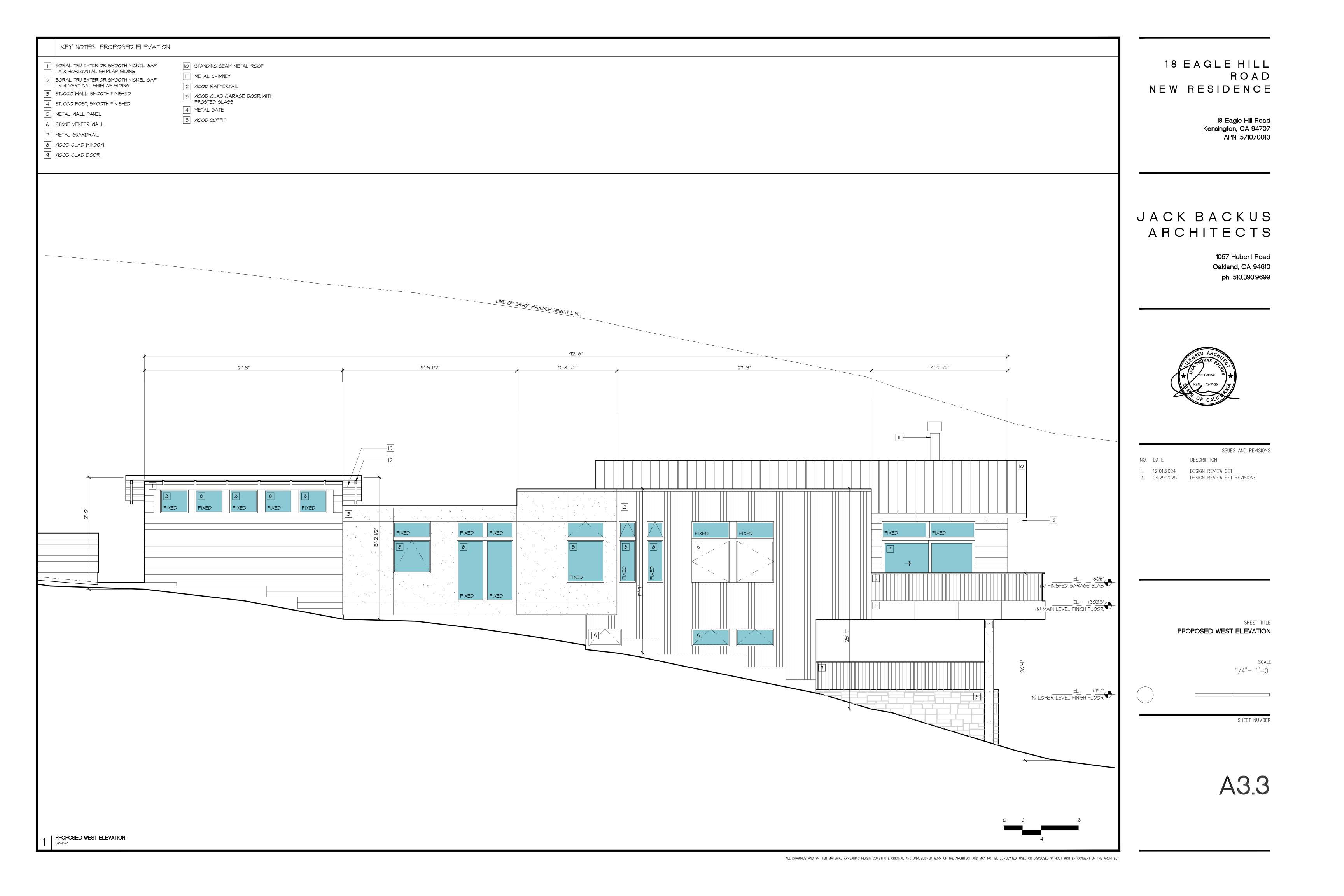
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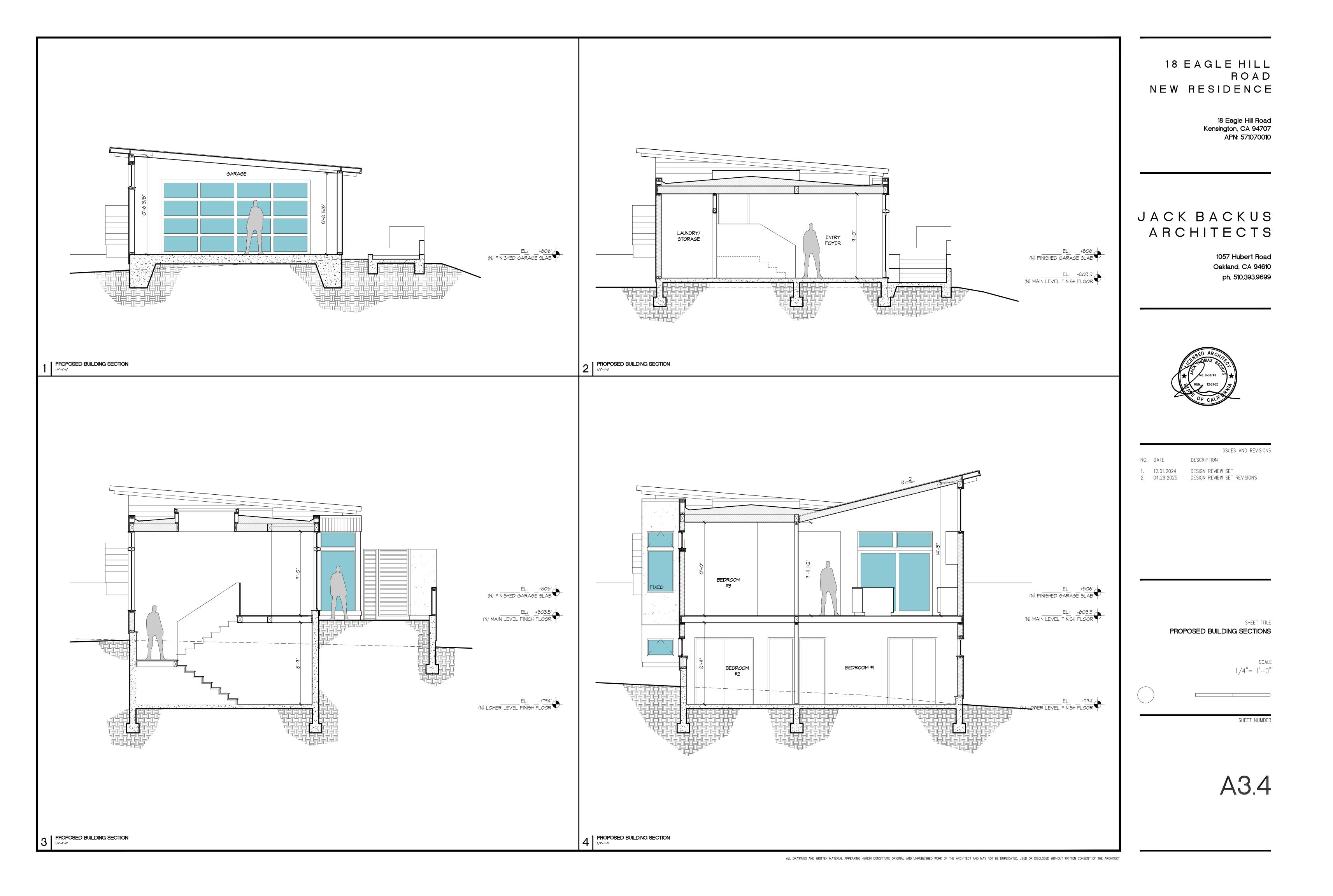


