



DATE: May 4, 2022
 AGENDA ITEM #2

TO: Design Review Commission
FROM: Steve Golden, Interim Planning Services Manager
SUBJECT: SC21-0035 – 944 Aura Way

RECOMMENDATION:

Approve design review application SC21-0035 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new 4,010 square-foot two-story single-family residence with 2,692 square feet on the first story and 1,317 square feet on the second story. A 798 square-foot detached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act Guidelines will be considered for this project since it involves the construction of one single-family residential unit. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 12,639 square feet
MATERIALS: Concrete roof tile; stucco exterior siding; horizontal wood siding; and wood windows with aluminum cladding; and wood and precast concrete window trims

	Existing	Proposed	Allowed/Required
COVERAGE:	1,803 square feet	3,036 square feet	3,791 square feet
FLOOR AREA:			
1st Floor	1,709 square feet	2,692 square feet	
2nd Floor	-	1,317 square feet	
Total	1,709 square feet	4,010 square feet	4,014 square feet
SETBACKS:			
Front	43 feet	25 feet	25 feet
Rear	96 feet	81.75 feet	25 feet
Right side (1 st /2 nd)	10 feet	10 feet/10.8 feet	7 feet/14.5 feet
Left side (1 st /2 nd)	10.3 feet	8 feet/20.6 feet	7 feet/14.5 feet
HEIGHT:	16 feet	24.8 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the south side of Aura Way, west of Miramonte Avenue and just north of the Loyola Corners neighborhood commercial area. The immediate neighborhood is best defined as a Diverse Character Neighborhood, according to the City's Residential Design Guidelines. Many of the lots fronting onto Aura Way are narrow deep lots (over 180 feet) with residences located towards the front of the properties, however there are also many lots that are more symmetrically shaped with respect to width and depth. Most of the residences in this neighborhood have gone through various forms of modifications, including single-story and two-story additions. Some residences have retained their original architectural characteristics and aesthetics, whereas other residences have had more extensive modifications and have introduced new architectural styles and exterior materials that have added to the diversity or architectural characteristics and appearances in the neighborhood. Based on staff observation of the architectural designs, materials, and styles present in the neighborhood, it is likely that modifications to individual residences have occurred during different time periods, giving rise to the incorporation of popular architectural features at the time those modifications occurred contributing to the diverse appearances. That being said, most of the homes have exterior appearances that relate to one another such as predominant gable and hipped roof forms and share similar scale, bulk, and massing.

With regards to landscaping, most of the properties along Aura Way have medium to large trees in the front yard with diverse mature front yard and side yard landscaping visible from the street.

Narrow Lot

Pursuant to Section 14.06.080, for lots that are less than 80 feet in width (referred to as "narrow" lots), the side yard setback shall be ten percent of the lot width, with seven and one-half feet added for any portion of the structure which is two stories in height. The lot as shown on Sheet SK-1 of the design plans (Attachment E) is 70 feet in width; therefore, the minimum first-story side yard setback is 7 feet and the minimum second-story side yard setback is 14.5 feet.

DISCUSSION

Design Review

According to the Design Guidelines, in a Diverse Character Neighborhood, good design has its own design integrity while incorporating some design elements and materials found in the neighborhood. Mitigation for items such as size and bulk may be used for some designs depending on the relationship of a home to its neighbors.

The applicant proposes to demolish the existing single-story residence and accessory structures in the rear portion of the property and construct a new 4,010 square-foot, two-story residence with 2,692 square feet on the first story including an attached two-car garage and 1,317 square feet on the second story. In addition, a detached 798 square-foot accessory dwelling unit (ADU) is also proposed, but is not considered part of this design review and will be reviewed ministerially for compliance with municipal code requirements per state law and Chapter 14.14 of the Zoning Code.

The new two-story residence is proposed to have a front yard setback of 25 feet, whereas the current residence is setback 43 feet and compliance with the 25-foot front yard setback requirement. The proposed rear yard setback is 81.75 feet measures to the attached covered rear porch which is more than triple the minimum 25-foot rear yard setback required. As discussed above, the lot qualifies as a narrow lot and therefore has reduced side yard setbacks as compared to standard lots in the R1-10 zoning district and the proposed design exceeds the minimum first and second story side yard setbacks required. Please refer to the table above for more specific side yard setbacks proposed and as required pursuant to the R1-10 Zoning District standards for narrow lots.

