



ZONING ADMINISTRATOR REGULAR MEETING AGENDA

May 20, 2026 - 4:00 PM
Community Meeting Chambers
1 North San Antonio Road, Los Altos, CA 94022

PARTICIPATION: Members of the public may participate by being present at the Los Altos Community Meeting Chambers at Los Altos City Hall located at 1 N. San Antonio Rd, Los Altos, CA during the meeting. Public comment is accepted in person at the physical meeting location, or via email to ZAPublicComment@losaltosca.gov.

REMOTE MEETING OBSERVATION: Members of the public may view the meeting via the link below, but will not be permitted to provide public comment via Zoom or telephone. Public comment will be taken in-person, and members of the public may provide written public comment by following the instructions below.

<https://surl.lu/ieorqi>

Telephone: 1-669-900-9128 / Webinar ID: 834 7162 8724 / Passcode: 701956

SUBMIT WRITTEN COMMENTS: Verbal comments can be made in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to ZAPublicComment@losaltosca.gov.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Zoning Administrator packet.

AGENDA

CALL MEETING TO ORDER

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Zoning Administrator's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Zoning Administrator. Please be advised that, by law, the Zoning Administrator is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Zoning Administrator Meeting Minutes**
Approval of the DRAFT minutes of the regular meeting of April 15, 2026.

PUBLIC HEARING

2. **SC26-0002 – Steve Collom – 915 Saint Joseph Avenue**

Request for Design Review to construct a new 3,258 square-foot, two-story home. The project site is located on the west side of Saint Joseph Avenue, north of Interstate 280. The project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Liu*

ADJOURNMENT

SPECIAL NOTICES TO THE PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff.

Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Zoning Administrator items may be viewed on the Internet at <https://www.losaltosca.gov/calendar>.

Decisions of the Zoning Administrator are final unless appealed by filing an appeal with the City Clerk within 14 calendar days of the decision. No building permits shall be issued during this 14-day period.



ZONING ADMINISTRATOR MEETING MINUTES

4:00 PM – Wednesday, April 15, 2026

***Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA***

CALL MEETING TO ORDER

At 4:00 p.m. the Zoning Administrator called the meeting to order.

ESTABLISH QUORUM

PRESENT: Zoning Administrator Williams

STAFF: Senior Planner Gallegos and Senior Planner Whitehill

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR.

1. Zoning Administrator Meeting Minutes

Approval of the DRAFT minutes of the regular meeting of March 18, 2026.

Action: Zoning Administrator Williams approved the meeting minutes for the regular meeting of March 18, 2026.

The motion was approved (1-0) by the following vote:

AYES: Williams

NOES: None

PUBLIC HEARING

2. SC24-0004 - Maurits De Gans - 1470 Hollidale Court

Request for Design Review to construct a new 245 square-foot, first-story addition and 796 square-foot, second-story addition to an existing 3,472 square-foot, single-story home. The project site is located on the south side of Hollidale Court, a cul-de-sac off Colleen Drive. The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC24-0004 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

Action: Zoning Administrator Williams approved design review application SC24-0004 per the staff report findings and conditions of approval.

The motion was approved (1-0) by the following vote:

AYES: Williams

NOES: None

3. **SC25-0022 - Thomas James Homes - 1881 Alford Avenue**

Request for Design Review for the construction of a new 3,352 square-foot two-story house. The project site is located on the east side of Alford Avenue between Holt Avenue and Morton Avenue. The project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA). *Project Planner: Whitehill*

STAFF PRESENTATION

Senior Planner Whitehill presented the staff report recommending approval of design review application SC25-0022 subject to the listed findings and conditions of approval.

PUBLIC COMMENT

None.

Action: Zoning Administrator Williams approved design review application SC25-0022 per the staff report findings and conditions of approval.

The motion was approved (1-0) by the following vote:

AYES: Williams

NOES: None

ADJOURNMENT

Zoning Administrator Williams adjourned the meeting at 4:06 PM.

Stephanie Williams
Zoning Administrator



ZONING ADMINISTRATOR STAFF REPORT

TO: Stephanie Williams, Zoning Administrator

FROM: Jia Liu, Associate Planner

SUBJECT: SC26-0002 – 915 Saint Joseph Avenue (APN: 342-05-032)

RECOMMENDATION

Approve Design Review application SC26-0002 for the construction of a new 3,258 square-foot, two-story residence subject to the listed findings and conditions of approval; and find the project categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures).

BACKGROUND

Project Description

- Project Location: 915 Saint Joseph Avenue (APN: 342-05-032), on the west side of Saint Joseph Avenue, north of Interstate 280
- Lot Size: 10,813 square feet
- Net Lot Size: 9,312 square feet
- General Plan Designation: Single-Family, Medium Lot (SF4)
- Zoning Designation: R1-10
- Current Site Conditions: Vacant

The proposed project includes the construction of a new two-story house with an attached garage on a vacant lot (see Attachment 1 – Project Plans). The plans show a junior accessory dwelling unit within the new home, which will be reviewed ministerially with a building permit submittal. The home is designed in a modern architectural style, incorporating high-quality materials including standing seam metal roof, smooth stucco wall finishes, metal-framed windows, wood doors and entry elements.

There are 14 trees on the property, including eight protected trees. Four protected trees, including one coast live oak, one valley oak, and two deodar cedar trees are proposed to be removed as part of the project.

ANALYSIS

The subject site is bounded by Saint Joseph Avenue to the north and east, Interstate 280 to the south, and an adjacent property to the west. Pursuant to Los Altos Municipal Code Section 14.02.010, the lot is considered an interior lot and has two interior side yards because it has frontage on two approximately parallel streets (Saint Joseph Avenue). A 20-foot ingress and egress easement is located within the required front yard to provide driveway access to the neighboring property to the west. As a result, the net lot area available for development is 9,312 square feet.

In addition, PG&E facilities, including two power poles and overhead power lines, are located within the west side yard, which further constrains development due to PG&E's required clearance from the power lines. The applicant proposes an additional 11-foot setback from the power lines, which has been approved by PG&E, resulting in a west side setback of 21 feet and three inches.

The proposed home complies with the R1-10 district development standards found in Los Altos Municipal Code (LAMC) Chapter 14.06 and the above-mentioned restrictions, as demonstrated by the following table. The project includes an attached JADU which Pursuant to LAMC Section 14.14.060, has not been included in the floor area or lot coverage calculations for the site.

	Existing	Proposed	Allowed/Required
COVERAGE:	---- square feet	2,459 square feet	2,794 square feet
FLOOR AREA:			
First floor	---- square feet	1,956 square feet	
Second floor	---- square feet	1,302 square feet	
Total	---- square feet	3,258 square feet	3,259 square feet
SETBACKS:			
Front	---- feet	26.10 feet	25 feet
Rear	---- feet	25.00 feet	25 feet
Right side (1st/2nd)	---- feet/---- feet	21.3 feet/21.3 feet	10 feet/17.50 feet
Left side (1st/2nd)	---- feet/---- feet	10.00 feet/17.5 feet	10 feet/17.50 feet
HEIGHT:	---- feet	26.80 feet	27 feet

Two story residences are permitted in the R1-10 District when they comply with the development standards for the district including setbacks, height, and daylight plane. These requirements limit development and ensure compatibility with surrounding homes, while the Single-Family Residential Design Guidelines address bulk, massing, and neighborhood character. The immediate neighborhood is a Consistent Character Neighborhood according to the Design Guidelines. Homes in the neighborhood exhibit similar front setback patterns, a combination of simple and complex roof forms, and consistent massing. The horizontal eave lines typically range from approximately eight to nine feet and six inches in height at the first floor and seven feet to eight feet at the second floor. All of the homes in the neighborhood feature attached garages in the front yard facing the street.

The massing of the proposed new residence is compatible with the immediate neighborhood. The first story features one uniformed plate height of nine feet and six inches while the second story also has a

consistent plate height of eight feet except for Bedroom #4 with a plate height of seven feet and one inch. The proposed residence retains key design attributes indicative of the neighborhood including pitched roof lines at the second story, traditional exterior materials such as smooth stucco finish, wood posts, and metal window frame, and maintains a moderate scale found in the neighborhood. All design considerations and alignments reflect a thoughtful approach to achieving a harmonious architectural composition within the neighborhood.

There are 14 trees on the property, including eight protected trees. The project proposes removal of four protected trees: one coast live oak, one valley oak, and two deodar cedar trees. According to the arborist report prepared by certified arborist Chris Stewart, the valley oak and the two deodar cedars proposed for removal are structurally unsound and cannot be mitigated. The coast live oak is located within the ingress and egress easement needed to provide driveway access to the neighboring property, and there is no feasible alternative design. The four remaining protected trees will be preserved and protected during construction. To mitigate the loss of the four protected trees, the landscaping plans include a tree replacement plan with four replacement trees.

The proposed landscaping includes a total of six new trees including the four required replacement trees and shrubs and ground cover throughout the site. The landscaping plan will comply with the Water Efficient Landscape Ordinance, which requires water-efficient landscaping for new residences with landscaping over 500 square feet.

The proposed project meets the development standards in the R1-10 zoning district and complies with the Single-Family Residential Design Guidelines because it is compatible with the character of the neighborhood as the design maintains an appropriate relationship with adjacent structures, minimizes bulk, preserves existing trees to the extent possible, and enhances landscaping.

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) because it involves the construction of a single-family dwelling in a residential zone.

PUBLIC NOTIFICATION AND COMMUNITY OUTREACH

A public meeting notice was mailed to property owners within a 300-foot radius and published in the newspaper. The applicant also posted a public notice sign on the property in conformance with the Planning Division posting requirements.

The applicant reached out to and shared the project details with the neighbors in the immediate area. No comments from the public have been received by staff as of the writing of this report.

Attachment:

1. Project Plans

Cc: Vinodh Kumar Rajagopal & Devianjanai Thiyagarajan, Property Owners

FINDINGS

SC26-0002 – 915 Saint Joseph Avenue

With regard to the proposed project, the Zoning Administrator makes the following findings in accordance with Section 14.77.070 of the Los Altos Municipal Code:

- A. The proposal meets the goals, policies and objectives of the general plan and any objective design guidelines or standards and ordinance(s) adopted for the specific district or area because the proposed residential addition is consistent with the development standards of the R1-10 zoning district and policies and implementation techniques described in the Single-Family Residential Design Guidelines.
- B. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection because the site is relatively flat and requires no significant grading. Impervious surfaces are minimized and balanced with permeable paving and landscaped areas, and the drainage plan directs stormwater to onsite infiltration areas, preventing runoff or erosion.
- C. Building mass has articulated architectural elements or features that relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies because the two-story design incorporates horizontal and vertical articulation that provides human scale and visual variety. The upper story is stepped back, and varied rooflines, projected entries, and window groupings create depth and reduce mass consistent with the Design Guidelines for neighborhood compatibility.
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass because the proposed materials include a standing seam metal roof, smooth stucco exterior finish, and metal framed windows and wood doors. These materials are applied consistently to define building elements and reduce the perceived scale and massing of the structure.
- E. The design and layout of the proposed project will result in well-designed vehicle and pedestrian access, circulation, and parking because the site plan provides a two-car garage and driveway, which will provide compliant parking for the proposed single-family home, as well as adequate backout distance for vehicle maneuvering.
- F. The general landscape design ensures visual relief, complement structures, provides an attractive environment, and is consistent with any adopted landscape program because the plan features robust and varied landscaping, including the protection of existing protected trees and installation of new ground cover, shrubs, and trees of varying heights. The landscape plan complies with the Water Efficient Landscape Ordinance (WELo).
- G. Signage when proposed or required is designed to complement the building architecture in terms

of style, materials, colors, proportions, and serves as identification of the building or business(es) only because there is no new signage proposed as part of this project.

- H. Mechanical equipment is fully screened from public view, and the screening is designed to be consistent with the building architecture in form, material and detailing and is in full compliance with Chapter 11.14 of the Los Altos Municipal Code because the proposed mechanical equipment will be screened from public view and will comply with all applicable setback requirements.
- I. Service and trash areas are fully screened from public view or are enclosed in structure(s) that are consistent with the building architecture in materials and detailing because trash and service areas will be screened behind a side gate which is designed to complement the building architecture.
- J. Street improvements which are identified in Chapter 11.20 of the Los Altos Municipal Code because the project will install a driveway apron and construct any necessary improvements to the existing rolled curb and gutter along the property frontage. All street improvements will be required to comply with the City of Los Altos Shoulder Paving Policy and be subject to review and approval by the City Engineer.
- K. Offsite improvements associated with the subdivision of land allowed by Title 13 of the Los Altos Municipal Code, and/or the Subdivision Map Act because no subdivision is proposed; therefore, no off-site improvements are required.
- L. The approval of the design review complies with the California Environmental Quality Act (CEQA) because the project qualifies for a Class 3 Categorical Exemption under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction of a single-family residence in an urbanized area. None of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

CONDITIONS OF APPROVAL

SC26-0002 – 915 Saint Joseph Avenue

PLANNING DIVISION

1. **Expiration:** The Design Review Approval will expire on May 20, 2028, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to the procedures and timeline for extensions in the Zoning Code.
2. **Approved Plans:** The approval is based on the plans and materials received on April 22, 2026, except as modified by these conditions as specified below.
3. **Revisions to the Approved Project:** Minor revisions to the approved plans which are found to be in substantial compliance with the approval may be approved by the Development Services Director.
4. **Indemnity and Hold Harmless:** The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.
5. **Notice of Right to Protest:** The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day period in which you may protest these fees, dedications, reservations, and other exactions pursuant to Government Code Section 66020(a) began on the date of approval of this project. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.
6. **Building Design/Plan Modifications:** The following modifications shall be made to the architectural design, building materials, colors, landscaping, and/or other site or building design details and shall be shown on building permit drawings:
 - a. Revise the size of the eight-screening vegetation "Prunus Caroliniana Compacta" from five gallons to 15 gallons on the Planting Plan (Sheet L1) and incorporate it into the construction drawings.
7. **ADU/JADU Not Reviewed:** The proposed ADU/JADU included in the plan set is not part of this design review application. Prior to commencement of the ADU/JADU construction, a separate building permit issued by the Building Division shall be obtained.
8. **Protected Trees:** Trees Nos. 1120, 1122, 1123, and 1130 shall be protected under this application

and cannot be removed without a Tree Removal Permit from the Development Services Director.

9. **Tree Removal Approved:** Trees Nos. 1105, 1109, 1115, & 1116 shown to be removed on plan Sheet A1a of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after the issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Development Services Director upon submitting written justification.
10. **Replacement Trees:** The applicant shall offset the loss of each protected/street tree with one replacement tree, for a total of four replacement trees. Each replacement tree shall be no smaller than a 24" box and shall be noted on the landscape plan as a replacement tree.
11. **Tree Protection Fencing:** The grading and tree or landscape plan of the building permit submittal shall show the required tree protection fencing which shall be installed around the dripline(s), or as required by the project arborist, of Trees Nos. 1120, 1122, 1123, and 1130. Verification of installation of the fencing shall be submitted to the City prior to building permit issuance. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.
12. **Landscaping:** The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code. Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.
13. **Landscaping Installation and Verification:** All landscaping materials, including plants or trees intended to provide privacy screening, as provided on the approved landscape plans shall be installed prior to final inspection. The applicant shall also provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping, and irrigation were installed per the approved landscape documentation package prior to final inspection.
14. **Lighting Plan:** A detailed lighting plan shall be included in building permit drawings demonstrating compliance with Chapter 14.91 (Lighting Performance Standards) of the Los Altos Municipal Code. This plan should include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. The design and location of outdoor lighting fixtures shall ensure there will be no light spillover to surrounding properties, which is demonstrated with photometric contours extending beyond the project property lines. The lighting plan submitted with building permit drawings must be approved by the Development Services Director or their designee prior to building permit issuance.
15. **Mechanical Equipment:** Prior to issuance of a building permit, the applicant shall show the location of any mechanical equipment which complies with the requirements of Chapter 11.14 (Mechanical Equipment) and Chapter 6.16 (Noise Control) of the Los Altos City Code.

BUILDING DIVISION

16. **Building Permit:** A building permit is required for the project and building design plans shall comply with the latest applicable adopted standards. The applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.
17. **Conditions of Approval:** Incorporate the conditions of approval into the building permit submittal plans and provide a letter which explains how each condition of approval has been satisfied and/or which sheet of the plans the information can be found.
18. **School Fee Payment:** In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. Payments shall be made directly to the school districts.
19. **Payment of Impact and Development Fees:** The applicant shall pay all applicable development and impact fees in accordance with State Law and the City of Los Altos current adopted fee schedule. All impact fees not paid prior to building permit issuance shall be required to provide a bond equal to the required amount prior to issuance of the building permit.
20. **Swimming Pools, Water Features, and Outdoor Kitchens:** Any pool and associated equipment, water feature, and/or outdoor kitchen require a separate building permit and are subject to the City's standards pursuant to Section 14.06.120 and Chapter 14.15.
21. **Change of Address:** A "Request for Address Assignment or Change" form must be submitted to the Building Division to correlate with the addition of a new dwelling unit on the existing property or reorientation of the front of the home to a different street.
22. **Underground Utility and Fire Sprinkler Requirements:** New construction and additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.38 of the Municipal Code.
23. **California Water Service Upgrades:** The applicant is responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.
24. **Green Building Standards:** Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
25. **Green Building Verification:** Prior to final inspection, submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

26. **Underground Utility Location:** Show the location of underground utilities pursuant to Chapter 12.38 of the Municipal Code. Underground utility trenches shall avoid the driplines of all protected trees unless approved by the project arborist and the Planning Division.
27. **Work Hours/Construction Site Signage:** No work shall commence on the job site prior to 7:00 a.m. nor continue later than 5:30 p.m., Monday through Friday, from 9 a.m. to 3 p.m. Saturday, and no work is permitted on Sunday or any City observed holiday. The general contractor, applicant, developer, or property owner shall erect a sign at all construction site entrances/exits to advise subcontractors and material suppliers of the working hours and contact information, including an after-hours contact.

ENGINEERING DIVISION

28. **Encroachment Permit:** An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.
29. **Public Utilities:** The applicant shall contact electric, gas, communication, and water utility companies regarding the installation of new utility services to the site.
30. **Sewer Lateral:** Any proposed sewer lateral connection shall be approved by the City Engineer. Only one sewer lateral per lot shall be installed. All existing unused sewer laterals shall be abandoned according to the City Standards, cut and cap 12" away from the main.
31. **Transportation Permit:** A Transportation Permit, per the requirements specified in California Vehicle Code Division 15, is required before any large equipment, materials or soil is transported or hauled to or from the construction site. The applicant shall pay the applicable fees before the transportation permit can be issued by the City Engineer.
32. **Grading and Drainage Plan:** The applicant shall submit detailed plans for on-site and off-site grading and drainage plans that include drain swales, drain inlets, rough pad elevations, building envelopes, and grading elevations for review and approval by the City Engineer prior to the issuance of the building permit.
33. **Storm Water Management Plan:** The applicant shall submit a Storm Water Management Plan (SWMP) in compliance with the San Francisco Bay Region Municipal Regional Stormwater (MRP) *National Pollutant Discharge Elimination System (NPDES)* Permit No. CA S612008, Order R2-2022-0018, Provision C.3 dated May 11, 2022. All large single-family home projects that create and/or replace 10,000 sq. ft. or more of impervious surface on the project site and affected portions of the public right-of-way that are developed or redeveloped as part of the project must also complete a C.3. Data Form available on the City's Building Division website.
34. **Storm Water Filtration Systems:** Prior to the issuance of the building permit the applicant shall ensure the design of all storm water filtration systems and devices are without standing water to avoid mosquito/insect infestation. Storm water filtration measures shall be installed separately for each lot. All storm water runoff shall be treated onsite. Discharging storm water runoff to

neighboring properties or public right-of-way and connections to existing underground storm water mains shall not be allowed.