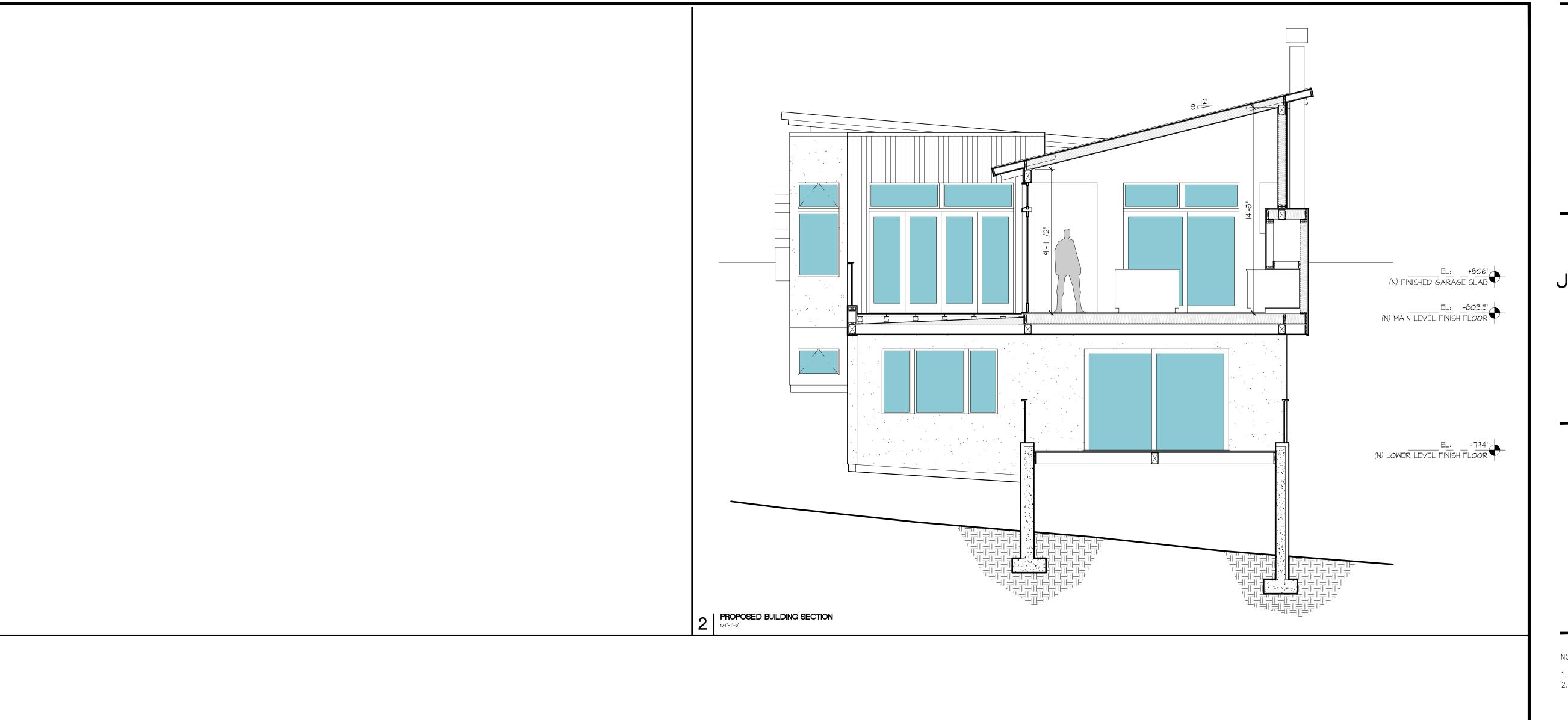








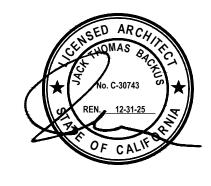




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ISSUES AND REVISIONS

NO. DATE DESCRIPTION

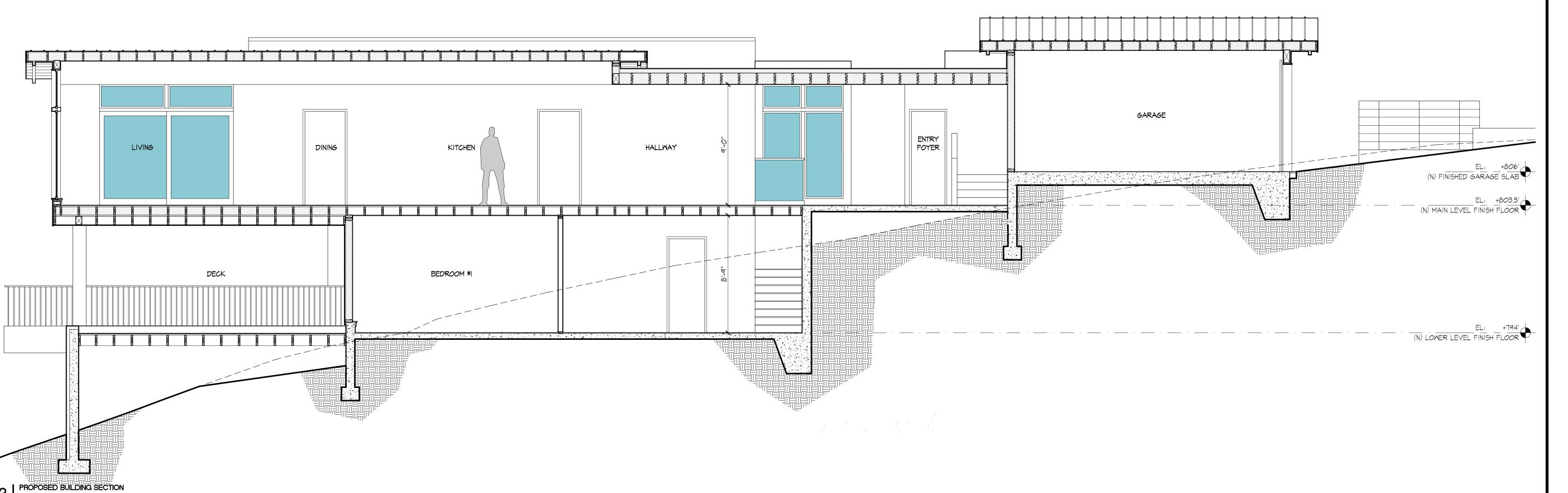
1. 12.01.2024 DESIGN REVIEW SET