The proposed two-story residence is a nondescript architectural style, but is characterized by the predominant features include the simple 4:12 pitch hipped roof forms, front entry porch, and mixture of stucco and wood siding. The massing of the second story is balanced over the first story with a small front facing gable generally centered on the second story. The gable element adds building articulation and helps break up the second story wall plane and massing into smaller elements. The building articulation along the front elevation of the first story including the front entry porch which projects outward, also breaks down the wall planes in smaller elements and reduces the overall massing. The majority of the exterior material is stucco, however, horizontal wood siding is accented at the front and side elevations, which further break down the massing of the building.

The overall height of the structure is 24.8 feet which conforms to the maximum height of 27 feet in the R1-10 zoning district. A nine-foot wall plate height is proposed at both the first story and second story. The proposed wall plate heights and the overall height of the structure is in keeping with existing one and two-story residences within the neighborhood, and neither set an extreme or appear out of scale with either the one or two-story residences in the neighborhood.

As previously described the project is applying stucco and horizontal wood siding for exterior materials. The window materials proposed are wood windows with aluminum cladding with wood trim applied to locations with wood exterior siding and precast concrete trim applied to locations with stucco siding as shown on the elevation plans (Sheets SK-3.1 and SK-3.2). The roofing material is proposed to be concrete tiles and the garage door is proposed to be a wood sectional door. All of these materials are considered high quality materials and will contribute to the visual appearance and character of the neighborhood.

Overall, the project appears to be an appropriate design within this Diverse Character Neighborhood and conforms to the Residential Design Guidelines and Design Review findings.

Privacy

As discussed above, the proposed side yard setbacks meet or exceed the minimum required and can be found in the table above. The proposed right-side (west) elevation includes three smaller windows with 4.5-foot windowsill heights at the second-story. There is fourth second story window with a 2.75 sill height, however, the designer has proposed to install obscured glass up to 4.75

from the floor. The window is considered a required egress window for the proposed bedroom and therefore could not have a finished sill height of more than 44 inches per Building Code. The proposed left-side elevation includes three small second story windows with six-foot window sill heights. In general, the Design Review Commission has previously considered 4.5-foot windowsill heights acceptable in eliminating direct views into neighboring properties at side elevations when a person is standing in the middle of the interior space. As described above, one of the windowsill heights is proposed to be lower, but the obscured glass is proposed to mitigate potential privacy impacts. Larger windows are proposed at the second story along the rear elevation and there is also a second story deck/balcony proposed. The proposed setback from the rear property line to the balcony is 87.75 feet and the proposed setback from the left side property line is 20.66 feet. The design guidelines considers balconies with a depth of four feet to be more passive and therefore, less likely to introduce privacy impacts. The proposed deck is six feet in depth but has incorporated design features including six-foot high solid walls on both sides of the deck and a solid railing. Furthermore, evergreen landscape screening is proposed along the right-side and rear property lines, that will provide further screening of direct views into the abutting properties. Overall, given the taller windowsill heights, proposed obscured glass of the window with the lower windowsill height, increased setbacks, design of the second story deck, and landscape screening planting, the proposed design should avoid unreasonable interference with views and privacy.

Landscaping and Trees

The existing property has a total of 13 trees that have been detailed in an arborist report submitted by the Applicant (Attachment B). The report contains the tree types, sizes and condition of the trees. Of the 13 trees, 12 are protected according to Chapter 11.08 Tree Protection Regulations. Five trees are protected because they are in the public right-of-way and seven trees are protected because they are 48 inches or more in circumference. A total of seven trees (all protected) are proposed to be removed including the five Pittosporum in the public right-of-way which the arborist describes having grown to be a thick hedge that has not been maintain and many of those plants have visible decay in the trunks. The other two trees include a Black walnut and Douglas fir in the front yard. Based on the arborist report, staff recommends removal of the trees based on the condition of the tree with respect to disease, proximity to existing or proposed structures, or the necessity to remove the tree for economic or other enjoyment of the property. A number of other large trees on the property will be preserved including several Redwoods, a Coast live oak, and California pepper. However, given the proposed removal of most of the large front yard trees, staff recommended the applicant plant at least one Category II sized street tree, which has been incorporated into the plans. There are an additional eight trees that are primarily along the left side property line that are not identified in the arborist report but shown on the survey and site plans. These are smaller and lower priority trees for preserving as compared to the trees identified in the report and are proposed for removal to accommodate the improvements associated with the proposed residence. In addition to the tree planting and privacy screening, other proposed plantings of shrubs, groundcovers, and hardscape and softscape features have been incorporated into the proposed landscape plan (see Sheet L1). The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences.