FIRE DEPARTMENT

35. **Fire Sprinklers Required:** (As noted on sheet A1) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
36. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]. Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 600' of the farthest exterior corners of the structure is required. Contact your local water purveyor (California Water) for details on how to obtain the fire flow letter.
37. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
38. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection system, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2025 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
39. **Address Identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

ABBREVIATIONS:

1	AND
2	AT THE RATE OF
3	FOUND OR NUMBER
4	EXISTING
5	NEW
6	PLATE
7	DIAHETER
8	CENTER LINE
9	ACCESSORY
10	ACCUOUS.
11	AD.
12	ADJ.
13	ADJ.
14	ADJ.
15	ALUM.
16	APPROX.
17	ARCH.
18	ARCH'L
19	BOARD
20	BULD.
21	BULD.
22	BLK'G
23	BM.
24	BOSE
25	C.B.C.
26	C.O.C.
27	CAR.
28	CER.
29	CEILING
30	CLG.
31	CLR.
32	CONC.
33	CONST.
34	CONT.
35	CONTR.
36	COORD.
37	CSHT
38	CASEMENT
39	DOUGLAS FIR
40	D.H.
41	D.S.
42	DB.
43	DEPT.
44	DIA.
45	DIH.
46	DN.
47	DW.
48	DWG.
49	DRAWING
50	EAST
51	EXPANSION JOINT
52	E.M.T.
53	EA.
54	ELEC.
55	EQUAL
56	EXT.
57	F.D.
58	F.E.
59	F.O.S.
60	FIN.
61	FLASH'G
62	FLR.
63	FT.
64	G.D.
65	G.L.B.
66	GA.
67	GALV.
68	GYP.
69	H.O.S.
70	H.C.
71	H.M.
72	H.W.D.
73	H.W.D.
74	HORIZ.
75	HT.
76	I.D.
77	IND.
78	INSUL.
79	INT.
80	JST.
81	JOINT
82	LAM.
83	LAV.
84	L.T.
85	M.C.
86	MAT'L
87	MAX.
88	MECH.
89	MNFR.
90	MIN.
91	MISC.
92	MTD.
93	MTL.
94	N.
95	N.C.
96	N.T.S.
97	NO.
98	NOM.
99	O.C.
100	O.H.
101	PLAS.
102	PLF
103	PLYWD.
104	P.T.
105	R.D.
106	REF.
107	REFRIG.
108	REINF.
109	REQ'D
110	RWD.
111	S.C.
112	S.S.
113	S.S.D.
114	SCHED.
115	SH.
116	SHO.
117	SHT.
118	SH.
119	SL GLDR.
120	SP.
121	SQ.
122	STD.
123	STEEL
124	SYMBOL
125	TO BE REMOVED
126	TELEVISION
127	THK.
128	T.O.
129	TYP.
130	UNO.
131	VERT.
132	W.C.
133	W.P.
134	W/.
135	WD.
136	WT.



3D RENDERING

PROJECT INFO

OWNER:	VINODH KUMAR RAJAGOPAL (408) 346-8518 vinodhasun@gmail.com
JOB ADDRESS:	915 ST JOSEPH AV. LOS ALTOS, CA 94024
ZONING:	RI-10
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	II-B
RISK CATEGORY:	II
A.P.N.	342-05-032
GENERAL PLAN DESIGNATION:	SINGLE-FAMILY, MEDIUM LOT (4 DU/NET ACRE)
FLOOD ZONE:	ZONE X
FIRE SPRINKLERS:	YES
ARCHITECT:	RH ASSOCIATES, ARCHITECTS 11010 COMBIE RD, SUITE 210 AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 268-3055 steve.colom@gmail.com
CIVIL ENGINEER:	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 CONTACT: NADIM RAFOUL (408) 348-1813 nnrengineering@yahoo.com
LANDSCAPE DESIGN:	KAREN AITKEN & ASSOCIATES 8242 RANCHO REAL GILROY, CA 95020 CONTACT: KAREN AITKEN (408) 842-0245 AitkenAssociates@gmail.com
ARBORIST:	URBAN TREE MANAGEMENT 591 QUARRY ROAD SAN CARLOS, CA 94010 CONTACT: CHRIS STEWART (408) 313-1931 operations@urbantreemanagement.com
GEOTECHNICAL ENGINEER:	SILICON VALLEY SOIL ENGINEERING 1914 O'TOOLE WAY SAN JOSE, CA 95131 CONTACT: SEAN DEIVERT (408) 324-1400 sdeivert@siliconvalleysoil.com
SCOPE OF WORK:	NEW TWO-STORY RESIDENCE WITH ATTACHED GARAGE AND A JUNIOR ACCESSORY DWELLING UNIT (ADU) ON A VACANT PARCEL.

INDEX OF DRAWINGS

A1	COVER SHEET
A1a	SITE PLAN
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	ROOF PLAN AREA DIAGRAMS
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	BUILDING SECTIONS
A8	CONTEXT MAP STREETSCAPE
ARI	ARBORIST REPORT
BT1	TOPOGRAPHIC SURVEY
BT2	TOPOGRAPHIC SURVEY
C1	CIVIL COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	CIVIL DETAILS
C4	EROSION CONTROL PLAN
C5	BLUEPRINT FOR A CLEAN BAY
L1	LANDSCAPE PLANTING PLAN
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM WITH DOUBLE CHECK VALVES SHALL BE PROVIDED AND BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R309.3 OR NFPA 13D AND LOS ALTOS RESIDENTIAL REQUIREMENTS. FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE COUNTY FIRE DEPARTMENT BY A CALIFORNIA LICENSED C-16 FIRE SPRINKLER CONTRACTOR. (UNDER SEPARATE PERMIT)

AREA SCHEDULE

LOT AREA GROSS	10,813 S.F.
NET	9,312 S.F.
LIVABLE AREA	
MAIN FLOOR	1,517 S.F.
UPPER FLOOR	1,202 S.F.
TOTAL	2,719 S.F.
GARAGE	439 S.F.
JADU	500 S.F.
COVERED ENTRY	53 S.F.
COVERED PATIO	74 S.F.
COVERED TERRACE	374 S.F.
COVERAGE ALLOWED (30%)	2,719 S.F.
PROPOSED	2,459 S.F.
FLOOR AREA ALLOWED (35%)	3,259 S.F.
PROPOSED	3,258 S.F.

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	0 S.F. 0.0%	2,459 S.F. 26.4%	2,794 S.F. 30.0%
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR.	0 S.F.	1,956 S.F.
	2nd FLR.	0 S.F.	1,302 S.F.
	TOTAL	0 S.F.	3,258 S.F.
	0.0%	35.0%	35.0%
JADU	0 S.F.	500 S.F.	500 S.F.
SETBACKS:			
FRONT	FT.	26.1 FT.	25 FT.
REAR	FT.	25 FT.	25 FT.
RIGHT SIDE (1ST/2ND)	FT.	21.3/21.3 FT.	10/17.5 FT.
LEFT SIDE (1ST/2ND)	FT.	10/17.5 FT.	10/17.5 FT.
HEIGHT	FT.	26.8 FT.	27 FT.
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: (INCLUDES HABITABLE BASEMENT AREAS)	0 S.F.	3,319 S.F.	3,319 S.F.
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES OR DECK STRUCTURES)	0 S.F.	439 S.F.	439 S.F.
LOT CALCULATIONS			
NET LOT AREA			9,312 S.F.
FRONT YARD HARDSCAPE AREA: (HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%)		947 S.F.	49.8%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA EXISTING & PROPOSED		4,290 S.F.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:		0 S.F.
	NEW SOFTSCAPE AREA: (SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA)		5,022 S.F.



2

A1

VICINITY MAP

NO SCALE

NORTH

NOTICE TO GENERAL CONTRACTOR, ALL SUB CONTRACTORS AND LENDER:

THIS OFFICE HAS PREPARED THESE DRAWINGS FROM INFORMATION PROVIDED TO US. BASED ON THIS INFORMATION, WE HAVE MADE EVERY EFFORT TO MAINTAIN A HIGH STANDARD OF ACCURACY. SHOULD A DISCREPANCY ARISE IN THESE DRAWINGS OR BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, WE ASK SUCH A DISCREPANCY BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THAT HE CONTACT THIS OFFICE FOR CLARIFICATION PRIOR TO CONTINUING WITH THE JOB. THIS OFFICE WILL NOT ASSUME ANY RESPONSIBILITY FOR WORK WHICH DIFFERS FROM THAT SHOWN ON OR IMPLIED BY THESE DRAWINGS OR FOR WORK PERFORMED IN A POOR WORKMANSHIP. MATERIALS PROVIDED FOR THIS JOB SHALL BE ACCEPTABLE TO ALL PARTIES CONCERNED. ALL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE RESIDENTIAL BUILDING CODE, MECHANICAL CODE, ELECTRICAL CODE, PLUMBING CODE, LOCAL CODES, AND ORDINANCES

RECEIVED

Date: 4/22/2026

CITY OF LOS ALTOS
PLANNING

ASSOCIATES
ARCHITECTS

11010 COMBIE RD, STE. 210
AUBURN, CA 95602
530-268-3055
J. STEVE COLLOM
rhaarchitects.com
rhassocarch@gmail.com

A PROPOSED RESIDENCE AND JADU FOR:
VINODH KUMAR RAJAGOPAL
LOS ALTOS, CALIFORNIA
915 SAINT JOSEPH AVENUE

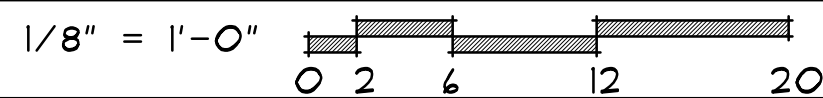
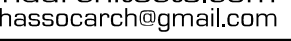
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COVER SHEET

revisions

project number
2682

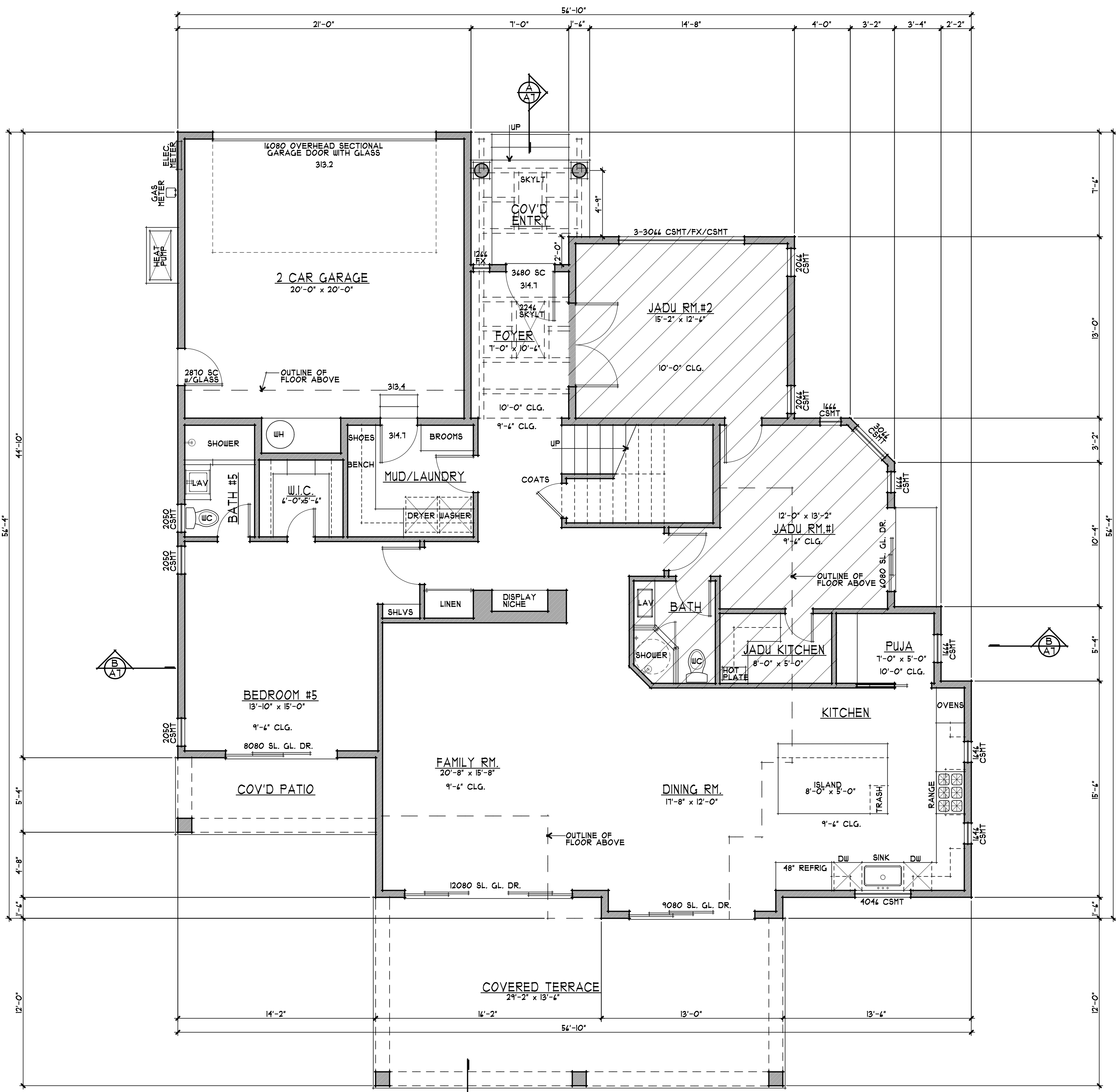
date
MAR 30, 2026

sheet number
A1



TREE INVENTORY			
MARK	SIZE DBH	DESCRIPTION	REMOVE
1105	19.4	COAST LIVE OAK	YES
1106	4/6/6.5/7.5	PALM PALM	YES
1107	38.5	VALLEY OAK	NO
1108	5/5.4/6.5	PALM PALM	YES
1109	43.4	VALLEY OAK	YES
1110	25.6	DEDODR CEDAR	NO
1111	11.9	COAST LIVE OAK	NO
1115	28.6	DEDODR CEDAR	YES
1116	26	DEDODR CEDAR	YES
1120	14.8	COAST LIVE OAK	NO
1122	18.3	COAST LIVE OAK	NO
1123	11	COAST LIVE OAK	NO
1124	9.5	COAST LIVE OAK	YES
1125	5.6	DEDODR CEDAR	YES
1126	7.8	DEDODR CEDAR	YES
1127	10.2	DEDODR CEDAR	YES
1130	15.9	DEDODR CEDAR	NO

DBH = DIAMETER AT BREAST HEIGHT



MAIN FLOOR PLAN
1/4" = 1'-0"

NORTH

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J. STEVE COLLOM
rhaarchitects.com
rhaassocarch@gmail.com

STATE OF CALIFORNIA
J. STEVE COLLO
No. C 11982
Exp. 10-21

A PROPOSED RESIDENCE AND JADU FOR:
VINODH KUMAR RAJAGOPAL
LOS ALTOS, CALIFORNIA
915 SAINT JOSEPH AVENUE

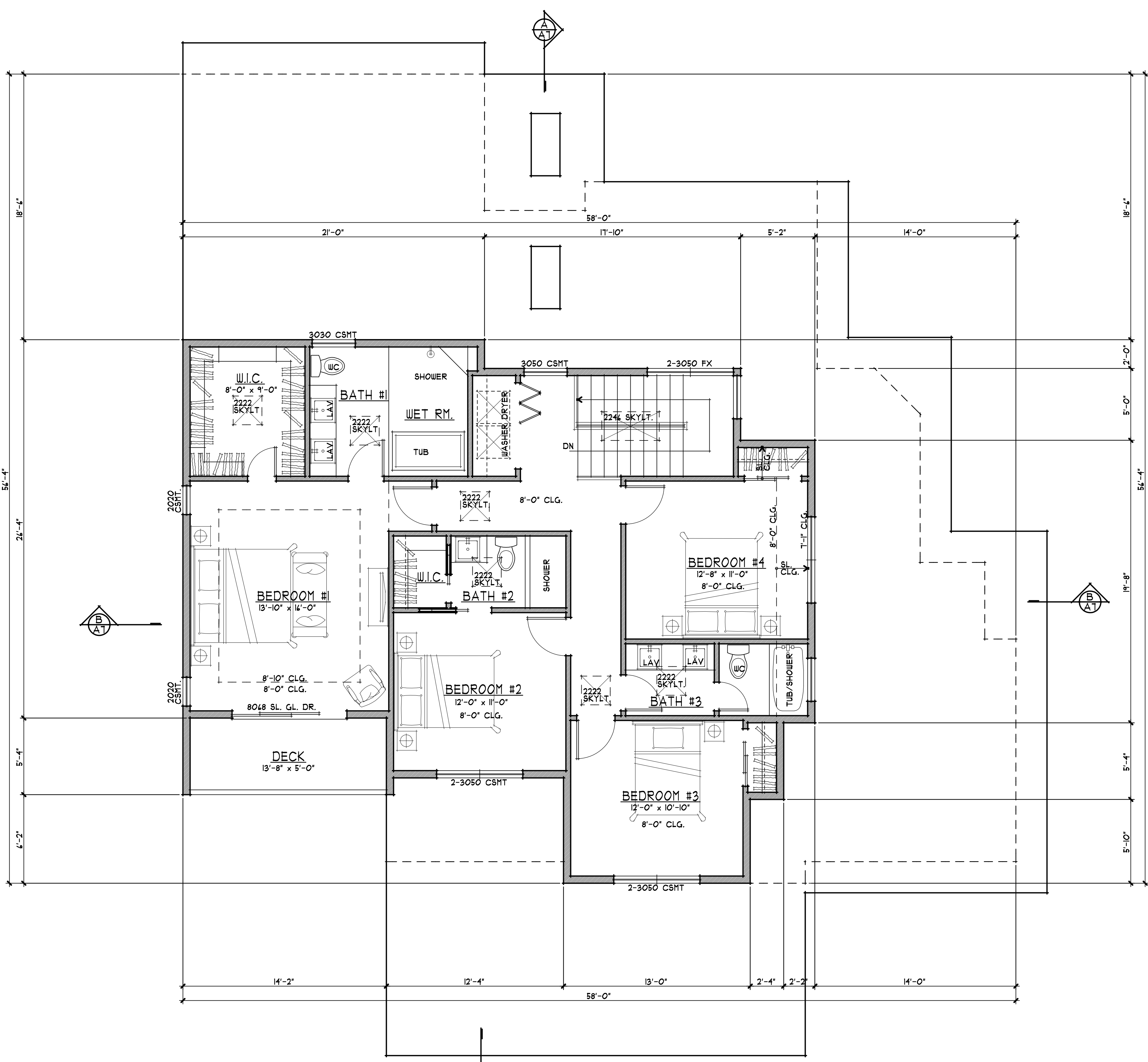
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revisions
MAIN FLOOR
PLAN

project number
2682

date
MAR 30, 2026

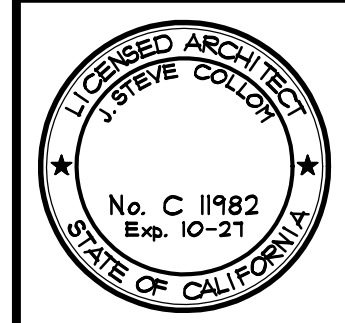
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A2



UPPER FLOOR PLAN
1/4" = 1'-0"

NORTH

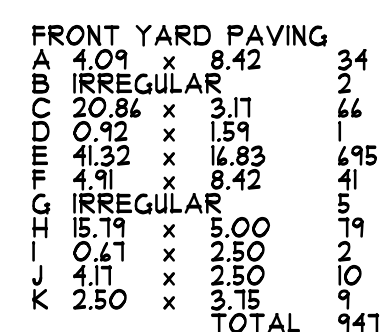
**ASSOCIATES
ARCHITECTS**
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J. STEVE COLLOM
rhaarchitects.com
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A PROPOSED RESIDENCE AND JADU FOR:
VINODH KUMAR RAJAGOPAL
LOS ALTOS, CALIFORNIA
915 SAINT JOSEPH AVENUE

drawings
revisions
project number
date
sheet number

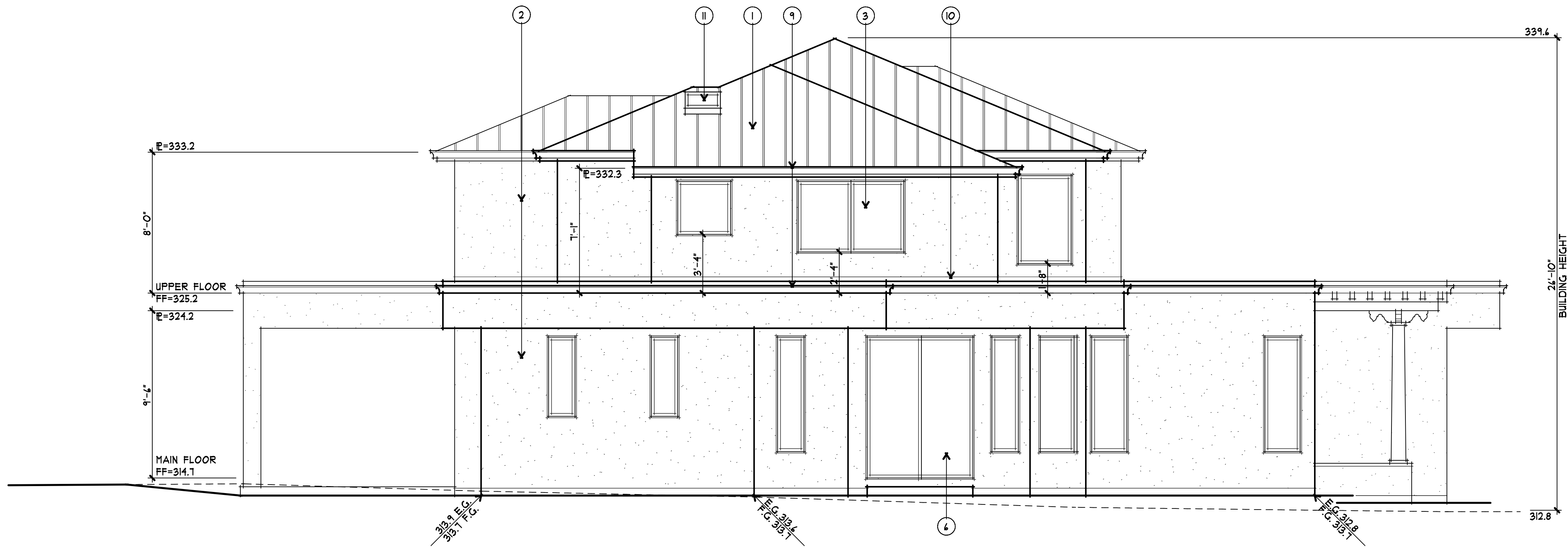
A3



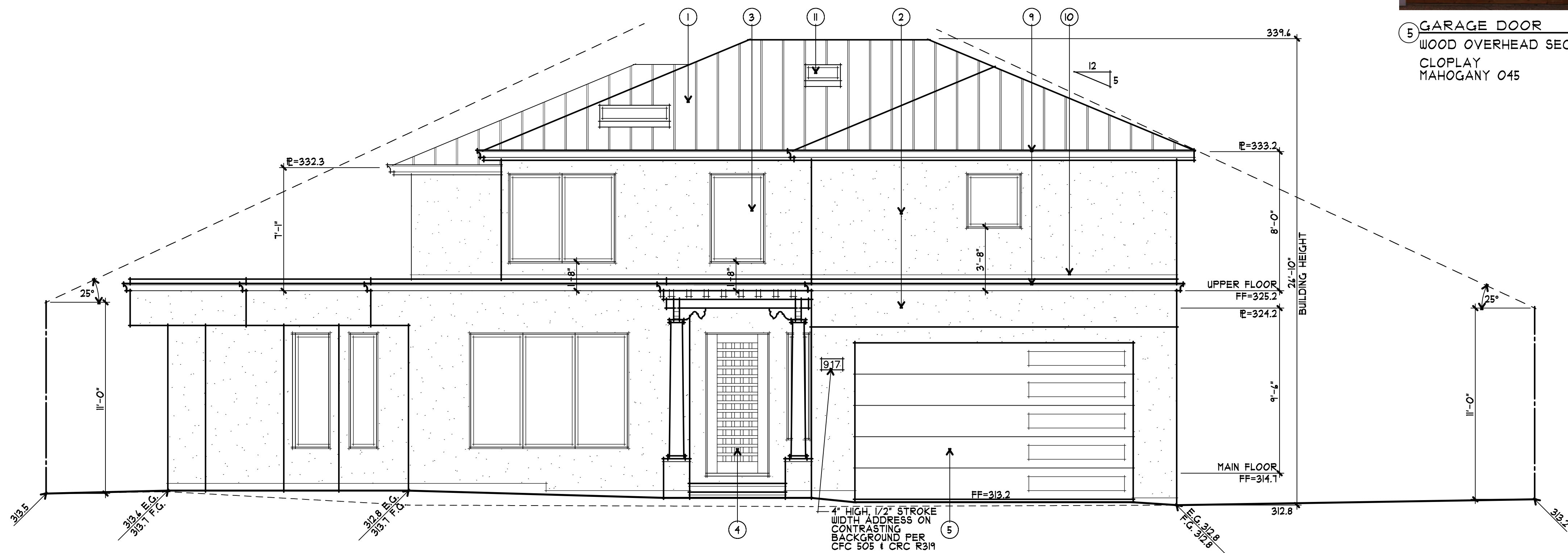
MAIN FLOOR				
1	1.50	x	11.00	83
2	4.08	x	14.93	118
3	5.41	x	14.93	314
4	10.25	x	14.93	51
5	4.11	x	5.00	10
6	4.83	x	1.00	72
7	3.83	x	3.83	25
8	1.50	x	0.16	36
9	1.50	x	15.00	495
10	13.00	x	1.50	20
11	4.11	x	5.33	22
12	3.33	x	5.33	19
13	3.50	x	11.00	113
14	2.11	x	15.50	34
			TOTAL	1,571

JADU				
6	14.11	x	13.50	218
17	5.83	x	1.00	39
18	5.83	x	8.00	41
20	1.83	x	3.00	46
20	4.00	x	14.00	54
21	3.11	x	1.58	5
22	3.11	x	10.83	34
23	3.00	x	5.33	33
			TOTAL	500





1 LEFT (EAST) ELEVATION
A5 1/4" = 1'-0"



2 FRONT (NORTH) ELEVATION
A5 1/4" = 1'-0"

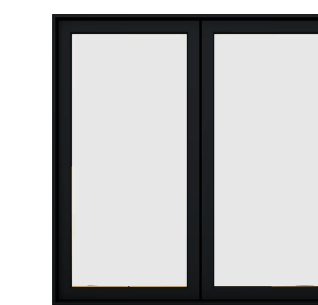
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	STANDING SEAM METAL ROOF
WALLS	②	SMOOTH STUCCO
WINDOWS	③	STEEL FRAME, DUAL PANE WINDOWS
DOORS	④	SOLID CORE WOOD ENTRY DOOR
	⑤	SECTIONAL GARAGE DOOR W/ LITES
	⑥	STEEL FRAME SLIDING DOORS
	⑦	HOLLOW METAL DOOR W/ GLASS
COLUMNS	⑧	PREFABRICATED 2-PIECE WOOD
GUTTERS & DOWNSPOUTS	⑨	G.I. SHAPED GUTTERS AND RECTANGULAR DOWNSPOUTS
FLASHING	⑩	G.I. FLASHING - PAINT
SKYLIGHTS	⑪	CURB MOUNTED BY VELUX OR EQ.
	⑫	



1 ROOF
STANDING SEAM METAL
MBCI ROOFING SIGNATURE 300
MIDNIGHT BLACK



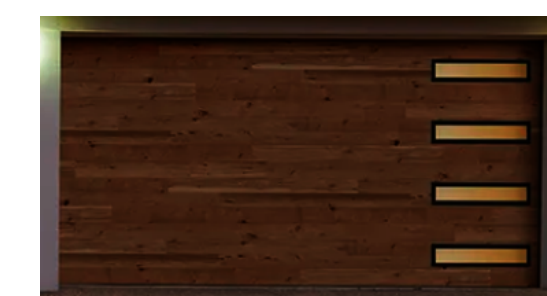
2 BODY
SMOOTH STUCCO
LAHABRA STUCCO
COLOR:



3 WINDOWS
METAL FRAME
MARVIN ULTIMATE
EBONY



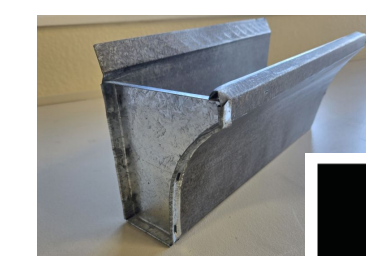
4 ENTRY DOOR
SOLID CORE WOOD
PORTE USA
CASTLE 2



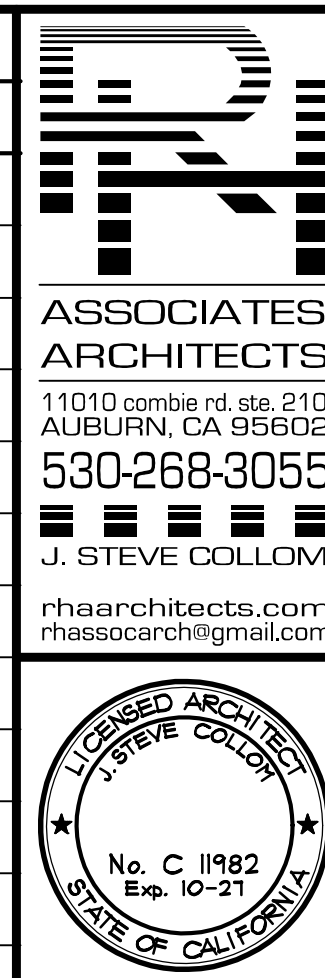
5 GARAGE DOOR
WOOD OVERHEAD SECTIONAL
CLOPLAY
MAHOGANY 045



8 COLUMNS
WOOD
HB&G BUILDING PRODUCTS
WALNUT

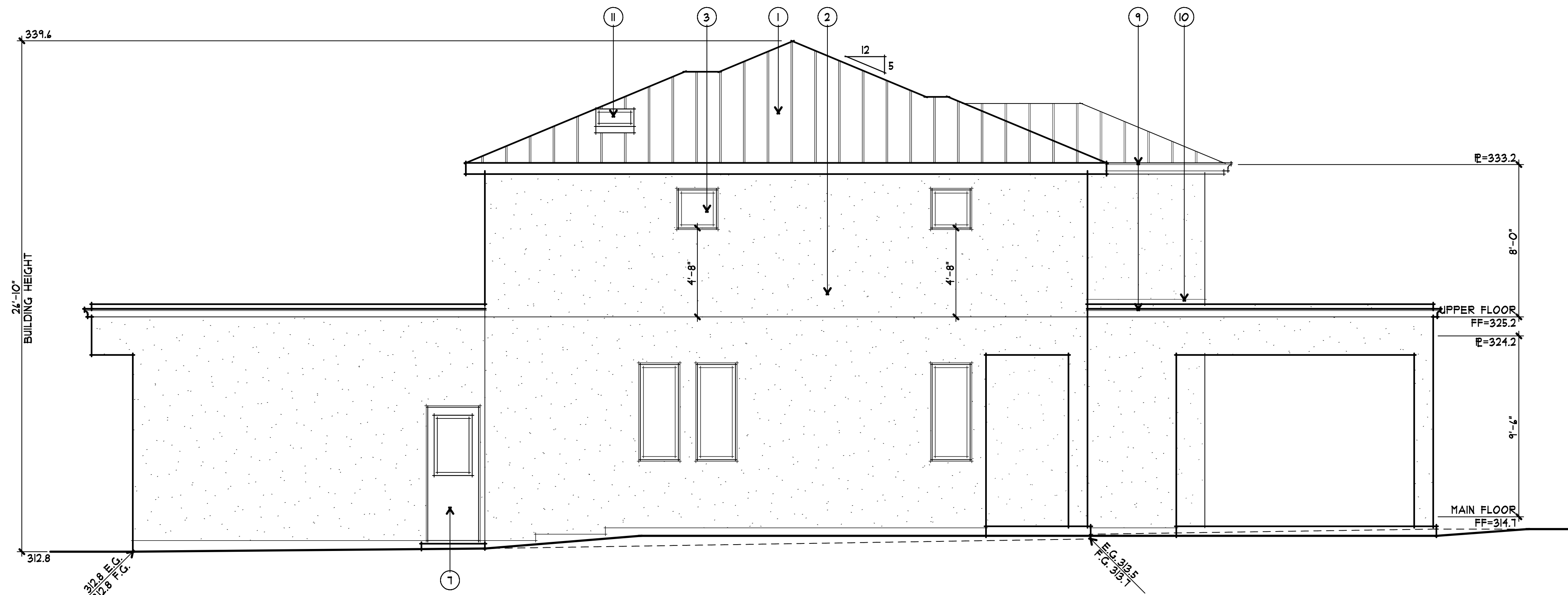


9 GUTTERS
G.I. SHAPED
MIDNIGHT BLACK

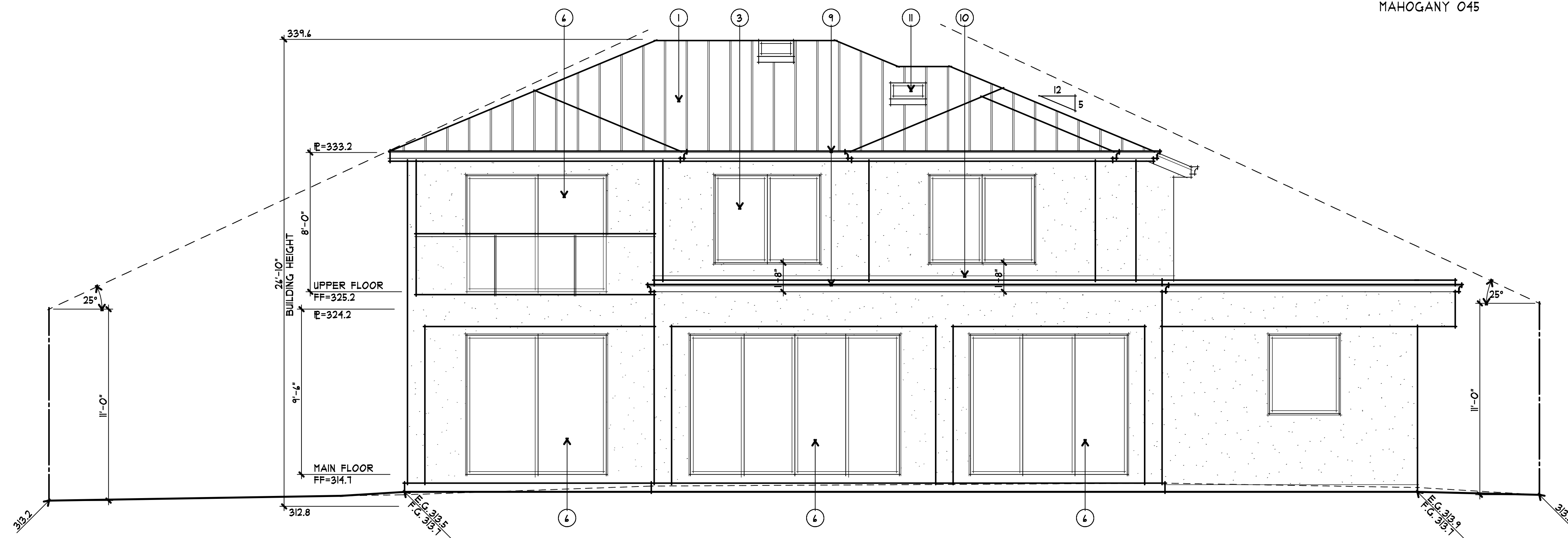


A PROPOSED RESIDENCE AND JADU FOR:
VINODH KUMAR RAJAGOPAL
LOS ALTOS, CALIFORNIA
915 SAINT JOSEPH AVENUE

drawings
revisions EXTERIOR ELEVATIONS
project number 2682
date MAR 24, 2026
sheet number A5



1 RIGHT (WEST) ELEVATION
1/4" = 1'-0"



2 REAR (SOUTH) ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	①	STANDING SEAM METAL ROOF
WALLS	②	SMOOTH STUCCO
WINDOWS	③	STEEL FRAME, DUAL PANE WINDOWS
DOORS	④	SOLID CORE WOOD ENTRY DOOR
	⑤	SECTIONAL GARAGE DOOR W/ LITES
	⑥	STEEL FRAME SLIDING DOORS
	⑦	HOLLOW METAL DOOR W/ GLASS
COLUMNS	⑧	PREFABRICATED 2-PIECE WOOD
GUTTERS & DOWNSPOUTS	⑨	G.I. SHAPED GUTTERS AND RECTANGULAR DOWNSPOUTS
FLASHING	⑩	G.I. FLASHING - PAINT
SKYLIGHTS	⑪	CURB MOUNTED BY VELUX OR EQ.
	⑫	



1 ROOF
STANDING SEAM METAL
MBCI ROOFING SIGNATURE 300
MIDNIGHT BLACK



3 WINDOWS
METAL FRAME
MARVIN ULTIMATE
EBONY



5 GARAGE DOOR
WOOD OVERHEAD SECTIONAL
CLOPLAY
MAHOGANY 045



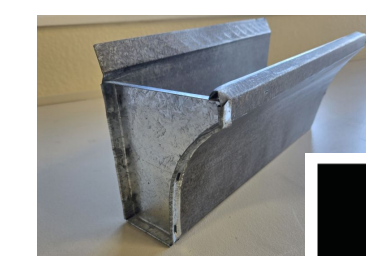
2 BODY
SMOOTH STUCCO
LAHABRA STUCCO
COLOR:



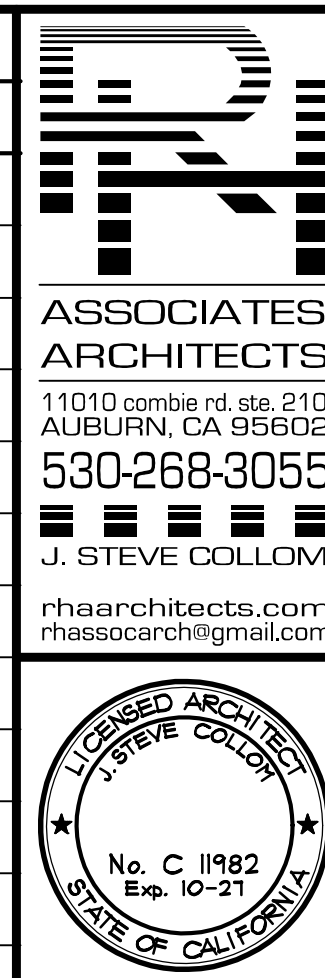
4 ENTRY DOOR
SOLID CORE WOOD
PORTE USA
CASTLE 2



8 COLUMNS
WOOD
HB&G BUILDING PRODUCTS
WALNUT

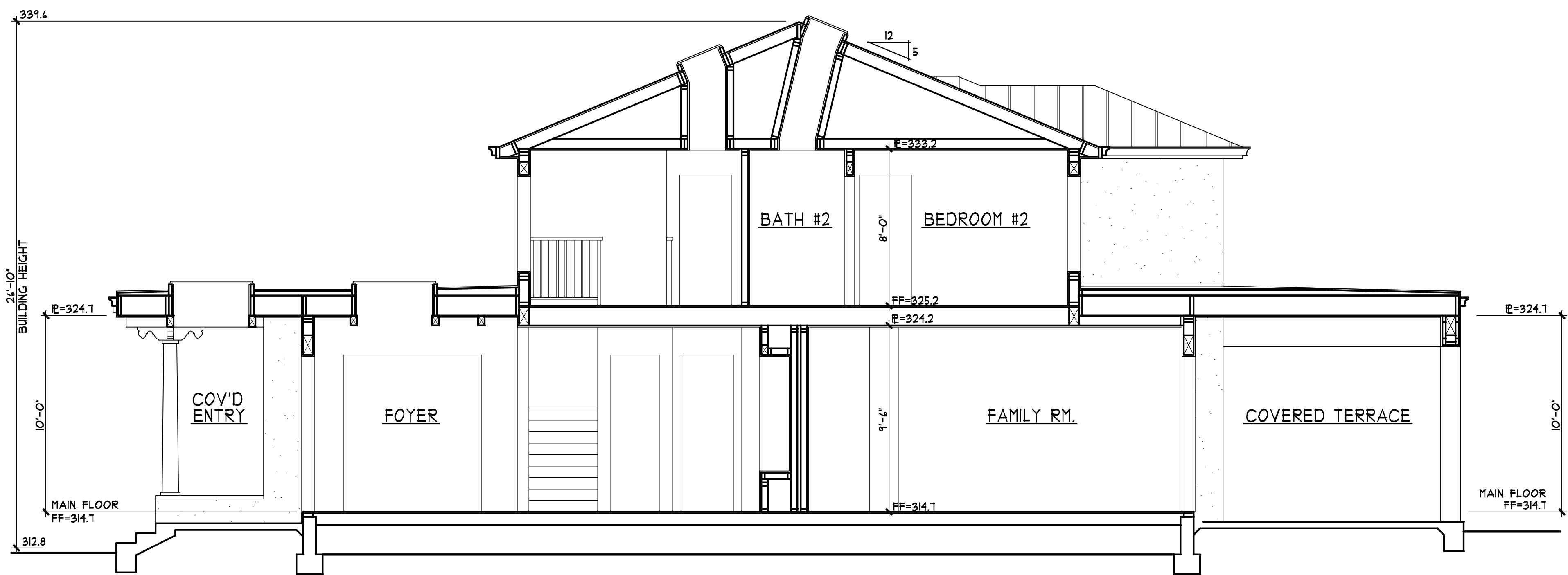


9 GUTTERS
G.I. SHAPED
MIDNIGHT BLACK



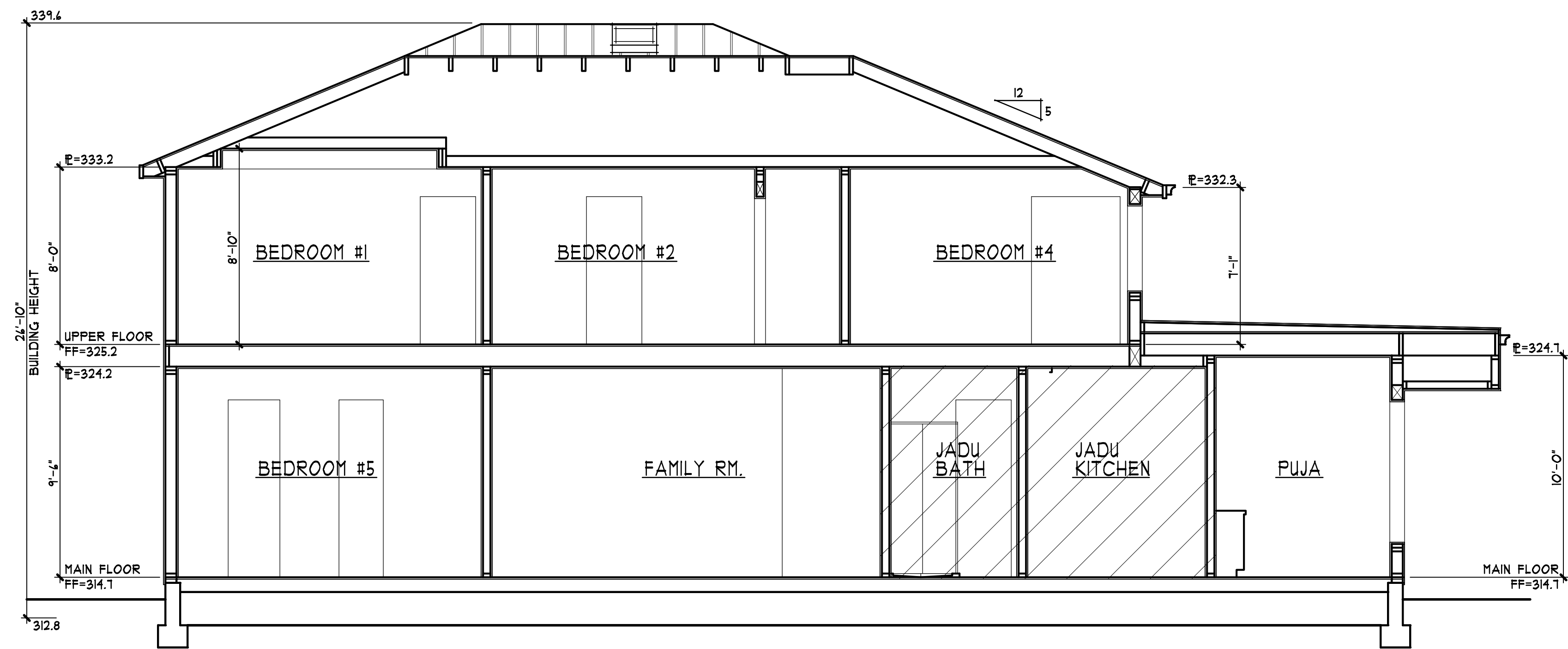
A PROPOSED RESIDENCE AND JADU FOR:
VINODH KUMAR RAJAGOPAL
LOS ALTOS, CALIFORNIA
915 SAINT JOSEPH AVENUE

drawings
revisions EXTERIOR ELEVATIONS
project number 2682
date MAR 24, 2024
sheet number A6



A
 A7

BUILDING SECTION
 1/4" = 1'-0"
 0 1 3 6 10



B
 A7

BUILDING SECTION
 1/4" = 1'-0"
 0 1 3 6 10



917 ST. JOSEPH AVE.
SIDE VIEW



901 ST. JOPSEPH AVE.

1 STREETScape
A8 NOT TO SCALE



892 ST. JOSEPH AVE.



900 ST. JOSEPH AVE.



901 ST. JOSEPH AVE.



908 ST. JOSEPH AVE.



915 ST. JOSEPH AVE.



916 ST. JOSEPH AVE.



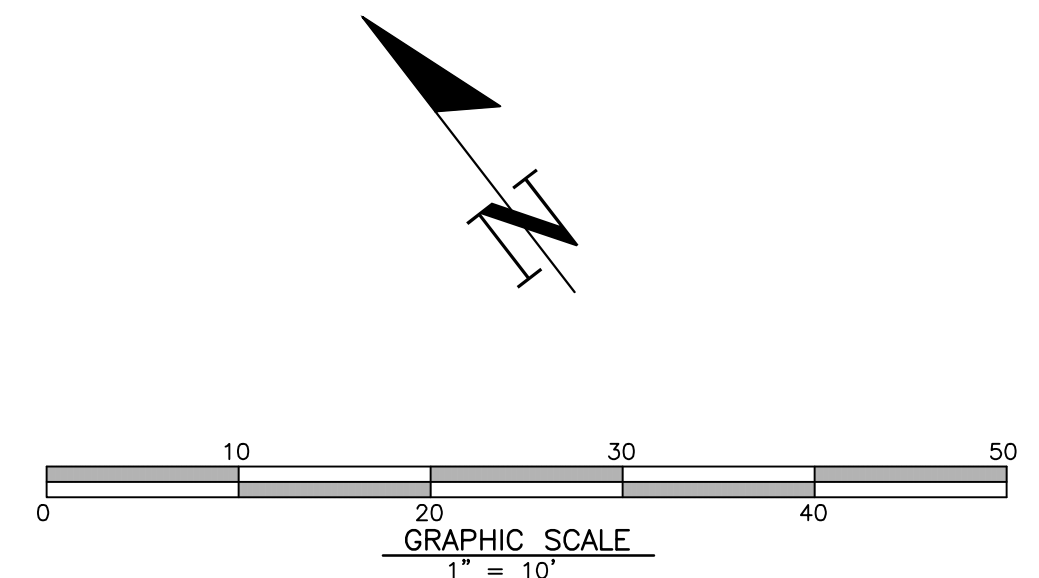
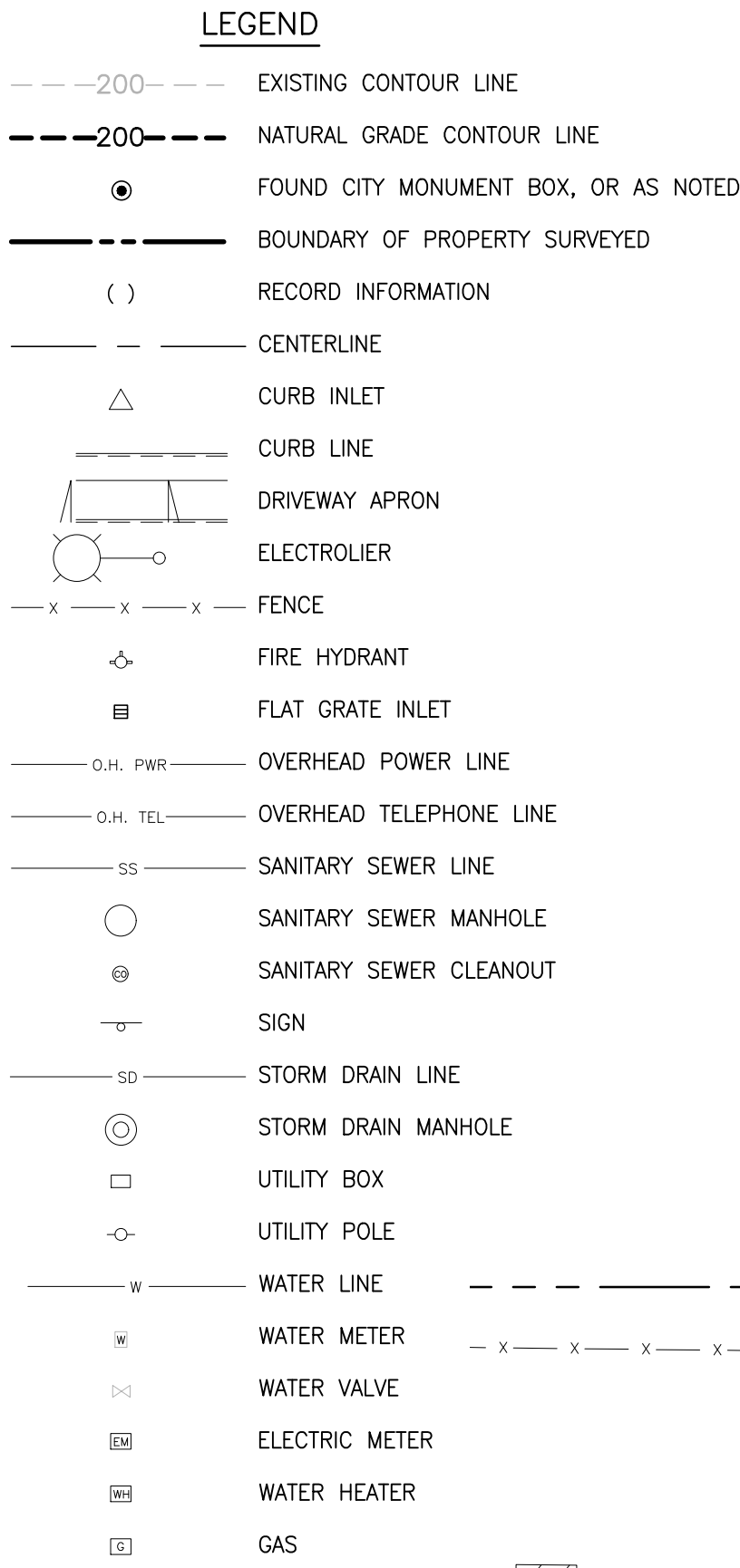
2080 MADELAINE CT.



3 CONTEXT MAP
A8 NO SCALE

NORTH

2 NEIGHBOR PHOTOS
A8 NOT TO SCALE



BASIS OF BEARINGS
THE BEARING NORTH 25°26'00" EAST OF THE CENTER LINE OF SAINT JOSEPH AVENUE AS SHOWN ON THAT RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 947 OF MAPS PAGE 1, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

R1	GRANT DEED	DOC #25316849
R2	RECORD OF SURVEY	947 M 1
R3	TRACT NO. 3107	144 M 10

BENCH MARK
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE
SOUTHERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 311.35' (NAVD88 DATUM)

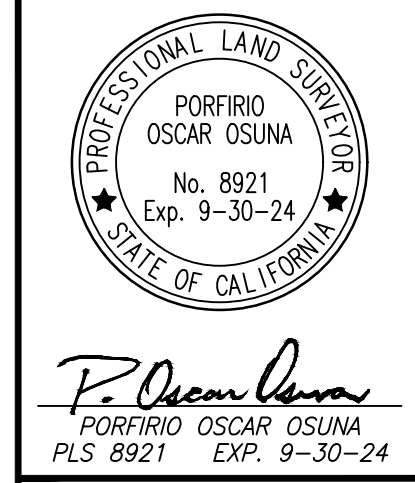
ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
OW PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD [EXTERIOR].
8. RECORD EASEMENTS ARE SHOWN AS INDICATED IN THE TITLE REPORT PROVIDED BY OWNER, PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 23-148133 DATED APRIL 11, 2024.

△					
△					
△					
△					
△					
	BY	CITY	DATE	REVISIONS	



 **OSUNA**
ENGINEERING INC.
Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

1949 O'TOOLE WAY
SAN JOSE, CA 95131
TEL. (408) 721-2100
Info@osunaeengineering.com

PRELIMINARY BOUNDARY
 & TOPOGRAPHIC SURVEY
 9115 SAINT JOSEPH AVE
 APN 342-05-032
 LOS ALITOS, CALIFORNIA
 Project No.: 2629
 Drawn By: SD
 Checked: 00
 Date: 3/12/26

SHEET
BT2
OF 2 SHEETS

UNDERGROUND NOTES

1.

CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2.

UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3.

ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
4.

ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
5.

ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

GENERAL NOTE

A. 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) 947-2680.

B. 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.

SHEET INDEX

COVER SHEET	C-1
GRADING AND DRAINAGE PLAN	C-2
CONSTRUCTION DETAILS	C-3
EROSION CONTROL PLAN	C-4
BLUEPRINT FOR A CLEAN BAY	C-5

DRAINAGE NOTE:

A."UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEETFLOW ONTO THE NEIGHBORING PROPERTY."

ENCROACMENT PERMIT NOTE:

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE. PRIOR TO THE CONNECTION POINTS SHOWN, AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

MAINTENANCE NOTE:

IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

TREES PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. TYPICAL AS NOTED.

GENERAL NOTES

1.

CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2.

EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
3.

ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4.

CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
5.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
6.

IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
7.

THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

ABBREVIATION

AD AREA DRAIN
CO CLEANOUT
(E) EXISTING
FG FINISH GRADE
FL FLOW LINE
FS FINISH SLAB
INV INVERT
(N) NEW
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
RDS ROOF DOWNSPOUT
CB CATCH BASIN

DESCRIPTION

PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
DRAINAGE FLOW
REMOVE TREE

LEGEND

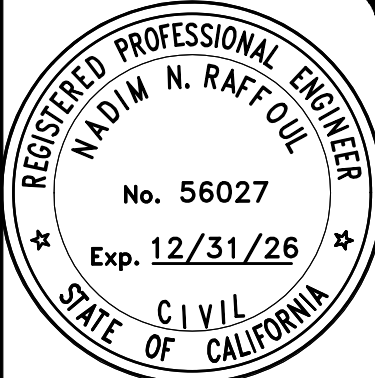
EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

HOUSE APPROXIMATE CUT REQUIRED	150± CY
FILL REQUIRED	00± CY



N. Raffoil

NNR ENGINEERING

SERVICES CO.
532 WETTERIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 946-7865

917 SAINT JOSEPH AVENUE
LOS ALTOS

SANTA CLARA COUNTY APN: 342-05-032 CALIFORNIA

COVER SHEET

REVISIONS	DATE
JOB NO:	
DATE:	12-17-2025
SCALE:	N.T.S.
DRAWN BY: NR	
SHEET NO:	
C-1	
OF 5 SHEETS	

GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 TIE ALL ROOF DOWNSPOUT LEADERS WITH 4" SOLID PIPE TO DISCHARGE AT INFILTRATION DEVICE.
- 2 THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS, AND DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE WHERE LOT LINES PROHIBIT THE REQUIRED GRADING.
- 3 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 APPROXIMATE LOCATION OF NEW 2" WATER METER AND SERVICE LINE. DESIGN BY OTHERS.
- 5 EXISTING WATER METER TO BE REMAIN.
- 6 APPROXIMATE LOCATION OF JOINT TRENCH.
- 7 6" PVC (SDR-35) @ S=1% MIN.
- 8 INFILTRATION DEVICE (15'X5'X5'). SEE DETAIL. ON C-3.
- 9 INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
- 10 NEW SSCO SHALL BE INSTALLED BETWEEN 2' AND 5' FROM THE FRONT PROPERTY LINE. SEE CITY STD. DETAIL SS-6.
- 11 INSTALL COMBO BACK WATER WITH ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKWATER VALVE OUTSIDE OF THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION
- 12 NEW ELECTRICAL METER.
- 13 NEW GAS METER.
- 14 EARTH SWALE, SEE DETAIL ON SHEET C-3.

GENERAL NOTE

A. 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) 947-2680.

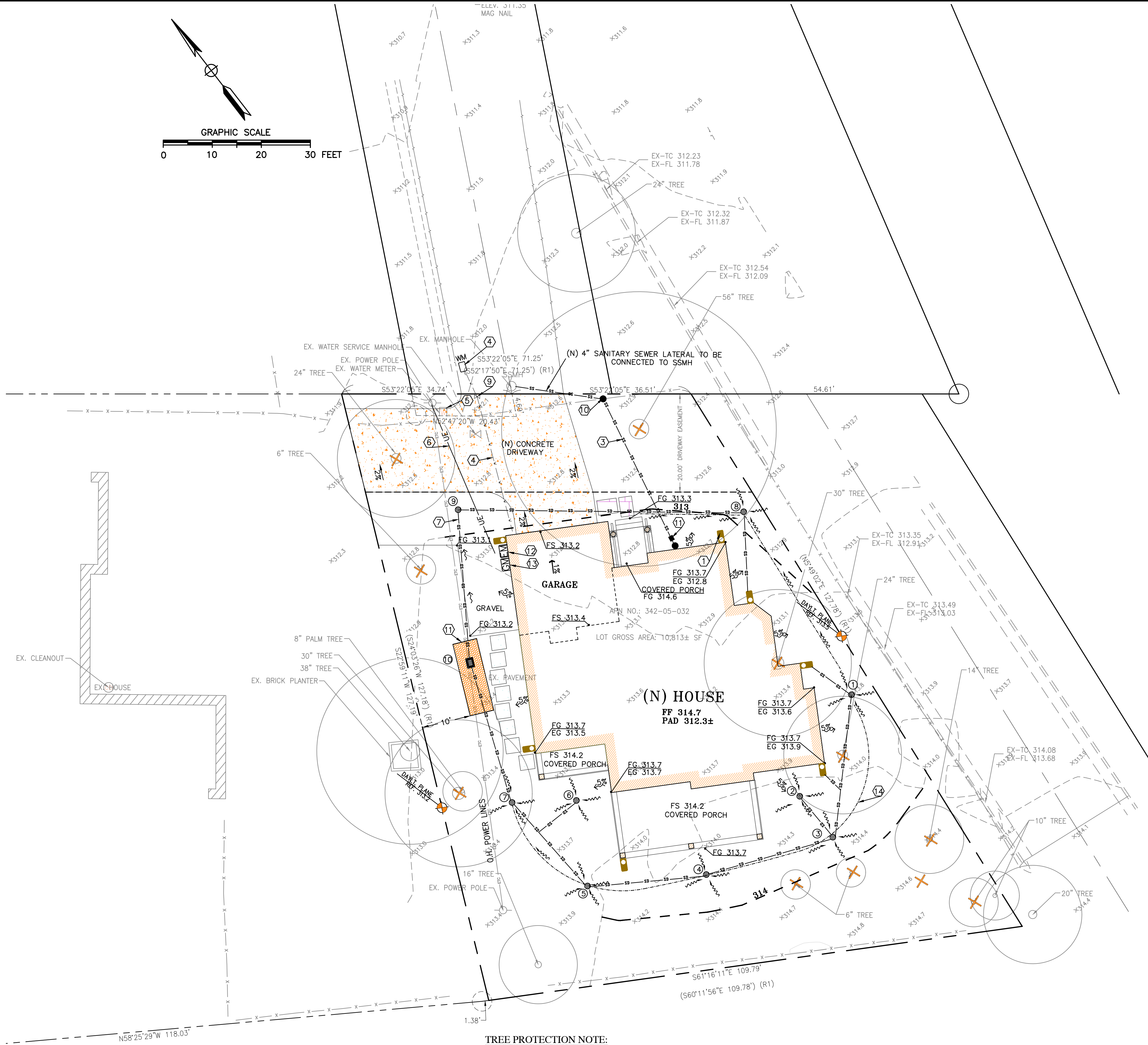
B. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

LEGEND:

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

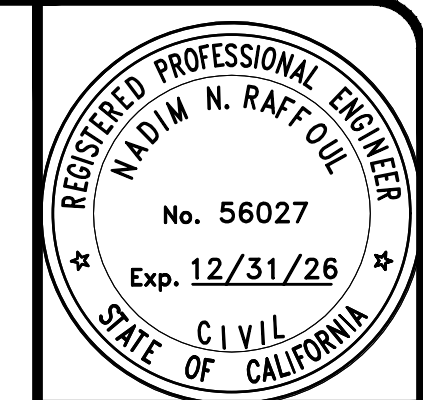
DRAINAGE NOTE

- 1 AD RIM 313.3± INV 311.3±
- 2 AD RIM 313.3± INV 311.3±
- 3 AD RIM 313.2± INV 311.0±
- 4 AD RIM 313.3± INV 310.7±
- 5 AD RIM 313.2± INV 310.4±
- 7 AD RIM 312.8± INV 310.0±
- 8 AD RIM 312.8± INV 310.8±
- 9 AD RIM 312.5± INV 310.0±
- 10 CB RIM 312.5± INV 309.5±



TREE PROTECTION NOTE:
SEE ARCHITECTURAL PLAN FOR TREE PROTECTION FENCING

NOTE
TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY OTHERS.



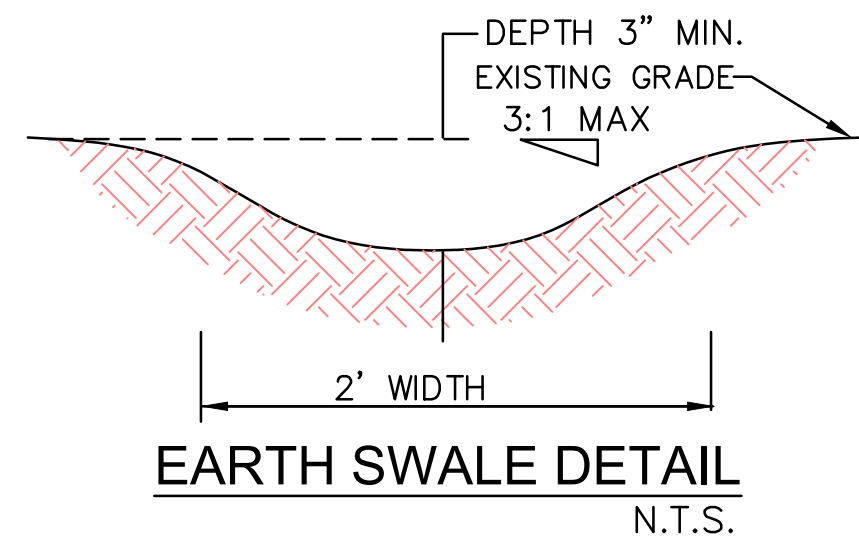
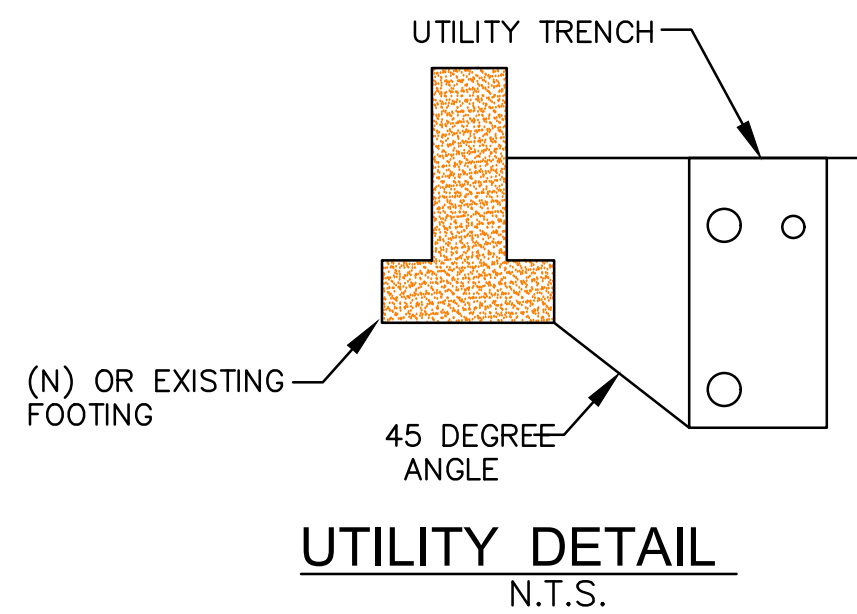
NR ENGINEERING
SERVICES CO.
635 WETBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 348-7863

917 SAINT JOSEPH AVENUE
LOS ALTOS

SANTA CLARA COUNTY APN: 342-05-032 CALIFORNIA

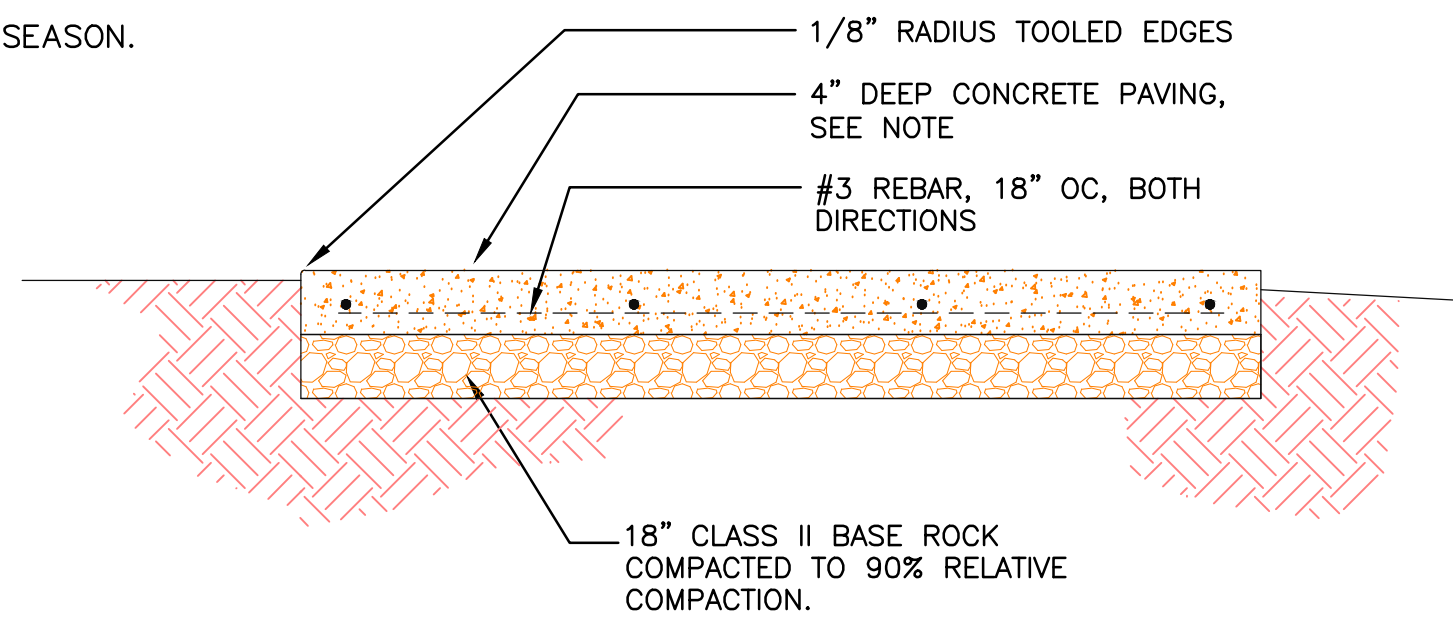
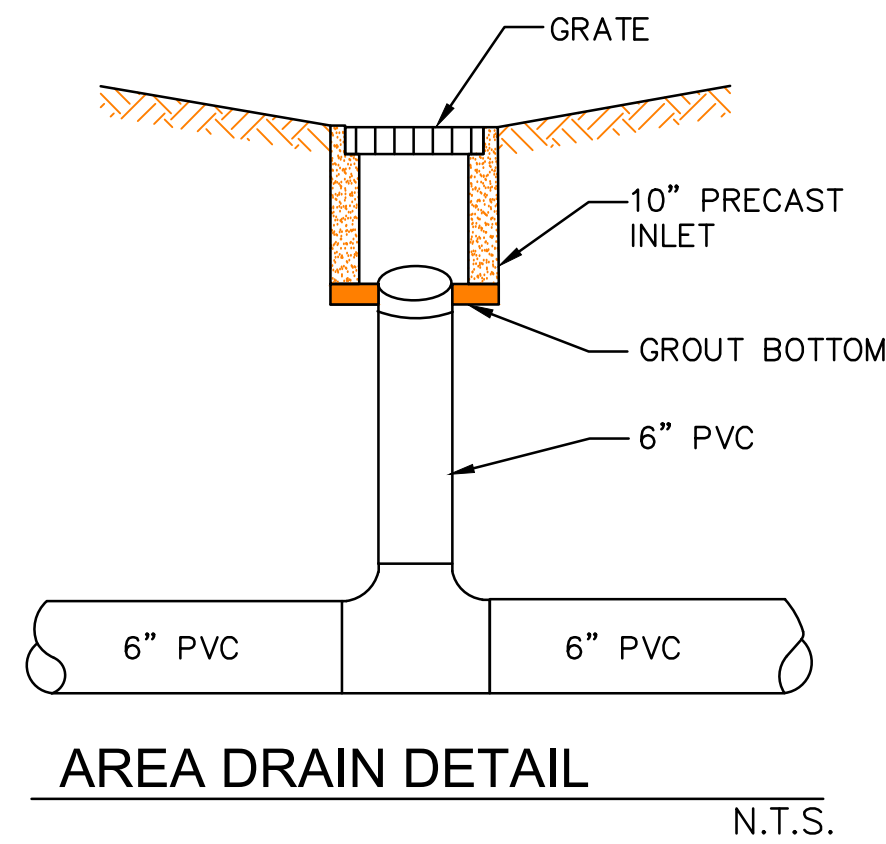
GRADING
AND
DRAINAGE PLAN

REVISIONS	DATE
JOB NO:	
DATE:	12-17-2025
SCALE:	1"=10'
DRAWN BY:	NR
SHEET NO:	
C-2	
OF 5 SHEETS	

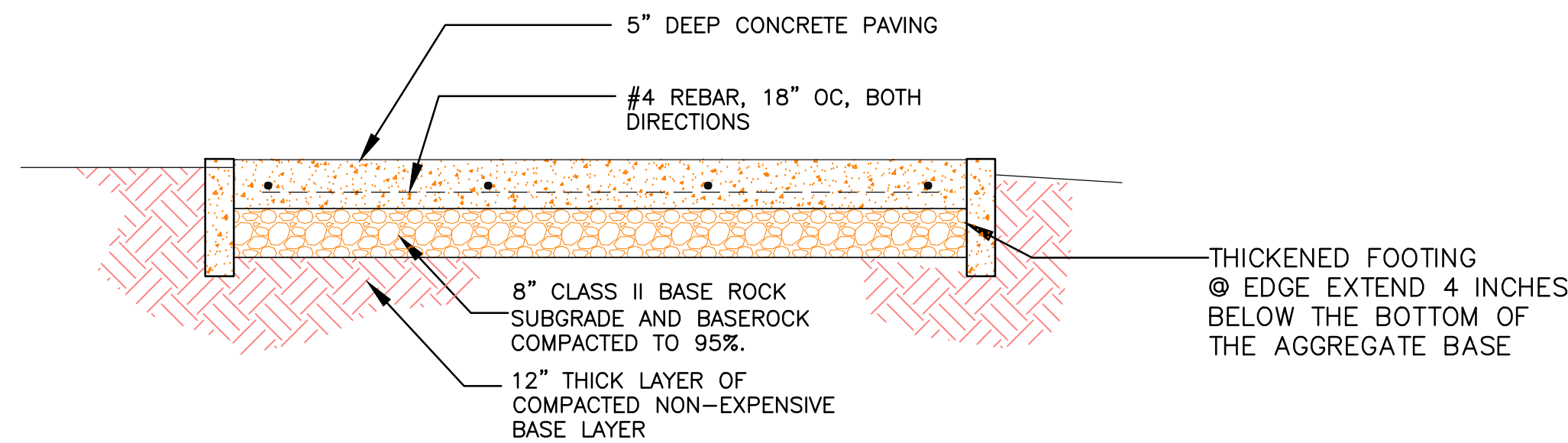


MAINTENANCE NOTES

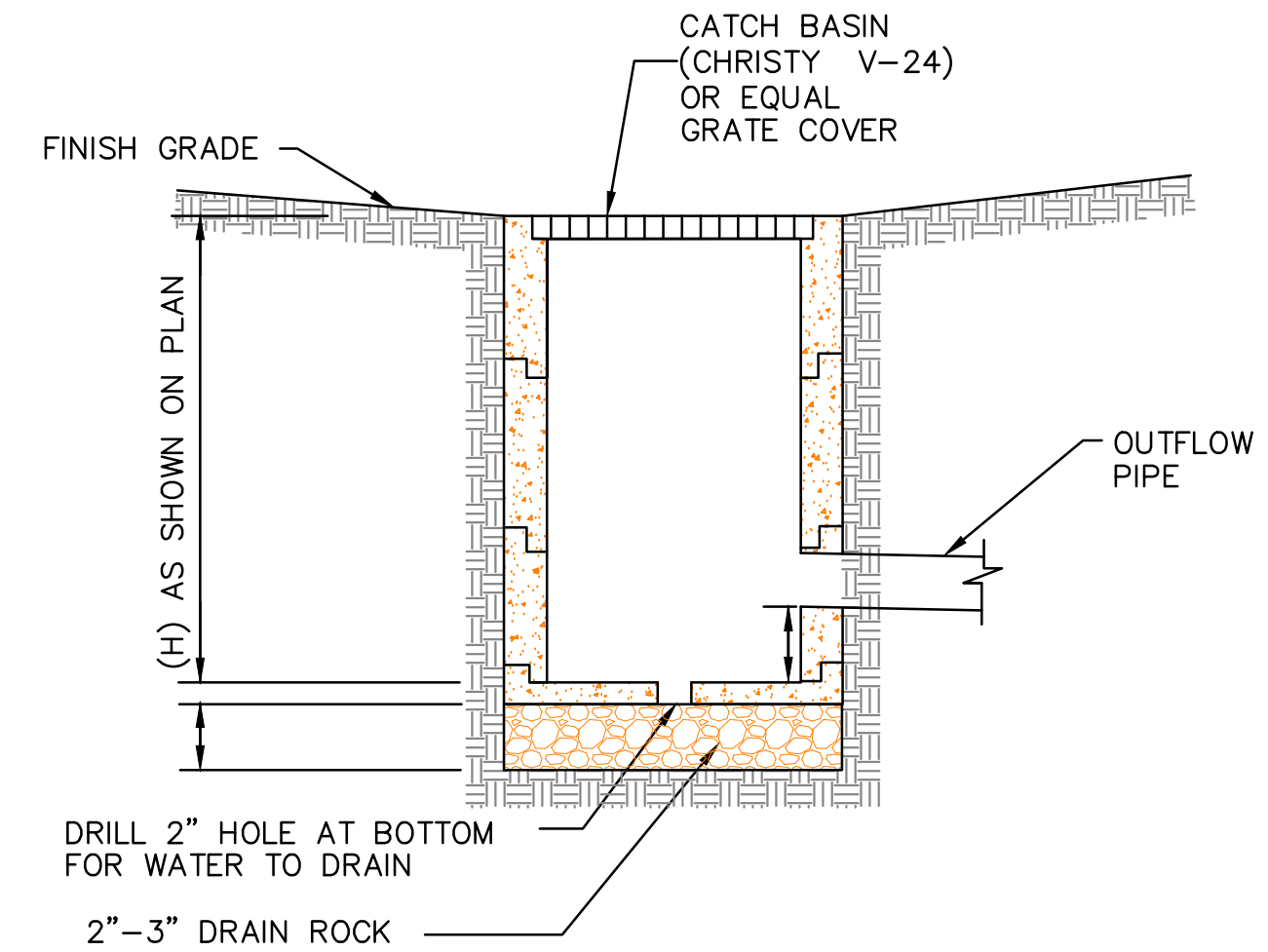
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



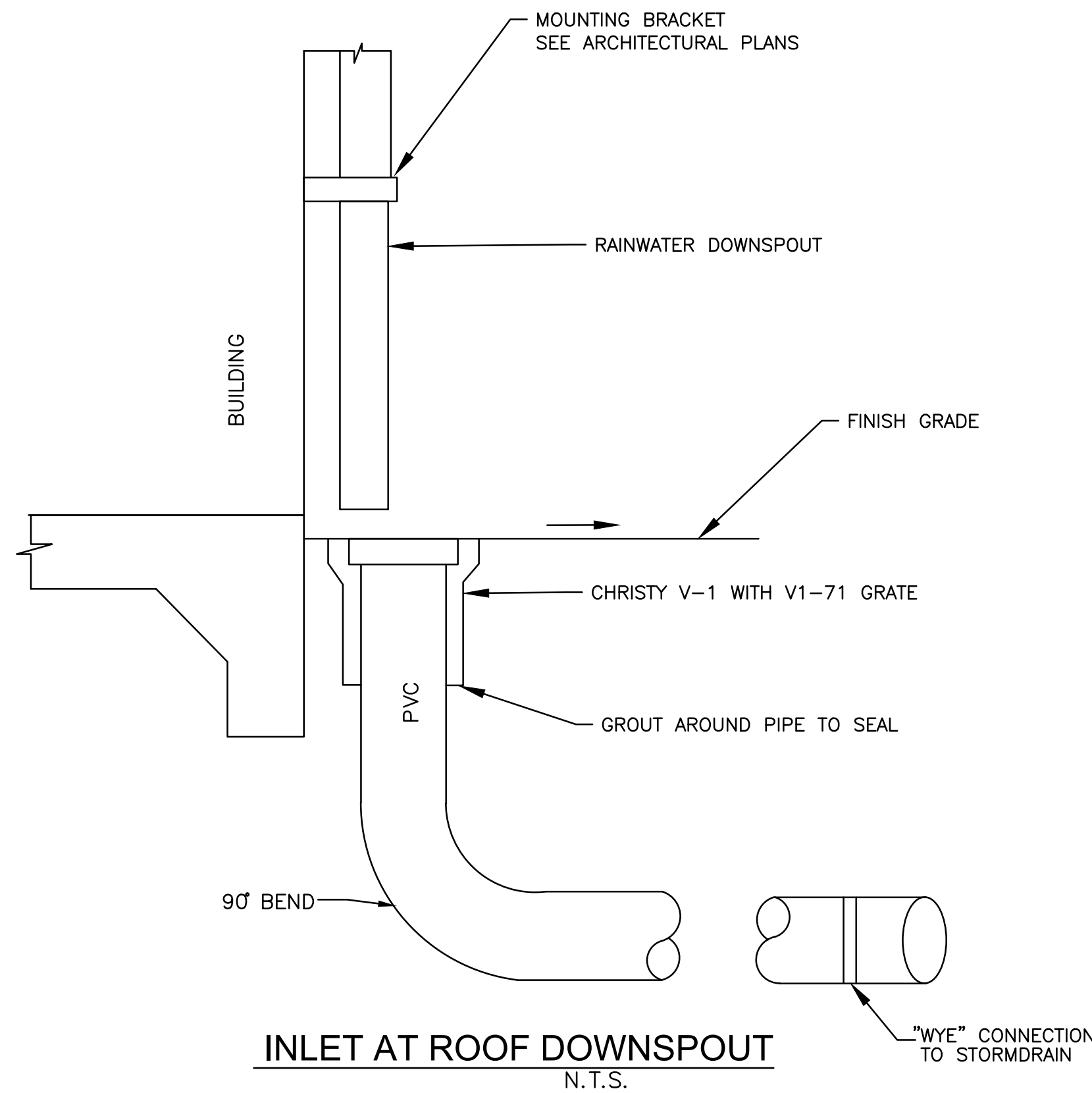
CONCRETE WALKWAY-TYPICAL SECTION
N.T.S.



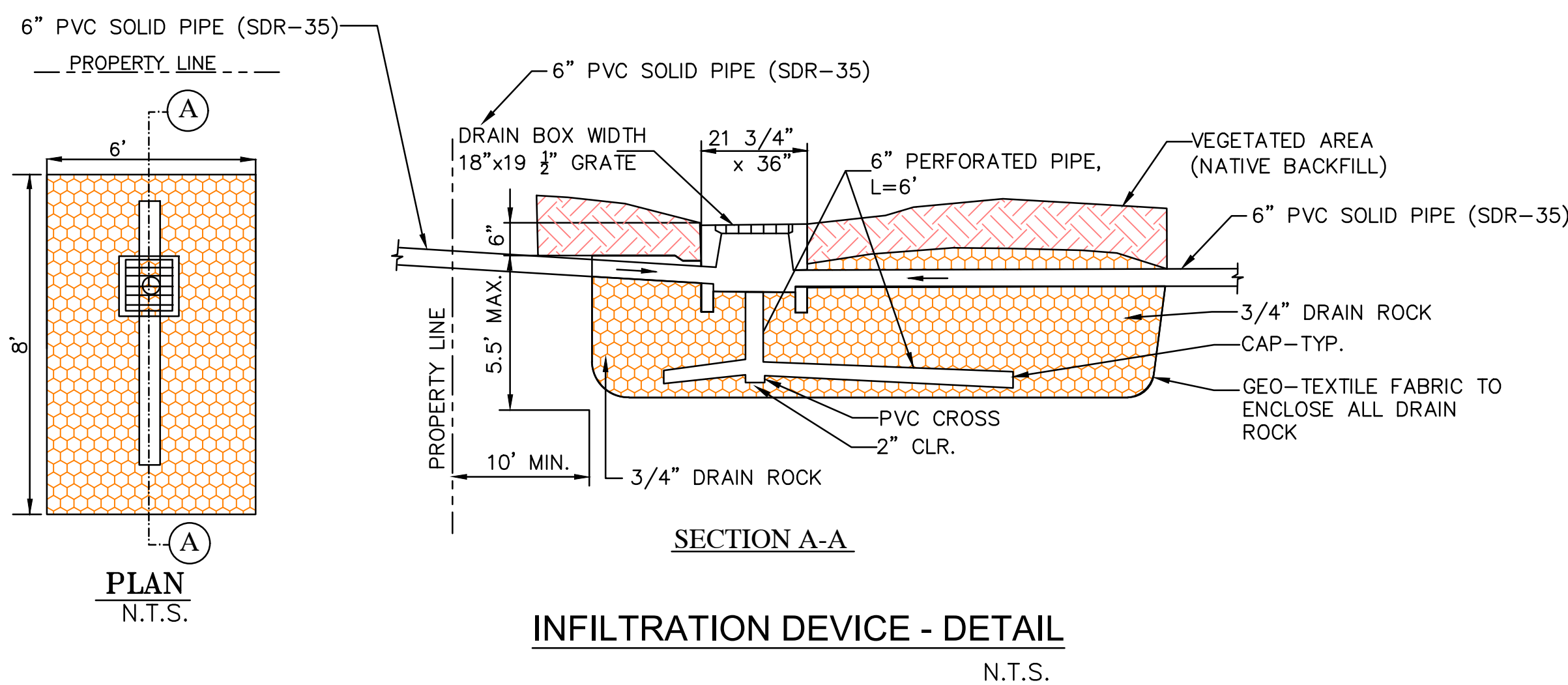
CONCRETE DRIVEWAY-TYPICAL SECTION
N.T.S.



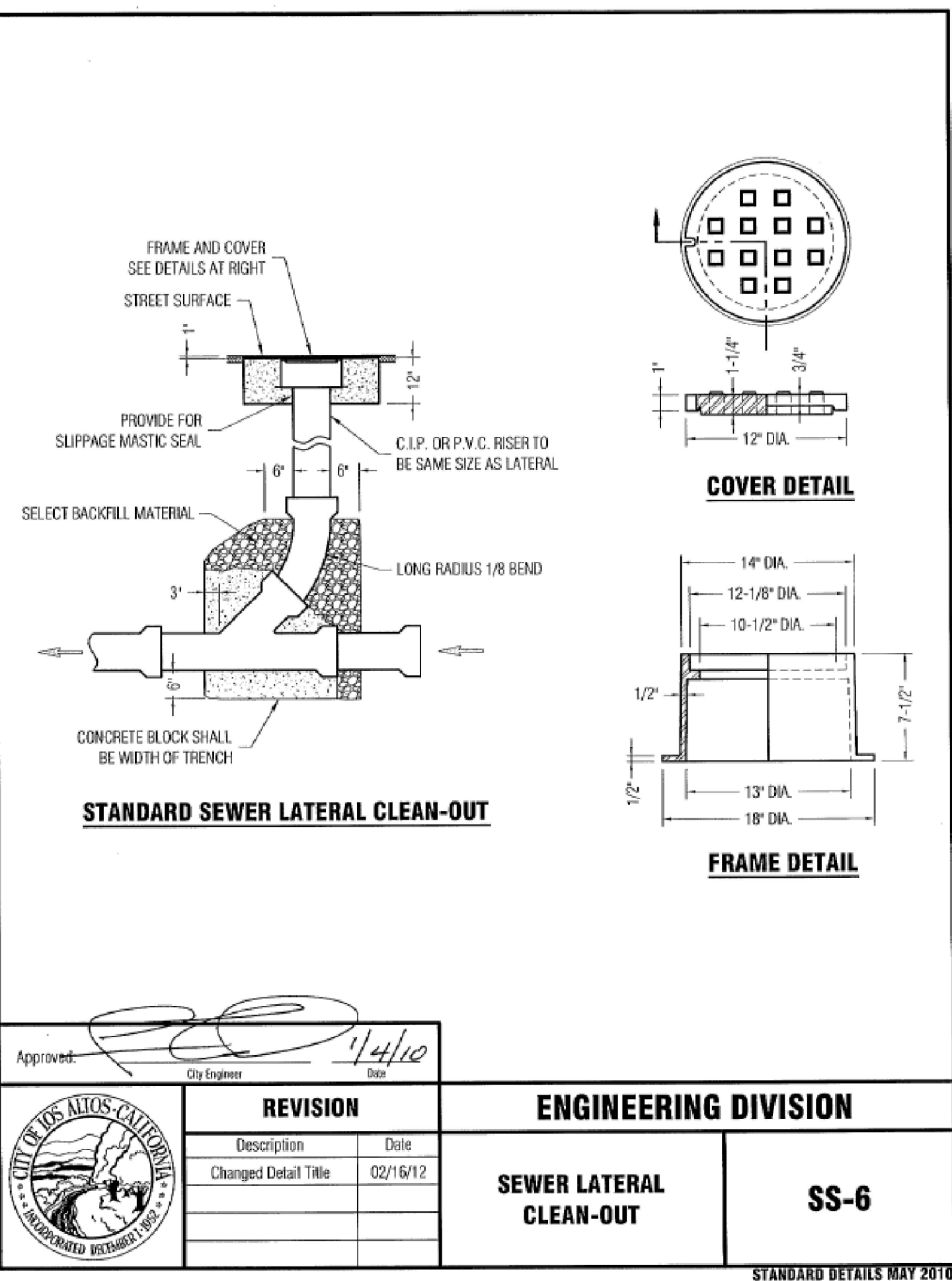
CATCH BASIN DETAIL
N.T.S.

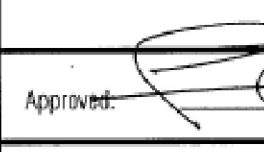


INLET AT ROOF DOWNSPOUT
N.T.S.

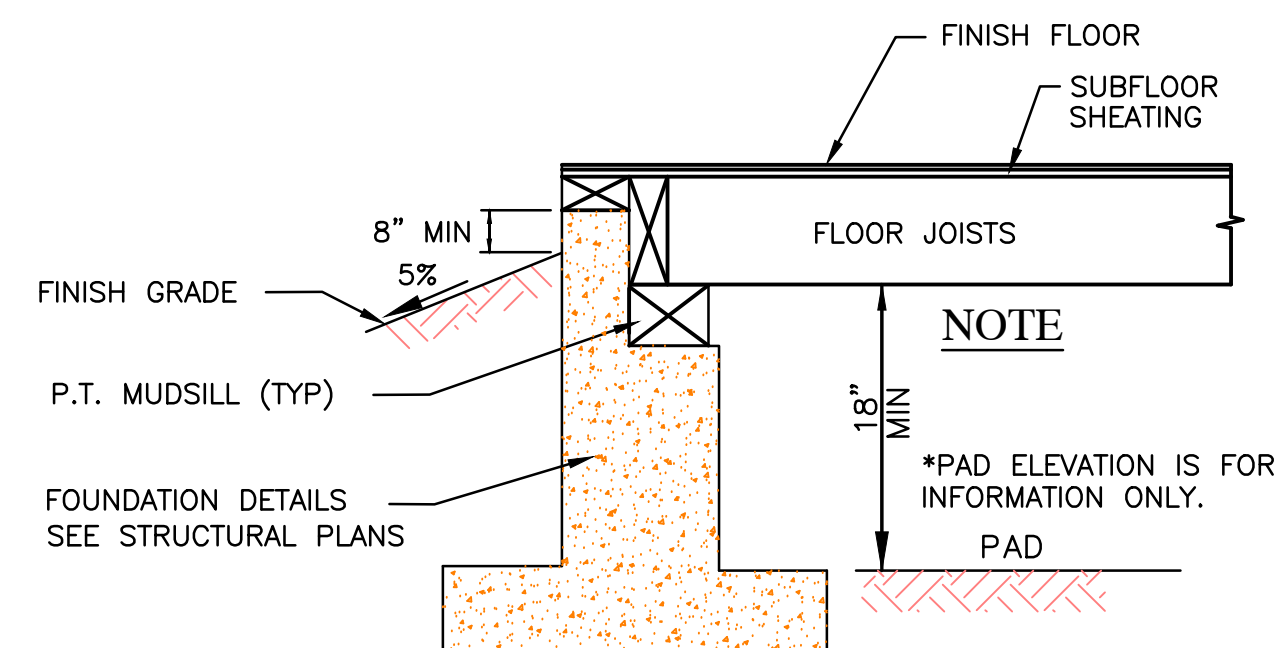


INFILTRATION DEVICE - DETAIL
N.T.S.

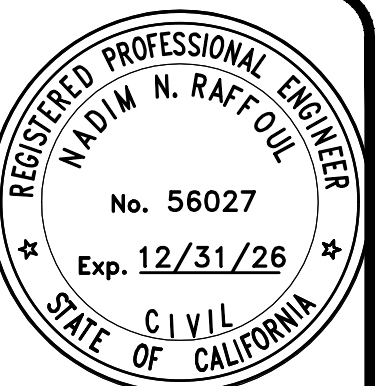


Approved:  1/4/12	City Engineer	Date
REVISION		
Description	Date	
Changed Detail Title	02/16/12	
ENGINEERING DIVISION		
SEWER LATERAL CLEAN-OUT		SS-6

STANDARD DETAILS MAY 2010



EXTERIOR GRADING DETAIL
N.T.S.



NNR ENGINEERING
ENGINEERING CO.
635 WEYBROOK DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 948-7818

917 SAINT JOSEPH AVENUE
LOS ALTOS
CALIFORNIA

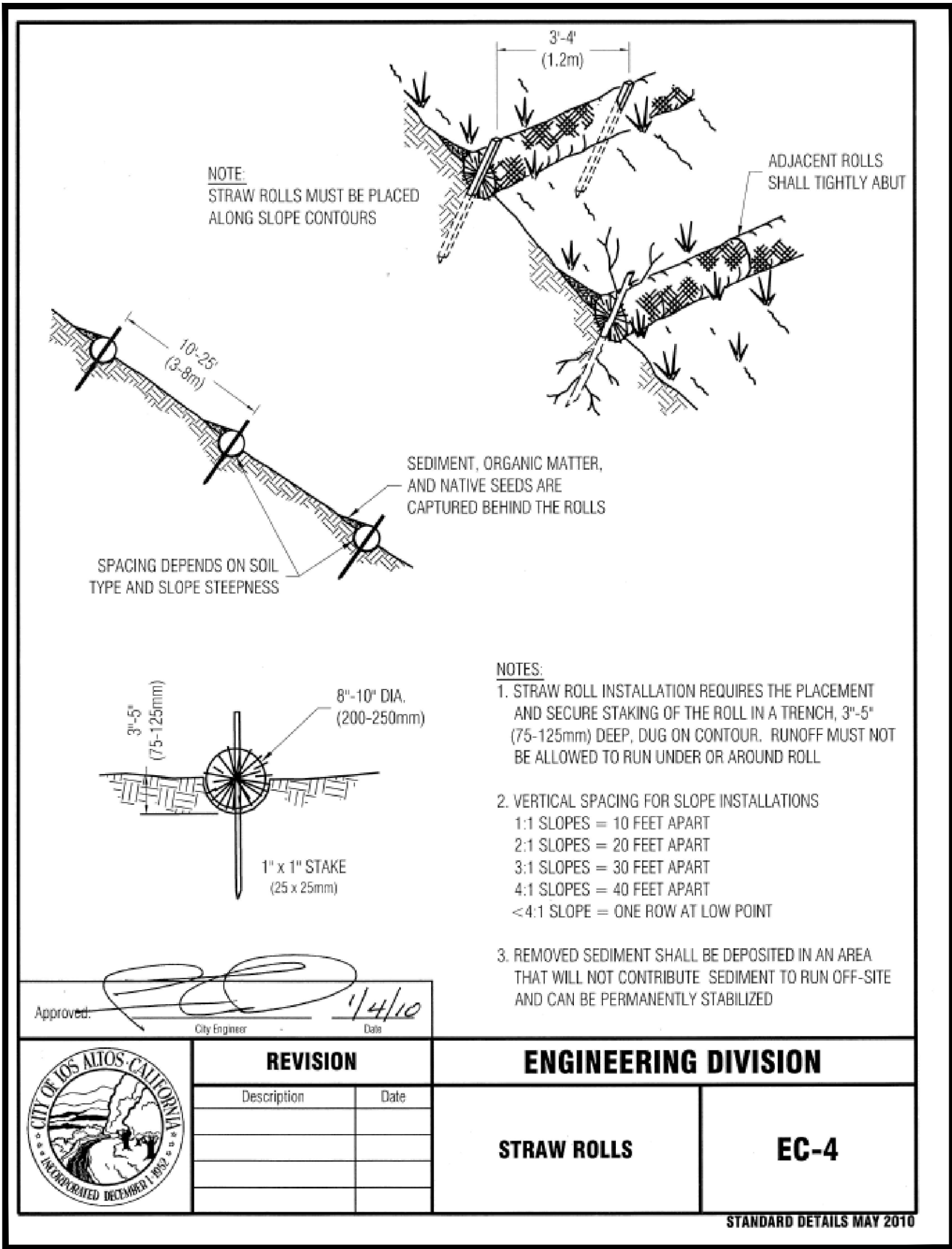
SANTA CLARA COUNTY APN: 342-05-032

CONSTRUCTION
DETAILS

REVISIONS	DATE
JOB NO:	
DATE:	12-17-2025
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	

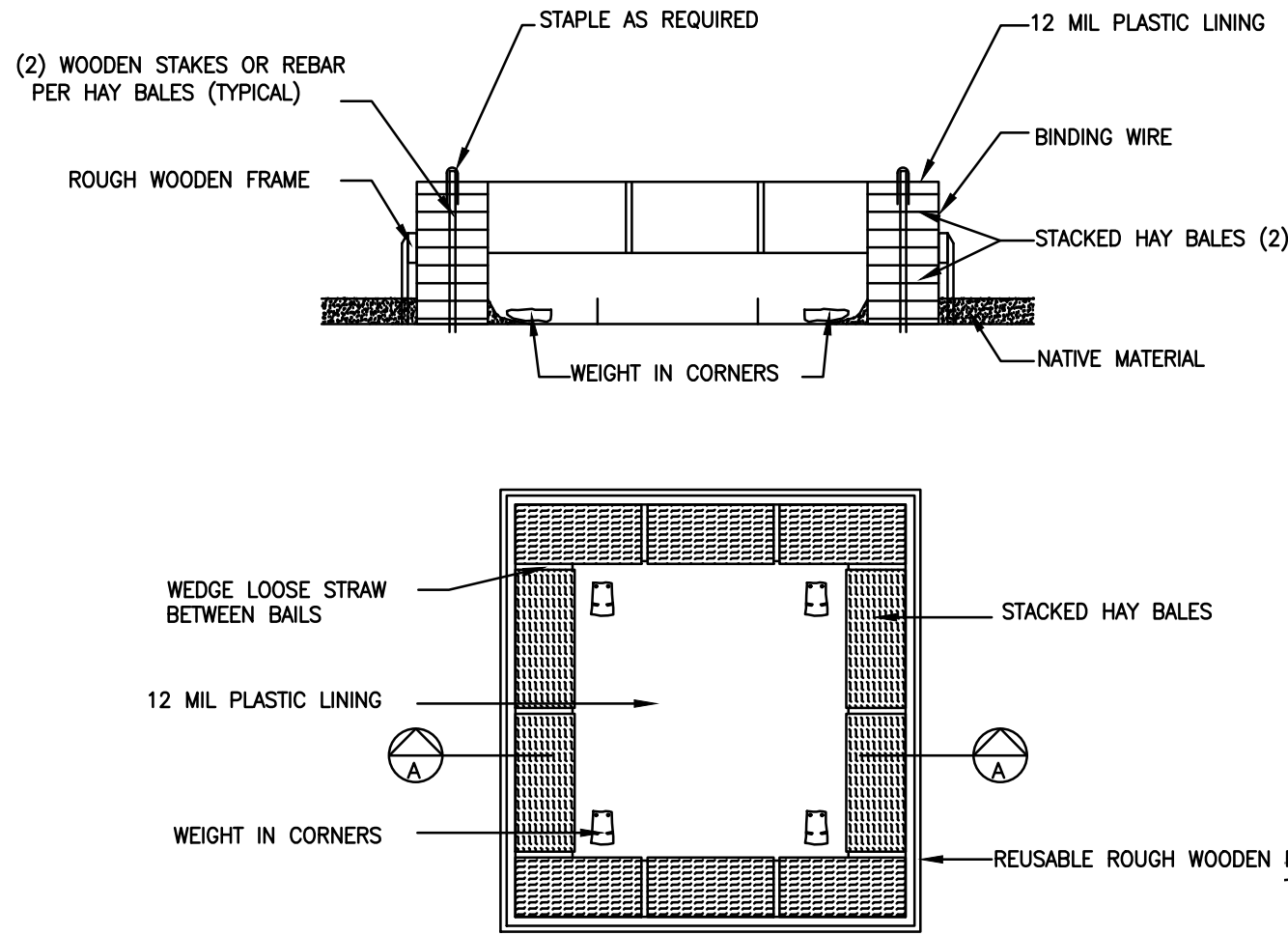
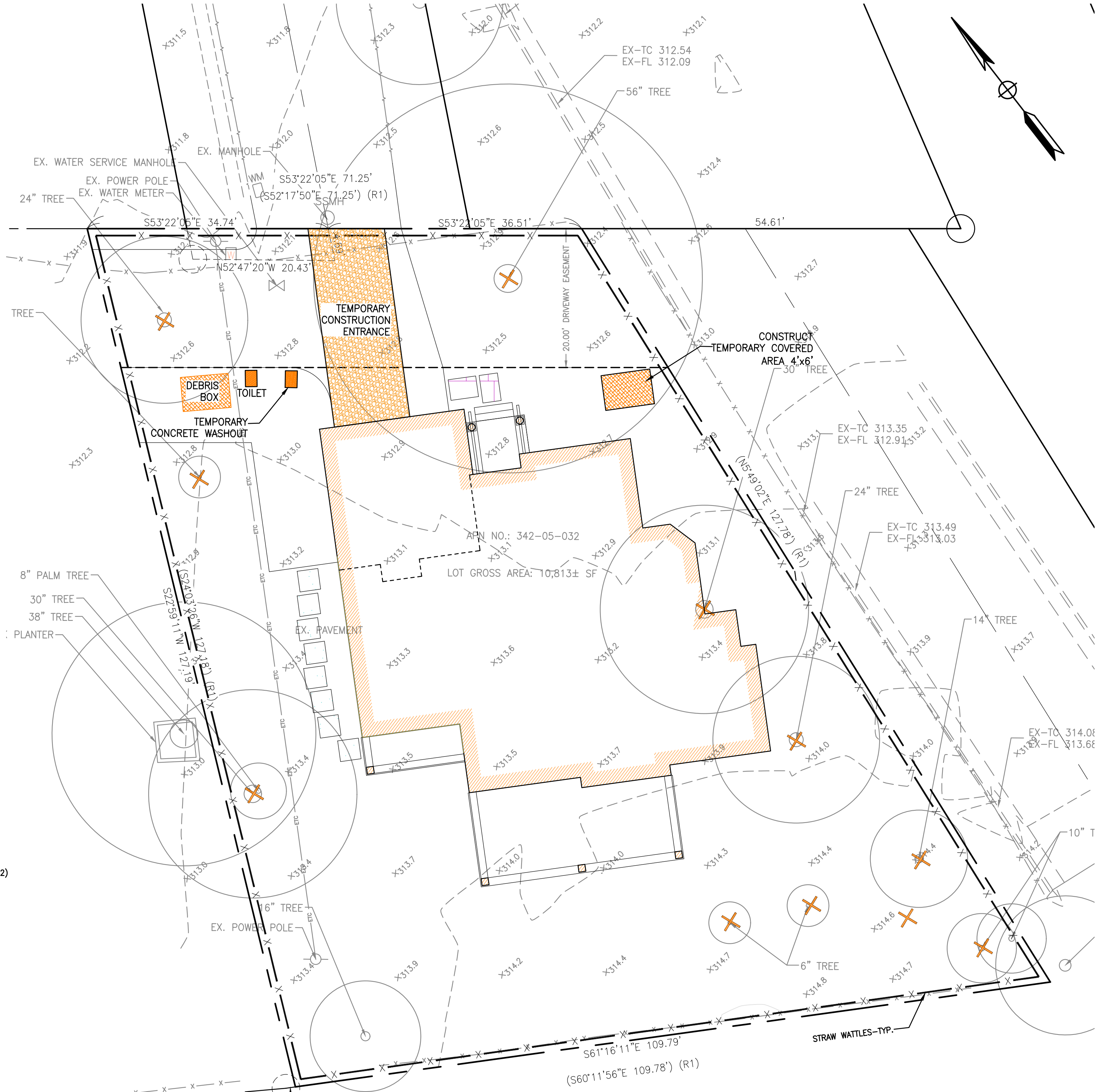
C-3

OF 5 SHEETS

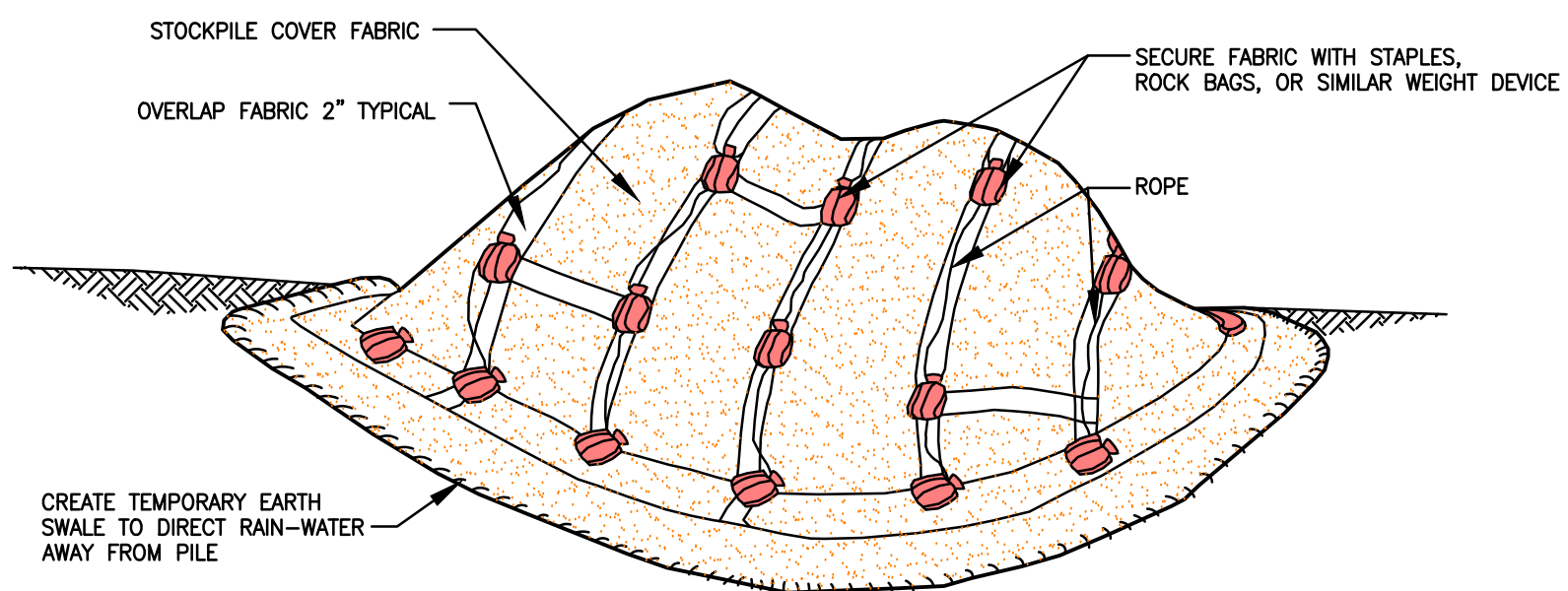


EROSION AND SEDIMENT CONTROL NOTES:

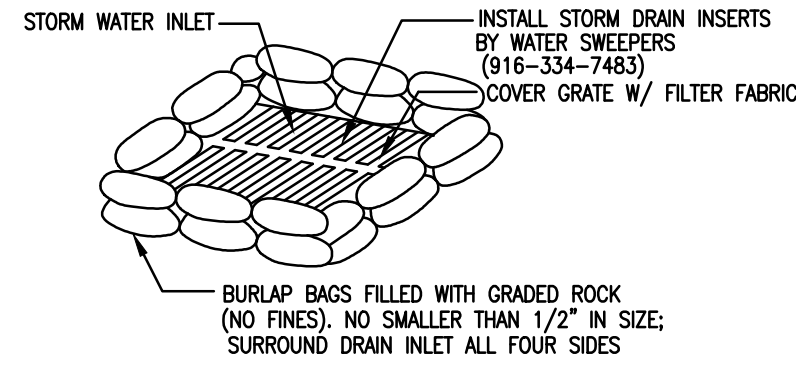
1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 12" THICK LAYER OF 3"-6" FRACTURED STONE AGGREGATE UNLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE) NTS

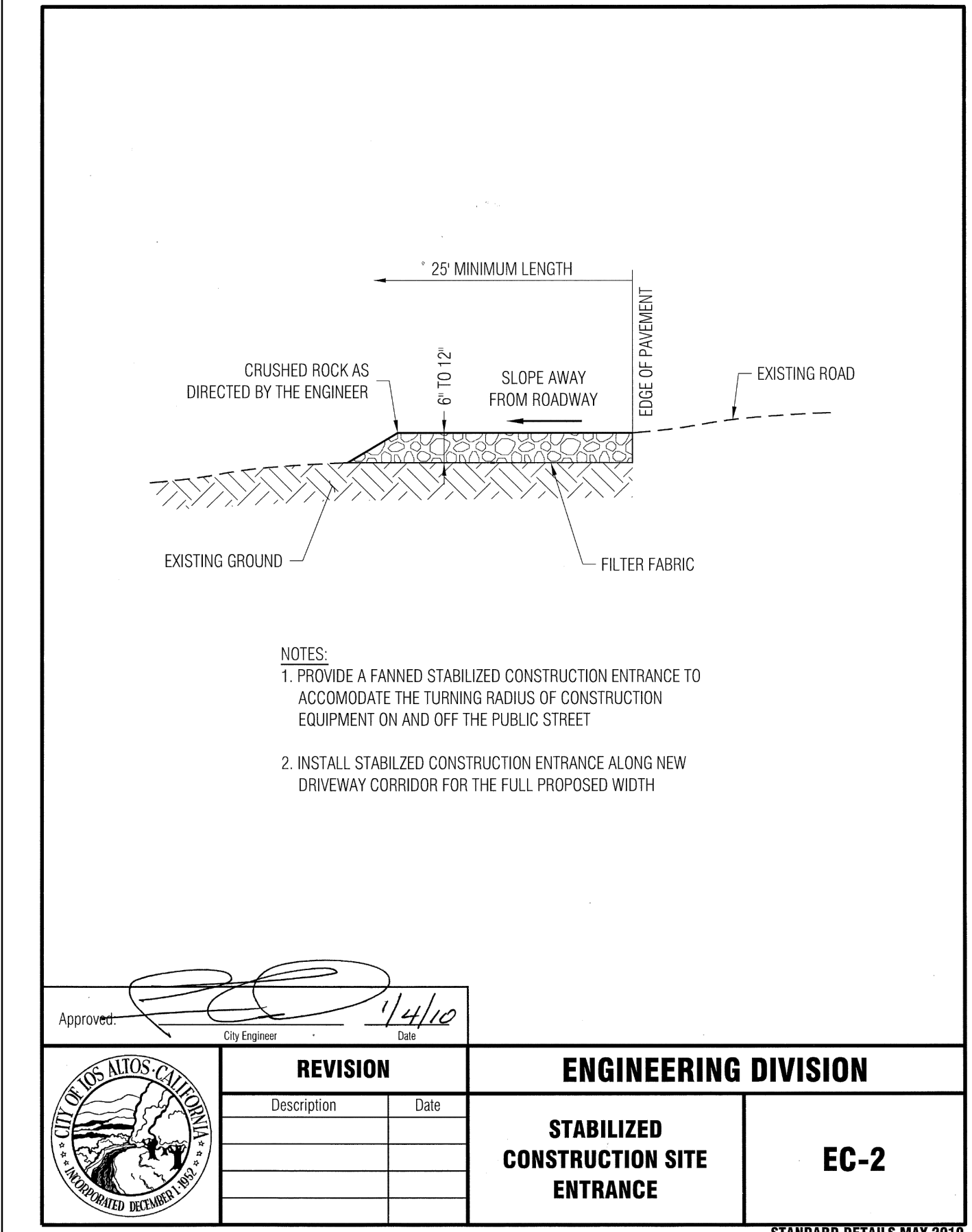


TEMPORARY COVER ON STOCK PILE NTS



- NOTES:
1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
 2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
 3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
 4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.) SEDIMENT FILTER DETAIL NTS



917 SAINT JOSEPH AVENUE
LOS ALTOS

SANTA CLARA COUNTY APN: 342-05-032 CALIFORNIA

EROSION CONTROL PLAN

REVISIONS	DATE
JOB NO:	
DATE:	12-17-2025
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	
C-4	
OF 5 SHEETS	

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drive and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment. Wash, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed pits where tires and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Properly 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 testing equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "fifty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash 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.
- Report significant spills to the appropriate local spill response agencies immediately.
- 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 Services.

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveway/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway environments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where rags and/or oil can be properly disposed.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Tires may leak oil, gasoline, brake fluid, 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, or similar materials.
- Protect drainage ways by using earth dikes, silt 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, sealcoat 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.

Doing The Job Right

General Business Practices

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose of dirt area.
- Cover stockpiles (asphalt, sand, etc.) with erosion control materials with positive slope. Sweep from temporary runoff or sediment traps.
- Park paving machines over dirt piles or absorbent material (silt, rags, etc.) to catch slips when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials, and/or rags), or dig up, remove, and dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess aggregate gravel or sand.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when 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 contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum slurry and remove from the site. Cover or protect storm drain inlets during saw cutting. Sweep up, and properly dispose of, all materials.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street where there are numerous opportunities for asphalt, sealcoat 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. Off-site the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of sediment and 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 creeks or the Bay.
- 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.
- Remove bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- 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 materials 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, cause serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When clearing up after delivery or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto dirt area, (2) drain onto a paved 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, gravel, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

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

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (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 Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 285-2800
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 822-2300
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

Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/sa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Job Right

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 container.
- Schedule grading and excavation projects during dry weather.
- Use temporary erosion dikes or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- The vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use the rest as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chop if necessary, and compost.
- 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 accepts yard waste. No curbside pickup of yard waste is available for 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 drain 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 Job Right

General Business Practices

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on 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 street.
- In San Jose, home yard waste for outdoor recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Pond/Spa Maintenance

- 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 them shall not exceed 100 gallons per minute.
- Never discharge pool or spa water to a street or storm drain. Discharge to a sanitary sewer instead.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then discharge water to the storm drain. Do not use copper based algaecides. Control algae with chlorine or other alternatives, such as sodium hypochlorite.

Filter Cleaning

- Never clean a filter in the street or near a storm drain. Filter cartridges and disintegrating media form into a dirt area, and spread filter residue into soil. Dispose of spent disintegrating media in the garbage.
- 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 Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plumbers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid wastes 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 shop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted brushes stored before 1970 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1970 trimming equipment with water, wear proper protective gear. Test paint for lead by taking paint 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. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

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 hazardous wastes must be disposed of as hazardous wastes. Lead-based paint removal requires a state-certified contractor.
- When stripping or cleaning buildings exterior with high-pressure water, block storm drains. Divert wash water into a dirt area and aside into soil. Or, check with the local wastewater treatment authority to determine whether you may discharge water to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making a decision.

Recycle/Reuse Leftover Paints Whenever Possible

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

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 may be recycled when treated properly to prevent these materials from flowing into storm drains and waterways.

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 supervisor, on-site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- 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 discharge to storm drains.
- Advance Planning To Prevent Pollution
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- 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 available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

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 ditches or storm drain inlets. Bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary covers. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place tarps and recycling receptacles around the site to minimize litter.

Doing The Job Right

General Principles

- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on 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 frequently for leaks. Place dumpsters under tarps or cover with tarp or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down in the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Material/Waste Handling

- 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 metal, solvents, oils, greases, cleaned 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 cleaned vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of at hazardous waste facility. Never bury waste materials or leave them in the street or near a creek or stream bed.
- Permits
- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

- Bulldozers, back hoes, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage weirs. Use check dams or ditches 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 measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

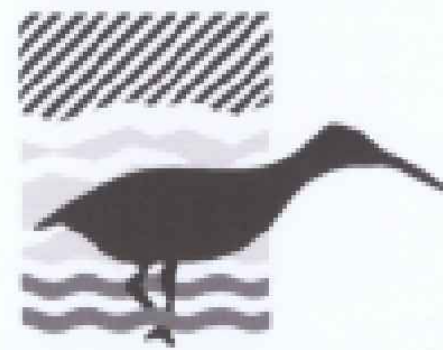
Soil excavation and grading operations loose large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing 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 the 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 operations. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

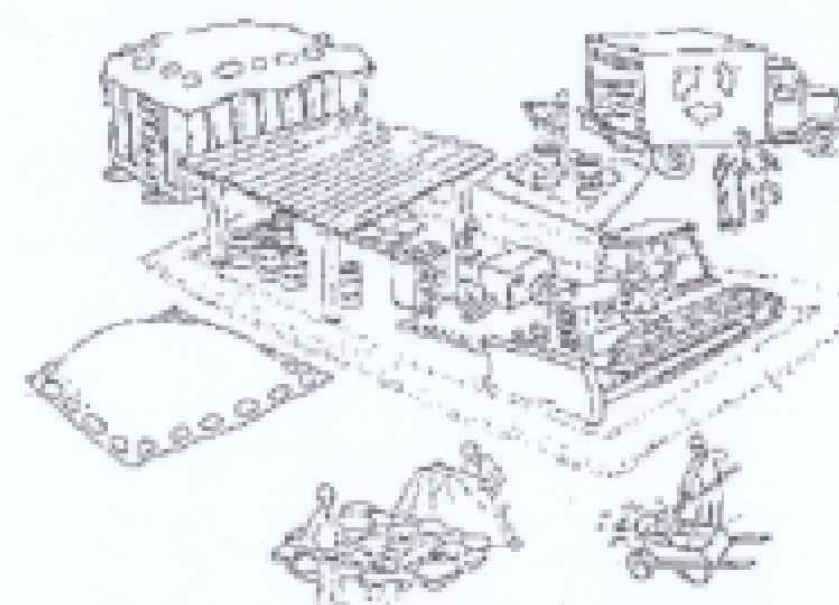
Blueprint for a Clean Bay

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.

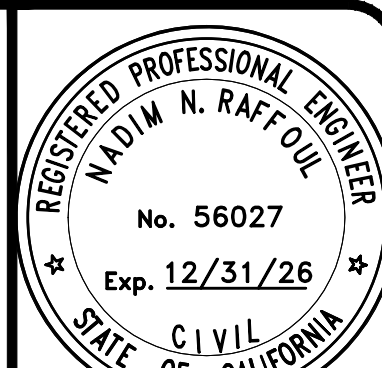
Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND LIBRARY BY: VICTOR CHEN	APPROVED BY: CITY ENGINEER	CITY OF LOS ALTOS 408-56 LOCAL	DATE: FEBRUARY 2003 SCALE: N.T.S. DRAWING NO:
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		



NNR ENGINEERING

630 WEYBROOK DRIVE
SAN JOSE, CALIFORNIA 95023
(408) 546-7895

917 SAINT JOSEPH AVENUE

LOS ALTOS

APN: 342-05-032
SANTA CLARA COUNTY
CALIFORNIA

BLUEPRINT FOR
A CLEAN BAY

REVISIONS	DATE
JOB NO:	12-17-2025
DATE:	N.T.S.
SCALE:	N.T.S.
DRAWN BY: NR	
SHEET NO:	
C-5	
OF 5 SHEETS	

LOW VOLTAGE LIGHTS- BY ALLIANCE		
SYMBOL	MANUFACTURER / MODEL / DESCRIPTION	QTY.
	ALLIANCE IT150 TRANSFORMER	1
	PATH LIGHT - PL300-LED 22" HIGH ORDER CODE: PL300-BT, BRASS, (AB) AGED BRASS, 15-200LM, 2-4W, RGB & DIMMING OPTION CIT OPTIONS: 2100K, 3000K, 4000K.	9

SOIL PREPARATION, MULCH AND AMENDMENTS

- THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:
- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;
- B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;
- C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;
- D) A MINIMUM THREE INCH (33??) LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;
- E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;
- F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT;
- G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

TREE REPLACEMENT CHART				
EXISTING TREES	BOTANICAL NAME	TRUNK DIAMETER	QTY/REPLACEMENT SPECIES	MATURE HEIGHT
#1105 COAST LIVE OAK	QUERCUS AGRIFOLIA	19.4"	1 (24" BOX) VALLEY OAK	60'-100'
#1109 VALLEY OAK	QUERCUS LOBATA	43.4"	1 (24" BOX) VALLEY OAK	60'-100'
#1115 DEODAR CEDAR	CEDRUS DEODARA	28.6"	1 (24" BOX) VALLEY OAK	60'-100'
#1116 DEODAR CEDAR	CEDRUS DEODARA	26"	1 (24" BOX) VALLEY OAK	60'-100'



PLANT LEGEND					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Tree					
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	24" box	1	Medium	
Quercus lobata	Valley Oak	24" box	5	Low	4 As Replacement Trees
Shrub					
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	5 gal	6	Low	
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink' Fringe Flower	5 gal	13	Low	
Nandina domestica	Nandina, Heavenly Bamboo	5 gal	2	Low	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5 gal	8	Medium	
Rhamnus californica 'Eve Case'	Eve Case Compact Coffeeberry	5 gal	3	Low	
Salvia leucantha	Mexican Bush Sage	5 gal	3	Low	
Ground Cover					
Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	1 gal	12	Low	
Myoporum parvifolium	Ground Cover Myoporum	1 gal	10	Low	
Verbena 'Tapien Purple'	Tapien Purple Hybrid Verbena	1 gal	1	Medium	
Grass					
Bouteloua gracilis	Mosquito Grass	1 gal	9	Low	
Lomandra confertifolia	Mat Rush	1 gal	7	Low	

TREE PROTECTION LEGEND	
	TREE PROTECTION FENCE TYP.