2. 04.29.2025 DESIGN REVIEW SET REVISIONS

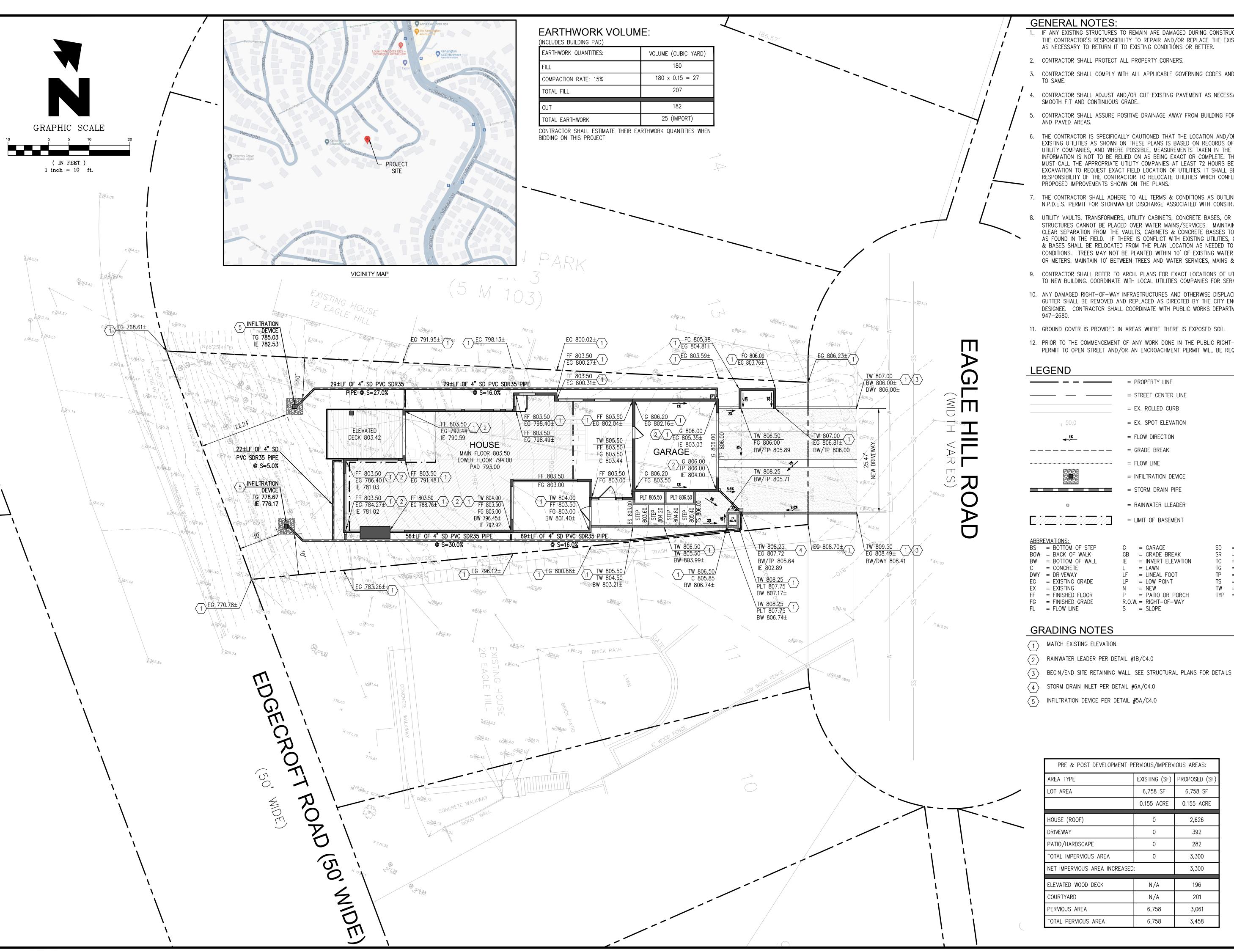
SHEET TITLE PROPOSED BUILDING SECTIONS

SCALE 1/4"= 1'-0"

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A3.5





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.

= PROPERTY LINE = STREET CENTER LINE = EX. ROLLED CURB = EX. SPOT ELEVATION = FLOW DIRECTION **→1%**

____ = GRADE BREAK = FLOW LINE

= STORM DRAIN PIPE = RAINWATER LLEADER

= LIMIT OF BASEMENT

BS = BOTTOM OF STEPBOW = BACK OF WALK BW = BOTTOM OF WALL C = CONCRETEDWY = DRIVEWAYEG = EXISTING GRADEEX = EXISTING

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

N = NEWP = PATIO OR PORCHR.O.W. = RIGHT-OF-WAYS = SLOPE

EXISTING (SF) | PROPOSED (SF

6,758 SF

0.155 ACRE

2,626

392

282

3,300

3,300

196

201

3,061

3,458

6,758 SF

0.155 ACRE

0

N/A

N/A

6,758

6,758

= INFILTRATION DEVICE

SD = STORM DRAINSR = STRAW ROLLTC = TOP OF CURBTG = TOP OF GRATETP = TOP OF PAVEMENT TS = TOP OF STEP

TW = TOP OF WALLTYP =TYPICAL

)AD

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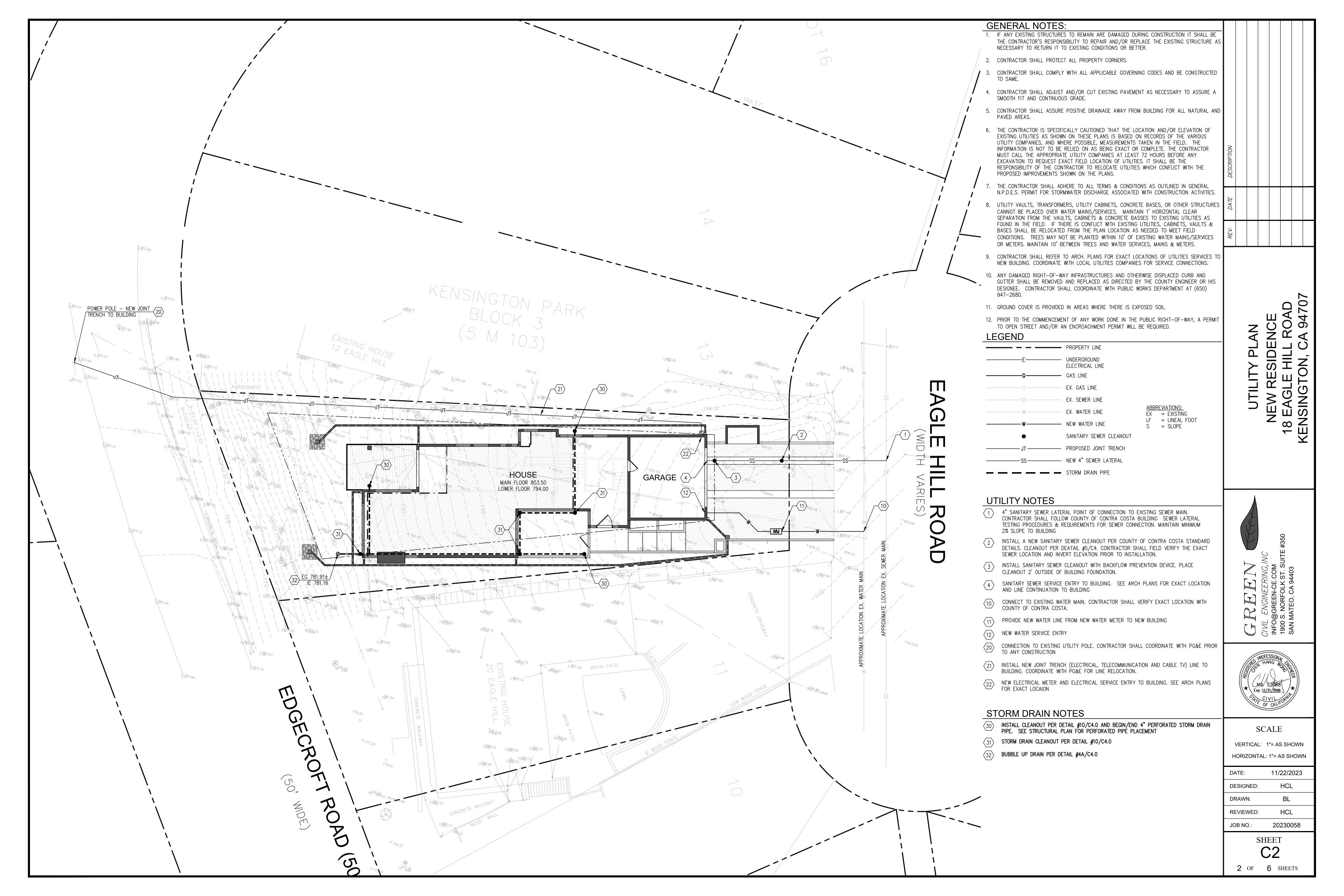


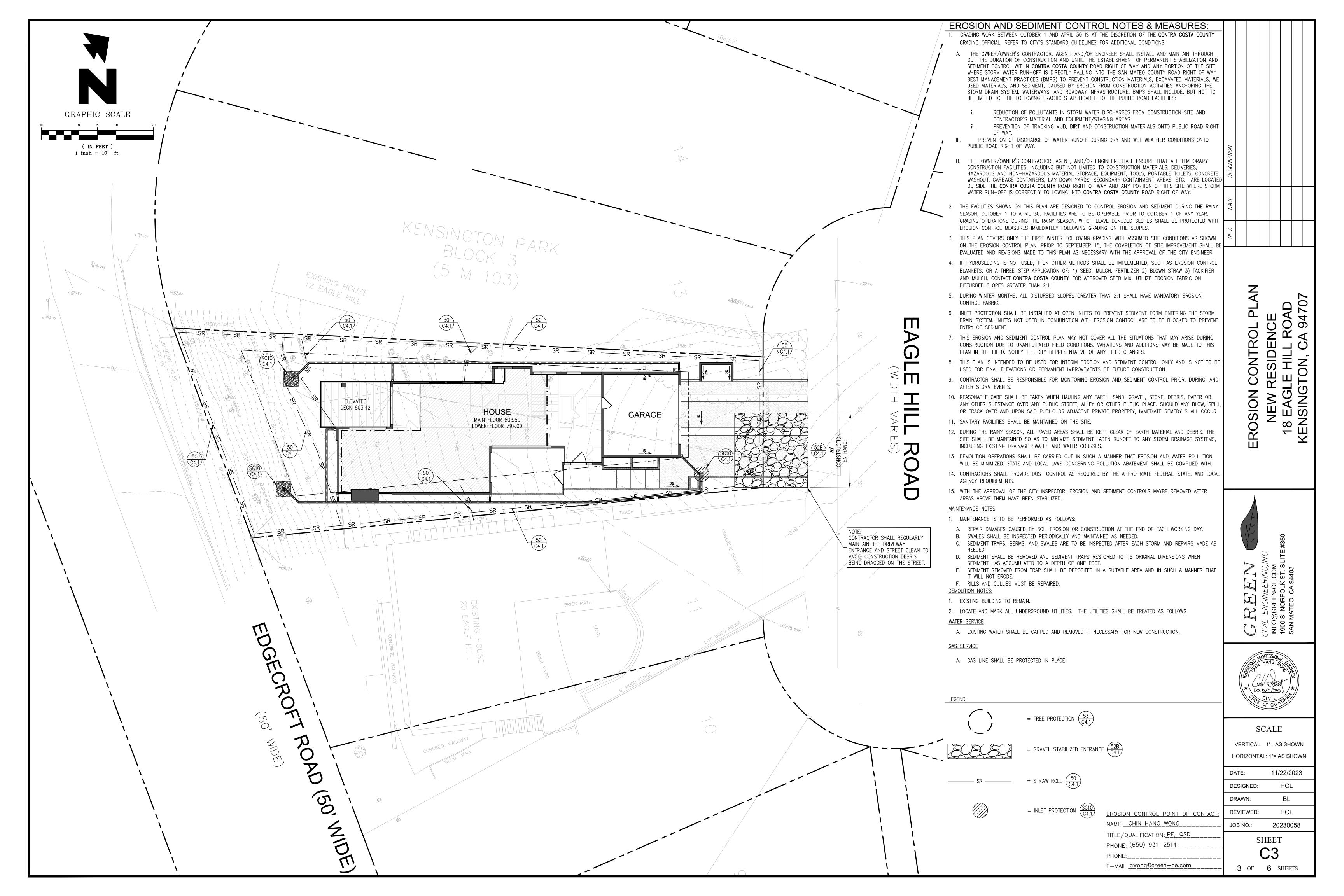
| SCALE |
|--------------------------|
| VERTICAL: 1"= AS SHOWN |
| HORIZONTAL: 1"= AS SHOWN |
| |

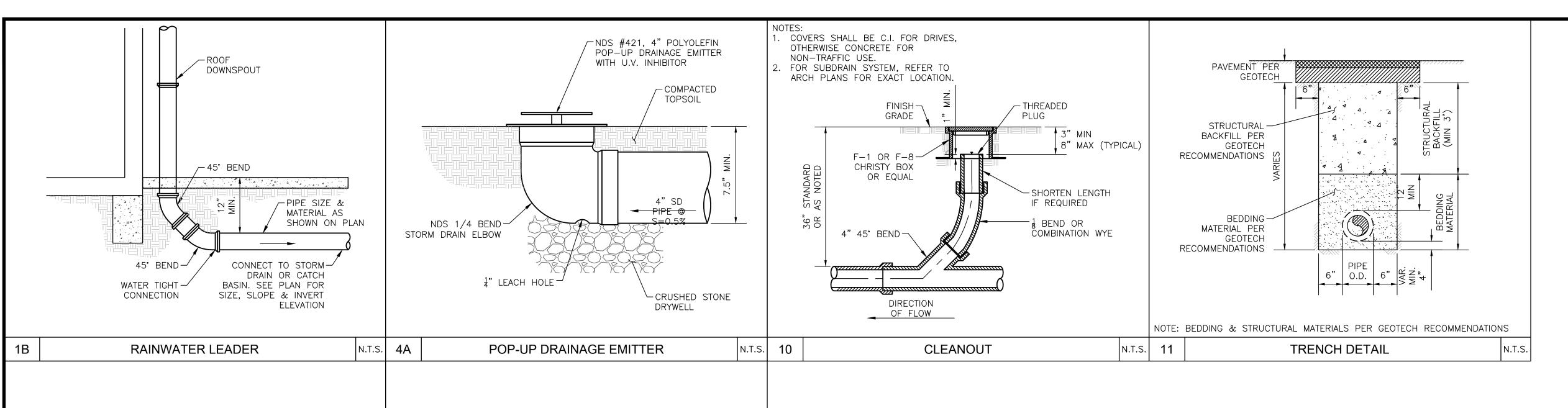
DATE: 11/22/2023 DESIGNED: HCL DRAWN: HCL REVIEWED: JOB NO.: 20230058

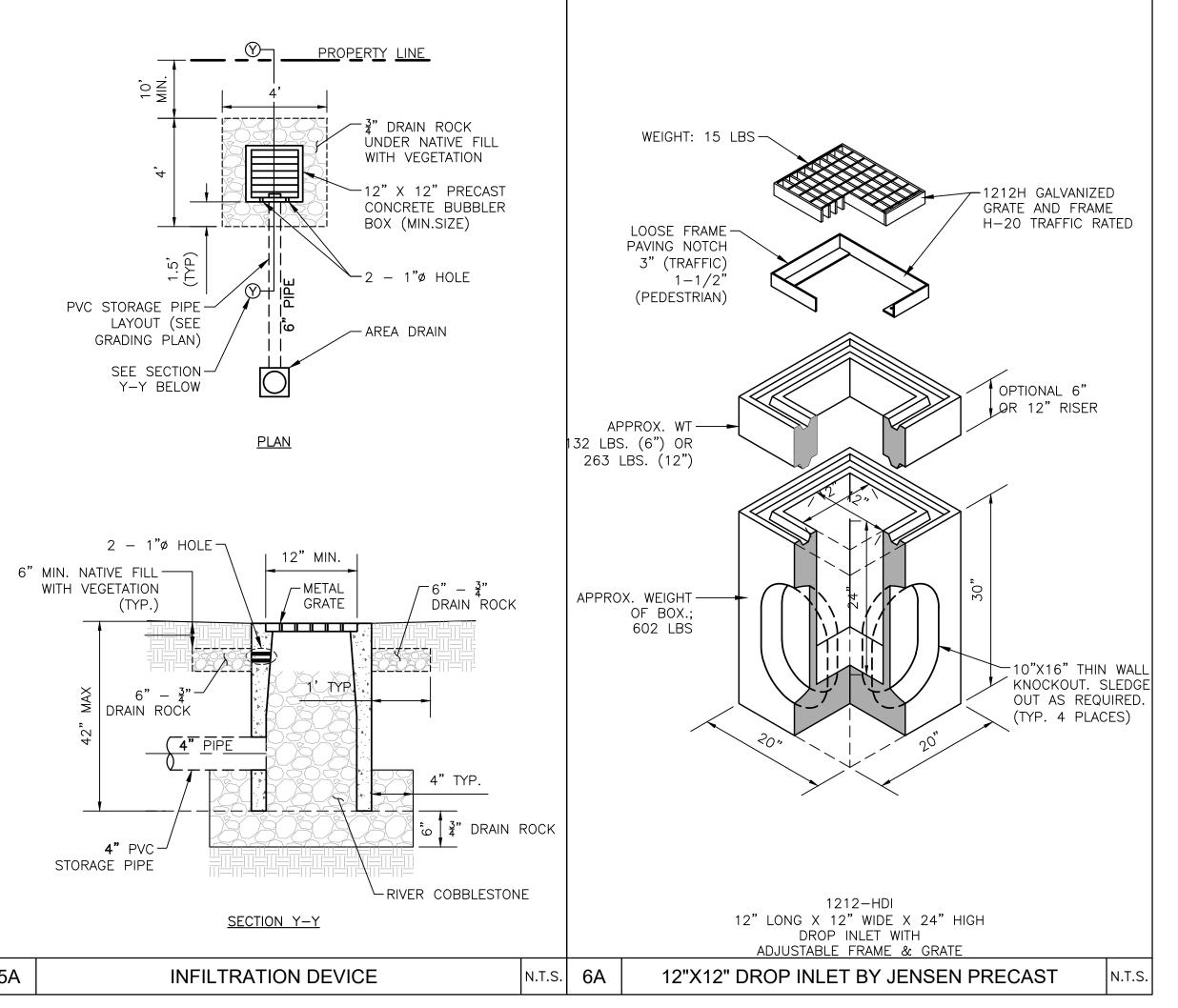
SHEET

1 OF 6 SHEETS



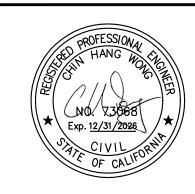












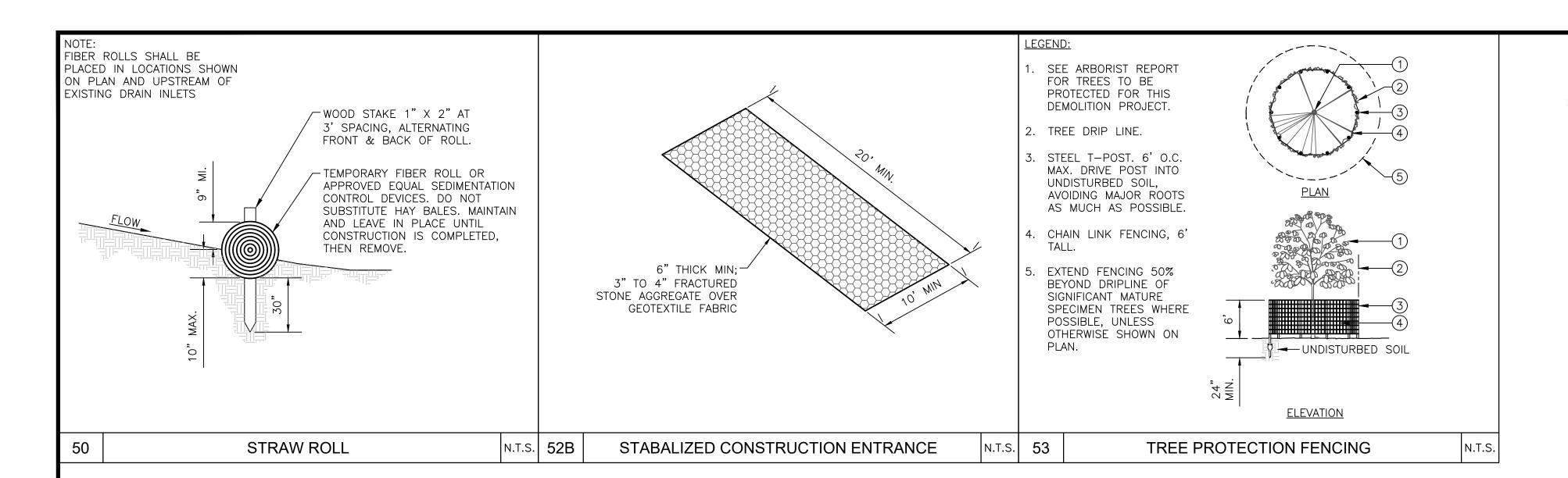
| SCALE |
|--------------------------|
| VERTICAL: 1"= AS SHOWN |
| HORIZONTAL: 1"= AS SHOWN |

| DATE: | 11/22/2023 |
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| DESIGNED: | HCL |
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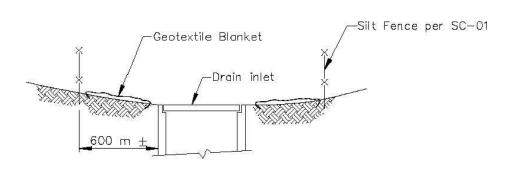
SHEET **C4.0**4 OF 6 SHEETS

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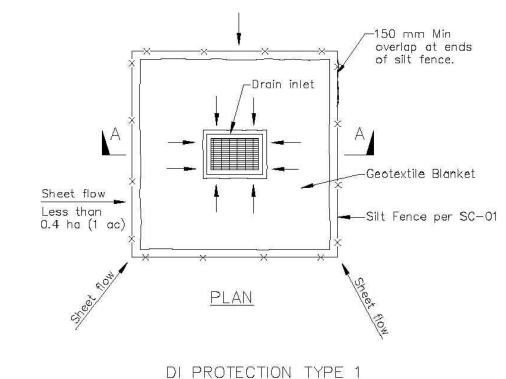


Storm Drain Inlet Protection

SC-10



SECTION A-A



NOTES

- 1. For use in areas where grading has been completed and final soil stabilization
- and seeding are pending.

 2. Not applicable in poved areas.

 3. Not applicable with concentrated flows.

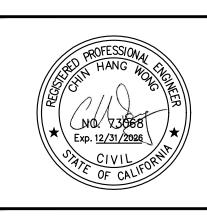
Caltrans Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003

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

| DESCRIP TION | |
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| DA TE | |
| REV. | |

DETAIL SHEET
NEW RESIDENCE
18 EAGLE HILL ROAD
KENSINGTON, CA 94707





SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DESIGNED: HCL

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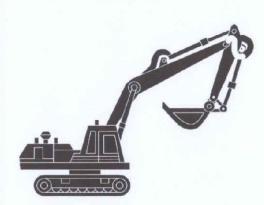
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JOB NO.: 20230058

11/22/2023

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

Best Management Practices for the Construction Industry



- Site supervisors
- General contractors Home builders

Developers

Best Management Practices for the

Vehicle and equipment operators

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

Storm water Pollution

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

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.

Spill Cleanup

☐ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains

dispose of absorbent materials.

Clean up spills immediately when they

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

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 Construction Industry



Best Management Practices for the

· Operators of grading equipment, paving

Construction inspectors

General contractors

Home builders

Developers

machines, dump trucks, concrete mixers

Road crews

agencies immediately.

 Driveway/sidewalk/parking lot construction Seal coat contractors

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

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,

Avoid paving and seal coating in wet weather,

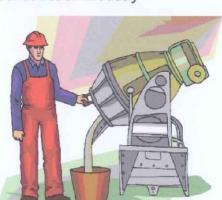
Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

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.

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

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 sidewalk construction, wash fines onto

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

the street or storm drain

■ 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.

dirt areas, not down the driveway or into

☐ 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

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 comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program:

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

(408) 299-TIPS

1-800-533-8414 Recycling Hotline:

1-888-510-5151 Regional Water Quality Control Board San

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



General contractors

- Site supervisors
- Inspectors Home builders

Developers Storm Drain Pollution from Construction Activities

direct impact on local creeks and the Bay. 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.
- chemicals indoors or in a shed or storage ☐ Schedule grading and excavation projects
- Use temporary check dams or ditches to divert
- Protect storm drains with sandbags or other

Re-vegetation is an excellent form of erosion control for any site Landscaping/Garden Maintenance Use pesticides sparingly, according to

- ☐ Collect lawn and garden clippings, pruning

commercial properties Storm Drain Pollution

From Landscaping and **Swimming Pool Maintenance** 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

- ☐ Store pesticides, fertilizers, and other
- runoff away from storm drains.
- sediment controls.
- 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
- 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

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 guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

street or storm drain; discharge to a sanitary sewer cleanout.

gradually onto a landscaped area. Do not use copper-based algaecides Control algae with chlorine or other

- 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,
- 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.

Painting and **Application of** Solvents and

Adhesives



Best Management Practices for the

- Homeowners Paperhangers
- Plasterers Graphic artists Dry wall crews

Home builders

Developers

Best Management Practices for the Construction Industry



General contractors

the sanitary sewer, or if you must send it offsite

- Floor covering installers

Doing The Job Right Handling Paint Products

☐ Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).

☐ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as

☐ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking pain scrapings to a local laboratory. See Yellow 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

for disposal as hazardous waste

Storm Drain Pollution from

Paints, Solvents, and Adhesives All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean Toxic chemicals may come from liquid or solid 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

into storm drains and watercourses.

Doing The Job Right

dry weather.

General Business Practices

■ When refueling or vehicle/equipment

location away from storm drains.

parts, or clean equipment.

Practices During Construction

Remove existing vegetation only when

Do not use diesel oil to lubricate equipment

absolutely necessary. Plant temporary

vegetation for erosion control on slopes or

Protect down slope drainage courses, streams.

and storm drains with wattles, or temporary

where construction is not immediately planned.

Schedule excavation and grading work during

Perform major equipment repairs away from the

maintenance must be done on site, designate a

containers into a street, gutter, storm

Painting Cleanup

□ Never wash excess material from

exposed- aggregate concrete or simila

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

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.

sweeper or vacuum truck. Do not dump

☐ Never clean brushes or rinse paint

breaking asphalt or concrete.

After breaking up old pavement, be sure

to remove all chunks and pieces. Make

sure broken pavement does not come in

saw-cut slurry and remove from the site.

properly dispose of contaminated soil.

dispose of excess abrasive gravel or

absorbent material (cloth, rags, etc.) to

drain, French drain, or stream. ☐ For water-based paints, paint out 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 Removal

Paint chips and dust from non-hazardous

dry stripping and sand blasting may be

swept up or collected in plastic drop cloths and disposed of as trash. Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin nust be disposed of as hazardous wastes. Lead based paint removal requires a

state-certified contractor 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

be required to assist the wastewater

treatment authority in making its decision. Recycle/Reuse Leftover Paints Whenever Possible

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

Recycle or donate excess water-based (latex) paint, or return to supplier.

the vendor regarding its "buy-back" policy.

Check for odors, discoloration, or an oily sheen on groundwater.

☐ If contamination is suspected, have the water tested by a certified laboratory.

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

from Earth-Moving Activities

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 ossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in Call your local wastewater treatment

Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and

If the water is not clear, solids must be for filtering include: with gravel;

pump water through a grassy swale prior to discharge.

- **Dewatering Operations** 1. Check for Toxic Pollutants
- agency and ask whether the groundwater

Storm Drain Pollution

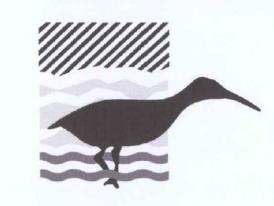
and Dewatering

filtered or settled out by pumping to a settling tank prior to discharge. Options Pumping through a perforated pipe sunk part way into a small pit filled Pumping from a bucket placed below water level using a submersible pump

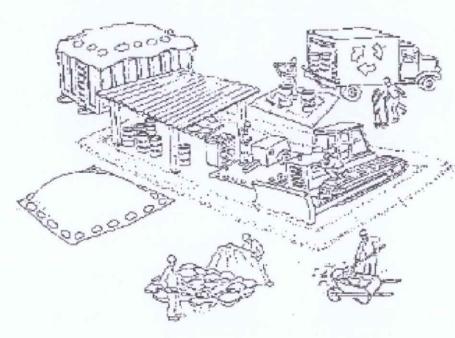
Criminal and judicial penalties can be assessed for non-compliance.

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

Best Management Practices for the Construction Industry



Santa Clara **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 C | OF SHEETS | DRAWING NO: |

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.

DIAL 9-1-1

Santa Clara County Environmental Health Services: (408) 299-6930

(408) 441-1195 County of Santa Clara Integrated Waste

Environmental Crimes Hotline:

Santa Clara County

Santa Clara Valley Water (408) 265-2600 Santa Clara Valley Water District Pollution

Francisco Bay Region: (510) 622-2300 Palo Alto Regional Water Quality

Building Department:



98

BMP

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

11/22/2023

SCALE

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

DATE:

SHEET

6 OF 6 SHEETS

Landscaping, Gardening, and **Pool Maintenance** Best Management Practices for the Construction Industry

Best Management Practices for the

 Gardeners Swimming pool/spa service and repair

General contractors

Landscapers

 Home builders Developers Homeowners



Best Management Practices for the

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 As a contractor, or site supervisor, owner or operator of a site, you may be responsible for

Maintain equipment properly.

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

- and drainage channels Ensure dust control water doesn't leave site or Advance Planning To Prevent Pollution Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other
- Control the amount of runoff crossing your site (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 check dams or berms where appropriate. Train your employees and subcontractors. Make these best management practices
- construction site. Inform subcontractors about the storm water requirements and their own **Good Housekeeping Practices** Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off

Keep materials out of the rain – prevent runoff

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

available to everyone who works on the

- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks. erosion controls before rain begins. Use the Materials/Waste Handling Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board,
 - vegetation, paper, rock, and vehicle maintenance materials such as used oil antifreeze, batteries, and tires. Dispose of all wastes properly. Many construction materials and wastes. including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or

use just enough to keep the dust down. Cover and maintain dumpsters. Check

- □ Practice Source Reduction minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap
- 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 will need to obtain coverage under the State's General Construction Activity

Quality Control Board.

Never discharge pool or spa water to a If possible, when emptying a pool or spa, then recycle/reuse water by draining it

and spade filter residue into soil. Dispose

- requently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- metal, solvents, degreasers, cleared

paved surfaces. Use dry cleanup methods whenever possible. If you must use water

- Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water

Earth-Moving

Activities Best Management Practices for the

Dewatering

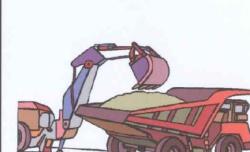
Construction Industry

Site supervisors

Home builders

Developers

General contractors



Best Management Practices for the · Bulldozer, back hoe, and grading machine Dump truck drivers

drainage swales. Use check dams or ditche to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control

the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction 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 interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a

dewatering site into any water of the state

without treatment is prohibited

☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

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 and the flow rate greater than 20 gpm, call your local wastewater treatment plant

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

Pumping through a filtering device

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, o 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 limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent. 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 threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer 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

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

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

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

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

that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge. D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall an construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Blueprint for a Clean Bay

caused by your subcontractors or employees.