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned for residential uses.

PUBLIC NOTIFICATION AND CORRESPONDENCE

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements (Attachment C).

This application was submitted prior to the establishment of the filing requirement requiring the applicant/property owner to inform the neighbors of the proposed design. The applicant reached out to the abutting neighbors on either side, but staff is unaware if any response was received by the applicant (Attachment D). Staff recommended further communication by the applicant/owner to the neighbors and address any concerns neighbors might have prior to the meeting and provide documentation to staff. The applicant has communicated to staff that they reached out to additional neighbors, however, no additional materials have been provided by the applicant and no public correspondences have been received by staff at the time of this report publication.

Cc: Eric Keng, Applicant/Designer
Tristar Investment LLC, Property Owner

Attachments:

- A. Vicinity and Public Notification Map
- B. Arborist Report
- C. Public Notice Billboard Sign
- D. Applicant Submitted Correspondence with Neighbors
- E. Design Plans

FINDINGS

SC21-0035 – 1260 Payne Dr

With regard to the second story addition to an existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed residence complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC21-0035 – 944 Aura Way

GENERAL

1. Expiration

The Design Review Approval will expire on April 6, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on March 24, 2022, except as may be modified by these conditions and as specified below:

- a. One Category II street tree minimum 15 gallon or 24 inch box container size shall be planted in the front yard prior to final inspection and will serve as a replacement tree for removed trees.
- b. The second story deck shall include solid walls on both sides that are a minimum of six feet in height.

3. 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.

4. Protected Trees

Tree Nos. 8-13 shown on Sheet SK-1 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

5. Tree Removal

Trees Nos. 1-7 shown to be removed on plan Sheet SK-1 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 issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification. The applicant shall plant one Category II street tree, minimum 15 gallon or 24 inch box container size prior to final inspection to serve as a replacement tree for the proposed trees removed.

6. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

7. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

8. Underground Utility and Fire Sprinkler Requirements

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 12.68 of the Municipal Code.

9. 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.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

10. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

11. Water Efficient Landscape Plan

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.

12. Tree Protection Note

On the grading plan and/or the site plan, show all tree/landscape protection fencing and add the following note: “All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground.”

13. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

14. 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.

15. Air Conditioner Sound Rating

The plans shall show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. The Applicant shall provide the manufacturer’s specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City’s Noise Control Ordinance (Chapter 6.16) and

in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

16. Storm Water Management

The Plans shall show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

17. 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.

18. Underground Utility Location

The Plans shall show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

19. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. 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.

20. 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. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

21. Landscaping Installation and Verification

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.