REFER TO L-2 FOR TREE PROTECTION DETAILS ON SHEET L-2

LEGEND	
	EX. TREE
	ELECTRIC METER
	WATER METER
	SANITARY SEWER
	TO BE REMOVED
	GAS METER
	AREA DRAIN
	DOWNSPOUT

* NOTES (E) = EXISTING

REVISIONS	BY



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LANDSCAPE ARCHITECTS
8262 RANCHO REAL GILROY CA. 95020
CALIF. REG #22339 (408) 851-6215
KAREN@KAA.DESIGN

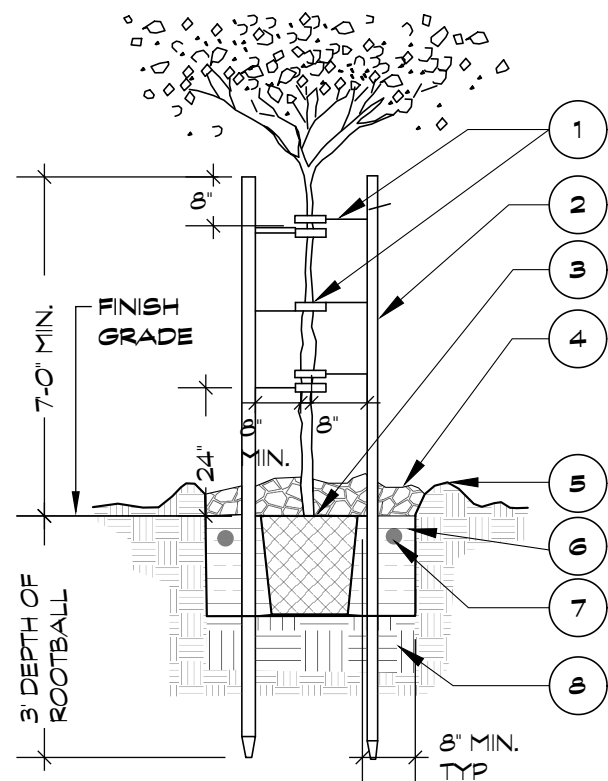
KUMAR RESIDENCE
917 ST JOSEPH AVE, LOS ALTOS, CA.
PLANTING PLAN



DATE 04-21-26
SCALE 1/8"=1'-0"
DRAWN PD-AA
JOB KUMAR

L-1

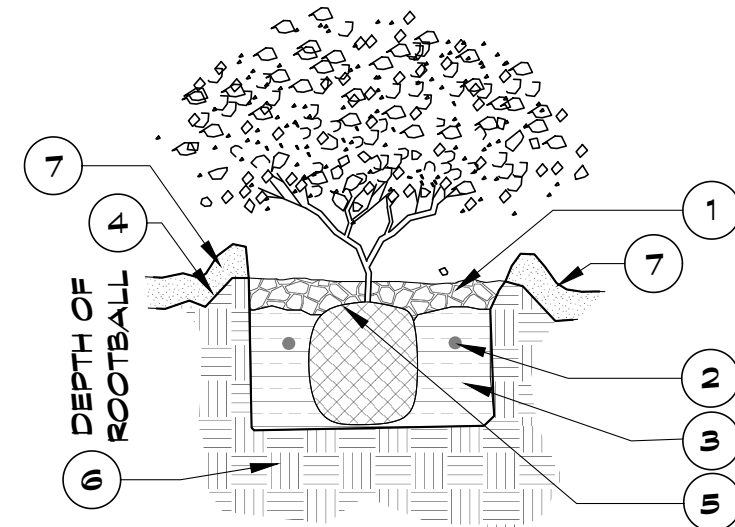
NOTE:
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK.



LEGEND

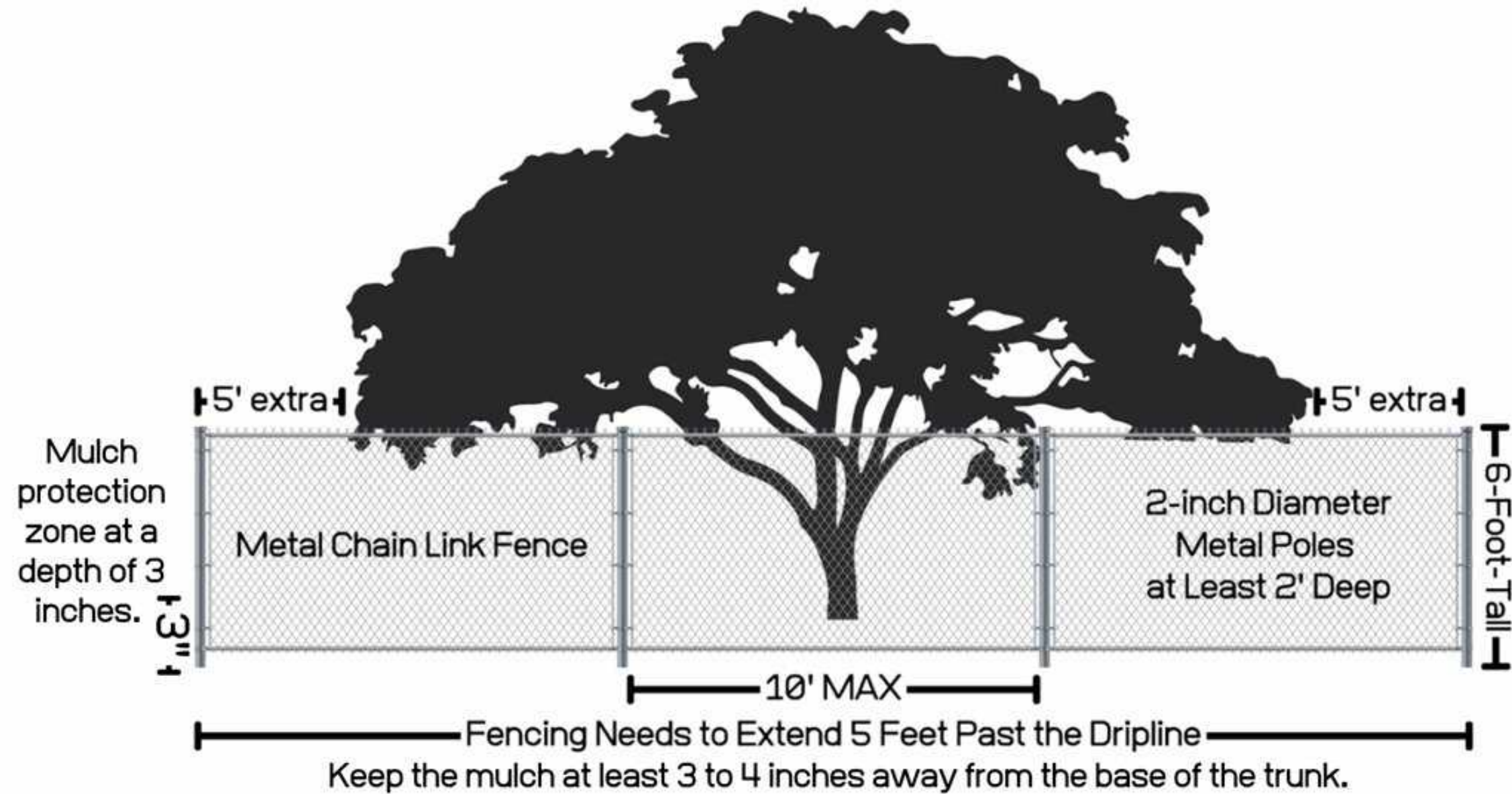
1. CINCH-TIE TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 24" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
4. 2" SHREDDED BARK MULCH (APPROX. 3" DIAMETER RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
7. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
8. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT

TREE PLANTING WITH DOUBLE STAKE (24" BOX)

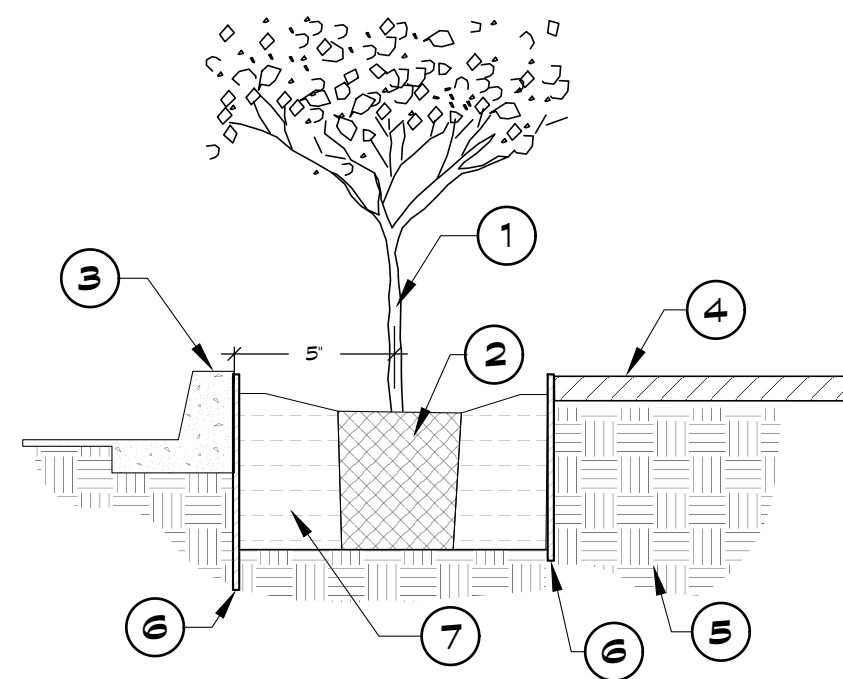


1. WATER BASIN WITH 2' X 2' SHREDDED BARK MULCH.
2. AGRIFORM 20-10-5 PLANTING FERTILIZER TABLETS - 3 PER 15 GALLON, 2 PER 5 GALLON, 1 PER 1 GALLON
3. BACKFILL MIX - 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
4. FINISH GRADE
5. ROOTBALL 1'-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTH GROWTH OF PLANT
7. 3" MULCH LAYER

TYPICAL SHRUB PLANTING



TREE PROTECTION DETAIL (TYPE 1)



1. PLANT TRUNK
2. ROOT BALL
3. CONCRETE CURB OR HARDSCAPE
4. FINISH GRADE OR PAVING
5. UNDISTURBED NATIVE SOIL
6. 18" DEEP ROOT-BARRIER AT THE CURB SIDES AND 12" DEEP AT SIDE WALK SIDES (LINEAR INSTALLATION AROUND PERIMETER OF PLANTER FOR TREES 5' OR LESS ADJACENT TO ANY HARDSCAPE, BUILDING OR WALLS)
7. BACKFILL MIX

NOTES:

- 1.- ALL ROOT-BARRIER PANELS SHALL EXTEND 5' FROM THE CENTER OF THE TRUNK AGAINST HARDSCAPE
- 2.- ALL ROOT-BARRIER PANELS 12" AND 18" DEEP PANELS INSTALLED PER THEIR LINEAL SPECIFICATIONS

ROOT PANEL BARRIER

REVISIONS	BY



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KAREN@KAA.DESIGN

KUMAR RESIDENCE
917 ST JOSEPH AVE, LOS ALTOS, CA.
PLANTING PLAN



DATE 04-21-26
SCALE 1/8"=1'-0"
DRAWN PD-AA
JOB KUMAR

L-2

IRRIGATION KEY/ DOMESTIC	
	IRRIGATION LATERAL LINE: 1 IN. PVC CLASS 200
	IRRIGATION MAINLINE: 1 IN. PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	HUNTER ICV-G 1", 1-1/2", 2" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 5-15 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER DRIPLINE HDL-06-12-CV HUNTER DRIPLINE W/ 0.9 GPH EMITTERS EVERY 12 IN. DRIPLINE LATERALS SPACED AT 12" APART. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
	HUNTER DRIPLINE HDL-09-12-CV TREE RING IRRIGATION DRIPLINE W/ 0.9 DRIP EMITTERS PLACED EVERY 12 IN. INNER RING 12" FROM PLANT. OUTER RING 30" FROM PLANT. PLACE TIE DOWN EVERY 4' IN LOAM AND 5' IN CLAY.
	HUNTER PROS-06-PR830 TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER HCC 8 TO 54 STATION OUTDOOR MODULAR CONTROLLER. WI-FI ENABLED W/ HYDRAWISE APP CONNECTION.
	HUNTER SOIL-CLK SENSOR THE SOIL-CLK PROBE USES PROVEN TECHNOLOGY TO MEASURE MOISTURE WITHIN THE ROOT ZONE. WHEN THE PROBE SENSES THAT THE SOIL HAS REACHED ITS DESIRED MOISTURE LEVEL, IT WILL SHUT DOWN IRRIGATION.
	HUNTER HC FLOW METER 1" NEW IRRIGATION FLOW WATER METER
	SUPERIOR BRASS VALVE 3100 1-1/2" MASTER VALVE
	WILKINS 915 XL2 1" LEAD-FREE REDUCED PRESSURE BACKFLOW PREVENTER
	GATE VALVE - ISOLATION SHUT OFF VALVE
	UTILITY WATER METER: MAKE & MODEL PER LOCAL WATER PURVEYOR STANDARDS. CONTRACTOR TO VERIFY APPROVED MATERIALS LIST PRIOR TO PURCHASE.
	P.O.C. POINT OF CONNECTION

HYDROZONES	
	1 155 SF LOW WATER DRIP (SHRUBS)
	2 160 SF MED. WATER DRIP (TREES)
	3 166 SF HIGH WATER SPRAY (LAWN)
	4 165 SF LOW WATER DRIP (SHRUBS)

TOTAL IRRIGATED LANDSCAPE AREA REPRESENTED 2,446 SF.

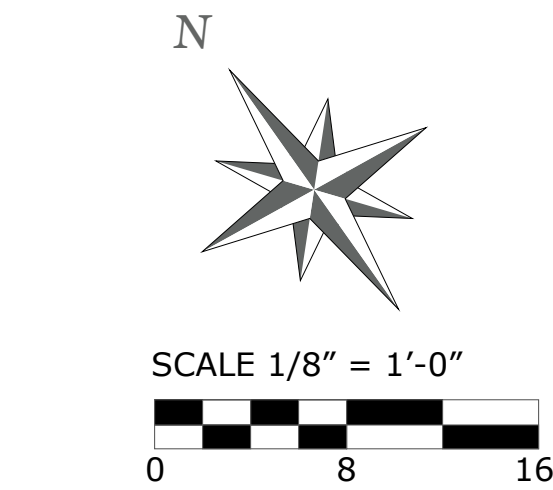
IRRIGATION NOTES

- THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
- THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
- REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
- WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
- CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
- A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION.

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LEGEND	
	EX. TREE
	ELECTRIC METER
	WATER METER
	SANITARY SEWER
	TO BE REMOVED
	GAS METER
	AREA DRAIN
	DOWNSPOUT



* NOTES (E) = EXISTING

REVISIONS

BY

KAREN AITKEN & ASSOCIATES

LANDSCAPE ARCHITECTS

8262 RANCHO REAL GILROY CA. 95020

CALIF. REG. #22339 (408) 851-6215

KAREN@KAA.DESIGN

KUMAR RESIDENCE

917 ST JOSEPH AVE, LOS ALTOS, CA.

IRRIGATION PLAN

DATE 04-21-26

SCALE 1/8"=1'-0"

DRAWN PD

JOB KUMAR

L-3



GENERAL MANAGER
Ana M. Ruiz

BOARD OF DIRECTORS
Craig Gleason
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Karen Holman
Margaret MacNiven
Zoe Kersteen-Tucker

May 19, 2026

Stephanie Williams, Zoning Administrator
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

Dear Ms. Williams,

On behalf of Midpeninsula Regional Open Space District (Midpen), I appreciate the opportunity to comment on the design review application for the construction of a new two-story house and junior accessory dwelling unit at 915 St. Joseph Ave. The property is located approximately 300 feet from Rancho San Antonio County Park & Open Space Preserve (Preserve), and Midpen would therefore like to provide the following comments regarding the proposed tree removal and replacement, Sudden Oak Death (SOD) prevention protocols, continued pedestrian-bicycle access to Rancho San Antonio and construction notification for the project.

Proposed Tree Removal and Replacement

The project proposes removal of four (4) protected trees: one coast live oak (native), one valley oak (native), and two deodar cedar trees (non-native) and plantings of four non-native 24" box replacement trees (Strawberry tree, Japanese Maple, Crape myrtle, and Forest Pansy Redbud). Midpen recommends replacing the native specimens with native species such as Pacific Madrone and Western redbud, which are similar in appearance to the Strawberry tree and Forest Pansy Redbud.

Sudden Oak Death (SOD) Protocols for Plantings

Since its discovery in California in 1994, SOD has been responsible for the death of over one million oak and tanoak trees in California alone. Mortality rates are greater than 50 percent in some areas and continue to increase. Due to the known presence of SOD within the vicinity of the Preserve and the project site, attention is needed to protect the genetic integrity of native oak trees and reduce the potential risk of spreading SOD and related Phytophthora pathogens. Should the project move forward, Midpen requests that the City incorporate appropriate protocols as part of the Conditions of Approval for the design review application to minimize the spread of Phytophthora, including disinfecting tools and removing soil from heavy equipment before entering and when leaving the project site. In planting replacement trees, Midpen generally recommends using acorns rather than nursery stock. Trees grown in nurseries have been known to carry Phytophthora and spread the pathogen where planted. Notably, current research suggests that larger healthy trees in SOD infested areas may carry a genetic tolerance to the pathogen.

Pedestrian-Bicycle Access to Rancho San Antonio

St. Joseph Avenue serves as a primary bicycle and pedestrian access to the Preserve's trail system at the Deer Meadow Trailhead and is well used by the residents and community. The project site also accesses St. Joseph Avenue. Midpen requests that public access continues to be maintained to the Deer Meadow trailhead, such

that a condition of approval be added to ensure that construction activity including construction vehicles do not block public access to the Preserve. To ensure there are no impacts to the Preserve visitation and operations, Midpen requests that a notification be sent to Midpen and adjacent property owners along St. Joseph Avenue prior to the start of construction.

Thank you,

A handwritten signature in black ink, appearing to read "Jane Mark", with a long horizontal flourish extending to the right.

Jane Mark, AICP
Planning Manager

Attachment 1: Guidelines to Minimize Phytophthora Contamination in Restoration Projects

2. Clean planting materials

Objective: Start with propagative material that is free from infection or external contamination by *Phytophthora* species as well as other possible pathogens.

Suggested practices:

- 2.1. To avoid introducing *Phytophthora* into seed collection areas, make sure your equipment, vehicle, and footwear are clean. Clean and sanitize your footwear and tools between locations.
- 2.2. Where possible, collect seeds and cuttings as high above the ground as possible, preferably at least 3 ft above the soil surface.
- 2.3. Whenever possible, seed/fruit should not be collected directly from the ground. Seed can be knocked onto clean tarps placed on the ground or collected using seed traps. If seed is otherwise unavailable, exceptions may be considered based on the following criteria: 1). Vegetation is robustly healthy, the site is not known to be and not likely to be contaminated; 2). Seed has recently dropped on dry ground or leaf litter. Seeds that may be contaminated with soil via water splashed from the soil should be appropriately treated before storage or use (see section 9. Sanitizing materials and treatments). Ground-collected seed will be kept separate from other collected material during seed processing and planting and should be prioritized for testing throughout propagation.
- 2.4. Seeds, cuttings, and other plant propagules should not be collected from the vicinity of past restoration plantings or other areas where *Phytophthora* infestations are known, suspected, or likely. In the unusual situations where this is not possible (e.g., for rare populations), seed or tip cuttings may be collected if collected at a distance of 1 m or more above the ground. Material propagated from such sources should be kept segregated from plant material propagated from pathogen-free areas.
- 2.5. Protocols for seed collection from species that are low growing (with height stature less than 1 m above the ground) should minimize the risk of potential *Phytophthora* contamination. In general, seed that matures after the rainy season has ended has a low risk of being contaminated if collected before fall rains begin.
- 2.6. Collect seeds, cuttings, or other propagules only from plants and fruit that appear healthy. Do not collect or store seeds or other propagules with apparent disease symptoms such as decay, atypical discoloration, or fungal fruiting bodies.
- 2.7. If possible, avoid collecting seeds or other propagules during wet or muddy conditions to minimize potential for contaminating propagules or spreading contaminated soil.
- 2.8. Collect propagules with clean hands/gloves and equipment (pruning shears, etc.) and place them in new bags/envelopes and new or clean containers. Sanitize gloves, hands, and tools immediately if they come in contact with soil. Sanitize cutting tools frequently.
- 2.9. Conduct all processing of seeds or cuttings in a clean work area with clean equipment and clean hands or gloves. Discard or sanitize any seed or propagule that is dropped on the ground or comes in contact with contaminated surfaces or materials.

- 2.10. Clean seed as soon as possible after collection to remove any debris before storage or stratification. Inspect stored seeds or other propagules regularly and discard materials that develop symptoms in storage.
- 2.11. Where compatible with seed storage and germination requirements, treat seed using heat or appropriate disinfecting chemicals to eliminate seed-borne pathogens or external contamination. Seed treatment may be omitted for species where it is impractical or the risk of seed-borne or contaminating pathogens is negligible.
- 2.12. Do not bring potentially infected or contaminated plant material into clean production areas of the nursery. Properly collected seed and tip cuttings (described above) will normally be free of *Phytophthora*.
- 2.13. Plant propagules that have been in contact with the soil (divisions, tubers, rhizomes, bulbs, etc.) have an elevated risk of being infected or contaminated with *Phytophthora* or other soilborne pathogens. Plant stock originating from such propagules should be segregated from planting material started from cleaner sources, such as seed or cuttings and from other vegetatively propagated material from different localities. The goal is to avoid introducing pathogens, including pathogens that may be endemic to a given site, to new areas or native plant populations via plants that become infected in the nursery.
- 2.14. Plant propagules from the soil (divisions, tubers, rhizomes, bulbs, etc.) should be thoroughly cleaned to remove soil and inspected. Discard propagules that show evidence of decay. Surface contamination can be removed with treatments such as diluted bleach dips, but surface treatments will not eliminate internal infections. Internal infections can only be eliminated by heat treatments, but not all plant propagules will tolerate temperatures needed to kill *Phytophthora* infections.