22. Landscape Privacy Screening

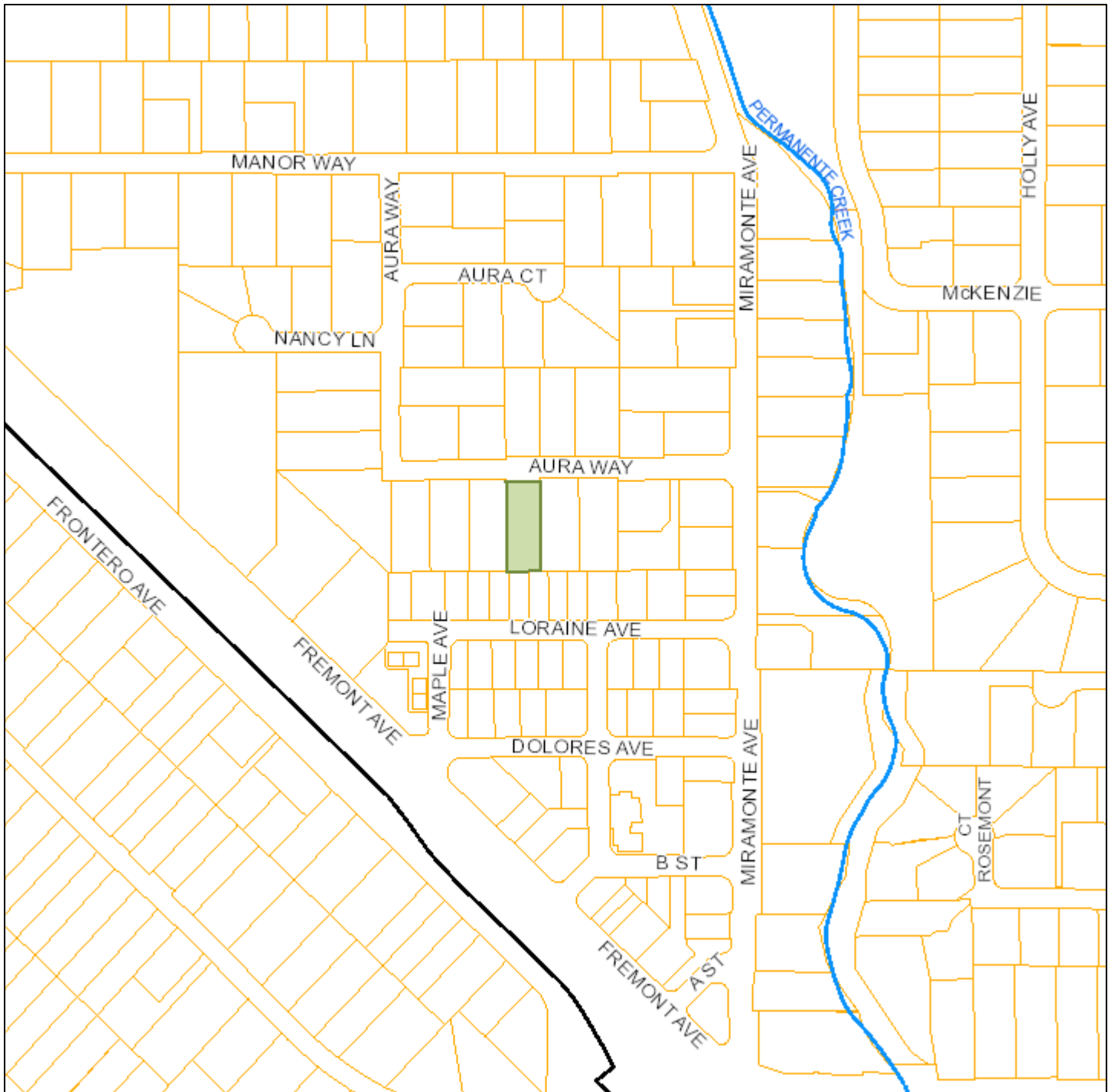
The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

23. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

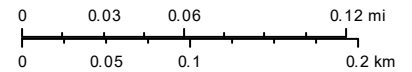
ATTACHMENT A

Vicinity Map



Print Date: October 11, 2021

14,514



- Schools
- Park and Recreation Areas
- City Limit
- Road Names
- Waterways
- Situs Label
- TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

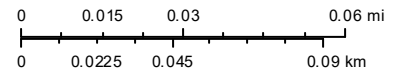
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Notification Map



Print Date: October 11, 2021

12,257



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

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Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

May 24, 2021

Javelin Construction INC
Attn: Mr. Frank Leung
1162 Pescadero Street
Milpitas CA 95035

ATTACHMENT B

Site: 944 Aura, Los Altos, CA

Dear Mr. Leung,

As requested on Tuesday, March 23, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. New construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale. An A-F grade average for the trees overall condition is also included.



1 - 29	Very Poor	F - Very poor
30 - 49	Poor	D - Poor
50 - 69	Fair	C - Fair
70 - 89	Good	B - Good
90 - 100	Excellent	A - Excellent

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Large walnut #6 with past topping cuts and decay at topping locations.

Survey:

Tree#	Species	DBH	Grade	CON	HT/SP	Comments
1X	Pittosporum (<i>Pittosporum eugenioides</i>)	12.1-12.6	D	45	30/25	Fair vigor, poor form, decay on trunks.
2X	Pittosporum (<i>Pittosporum eugenioides</i>)	9.4	D	40	30/25	Fair vigor, poor form, decay on trunks.
3X	Pittosporum (<i>Pittosporum eugenioides</i>)	8.5-4.5	C	50	25/20	Fair vigor, poor-fair, leans east.
4X	Pittosporum (<i>Pittosporum eugenioides</i>)	8.8-11.2	C	50	25/25	Fair vigor, fair form, multi leader at 1 foot.
5X	Pittosporum (<i>Pittosporum eugenioides</i>)	10.5	D	40	30/25	Fair vigor, fair form, heavily trimmed.
6X	Black walnut (<i>Juglans nigra</i>)	48.6	D	40	40/45	Poor-fair vigor, poor form, topped in past, severe decay on trunks.
7X	Douglas fir (<i>Pseudotsuga menziesii</i>)	28.7	C	50	75/40	Fair vigor, poor form, topped in past, over extended limbs in canopy.
8X	Coast live oak (<i>Quercus agrifolia</i>)	35.8	B	70	50/45	Fair vigor, fair form, leans south.
9	Privet (<i>Ligustrum japonicum</i>)	3x6"	C	55	25/20	Good vigor, poor form, multi leader at one foot.
10	California pepper (<i>Schinus mole</i>)	20.4	C	6035/35		Fair vigor, fair form, codominant at 12 feet.
11	Redwood (<i>sequoia sempervirens</i>)	53.5	B	70	85/35	Fair vigor, fair form, one of three in grove.
12	Redwood (<i>sequoia sempervirens</i>)	36.3	B	70	85/35	Fair vigor, fair form, one of three in grove.
13	Redwood (<i>sequoia sempervirens</i>)	29.9	B	70	85/35	Fair vigor, fair form, one of three in grove.

X indicates removal planned



Summary:

The trees on site are for the most part imported trees to Los Altos. One native oak is present on the property. There is an over-abundance of trees on the property. To facilitate construction several trees will be removed. The pittosporums #1-5 are a hedge that was let go. The trees are all suppressed and have generally poor form.

The large black walnut has been cut back severely and has decay from the large heading cuts. Failure of the leaders is likely making the tree an immediate hazard.

The large Douglas fir #7 and the coast live oak #8 are poorly located and the trees do not allow the property to be properly developed. Removal of these trees is a viable option. The following tree protection plan should be followed to help reduce impacts to the retained trees.

Douglas fir #7 is poorly located and has been topped in the past.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link (minimum 12 gauge) supported by 2 inch galvanized iron post pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. This detail shall appear on grading, demolition, and building permit plans. The location for the protection fencing can be determined by the formula: One foot per inch of diameter. For example a 20" diameter tree shall have a 20' radius from the perimeter of the trunk or a 20 foot tree protection zone. Any deviation in determining the tree protection zone will require approval by the Town Arborist and Site Arborist.

No excavation shall be allowed inside tree protection zones without the Site Arborist consent. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. It is recommended to mulch the tree protection zones using 4-6 inches of wood chips. Tree protection fencing can only be removed at the end of the project by approval from the Town Arborist.

Root cutting

Any roots to be cut should be monitored and documented. Large roots measuring 2 inches in diameter or larger will need to be inspected by the site arborist before cut. If possible roots should be cut back to sound lateral roots under the supervision of the Site Arborist. The site arborist will likely recommend irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of

burlap and kept moist. The site arborist will be on site for excavation near all protected trees on site. If injury is to take place to tree roots proper mitigation measures will need to be applied.

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug in combination with an air spade when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

All trenching within a tree protection zone will need to be observed by the Site Arborist so that proper mitigation measures can be applied.

Grading

The grading contractors are required to meet with the Project Arborist and the Town Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.

Irrigation

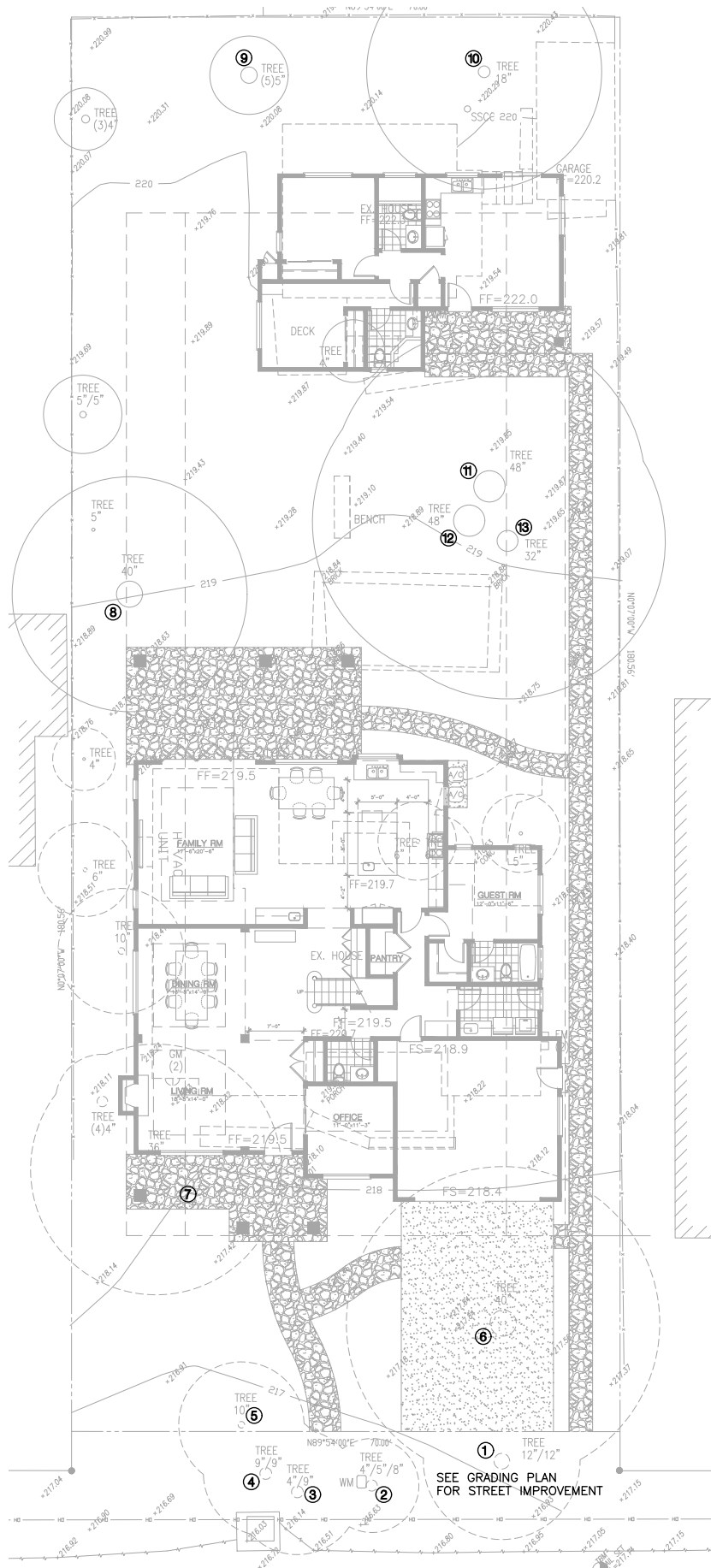
Normal irrigation should be maintained throughout the entire length of the project. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak trees on site shall not be irrigated unless their root zone is traumatized. Any existing irrigation underneath native oak trees should be permanently suspended.

Kielty Arborist Services can be reached at (650) 515-9783 (Kevin), (650) 532-4418 (David), or by email at kkarbor0476@yahoo.com. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A



SEE GRADING PLAN FOR STREET IMPROVEMENT

AURA WAY



7020 1290 0000 5211 7634

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Los Altos, CA 94024

OFFICIAL USE

Certified Mail Fee	\$3.75	
\$		\$0.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$0.78	
\$		
Total Postage and Fees	\$4.53	
\$		

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 PALO ALTO 94301

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Los Altos, CA 94024

OFFICIAL USE

Certified Mail Fee	\$3.75	
\$		\$0.00
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00
Postage	\$1.36	
\$		
Total Postage and Fees	\$5.11	
\$		

Postmark Here
 -6 2021
 12/06/2021
 PALO ALTO 94301

Sent To **CURRENT RESIDENCE**
 Street and Apt. No., or PO Box No. **950 AURA WAY**
 City, State, ZIP+4® **LOS ALTOS, CA 94024**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions