

# CITY COUNCIL MEETING

## AGENDA

**7:00 PM - Tuesday, April 22, 2025**  
*via Videoconference and In Person*

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**PARTICIPATION:** Members of the public may participate by being present at the Los Altos Council Chamber 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 [PublicComment@losaltosca.gov](mailto:PublicComment@losaltosca.gov).

**RULES FOR CONDUCT:** Pursuant to Los Altos Municipal Code, Section 2.05.010 "Interruptions and rules for conduct": Understanding that the purpose of the city council meetings is to conduct the people's business for the benefit of all the people, in the event that any meeting of the city council is willfully interrupted by a person or group of persons so as to render the orderly conduct of the meeting impossible, the mayor, mayor pro tem, or any other member of the city council acting as the chair may order the removal of the person or persons responsible for the disruption and bar them from further attendance at the council meeting, or otherwise proceed pursuant to Government Code Section 54957.0 or any applicable penal statute or city ordinance.

**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://losaltosca-gov.zoom.us/j/81013196456?pwd=dLGIS65AQo7axl5NcuWFsR4Cp1NWq7.1>

**Telephone: 1-669-444-9171 / Webinar ID: 810 1319 6456 / Passcode: 194851**

**SUBMIT WRITTEN COMMENTS:** Prior to the meeting, comments on matters listed on the agenda may be emailed to [publiccomment@losaltosca.gov](mailto:publiccomment@losaltosca.gov). Emailed public comments sent directly to the City Council, either as a group, or individually, will not be included in the agenda packet but may be disclosable as part of a public records request. Emails sent to [publiccomment@losaltosca.gov](mailto:publiccomment@losaltosca.gov) will be included in the appropriate agenda packet and are also disclosable as part of a public records request.

***Please note: Personal information, such as e-mail addresses, telephone numbers, home addresses, and other contact information are not required to be included with your comments. If this information is included in your written comments, they will become part of the public record. Redactions and/or edits will not be made to public comments, and the comments will be posted as they are submitted. Please do not include any information in your communication that you do not want to be made public.***

Correspondence submitted in hard copy/paper format must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided in hard copy/paper format after 2:00 p.m. will be distributed the following day and included with public comment in the Council packet.

*The Mayor will open public comment and will announce the length of time provided for comments during each item.*

## AGENDA

### CALL MEETING TO ORDER

### ESTABLISH QUORUM

### PLEDGE ALLEGIANCE TO THE FLAG

### REPORT ON CLOSED SESSION

### CHANGES TO THE ORDER OF THE AGENDA

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

*Members of the audience may bring to the Council's attention any item that is not on the agenda. The Mayor will announce the time speakers will be granted before comments begin. Please be advised that, by law, the City Council 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 noted on the agenda before any discussion or action.*

[04-22-2025](#) Written Public Comments

### CONSENT CALENDAR

These items will be considered by one motion unless any member of the Council or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Mayor.

#### 1. Approval of Meeting Minutes

Approve the Draft Regular Meeting Minutes of April 8, 2025

#### 2. Treasurer's Report

Receive and file the City's Treasurer's Report for the quarter ending March 31, 2025

#### 3. Adoption of Resolution - Project Completion

Adopt a Resolution accepting completion and close out of the Raymundo Avenue Curb and Gutter Assessment District

#### 4. Adoption of Ordinance - Lighting Performance Standards

Adopt an ordinance of the Los Altos City Council adding Chapter 14.91 for Lighting Performance Standards and find that this ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970

**5. Adoption of Resolution - Allocation of Funds**

Adopt a Resolution Allocating Additional Funding In The Total Amount Of \$300,000 Into Fiscal Year 2024/25 City Managers Office Department Operating Budget For A Contribution to the Los Altos Mountain View Community Foundation, Specifically for the Downtown Performing Arts Center Project

**6. Map Acceptance - 705 Vista Grande Ave**

Authorize the City Manager to execute the Subdivision Improvement Agreement and approve Parcel Map for 705 Vista Grande Ave

**DISCUSSION ITEMS****7. Special Events as Government Speech**

Review whether City Council wishes to continue sponsoring special events by adopting sponsored special events as government speech

**8. Special Event Sponsorship Discussion and Adoption of Resolution Creating Special Event Sponsorship Policy**

Review the sponsorship levels of various special events in the City and adopt a resolution that creates a special event sponsorship policy and process

**INFORMATIONAL ITEMS ONLY**

*There will be no discussion or action on Informational Items*

**9.** Process for the Formation of Stormwater Assessment Districts**10.** Tentative Council Calendar and Housing Element Update Implementation Calendar**COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS****ADJOURNMENT**

**(Council Norms: It will be the custom to have a recess at approximately 9:00 p.m. Prior to the recess, the Mayor shall announce whether any items will be carried over to the next meeting. The established hour after which no new items will be started is 11:00 p.m. Remaining items, however, may be considered by consensus of the Council.)**

**SPECIAL NOTICES TO THE PUBLIC**

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (650) 947-2610.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, and that are distributed to a majority of the legislative body, will be available for public inspection at the Office of the City Clerk's Office, City of Los Altos,

located at One North San Antonio Road, Los Altos, California at the same time that the public records are distributed or made available to the legislative body.

If you wish to provide written materials, please provide the City Clerk with 10 copies of any document that you would like to submit to the City Council for the public record.



**From:** Jim Wing <jameswing@msn.com>  
**Sent:** Sunday, April 20, 2025 11:28 AM  
**To:** Public Comment  
**Subject:** Council 04/22/2025 Study Session Plaza 1&2 Park with Parking

Los Altos Mayor Dailey and Distinguished Council Members

Subject: Council 4-22-2025 Study Session Downtown Park with Parking Presentation

**Presentation Report shows a “pretty picture” park painted on a “blank palette”. Unfortunately, Plaza 1 and 2 have “dirty palettes” that need cleaning up designs before starting public outreach. It is important that public outreach comments are based on “blank palette” surface and have some data about actual size, parking loss, undergrounding utilities before surface of park can start construction. Also, a total cost estimate to achieve a “blank palette” surface in Plaza 1 and 2 surfaces.**

**As always, “devil is in the details”.**

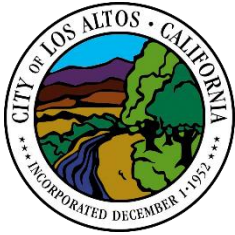
Following are items that will need to be done before start of surface park construction:

- Plaza 1 is the “heart” of PG&E electrical power distribution for almost all downtown triangle. Master very high voltage step down distribution underground transformer location is near Plaza 1 middle of west end and requires a surface access safety zone around it. Overhead PG&E lines / step-down transformers from very high transformer run east through Plaza 1 and 2. Branch lines in middle of Plaza 1 and 2 run south to Lyell / San Antonio. These overhead lines also have both AT&T and Comcast lines. All will require utilities / services undergrounding and re-routing to 16 the Main Street stores. My experience with recent Los Altos PG&E undergrounding is 3 to 5 years lead time for high voltage.
- Los Altos sewer line runs underground next to first row of trees, near backside of Main stores along Plaza 1 and 2. It will have to be moved closer to Main Street stores to make room for underground parking foundation.
- Both natural gas and water lines dissect both Plaza I and 2 and will need relocation.
- Both Plaza 1 and 2 have downhill slope of 5 feet that could cause loss of underground parking spaces due to extended underground parking ramps.
- In my opinion, Los Altos parking Plaza’s agreement 68 years ago with downtown property owners gave alley access to rear of their stores. County Fire Department has declared all downtown Plaza alleys emergency accessible routes. This means that alleys on north and south sides of Plaza 1 and 2 must remain. Plaza 1 is APN 167 40 039 and Plaza 2 is APN 167 40 072 for official site dimensions.

Thank you for your consideration! Jim Wing, 57-year resident Milverton Road Los Altos

P.S. It appears that potential developers interested in Plaza 7 and 8 are having trouble “penciling out” housing projects because of undergrounding and narrow lot width.





**CITY OF LOS ALTOS  
CITY COUNCIL MEETING MINUTES  
TUESDAY, APRIL 8, 2025  
7:00 p.m.  
1 N. San Antonio Rd. ~ Los Altos, CA**

Agenda Item # 1.

*Pete Dailey, Mayor  
Neysa Fligor, Vice Mayor  
Larry Lang, Councilmember  
Sally Meadows, Councilmember  
Jonathan D. Weinberg, Councilmember*

**CALL MEETING TO ORDER – Pete Dailey, Mayor,** called the meeting to order at 7:00 p.m.

**ESTABLISH QUORUM –** All Councilmember were present.

**PLEDGE ALLEGIANCE TO THE FLAG – Larry Lang, Councilmember,** led the Pledge of Allegiance.

**REPORT ON CLOSED SESSION**

No reportable action was taken during the Closed Session meeting of April 8, 2025, at 6:00 p.m.

**CHANGES TO THE ORDER OF THE AGENDA**

There were no changes to the order of the agenda.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

The following members of the public spoke during public comment:

- Walter
- David Cain
- Roberta Phillips
- Jennifer
- Shu Miao
- James Lee
- Irene Corso
- Ken Hargis

**CONSENT CALENDAR**

Motion by Weinberg and Second by Dailey to approve the Consent Calendar. **Motion carried unanimously by electronic vote.**

**1. Approval of Meeting Minutes**

Approve the Special and Regular Meeting Minutes for the Meetings of March 25, 2025

**2. Adoption of Ordinance - Meeting Dates**

Waive Second Reading and Adopt an Ordinance Amending Chapter 2, Section 2.04.010 of the Los Altos Municipal Code “Meetings.”

**3. Adoption of Ordinance - Parking Enforcement Code Update**

- Adopt an Ordinance adding Section 1.50 of the Los Altos Municipal Code governing Motor Vehicle Parking Enforcement

- Adopt an Ordinance amending Section 8.04 of the Los Altos Municipal Code governing Vehicles and Traffic

- Adopt an Ordinance amending Section 8.20 of the Los Altos Municipal Code governing Stopping, Standing and Parking

**4. Adoption of Resolution - Parking Enforcement Services**

- Adopt resolution amending FY24/25 Budget To Add \$100,000 Budget Allocation to the Public Safety Budget

- Adopt resolution authorizing the City Manager to execute a contract with ACE Parking for Parking Enforcement Services in the amount of \$652,000, with a not-to-exceed amount of \$700,000

**5. Adoption of Ordinance - Weed Abatement**

Adopt an Ordinance of the City Council of the City of Los Altos Adding Chapter 11.06 Weed Abatement to Title 11 Miscellaneous Property Regulations of the Los Altos Municipal Code and find that this action is Exempt from Environmental Review Pursuant to Section 15301(h) of the State Guidelines Implementing the California Environmental Quality Act of 1970

**6. Adoption of Resolution - Furniture Purchase**

Adopt a resolution approving the furniture purchase for the City Hall Expansion Project into the Former Youth Center building in the amount not to exceed \$198,587. The process for this purchase was done through the City's existing Cooperative Purchasing Partnership with Omnia Partners

**PUBLIC HEARINGS**

**7. Introduction of Ordinance - Bird Safe Design**

Hold a Public Hearing, Waive First Reading and Introduce an ordinance of the Los Altos City Council adding Chapter 14.90 for Bird Safe Design and Chapter 14.91 for Lighting Performance Standards and consideration of the City of Los Altos Planning Commission's November 21, 2024, recommendation with modifications and find that this ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970

**Nick Zornes, Assistant City Manager of Land Use**, presented the report.

**Pete Dailey, Mayor**, opened the Public Hearing.

The following members of the public spoke during the Public Hearing:

- Shani Kleinhaus
- Les Poltrack
- Dashiell Leeds
- Ann Hepenstal
- Jim Fenton
- Tom Hecht
- Shiaoping Lu

**Pete Dailey, Mayor**, closed the Public Hearing.

The City Council recommended amending the Lighting Performance Standards Ordinance to increase the color temperature to 3,000k.

Motion by Dailey and Second by Meadows to hold a Public Hearing, Waive First Reading and Introduce an ordinance, as amended, by title only, of the Los Altos City Council adding Chapter 14.90 for Bird Safe Design and Chapter 14.91 for Lighting Performance Standards and consideration of the City of Los Altos Planning Commission's November 21, 2024, recommendation with modifications and find that this ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970. **Motion carried unanimously by electronic vote.**

The Bird Safe Ordinance failed due to lack of a motion.

The City Council took a recess at 8:38 p.m.

The City Council reconvened at 8:50 p.m.

## **DISCUSSION ITEMS**

### **8. Discuss Potential Next Steps for Downtown Theater**

Hold discussion on the Downtown Theater and provide next steps for the project

**Anthony Carnesecca, Assistant to the City Manager, and Vicki Reeder, Board President of the Los Altos Stage Company**, presented the report.

The following members of the public spoke regarding the item:

- Terri Couture
- Mike Kasperzak
- Robin Abrams
- Roberta Phillips
- Anna Kiachian

Motion by Weinberg and Second by Fligor to allocate \$300,00 to the Los Altos Mountain View Community Foundation to hire a Capital Campaign Firm or Individual. **Motion carried unanimously by electronic vote.**

**INFORMATIONAL ITEMS ONLY**

*There will be no discussion or action on Informational Items*

**9. Tentative Council Calendar and Housing Element Update Implementation Calendar**

**COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS**

**ADJOURNMENT** – The regular meeting adjourned at 10:10 p.m.

The meeting minutes were prepared by Melissa Thurman, City Clerk, for approval at the regular meeting on April 22, 2025.

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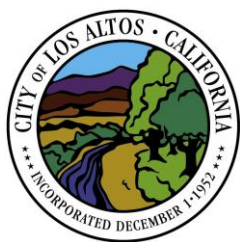
Pete Dailey  
Mayor

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Melissa Thurman, MMC  
City Clerk

The April 8, 2025, City Council meeting recording may be viewed via the following external website: <https://www.youtube.com/@CityofLosAltosCA>

The City of Los Altos does not own or operate YouTube. The video referenced in these minutes was live at the time the minutes were published.



## City Council Agenda Report

Meeting Date: April 22, 2025

Prepared By: Jessie Kim

Approved By: Gabriel Engeland

**Subject: Treasurer's Report for the quarter ending March 31, 2025**

### COUNCIL PRIORITY AREA

- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☐ Environmental Sustainability
- ☐ Housing
- ☐ Neighborhood Safety Infrastructure
- ☒ General Government

### RECOMMENDATION

Receive and file the City's Treasurer's Report for the quarter ending March 31, 2025.

### FISCAL IMPACT

None.

### ENVIRONMENTAL REVIEW

None.

### DISCUSSION/ANALYSIS

Please find attached the City's Treasurer's Report for the quarter ending March 31, 2025. This report includes the quarter-end balances for all City treasury accounts and the check registers for the period January 1 through March 31, 2025, which document the City's disbursements during the quarter.

As of March 31, 2025, the City of Los Altos holds 4 treasury accounts as follows:

1. US Bank General Checking: This account is used to meet the City's daily cash needs, for regular deposit of City receipts, and disbursement of funds for the City's regular obligations.
2. LAIF: the Local Agency Investment Fund (LAIF) is Managed by the California State Treasurer; this investment pool holds funds in excess of the City's daily cash flow needs. This investment is fully liquid and serves as the City's primary repository of

cash to cover the City's expenses when they exceed the balance held in the City's general checking account.

3. **CAMP:** the California Asset Management Program (CAMP) is a Joint Powers Authority (JPA) established to provide California public agencies with professional investment services. The fund is fully liquid and serves as a repository of cash to cover the City's short-term expenses when they exceed the balance held in the City's general checking account.
4. **Public Trust Advisors:** Public Trust Advisors in an investment firm specializing in local government investments. The City utilizes their investment account to hold funds not needed to meet current obligations, which are available for longer term investment.

The balances for each of the City's Treasury accounts as of March 31, 2025 are as follows:

Transactions	US Bank Checking	LAIF	CAMP	Public Trust	Total
<b>Beginning Balance 01/01/2025</b>	<b>\$ 12,559,721.15</b>	<b>\$ 12,294,719.48</b>	<b>\$ 18,348,640.68</b>	<b>\$ 52,954,720.78</b>	<b>\$ 96,157,802.09</b>
Deposits	\$ 23,880,977.62	\$ -	\$ -	\$ -	\$ 23,880,977.62
Withdrawals	\$ (15,590,373.44)	\$ -	\$ -	\$ -	\$ (15,590,373.44)
Interest/Income Earned	\$ -	\$ 143,053.90	\$ 204,832.29	\$ 523,072.31	\$ 870,958.50
Accretion	\$ -	\$ -	\$ -	\$ 112,049.66	\$ 112,049.66
Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Net Transfers	\$ (16,000,000.00)	\$ 16,000,000.00	\$ -	\$ -	\$ -
<b>Ending Balance 03/31/2025</b>	<b>\$ 4,850,325.33</b>	<b>\$ 28,437,773.38</b>	<b>\$ 18,553,472.97</b>	<b>\$ 53,589,842.75</b>	<b>\$ 105,431,414.43</b>

The City's check register for the quarter ending March 31, 2025, has been organized by month for clarity. The disbursement totals for each month are as follows:

- January 2025: \$3,419,699
- February 2025: \$2,866,766
- March 2025: \$3,095,900

Total disbursements for the quarter amounted to **\$9,282,365**.

## ATTACHMENTS

### 1. Attachment I. Check Register January 2025 – March 2025



# City of Los Altos

## Check Register

JANUARY 2025

Vendor Name	Check Number	Date Issued	Amount
ALL CITY MANAGEMENT SERVICES INC	00177841	01/02/2025	\$ 42,836.28
ANN HEPENSTAL	00177842	01/02/2025	\$ 17.00
AT&T MOBILITY	00177843	01/02/2025	\$ 2,405.73
AYSO REGION 45	00177844	01/02/2025	\$ 551.00
BEAUCHAINE CONSULTING GROUP LLC	00177845	01/02/2025	\$ 9,555.00
CANON SOLUTIONS AMERICA INC	00177846	01/02/2025	\$ 295.41
Elizabeth Checke	00177847	01/02/2025	\$ 26.00
IDI	00177848	01/02/2025	\$ 109.00
JAMES HAWKINS	00177849	01/02/2025	\$ 494.59
JASON KOZY	00177850	01/02/2025	\$ 130.00
LANGUAGE LINE SERVICES	00177851	01/02/2025	\$ 36.66
LEVI LNENICKA	00177852	01/02/2025	\$ 26.00
LIANE JENSEN	00177853	01/02/2025	\$ 27.50
LIEBERT CASSIDY WHITMORE	00177854	01/02/2025	\$ 2,716.50
LOS ALTOS MOUNTAIN VIEW COMMUNITY FOUNDATION	00177855	01/02/2025	\$ 70,000.00
MICHAEL TAYLOR	00177856	01/02/2025	\$ 1,006.15
Ming Ju Wu	00177857	01/02/2025	\$ 340.15
ODP BUSINESS SOLUTIONS LLC	00177858	01/02/2025	\$ 139.67
PACIFIC GAS AND ELECTRIC CO	00177859	01/02/2025	\$ 36.27
SANTA CLARA COUNTY	00177860	01/02/2025	\$ 1,630.00
TRB AND ASSOCIATES INC	00177861	01/02/2025	\$ 67,647.78
TYLER TECHNOLOGIES INC	00177862	01/02/2025	\$ 1,304.00
WEBTOWN DRY CLEANERS	00177863	01/02/2025	\$ 844.00
101 VOICE	00177864	01/09/2025	\$ 7.36
ACTION TOWING GREAT AMERICA TOWING ELLISON'S TOW	00177865	01/09/2025	\$ 429.00
AITURGAN MYRZAKMATOVA	00177866	01/09/2025	\$ 6,583.15
ALPHAGRAPHICS #759	00177867	01/09/2025	\$ 157.22
ARGO CONSTRUCTION INC.	00177868	01/09/2025	\$ 259,088.75
AT&T	00177869	01/09/2025	\$ 4,234.04
AT&T MOBILITY	00177870	01/09/2025	\$ 727.81
AVENU MUNISERVICES LLC	00177871	01/09/2025	\$ 3,431.96
BADAWI & ASSOCIATES	00177872	01/09/2025	\$ 20,340.00
BAE Urban Economics Inc.	00177873	01/09/2025	\$ 1,800.00
BAY AREA PL SERVICES	00177874	01/09/2025	\$ 150.00
Bear Electrical Solutions Inc.	00177875	01/09/2025	\$ 1,530.00
BENEFIT COORDINATORS CORP	00177876	01/09/2025	\$ 7,136.66
BERLINER COHEN LLP	00177877	01/09/2025	\$ 21,507.57
BOSCO OIL INC DBA VALLEY OIL	00177878	01/09/2025	\$ 5,881.35
Boucher Law PC	00177879	01/09/2025	\$ 2,445.00
CALIFORNIA WATER SERVICE	00177880	01/09/2025	\$ 2,700.23

Vendor Name	Check Number	Date Issued	Amount
COMCAST	00177881	01/09/2025	\$ 117.22
COMCAST BUSINESS	00177882	01/09/2025	\$ 1,853.56
CONCENTRA MEDICAL CENTERS	00177883	01/09/2025	\$ 691.00
DAVID J. POWERS & ASSOCIATES INC.	00177884	01/09/2025	\$ 11,453.75
Dex Background Investigations	00177885	01/09/2025	\$ 2,119.10
EGAN JR. HIGH SCHOOL	00177886	01/09/2025	\$ 2,114.25
FIRST LOCK AND SECURITY TECHNOLOGIES	00177887	01/09/2025	\$ 76.39
FRANCOTYP-POSTALIA INC	00177888	01/09/2025	\$ 159.00
GIANT CONSTRUCTION INC.	00177889	01/09/2025	\$ 143,728.26
GIULIANI & KULL INC	00177890	01/09/2025	\$ 2,040.00
HARUN MUSAEFENDIC	00177891	01/09/2025	\$ 2,002.80
INSIGHT PUBLIC SECTOR INC	00177892	01/09/2025	\$ 289.73
INTERSTATE TRAFFIC CONTROL PRODUCTS INC.	00177893	01/09/2025	\$ 4,173.44
JIM WIERSIG	00177894	01/09/2025	\$ 500.00
JOHNSTONE SUPPLY	00177895	01/09/2025	\$ 225.39
KMVT COMMUNITY TELEVISION	00177896	01/09/2025	\$ 16,109.89
Kym Le	00177897	01/09/2025	\$ 1,150.00
LOS ALTOS HARDWARE INC	00177898	01/09/2025	\$ 642.27
LOS ALTOS PEACE OFFICERS ASSOCIATION	00177899	01/09/2025	\$ 3,532.10
LOS ALTOS TOWN CRIER	00177900	01/09/2025	\$ 1,220.00
LSA ASSOCIATES INC.	00177901	01/09/2025	\$ 2,635.59
METRO MOBILE COMMUNICATIONS	00177902	01/09/2025	\$ 945.00
MICHAEL BAKER INTERNATIONAL	00177903	01/09/2025	\$ 19,627.25
MILLENNIUM CONSULTING ASSOCIATES	00177904	01/09/2025	\$ 5,257.59
MISSION TRAIL WASTE SYSTEMS	00177905	01/09/2025	\$ 47,647.94
MOUNTAIN VIEW-LOS ALTOS UNION HIGH SCHOOL DISTRICT	00177906	01/09/2025	\$ 23.00
NAVIA BENEFIT SOLUTIONS	00177907	01/09/2025	\$ 2,067.05
NEYSA FLIGOR	00177908	01/09/2025	\$ 555.42
O'REILLY AUTO ENTERPRISES LLC	00177909	01/09/2025	\$ 471.28
PACIFIC GAS AND ELECTRIC CO	00177910	01/09/2025	\$ 97.80
PACIFIC GAS AND ELECTRIC CO	00177911	01/09/2025	\$ 1,797.45
PACIFIC GAS AND ELECTRIC CO	00177912	01/09/2025	\$ 103.27
PACIFIC GAS AND ELECTRIC CO	00177913	01/09/2025	\$ 22,243.13
PACIFIC GAS AND ELECTRIC CO	00177914	01/09/2025	\$ 106.82
PACIFIC GAS AND ELECTRIC CO	00177915	01/09/2025	\$ 11,396.06
PACIFIC GAS AND ELECTRIC CO	00177916	01/09/2025	\$ 2,060.29
PACIFIC GAS AND ELECTRIC CO	00177917	01/09/2025	\$ 178.55
PAY PLUS SOLUTIONS	00177918	01/09/2025	\$ 652.00
Public Risk Innovation Solutions and Management	00177919	01/09/2025	\$ 1,560.00
REDWOOD TRADING POST	00177920	01/09/2025	\$ 805.33
RINGCENTRAL INC.	00177921	01/09/2025	\$ 8,587.42
SAN JOSE WATER COMPANY	00177922	01/09/2025	\$ 208.52
SANITARY TRUCK DRIVERS & HELPERS	00177923	01/09/2025	\$ 1,098.00
SANTA CLARA VALLEY TRANSPORTATION AUTHORITY	00177924	01/09/2025	\$ 33,781.17
SDI PRESENCE LLC	00177925	01/09/2025	\$ 5,655.00
SESAC LLC	00177926	01/09/2025	\$ 1,217.00
SHAUNA MCKIMMIE	00177927	01/09/2025	\$ 466.00
SHAW HR CONSULTING	00177928	01/09/2025	\$ 55.00
SIRI EIKEDAL	00177929	01/09/2025	\$ 1,150.00

Vendor Name	Check Number	Date Issued	Amount
STAPLES ADVANTAGE	00177930	01/09/2025	\$ 328.13
STATE WATER RESOURCES CONTROL BOARD	00177931	01/09/2025	\$ 3,945.00
STRUCTECH ENGINEERING	00177932	01/09/2025	\$ 29,288.68
T-Mobile USA Inc.	00177933	01/09/2025	\$ 878.74
THE DAILY POST	00177934	01/09/2025	\$ 675.00
TOP DOG POLICE K9 TRAINING AND CONSULTING LLC	00177935	01/09/2025	\$ 275.00
TRANS BAY ELEVATOR CORPORATION	00177936	01/09/2025	\$ 120.00
TRI-SIGNAL INTEGRATION INC	00177937	01/09/2025	\$ 725.00
TRIEPEI SMITH and ASSOCIATES INC.	00177938	01/09/2025	\$ 7,102.50
TRISTAR RISK MANAGEMENT	00177939	01/09/2025	\$ 4,938.42
TYLER TECHNOLOGIES INC	00177940	01/09/2025	\$ 2,608.00
U.S. BANK	00177941	01/09/2025	\$ 1,320.00
U.S. BANK	00177942	01/09/2025	\$ 60,383.77
UNDERWOOD & ROSENBLUM INC	00177943	01/09/2025	\$ 2,450.00
VERIZON WIRELESS	00177944	01/09/2025	\$ 150.00
VERIZON WIRELESS	00177945	01/09/2025	\$ 406.31
WESTLAKE ACE HARDWARE	00177946	01/09/2025	\$ 187.37
ALHAMBRA AND SIERRA SPRINGS	00177947	01/16/2025	\$ 193.84
ALL CITY MANAGEMENT SERVICES INC	00177948	01/16/2025	\$ 30,497.05
ALPHAGRAPHICS #759	00177949	01/16/2025	\$ 84.13
AMAZON CAPITAL SERVICES INC	00177950	01/16/2025	\$ 662.47
AMAZON CAPITAL SERVICES INC	00177951	01/16/2025	\$ 256.73
Amazon Capital Services Inc	00177952	01/16/2025	\$ 173.81
ANDREA KNIGHT DOLAN	00177953	01/16/2025	\$ 551.00
ANDY WONG	00177954	01/16/2025	\$ 551.00
ANJU GOEL	00177955	01/16/2025	\$ 50.67
ANN OLIVER	00177956	01/16/2025	\$ 221.15
ASHLEY TOWNER	00177957	01/16/2025	\$ 307.00
ASSOCIATION OF BAY AREA GOVERNMENTS-ABAG	00177958	01/16/2025	\$ 3,404.78
ASUKA EGUCHI	00177959	01/16/2025	\$ 500.00
AT&T	00177960	01/16/2025	\$ 4,592.27
AT&T MOBILITY	00177961	01/16/2025	\$ 5,986.65
AT&T MOBILITY	00177962	01/16/2025	\$ 782.50
AWP SAFETY	00177963	01/16/2025	\$ 1,574.52
BARBARA STAMBAUGH	00177964	01/16/2025	\$ 4.00
BAY AREA PL SERVICES	00177965	01/16/2025	\$ 150.00
BAY CITIES JOINT POWERS INSURANCE AUTHORITY	00177966	01/16/2025	\$ 2,472.50
Bear Electrical Solutions Inc.	00177967	01/16/2025	\$ 5,250.00
BEAUCHAINE CONSULTING GROUP LLC	00177968	01/16/2025	\$ 7,740.00
BOBBY LIAO	00177969	01/16/2025	\$ 75.36
CALIFORNIA WATER SERVICE	00177970	01/16/2025	\$ 39,833.43
CANON FINANCIAL SERVICES INC.	00177971	01/16/2025	\$ 1,217.92
CANON FINANCIAL SERVICES INC.	00177972	01/16/2025	\$ 1,224.77
CAPSTONE PRECISION GROUP LLC	00177973	01/16/2025	\$ 3,738.00
CARNEGHI-NAKASAKO & ASSOCIATES	00177974	01/16/2025	\$ 2,250.00
CHAPLIN AND HILL INVESTIGATIVE SERVICES LLC	00177975	01/16/2025	\$ 881.25
CHEF CHU'S	00177976	01/16/2025	\$ 2,725.00
CHI AM CIRCLE	00177977	01/16/2025	\$ 551.00
CITY OF PALO ALTO - REV COLLECTIONS	00177978	01/16/2025	\$ 568.50

Vendor Name	Check Number	Date Issued	Amount
COLLEEN CASSIDY	00177979	01/16/2025	\$ 6.00
COMCAST	00177980	01/16/2025	\$ 998.84
COMCAST	00177981	01/16/2025	\$ 94.98
COMCAST	00177982	01/16/2025	\$ 218.61
COMCAST	00177983	01/16/2025	\$ 218.93
COMCAST	00177984	01/16/2025	\$ 220.04
CONCENTRA MEDICAL CENTERS	00177985	01/16/2025	\$ 379.00
DAHL'S EQUIPMENT RENTALS INC	00177986	01/16/2025	\$ 4,575.29
DANIEL McDONALD	00177987	01/16/2025	\$ 32.00
DEEPALI PAREKH	00177988	01/16/2025	\$ 551.00
DELORES DUNLAP	00177989	01/16/2025	\$ 16.00
Dex Background Investigations	00177990	01/16/2025	\$ 5,425.44
DI WU	00177991	01/16/2025	\$ 58.00
DOGGIE WALK BAGS INC	00177992	01/16/2025	\$ 272.83
DUANE WENDEROTH	00177993	01/16/2025	\$ 113.58
EDGES ELECTRICAL GROUP LLC	00177994	01/16/2025	\$ 173.16
ELIZABETH KWAN	00177995	01/16/2025	\$ 175.06
ETHEL KOPAL	00177996	01/16/2025	\$ 54.75
Foster & Foster Actuaries Inc	00177997	01/16/2025	\$ 17,050.00
FREEDOM FOREVER LLC	00177998	01/16/2025	\$ 315.79
GB Auto Service Inc/ Bruce's Tire & Auto	00177999	01/16/2025	\$ 444.27
GERALDINE A. SCHULTZ	00178000	01/16/2025	\$ 6.00
GIULIANI & KULL INC	00178001	01/16/2025	\$ 935.00
GOOD CITY COMPANY	00178002	01/16/2025	\$ 297.50
GRAINGER	00178003	01/16/2025	\$ 7,200.55
Hanson Bridgett LLP	00178004	01/16/2025	\$ 17,523.50
HBYH	00178005	01/16/2025	\$ 296.00
HERO INDUSTRIES INC	00178006	01/16/2025	\$ 4,875.00
HOME DEPOT CREDIT SERVICES	00178007	01/16/2025	\$ 886.17
IDI	00178008	01/16/2025	\$ 194.00
IMPEC GROUP INC	00178009	01/16/2025	\$ 32,365.00
IMPERIAL SPRINKLER SUPPLY	00178010	01/16/2025	\$ 428.09
INSTITUTE OF INDIC WISDOM	00178011	01/16/2025	\$ 11.00
IRENE L. IWASAKI	00178012	01/16/2025	\$ 31.67
IRINA BRIGINEVICH	00178013	01/16/2025	\$ 57.00
IRVINE & JACHENS INC	00178014	01/16/2025	\$ 2,706.30
JENNIFER TIRVA	00178015	01/16/2025	\$ 114.00
JESSICA PRINCE AKA	00178016	01/16/2025	\$ 1,292.16
JOE COMMENDATORE	00178017	01/16/2025	\$ 1,150.00
KATHLEEN BENNETT	00178018	01/16/2025	\$ 4.00
KAVANAGH CONSTRUCTION INC.	00178019	01/16/2025	\$ 296.00
KRISCH & COMPANY	00178020	01/16/2025	\$ 150.00
LANGUAGE LINE SERVICES	00178021	01/16/2025	\$ 62.04
LEADSONLINE LLC	00178022	01/16/2025	\$ 5,245.00
LEAGUE OF CALIFORNIA CITIES	00178023	01/16/2025	\$ 14,798.00
LESLEY A. LINT	00178024	01/16/2025	\$ 92.00
LEXISNEXIS RISK DATA MGT LLC	00178025	01/16/2025	\$ 960.00
LEXISNEXIS RISK DATA MGT LLC	00178026	01/16/2025	\$ 161.50
LILY WANG	00178027	01/16/2025	\$ 129.00

Vendor Name	Check Number	Date Issued	Amount
LINDA ROY	00178028	01/16/2025	\$ 4.00
LIZ CHANNING	00178029	01/16/2025	\$ 4.00
LOS ALTOS HARDWARE INC	00178030	01/16/2025	\$ 363.42
LOS VIAJEROS RIDING CLUB INC.	00178031	01/16/2025	\$ 551.00
LSA ASSOCIATES INC.	00178032	01/16/2025	\$ 725.00
MARIA GOETZ	00178033	01/16/2025	\$ 6.00
MATTHEW ESTRELLA	00178034	01/16/2025	\$ 58.00
MCKESSON MEDICAL - SURGICAL	00178035	01/16/2025	\$ 3,981.55
MICHELLE FISHER	00178036	01/16/2025	\$ 462.77
MILLENNIUM CONSULTING ASSOCIATES	00178037	01/16/2025	\$ 1,522.50
NAPA AUTO PARTS	00178038	01/16/2025	\$ 418.45
NBS GOVERNMENT FINANCE GROUP	00178039	01/16/2025	\$ 16,478.42
NOLL & TAM ARCHITECTS	00178040	01/16/2025	\$ 5,001.38
O'REILLY AUTO ENTERPRISES LLC	00178041	01/16/2025	\$ 21.78
PATRICIA JONES	00178042	01/16/2025	\$ 71.00
PENINSULA BATTERY INC.	00178043	01/16/2025	\$ 331.27
PERMITIUM	00178044	01/16/2025	\$ 250.00
POKEY PARK SCULPTURE	00178045	01/16/2025	\$ 6,250.00
PRECISION CONCRETE CUTTING	00178046	01/16/2025	\$ 17,500.00
PREFERRED ALLIANCE INC	00178047	01/16/2025	\$ 224.64
Public Risk Innovation Solutions and Management	00178048	01/16/2025	\$ 19,768.00
PUBLIC TRUST ADVISORS LLC	00178049	01/16/2025	\$ 2,897.80
PUMP REPAIR SERVICE CO	00178050	01/16/2025	\$ 2,125.50
RANCHO 76 INC	00178051	01/16/2025	\$ 506.10
RED WING BUSINESS ADVANTAGE ACCOUNT	00178052	01/16/2025	\$ 450.00
ROSS RECREATION EQUIPMENT INC.	00178053	01/16/2025	\$ 293.31
SANDY MINGIA	00178054	01/16/2025	\$ 95.20
SANTA CLARA COUNTY CENTRAL FIRE PROTECTION	00178055	01/16/2025	\$ 1,471,682.00
SCOTT GERDES	00178056	01/16/2025	\$ 828.59
SEOHYUNG KIM	00178057	01/16/2025	\$ 395.00
SHRED-IT USA	00178058	01/16/2025	\$ 252.40
SHUFEI YANG	00178059	01/16/2025	\$ 251.00
SILICON VALLEY NJB	00178060	01/16/2025	\$ 67.50
SOUTH BAY REGIONAL PUBLIC SAFETY	00178061	01/16/2025	\$ 895.71
STEPHANIE CHAUDRU de RAYNAL	00178062	01/16/2025	\$ 2,250.00
STERICYCLE INC	00178063	01/16/2025	\$ 109.40
STEVEN DEBIASIO	00178064	01/16/2025	\$ 1,121.15
SUSAN TAHIR	00178065	01/16/2025	\$ 252.00
TRAVIS BOWIE	00178066	01/16/2025	\$ 104.50
TRISTAR RISK MANAGEMENT	00178067	01/16/2025	\$ 23,372.21
TSUNAMI BASEBALL	00178068	01/16/2025	\$ 812.00
VALERIE SZYMANSKI	00178069	01/16/2025	\$ 31.67
VESTRA RESOURCES INC	00178070	01/16/2025	\$ 75.50
VIJAY KUMAR DHIR	00178071	01/16/2025	\$ 80.73
W-TRANS	00178072	01/16/2025	\$ 3,785.00
WECO INDUSTRIES LLC	00178073	01/16/2025	\$ 251.54
WEX BANK	00178074	01/16/2025	\$ 645.80
3SI SECURITY SYSTEMS INC	00178075	01/23/2025	\$ 360.00
ALPHAGRAPHICS #759	00178076	01/23/2025	\$ 156.70

Vendor Name	Check Number	Date Issued	Amount
AMAZON CAPITAL SERVICES INC	00178077	01/23/2025	\$ 258.65
ANDREA GORMAN	00178078	01/23/2025	\$ 551.00
BAE Urban Economics Inc.	00178079	01/23/2025	\$ 600.00
BEAUCHAINE CONSULTING GROUP LLC	00178080	01/23/2025	\$ 6,710.00
BMI IMAGING SYSTEMS	00178081	01/23/2025	\$ 10,509.24
C2R ENGINEERING INC	00178082	01/23/2025	\$ 12,065.00
CAMIO	00178083	01/23/2025	\$ 5.04
CITY OF PALO ALTO - REV COLLECTIONS	00178084	01/23/2025	\$ 295.62
CONCENTRA MEDICAL CENTERS	00178085	01/23/2025	\$ 40.00
COUNTY OF SANTA CLARA-OFFICE of the SHERIFF	00178086	01/23/2025	\$ 7,182.21
CSMFO	00178087	01/23/2025	\$ 565.00
DEPARTMENT OF CONSERVATION	00178088	01/23/2025	\$ 3,077.33
DEVIL MOUNTAIN WHOLESALE NURSERY	00178089	01/23/2025	\$ 1,204.85
DOGGIE WALK BAGS INC	00178090	01/23/2025	\$ 272.83
FJM TRUCK REPAIR INC	00178091	01/23/2025	\$ 236.70
GB Auto Service Inc/ Bruce's Tire & Auto	00178092	01/23/2025	\$ 184.32
GOOD VIBES ROOFING AND SIDING INC.	00178093	01/23/2025	\$ 1,141.45
KATHLEEN BLANCHARD	00178094	01/23/2025	\$ 854.07
LOS ALTOS MOUNTAIN VIEW COMMUNITY FOUNDATION	00178095	01/23/2025	\$ 3,274.62
LOS ALTOS PEACE OFFICERS ASSOCIATION	00178096	01/23/2025	\$ 1,815.95
OAK ALARM COMPANY	00178097	01/23/2025	\$ 2,350.00
PACIFIC GAS AND ELECTRIC CO	00178098	01/23/2025	\$ 16,644.87
PACIFIC GAS AND ELECTRIC CO	00178099	01/23/2025	\$ 24.51
PACIFIC GAS AND ELECTRIC CO	00178100	01/23/2025	\$ 21,432.56
PENINSULA BATTERY INC.	00178101	01/23/2025	\$ 209.28
R3 CONSULTING GROUP	00178102	01/23/2025	\$ 2,280.00
RANCHO 76 INC	00178103	01/23/2025	\$ 601.86
REDWOOD TRADING POST	00178104	01/23/2025	\$ 1,323.85
SANITARY TRUCK DRIVERS & HELPERS	00178105	01/23/2025	\$ 1,098.00
SHELDON OF LOS ALTOS	00178106	01/23/2025	\$ 681.25
Sonsray Machinery LLC	00178107	01/23/2025	\$ 2,338.15
SPOKE HS INC	00178108	01/23/2025	\$ 168.00
STEPHANIE CHAUDRU de RAYNAL	00178109	01/23/2025	\$ 4,500.00
SUMMIT AUTO BODY & PAINTING	00178110	01/23/2025	\$ 2,100.00
SUSIE WERNER	00178111	01/23/2025	\$ 69.06
TRB AND ASSOCIATES INC	00178112	01/23/2025	\$ 10,929.52
TRISTAR RISK MANAGEMENT	00178113	01/23/2025	\$ 4,938.42
TYLER TECHNOLOGIES INC	00178114	01/23/2025	\$ 1,304.00
VESTIS	00178115	01/23/2025	\$ 1,088.12
VICTORIA BEBEE	00178116	01/23/2025	\$ 1,950.00
ACHIEVEMENT ENGINEERING CORP.	00178117	01/30/2025	\$ 6,329.00
ADAMSON POLICE PRODUCTS	00178118	01/30/2025	\$ 495.34
AIMEE MAJOR	00178119	01/30/2025	\$ 1,605.52
ALL CITY MANAGEMENT SERVICES INC	00178120	01/30/2025	\$ 30,403.31
ALL PREMIUM	00178121	01/30/2025	\$ 1,175.81
BEAUCHAINE CONSULTING GROUP LLC	00178122	01/30/2025	\$ 9,135.00
BENEFIT COORDINATORS CORP	00178123	01/30/2025	\$ 7,305.23
BOSCO OIL INC DBA VALLEY OIL	00178124	01/30/2025	\$ 11,668.32
C2R ENGINEERING INC	00178125	01/30/2025	\$ 17,812.50



Vendor Name	Check Number	Date Issued	Amount
CALEB DILLON-MURRAY	00178126	01/30/2025	\$ 25.00
CALIFORNIA BUILDING STANDARDS COMMISSION	00178127	01/30/2025	\$ 1,018.80
CALIFORNIA DEPT OF TAX AND FEE ADMIN	00178128	01/30/2025	\$ 893.00
CALIFORNIA WATER SERVICE	00178129	01/30/2025	\$ 112.70
CASEY JENSEN-RICHARDSON	00178130	01/30/2025	\$ 239.40
CITY OF CUPERTINO	00178131	01/30/2025	\$ 342.79
COMCAST	00178132	01/30/2025	\$ 117.93
Cooke & Associates Inc.	00178133	01/30/2025	\$ 2,100.00
COUNTRY CASUAL	00178134	01/30/2025	\$ 4,373.70
COUNTY OF SANTA CLARA-OFFICE of the SHERIFF	00178135	01/30/2025	\$ 5,959.25
D&M TRAFFIC SERVICES INC	00178136	01/30/2025	\$ 542.68
DAVID J. POWERS & ASSOCIATES INC.	00178137	01/30/2025	\$ 211.00
DEVIL MOUNTAIN WHOLESALE NURSERY	00178138	01/30/2025	\$ 198.61
EDGES ELECTRICAL GROUP LLC	00178139	01/30/2025	\$ 831.25
F & S AUTO BODY INC.	00178140	01/30/2025	\$ 6,241.13
FERGUSON ENTERPRISES LLC #686	00178141	01/30/2025	\$ 377.95
Governmentjobs.com Inc	00178142	01/30/2025	\$ 17,441.00
GRAINGER	00178143	01/30/2025	\$ 319.15
Hanson Bridgett LLP	00178144	01/30/2025	\$ 46,326.95
HARRIS AND ASSOCIATES	00178145	01/30/2025	\$ 720.00
HdL COREN & CONE	00178146	01/30/2025	\$ 2,416.16
HELENA BECK and MAY E. SHEAR	00178147	01/30/2025	\$ 4,889.71
HOME DEPOT CREDIT SERVICES	00178148	01/30/2025	\$ 65.40
IMPERIAL SPRINKLER SUPPLY	00178149	01/30/2025	\$ 206.31
IMPERIAL SPRINKLER SUPPLY	00178150	01/30/2025	\$ 108.64
iPermit	00178151	01/30/2025	\$ 447.34
IRVINE & JACHENS INC	00178152	01/30/2025	\$ 469.24
JEAN KIRK	00178153	01/30/2025	\$ 103.57
JOHNSTONE SUPPLY	00178154	01/30/2025	\$ 310.73
LAWRENCE E GORDON	00178155	01/30/2025	\$ 592.00
LIEBERT CASSIDY WHITMORE	00178156	01/30/2025	\$ 2,514.00
LOS ALTOS HARDWARE INC	00178157	01/30/2025	\$ 608.08
LOS ALTOS HISTORY MUSEUM	00178158	01/30/2025	\$ 18,750.00
LOS ALTOS PEACE OFFICERS ASSOCIATION	00178159	01/30/2025	\$ 1,815.95
LOS ALTOS TOWN CRIER	00178160	01/30/2025	\$ 610.00
MALT DESIGN	00178161	01/30/2025	\$ 3,125.00
MARTHA WALLACE	00178162	01/30/2025	\$ 25.75
MISSION TRAIL WASTE SYSTEMS	00178163	01/30/2025	\$ 14,133.52
MMANC	00178164	01/30/2025	\$ 95.00
NBS GOVERNMENT FINANCE GROUP	00178165	01/30/2025	\$ 15.69
O'REILLY AUTO ENTERPRISES LLC	00178166	01/30/2025	\$ 288.04
P.F. PETTIBONE & CO	00178167	01/30/2025	\$ 116.75
PACIFIC GAS AND ELECTRIC CO	00178168	01/30/2025	\$ 1,127.42
PACIFIC GAS AND ELECTRIC CO	00178169	01/30/2025	\$ 100.06
PACIFIC GAS AND ELECTRIC CO	00178170	01/30/2025	\$ 2,449.79
PACIFIC GAS AND ELECTRIC CO	00178171	01/30/2025	\$ 121.87
PACIFIC GAS AND ELECTRIC CO	00178172	01/30/2025	\$ 11,428.16
PACIFIC GAS AND ELECTRIC CO	00178173	01/30/2025	\$ 104.85
PACIFIC GAS AND ELECTRIC CO	00178174	01/30/2025	\$ 13.78

Vendor Name	Check Number	Date Issued	Amount
PENINSULA UNIFORMS AND ARTISAN EMBROIDERY	00178175	01/30/2025	\$ 10,268.86
PETER RIECHERS - RIECHERS ENGINEERING	00178176	01/30/2025	\$ 360.00
PINE CONE LUMBER CO. INC.	00178177	01/30/2025	\$ 220.18
PRADEEP BOLLINENI	00178178	01/30/2025	\$ 1,235.00
PRESTIGE PRINTING AND GRAPHICS	00178179	01/30/2025	\$ 2,941.62
PTM DOCUMENT SYSTEMS	00178180	01/30/2025	\$ 808.89
RANCHO 76 INC	00178181	01/30/2025	\$ 650.85
REDWOOD TRADING POST	00178182	01/30/2025	\$ 1,406.25
REGISTRAR OF VOTERS	00178183	01/30/2025	\$ 99,905.00
SANBELL-BAY AREA	00178184	01/30/2025	\$ 24,833.00
SANTA CLARA COUNTY DEPT OF ENVIRONMENTAL HEALTH	00178185	01/30/2025	\$ 2,392.00
STATE WATER RESOURCES CONTROL BOARD	00178186	01/30/2025	\$ 563.00
STERICYCLE INC	00178187	01/30/2025	\$ 109.65
SUMMIT UNIFORMS LLC	00178188	01/30/2025	\$ 472.51
SUNNYVALE FORD INC	00178189	01/30/2025	\$ 11,158.86
T-Mobile USA Inc.	00178190	01/30/2025	\$ 879.84
TIERRA BELLA LANDSCAPE CONTRUCTION INC.	00178191	01/30/2025	\$ 1,141.45
TRANS BAY ELEVATOR CORPORATION	00178192	01/30/2025	\$ 1,680.00
U.S. BANK	00178193	01/30/2025	\$ 1,304.00
U.S. BANK	00178194	01/30/2025	\$ 34,803.72
ZORO TOOLS INC	00178195	01/30/2025	\$ 687.30

**Total \$ 3,419,699.07**



# City of Los Altos

## Check Register

FEBRUARY 2025

Vendor Name	Check Number	Date Issued	Amount
101 VOICE	00178196	02/06/2025	\$ 7
ALPHAGRAPHICS #759	00178197	02/06/2025	\$ 84
ALTHOUSE VICTOR E and SUZETTE E TRUSTEE	00178198	02/06/2025	\$ 2,550
AMAZON CAPITAL SERVICES INC	00178199	02/06/2025	\$ 560
Amazon Capital Services Inc	00178200	02/06/2025	\$ 563
AMMIRATO CONSTRUCTION	00178201	02/06/2025	\$ 1,921
ARVIND VENKATESWARAN	00178202	02/06/2025	\$ 35
AT&T	00178203	02/06/2025	\$ 4,185
BARBARA ARNOLDUSSEN	00178204	02/06/2025	\$ 93
BAY AREA AIR QUALITY MANAGEMENT DISTRICT	00178205	02/06/2025	\$ 548
BEAUCHAINE CONSULTING GROUP LLC	00178206	02/06/2025	\$ 5,153
BERLINER COHEN LLP	00178207	02/06/2025	\$ 29,227
BETTE FOLEY	00178208	02/06/2025	\$ 104
BPS TACTICAL INC	00178209	02/06/2025	\$ 44
CALIFORNIA WATER SERVICE	00178210	02/06/2025	\$ 97
CALIFORNIA WATER SERVICE	00178211	02/06/2025	\$ 378
CARTER YOUNGBLOOD	00178212	02/06/2025	\$ 1,150
CIARDELLA'S GARDEN SUPPLY INC.	00178213	02/06/2025	\$ 1,943
COMCAST	00178214	02/06/2025	\$ 117
COMCAST BUSINESS	00178215	02/06/2025	\$ 927
CONCENTRA MEDICAL CENTERS	00178216	02/06/2025	\$ 40
COUNTY OF SANTA CLARA - HHW PROGRAM	00178217	02/06/2025	\$ 83,487
CSMFO	00178218	02/06/2025	\$ 60
Dex Background Investigations	00178219	02/06/2025	\$ 919
DINO SKOUFIS dba ACTION SPORTS	00178220	02/06/2025	\$ 2,455
DUANE WENDEROTH	00178221	02/06/2025	\$ 120
ELIZABETH KWAN	00178222	02/06/2025	\$ 224
EMERGENCY VEHICLE OUTFITTING COMPANY	00178223	02/06/2025	\$ 16,551
GABRIEL ENGELAND	00178224	02/06/2025	\$ 360
GALLAGHER BENEFIT SERVICES INC	00178225	02/06/2025	\$ 1,550
GB Auto Service Inc/ Bruce's Tire & Auto	00178226	02/06/2025	\$ 2,401
GIANT CONSTRUCTION INC.	00178227	02/06/2025	\$ 404,304
GRAINGER	00178228	02/06/2025	\$ 78
GREATAMERICA FINANCIAL SERVICES CORP.	00178229	02/06/2025	\$ 87
HARRY HALVORSEN	00178230	02/06/2025	\$ 1,150
HOME DEPOT CREDIT SERVICES	00178231	02/06/2025	\$ 151
JENNIFER PENA	00178232	02/06/2025	\$ 297
JENNIFER TANNOUS	00178233	02/06/2025	\$ 2,005
JESSE SAVAGE	00178234	02/06/2025	\$ 1,150

Vendor Name	Check Number	Date Issued	Amount
JOHNSON ROBERTS & ASSOCIATES INC	00178235	02/06/2025	\$ 59
JULIE ANN CLEMENT	00178236	02/06/2025	\$ 1,150
KANG LI-TA and HUANG CHIAYU	00178237	02/06/2025	\$ 1,862
KATHLEEN BLANCHARD	00178238	02/06/2025	\$ 255
KATHLEEN SHERIDON	00178239	02/06/2025	\$ 71
KMVT COMMUNITY TELEVISION	00178240	02/06/2025	\$ 16,110
Krishnan Alampallam Ramaiyer	00178241	02/06/2025	\$ 91
LILY OFFENBACH	00178242	02/06/2025	\$ 1,150
LISA SUSAN KELLY	00178243	02/06/2025	\$ 1,150
LOS ALTOS HARDWARE INC	00178244	02/06/2025	\$ 370
LOS ALTOS SCHOOL DISTRICT	00178245	02/06/2025	\$ 232
LOS ALTOS TOWN CRIER	00178246	02/06/2025	\$ 1,016
LYNCE LLC	00178247	02/06/2025	\$ 6,578
METRO MOBILE COMMUNICATIONS	00178248	02/06/2025	\$ 945
Michael Lang Design	00178249	02/06/2025	\$ 3,800
MISSION TRAIL WASTE SYSTEMS	00178250	02/06/2025	\$ 33,020
NAVIA BENEFIT SOLUTIONS	00178251	02/06/2025	\$ 2,892
NETFILE INC.	00178252	02/06/2025	\$ 9,075
O'REILLY AUTO ENTERPRISES LLC	00178253	02/06/2025	\$ 129
ODP BUSINESS SOLUTIONS LLC	00178254	02/06/2025	\$ 91
PACIFIC GAS AND ELECTRIC CO	00178255	02/06/2025	\$ 187
PAY PLUS SOLUTIONS	00178256	02/06/2025	\$ 652
PETTY CASH CUSTODIAN	00178257	02/06/2025	\$ 120
PILLAY RAMAKRISHNA	00178258	02/06/2025	\$ 369
R3 CONSULTING GROUP	00178259	02/06/2025	\$ 4,710
REBECCA CHUNG	00178260	02/06/2025	\$ 27
REGINA SANKEY	00178261	02/06/2025	\$ 1,150
RINGCENTRAL INC.	00178262	02/06/2025	\$ 4,309
RJMS CORPORATION dba TOTAL INDUSTRIES	00178263	02/06/2025	\$ 312
ROOTER HERO	00178264	02/06/2025	\$ 317
SOUTH BAY REGIONAL PUBLIC SAFETY	00178265	02/06/2025	\$ 103
STAPLES ADVANTAGE	00178266	02/06/2025	\$ 197
STRUCTECH ENGINEERING	00178267	02/06/2025	\$ 25,372
SUMAN SIDANA	00178268	02/06/2025	\$ 72
SUMMIT AUTO BODY & PAINTING	00178269	02/06/2025	\$ 300
SUMMIT UNIFORMS LLC	00178270	02/06/2025	\$ 1,025
SUNNYVALE FORD INC	00178271	02/06/2025	\$ 2,023
TANGENT COMPUTER INC	00178272	02/06/2025	\$ 31,635
THE DAILY POST	00178273	02/06/2025	\$ 1,463
THOMAS MARK KELSCH	00178274	02/06/2025	\$ 1,150
TOP DOG POLICE K9 TRAINING AND CONSULTING LLC	00178275	02/06/2025	\$ 275
TYLER TECHNOLOGIES INC	00178276	02/06/2025	\$ 16,812
UNITED STATES POSTAL SERVICE	00178277	02/06/2025	\$ 8,000
VASANTHA IYER	00178278	02/06/2025	\$ 111
Veena Jain	00178279	02/06/2025	\$ 217

Vendor Name	Check Number	Date Issued	Amount
VESTIS	00178280	02/06/2025	\$ 973
VIJAY KUMAR DHIR	00178281	02/06/2025	\$ 235
VIVIAN LEVITT	00178282	02/06/2025	\$ 101
ZORO TOOLS INC	00178283	02/06/2025	\$ 523
ACCESS HARDWARE SUPPLY INC	00178284	02/13/2025	\$ 445
ALAMEDA COUNTY SHERIFF'S OFFICE	00178285	02/13/2025	\$ 500
ALHAMBRA AND SIERRA SPRINGS	00178286	02/13/2025	\$ 103
ALLISON TAYLOR	00178287	02/13/2025	\$ 45
ALPHAGRAPHICS #759	00178288	02/13/2025	\$ 84
AMAZON CAPITAL SERVICES INC	00178289	02/13/2025	\$ 293
Amazon Capital Services Inc	00178290	02/13/2025	\$ 841
ASSOCIATION OF BAY AREA GOVERNMENTS-ABAG	00178291	02/13/2025	\$ 3,405
AT&T	00178292	02/13/2025	\$ 3,722
AVENU MUNISERVICES LLC	00178293	02/13/2025	\$ 2,940
BAE Urban Economics Inc.	00178294	02/13/2025	\$ 566
BAY AREA PL SERVICES	00178295	02/13/2025	\$ 300
BEAUCHAINE CONSULTING GROUP LLC	00178296	02/13/2025	\$ 6,143
CALIFORNIA WATER SERVICE	00178297	02/13/2025	\$ 1,113
CANON FINANCIAL SERVICES INC.	00178298	02/13/2025	\$ 1,009
CHIA YIN MELODY WU	00178299	02/13/2025	\$ 756
COMCAST	00178300	02/13/2025	\$ 1,009
CONCENTRA MEDICAL CENTERS	00178301	02/13/2025	\$ 80
COUNTY OF SANTA CLARA-OFFICE of the SHERIFF	00178302	02/13/2025	\$ 500
Darryl Pang	00178303	02/13/2025	\$ 750
Dex Background Investigations	00178304	02/13/2025	\$ 2,614
Donna Santistevan	00178305	02/13/2025	\$ 71
EAGLE SIGNS AND DESIGNS LLC	00178306	02/13/2025	\$ 739
ENRIQUE RODRIGUEZ	00178307	02/13/2025	\$ 240
GARDENLAND POWER EQUIPMENT	00178308	02/13/2025	\$ 2,765
GOOD CITY COMPANY	00178309	02/13/2025	\$ 8,161
GOVCONNECTION INC.	00178310	02/13/2025	\$ 1,397
HOME DEPOT CREDIT SERVICES	00178311	02/13/2025	\$ 414
IACP	00178312	02/13/2025	\$ 220
INSIGHT PUBLIC SECTOR INC	00178313	02/13/2025	\$ 299
KELSEY COLE	00178314	02/13/2025	\$ 44
KMVT COMMUNITY TELEVISION	00178315	02/13/2025	\$ 16,110
LANGUAGE LINE SERVICES	00178316	02/13/2025	\$ 107
Language Testing International	00178317	02/13/2025	\$ 60
LAWRENCE J. LANG	00178318	02/13/2025	\$ 1,504
LEXISNEXIS RISK DATA MGT LLC	00178319	02/13/2025	\$ 960
LEXISNEXIS RISK DATA MGT LLC	00178320	02/13/2025	\$ 158
LOS ALTOS HARDWARE INC	00178321	02/13/2025	\$ 28
LUISA URIBE	00178322	02/13/2025	\$ 27
INC. NETSENTIAL.COM	00178323	02/13/2025	\$ 1,000
OPENGOV INC	00178324	02/13/2025	\$ 23,625

Vendor Name	Check Number	Date Issued	Amount
PERMITIUM	00178325	02/13/2025	\$ 250
RED WING BUSINESS ADVANTAGE ACCOUNT	00178326	02/13/2025	\$ 252
ROSS RECREATION EQUIPMENT INC.	00178327	02/13/2025	\$ 203
SAN DIEGO POLICE EQUIPMENT	00178328	02/13/2025	\$ 9,021
SAN JOSE WATER COMPANY	00178329	02/13/2025	\$ 251
SDI PRESENCE LLC	00178330	02/13/2025	\$ 11,310
SH ROOFING & CONTSTRUCTION	00178331	02/13/2025	\$ 2,256
SUMMIT UNIFORMS LLC	00178332	02/13/2025	\$ 39
TRIEPEI SMITH and ASSOCIATES INC.	00178333	02/13/2025	\$ 3,203
TRISTAR RISK MANAGEMENT	00178334	02/13/2025	\$ 23,267
UNITED STORM WATER INC	00178335	02/13/2025	\$ 11,473
WBCP INC	00178336	02/13/2025	\$ 40,228
WEBTOWN DRY CLEANERS	00178337	02/13/2025	\$ 1,548
WESTLAKE ACE HARDWARE	00178338	02/13/2025	\$ 87
WILLIAM LAI	00178339	02/13/2025	\$ 27
ADOBE ANIMAL HOSPITAL	00178340	02/20/2025	\$ 144
ALL CITY MANAGEMENT SERVICES INC	00178341	02/20/2025	\$ 26,242
AMAZON CAPITAL SERVICES INC	00178342	02/20/2025	\$ 46
BOB MACHADO	00178343	02/20/2025	\$ 402
CALIFORNIA WATER SERVICE	00178344	02/20/2025	\$ 46,107
CANON FINANCIAL SERVICES INC.	00178345	02/20/2025	\$ 554
CDW GOVERNMENT INC.	00178346	02/20/2025	\$ 4,129
CHIEN-SHENG TSENG	00178347	02/20/2025	\$ 233
CITY OF MOUNTAIN VIEW	00178348	02/20/2025	\$ 31,849
CLEANSWEEP SERVICES INC.	00178349	02/20/2025	\$ 50,060
COMCAST	00178350	02/20/2025	\$ 220
COUNTRY CASUAL	00178351	02/20/2025	\$ 265
COUNTY OF SANTA CLARA	00178352	02/20/2025	\$ 2,546
DOGGIE WALK BAGS INC	00178353	02/20/2025	\$ 273
DSLRPROS	00178354	02/20/2025	\$ 3,811
EAGLE SIGNS AND DESIGNS LLC	00178355	02/20/2025	\$ 1,965
ELIZABETH KWAN	00178356	02/20/2025	\$ 156
Flock Group Inc.	00178357	02/20/2025	\$ 47,500
GARDENLAND POWER EQUIPMENT	00178358	02/20/2025	\$ 778
GRANITE ROCK CO	00178359	02/20/2025	\$ 626
GRASSROOTS ECOLOGY	00178360	02/20/2025	\$ 23,875
HEONG R. KIM	00178361	02/20/2025	\$ 81
IMPEC GROUP INC	00178362	02/20/2025	\$ 32,365
INTERSTATE TRAFFIC CONTROL PRODUCTS INC.	00178363	02/20/2025	\$ 597
JOHN MILLER	00178364	02/20/2025	\$ 63
LEVI LLENICKA	00178365	02/20/2025	\$ 200
LOS ALTOS HARDWARE INC	00178366	02/20/2025	\$ 1,365
NICHOLAS COLLACINO	00178367	02/20/2025	\$ 260
O'REILLY AUTO ENTERPRISES LLC	00178368	02/20/2025	\$ 240
PACIFIC GAS AND ELECTRIC CO	00178369	02/20/2025	\$ 13,881

Vendor Name	Check Number	Date Issued	Amount
PUBLIC TRUST ADVISORS LLC	00178370	02/20/2025	\$ 2,915
R3 CONSULTING GROUP	00178371	02/20/2025	\$ 3,443
Richard Levitt	00178372	02/20/2025	\$ 52
RLH FIRE PROTECTION INC.	00178373	02/20/2025	\$ 9,795
SODEXO OPERATIONS LLC (dba INREACH)	00178374	02/20/2025	\$ 1,565
SPOKE HS INC	00178375	02/20/2025	\$ 175
SUMAN SIDANA	00178376	02/20/2025	\$ 65
TOP DOG POLICE K9 TRAINING AND CONSULTING LLC	00178377	02/20/2025	\$ 299
TRANS BAY ELEVATOR CORPORATION	00178378	02/20/2025	\$ 120
UNITED STORM WATER INC	00178379	02/20/2025	\$ 11,473
WEX BANK	00178380	02/20/2025	\$ 507
ZARI GANDJEI	00178381	02/20/2025	\$ 109
A&D AUTOMATIC GATE COMPANY	00178382	02/27/2025	\$ 894
ALLIED NETWORK SOLUTIONS INC	00178383	02/27/2025	\$ 20,348
AMAZON CAPITAL SERVICES INC	00178384	02/27/2025	\$ 842
ANTHONY FRIEBEL	00178385	02/27/2025	\$ 1,173
ARIA ELECTRIC CONSTRUCTION	00178386	02/27/2025	\$ 78,850
AT&T MOBILITY	00178387	02/27/2025	\$ 2,566
AT&T MOBILITY	00178388	02/27/2025	\$ 728
BAY AREA TRUCK SERVICES	00178389	02/27/2025	\$ 4,204
BAY CITIES JOINT POWERS INSURANCE AUTHORITY	00178390	02/27/2025	\$ 16,221
Bear Electrical Solutions Inc.	00178391	02/27/2025	\$ 28,492
BEAUCHAINE CONSULTING GROUP LLC	00178392	02/27/2025	\$ 7,943
BOSCO OIL INC DBA VALLEY OIL	00178393	02/27/2025	\$ 11,385
CAMIO	00178394	02/27/2025	\$ 10
CHIEN-SHENG TSENG	00178395	02/27/2025	\$ 630
CITY OF MOUNTAIN VIEW	00178396	02/27/2025	\$ 355
CITY OF MOUNTAIN VIEW	00178397	02/27/2025	\$ 353
CITY OF PALO ALTO - REV COLLECTIONS	00178398	02/27/2025	\$ 889,633
CLEANSWEEP SERVICES INC.	00178399	02/27/2025	\$ 52,573
COMCAST	00178400	02/27/2025	\$ 108
CONCENTRA MEDICAL CENTERS	00178401	02/27/2025	\$ 530
CONCENTRA MEDICAL CENTERS	00178402	02/27/2025	\$ 1,531
DAVID J. POWERS & ASSOCIATES INC.	00178403	02/27/2025	\$ 7,225
EDGES ELECTRICAL GROUP LLC	00178404	02/27/2025	\$ 949
FRANCOTYP-POSTALIA INC	00178405	02/27/2025	\$ 159
GALLAGHER BENEFIT SERVICES INC	00178406	02/27/2025	\$ 100
GARDENLAND POWER EQUIPMENT	00178407	02/27/2025	\$ 370
GOVCONNECTION INC.	00178408	02/27/2025	\$ 2,506
GRANITE ROCK CO	00178409	02/27/2025	\$ 274
Hanson Bridgett LLP	00178410	02/27/2025	\$ 40,091
HD SUPPLY formerly HOME DEPOT PRO	00178411	02/27/2025	\$ 68
HINDERLITER DE LLAMAS & ASSOC	00178412	02/27/2025	\$ 4,528
JAMES HAWKINS	00178413	02/27/2025	\$ 602
JEANMARIE DONOVAN	00178414	02/27/2025	\$ 35

Vendor Name	Check Number	Date Issued	Amount
JOHNSON ROBERTS & ASSOCIATES INC	00178415	02/27/2025	\$ 234
KMVT COMMUNITY TELEVISION	00178416	02/27/2025	\$ 1,737
LEAGUE OF CALIFORNIA CITIES	00178417	02/27/2025	\$ 500
LINDE GAS & EQUIPMENT INC.	00178418	02/27/2025	\$ 75
LOS ALTOS HARDWARE INC	00178419	02/27/2025	\$ 325
LOS ALTOS TOWN CRIER	00178420	02/27/2025	\$ 119
MARCO ACOSTA	00178421	02/27/2025	\$ 317
METRO MOBILE COMMUNICATIONS	00178422	02/27/2025	\$ 945
Ming Ju Wu	00178423	02/27/2025	\$ 400
NAPA AUTO PARTS	00178424	02/27/2025	\$ 231
O'GRADY PAVING INC.	00178425	02/27/2025	\$ 60,076
PACIFIC GAS AND ELECTRIC CO	00178426	02/27/2025	\$ 30
PACIFIC GAS AND ELECTRIC CO	00178427	02/27/2025	\$ 1,023
PACIFIC GAS AND ELECTRIC CO	00178428	02/27/2025	\$ 88
PACIFIC GAS AND ELECTRIC CO	00178429	02/27/2025	\$ 20,783
PACIFIC GAS AND ELECTRIC CO	00178430	02/27/2025	\$ 122
PACIFIC GAS AND ELECTRIC CO	00178431	02/27/2025	\$ 11,476
PACIFIC GAS AND ELECTRIC CO	00178432	02/27/2025	\$ 97
PACIFIC GAS AND ELECTRIC CO	00178433	02/27/2025	\$ 17
PACIFIC GAS AND ELECTRIC CO	00178434	02/27/2025	\$ 2,337
PREFERRED ALLIANCE INC	00178435	02/27/2025	\$ 232
RANCHO 76 INC	00178436	02/27/2025	\$ 230
REDWOOD TRADING POST	00178437	02/27/2025	\$ 330
Safety-Kleen Systems Inc.	00178438	02/27/2025	\$ 122
SANBELL-BAY AREA	00178439	02/27/2025	\$ 4,570
SANGEETH PERURI	00178440	02/27/2025	\$ 35
SANTA CLARA COUNTY ROADS AND AIRPORTS	00178441	02/27/2025	\$ 34,616
SCL-NORTH	00178442	02/27/2025	\$ 83,498
SCOTT GERDES	00178443	02/27/2025	\$ 1,407
SHEPPARD MULLIN RICHTER AND HAMPTON LLP	00178444	02/27/2025	\$ 547
SODEXO OPERATIONS LLC (dba INREACH)	00178445	02/27/2025	\$ 558
Statewide Traffic Safety and Signs Inc.	00178446	02/27/2025	\$ 1,458
STEVEN SPILLMAN	00178447	02/27/2025	\$ 175
T-Mobile USA Inc.	00178448	02/27/2025	\$ 1,224
TRB AND ASSOCIATES INC	00178449	02/27/2025	\$ 119,502
TRISTAR RISK MANAGEMENT	00178450	02/27/2025	\$ 4,938
TYLER TECHNOLOGIES INC	00178451	02/27/2025	\$ 1,956
U.S. BANK	00178452	02/27/2025	\$ 60,173
UNITED RENTALS (NORTH AMERICA) INC	00178453	02/27/2025	\$ 786
VESTIS	00178454	02/27/2025	\$ 23
WEST COAST ARBORISTS INC	00178455	02/27/2025	\$ 13,155
WESTLAKE ACE HARDWARE	00178456	02/27/2025	\$ 255

**Total****\$****2,866,766**

# City of Los Altos

## Check Register

MARCH 2025

Vendor Name	Check Number	Date Issued	Amount
101 VOICE	00178457	03/06/2025	\$ 7
ACHIEVEMENT ENGINEERING CORP.	00178458	03/06/2025	\$ 515
AIM ENGINEERING CONSULTANTS INC.	00178459	03/06/2025	\$ 13,136
ALAN ENRIQUE UGARTE	00178460	03/06/2025	\$ 35
AMAZON CAPITAL SERVICES INC	00178461	03/06/2025	\$ 876
ANDERSON BRULE ARCHITECTS	00178462	03/06/2025	\$ 12,899
ARIANA CALIGARIS	00178463	03/06/2025	\$ 35
ASSOCIATION OF BAY AREA GOVERNMENTS-ABAG	00178464	03/06/2025	\$ 3,405
AT&T	00178465	03/06/2025	\$ 95
AT&T	00178466	03/06/2025	\$ 4,195
BADAWI & ASSOCIATES	00178467	03/06/2025	\$ 4,520
BAY AREA PL SERVICES	00178468	03/06/2025	\$ 150
BAY CITIES JOINT POWERS INSURANCE AUTHORITY	00178469	03/06/2025	\$ 7,094
BEAUCHAINE CONSULTING GROUP LLC	00178470	03/06/2025	\$ 9,640
BENEFIT COORDINATORS CORP	00178471	03/06/2025	\$ 7,234
BERLINER COHEN LLP	00178472	03/06/2025	\$ 27,332
BETTE FOLEY	00178473	03/06/2025	\$ 63
BLACH SCHOOL	00178474	03/06/2025	\$ 81
BRIAN WERNER	00178475	03/06/2025	\$ 390
CANON SOLUTIONS AMERICA INC	00178476	03/06/2025	\$ 413
CANON SOLUTIONS AMERICA INC	00178477	03/06/2025	\$ 276
CIARDELLA'S GARDEN SUPPLY INC.	00178478	03/06/2025	\$ 481
CITY OF PALO ALTO - REV COLLECTIONS	00178479	03/06/2025	\$ 409
COMCAST	00178480	03/06/2025	\$ 117
COMCAST BUSINESS	00178481	03/06/2025	\$ 927
COUNTY OF SANTA CLARA-OFFICE of the SHERIFF	00178482	03/06/2025	\$ 86
Darryl Pang	00178483	03/06/2025	\$ 1,500
DAVID J. POWERS & ASSOCIATES INC.	00178484	03/06/2025	\$ 12,515
DAVID LOPEZ	00178485	03/06/2025	\$ 718
Dex Background Investigations	00178486	03/06/2025	\$ 2,213
FAST RESPONSE ON-SITE TESTING INC. (F.R.O.S.T.)	00178487	03/06/2025	\$ 2,593
FOLGER GRAPHICS INC	00178488	03/06/2025	\$ 8,337
FRANCISCAN GLASS COMPANY INC	00178489	03/06/2025	\$ 154
GRAINGER	00178490	03/06/2025	\$ 134
GREATAMERICA FINANCIAL SERVICES CORP.	00178491	03/06/2025	\$ 87
HALO Branded Solutions Inc.	00178492	03/06/2025	\$ 3,127
HARRIS AND ASSOCIATES	00178493	03/06/2025	\$ 18,800



Vendor Name	Check Number	Date Issued	Amount
HD SUPPLY formerly HOME DEPOT PRO	00178494	03/06/2025	\$ 684
HOME DEPOT CREDIT SERVICES	00178495	03/06/2025	\$ 488
INSIGHT PUBLIC SECTOR INC	00178496	03/06/2025	\$ 298
KATHLEEN BLANCHARD	00178497	03/06/2025	\$ 290
LEVI LLENICKA	00178498	03/06/2025	\$ 1,727
LEXISNEXIS RISK DATA MGT LLC	00178499	03/06/2025	\$ 960
LOS ALTOS CHAMBER OF COMMERCE	00178500	03/06/2025	\$ 2,000
LOS ALTOS HARDWARE INC	00178501	03/06/2025	\$ 109
LOS ALTOS TOWN CRIER	00178502	03/06/2025	\$ 1,280
Michael Lang Design	00178503	03/06/2025	\$ 900
MISSION TRAIL WASTE SYSTEMS	00178504	03/06/2025	\$ 36,853
MMANC	00178505	03/06/2025	\$ 825
NAPA AUTO PARTS	00178506	03/06/2025	\$ 114
NAVIA BENEFIT SOLUTIONS	00178507	03/06/2025	\$ 1,982
NBS GOVERNMENT FINANCE GROUP	00178508	03/06/2025	\$ 7,733
NOLL & TAM ARCHITECTS	00178509	03/06/2025	\$ 800
OAK ALARM COMPANY	00178510	03/06/2025	\$ 1,512
ODP BUSINESS SOLUTIONS LLC	00178511	03/06/2025	\$ 105
PAY PLUS SOLUTIONS	00178512	03/06/2025	\$ 652
PETTY CASH CUSTODIAN	00178513	03/06/2025	\$ 178
PINA SHAH	00178514	03/06/2025	\$ 247
PINE CONE LUMBER CO. INC.	00178515	03/06/2025	\$ 361
PINNACLE FUEL COMPLIANCE SERVICES INC	00178516	03/06/2025	\$ 4,930
PLANETBIDS LLC	00178517	03/06/2025	\$ 12,175
ROSS RECREATION EQUIPMENT INC.	00178518	03/06/2025	\$ 962
RUMA BHARDWAJ	00178519	03/06/2025	\$ 153
SADHANA GUDE	00178520	03/06/2025	\$ 54
SALVADOR MENDOZA	00178521	03/06/2025	\$ 100
SANTA CLARA COUNTY CITY MANAGERS ASSOCIATION	00178522	03/06/2025	\$ 600
SARA CALLAHAN	00178523	03/06/2025	\$ 123
SASKIA LAGERGREN	00178524	03/06/2025	\$ 367
SCHAAF & WHEELER Consulting Civil Engineers INC	00178525	03/06/2025	\$ 5,913
SENDnLINK	00178526	03/06/2025	\$ 129
SEQUOIAS COMMUNITY COLLEGE DISTRICT	00178527	03/06/2025	\$ 125
SHELDON OF LOS ALTOS PHOTOGRAPHY	00178528	03/06/2025	\$ 681
STAPLES ADVANTAGE	00178529	03/06/2025	\$ 216
STERICYCLE INC	00178530	03/06/2025	\$ 109
THE DAILY POST	00178531	03/06/2025	\$ 304
TOP DOG POLICE K9 TRAINING AND CONSULTING LLC	00178532	03/06/2025	\$ 275
TRIEPI SMITH and ASSOCIATES INC.	00178533	03/06/2025	\$ 1,486
TYLER TECHNOLOGIES INC	00178534	03/06/2025	\$ 2,608
U.S. BANK	00178535	03/06/2025	\$ 1,347
INC. VAC-CON	00178536	03/06/2025	\$ 704,552
VERIZON WIRELESS	00178537	03/06/2025	\$ 815
VESTIS	00178538	03/06/2025	\$ 995



Vendor Name	Check Number	Date Issued	Amount
VICTORY TACTICAL GEAR LLC	00178539	03/06/2025	\$ 7,918
WBCP INC	00178540	03/06/2025	\$ 318
WEBTOWN DRY CLEANERS	00178541	03/06/2025	\$ 1,539
WESTLAKE ACE HARDWARE	00178542	03/06/2025	\$ 14
ADAMSON POLICE PRODUCTS	00178543	03/13/2025	\$ 2,006
ALHAMBRA AND SIERRA SPRINGS	00178544	03/13/2025	\$ 168
ALL CITY MANAGEMENT SERVICES INC	00178545	03/13/2025	\$ 46,460
ALWAYS UNDER PRESSURE	00178546	03/13/2025	\$ 482
AMAZON CAPITAL SERVICES INC	00178547	03/13/2025	\$ 1,577
ANJU GOEL	00178548	03/13/2025	\$ 35
ARGO CONSTRUCTION INC.	00178549	03/13/2025	\$ 177,180
AT&T	00178550	03/13/2025	\$ 2,265
AT&T	00178551	03/13/2025	\$ 5,413
AT&T MOBILITY	00178552	03/13/2025	\$ 2,566
BAY AREA AIR QUALITY MANAGEMENT DISTRICT	00178553	03/13/2025	\$ 1,297
BEAUCHAINE CONSULTING GROUP LLC	00178554	03/13/2025	\$ 405
CALIFORNIA WATER SERVICE	00178555	03/13/2025	\$ 1,454
CALTRANS	00178556	03/13/2025	\$ 1,300
COMCAST	00178557	03/13/2025	\$ 1,009
COMCAST	00178558	03/13/2025	\$ 214
CONCENTRA MEDICAL CENTERS	00178559	03/13/2025	\$ 109
Cooke & Associates Inc.	00178560	03/13/2025	\$ 3,865
DEL CONTE'S LANDSCAPING INC.	00178561	03/13/2025	\$ 17,343
EXPRESS PLUMBING	00178562	03/13/2025	\$ 47,050
EZEKIEL DELGADO	00178563	03/13/2025	\$ 20
FRANCOTYP-POSTALIA INC	00178564	03/13/2025	\$ 87
GB Auto Service Inc/ Bruce's Tire & Auto	00178565	03/13/2025	\$ 508
GIANT CONSTRUCTION INC.	00178566	03/13/2025	\$ 277,247
GIULIANI & KULL INC	00178567	03/13/2025	\$ 850
GOOD CITY COMPANY	00178568	03/13/2025	\$ 2,016
GRAINGER	00178569	03/13/2025	\$ 262
GRANITE ROCK CO	00178570	03/13/2025	\$ 2,011
HEATHER CRESSALL	00178571	03/13/2025	\$ 1,330
HOME DEPOT CREDIT SERVICES	00178572	03/13/2025	\$ 435
IMPEC GROUP INC	00178573	03/13/2025	\$ 32,365
INTERSTATE TRAFFIC CONTROL PRODUCTS INC.	00178574	03/13/2025	\$ 1,571
JOHNSTONE SUPPLY	00178575	03/13/2025	\$ 119
JOSEPH F CANNIZZARO	00178576	03/13/2025	\$ 400
LANGUAGE LINE SERVICES	00178577	03/13/2025	\$ 25
LC ACTION POLICE SUPPLY	00178578	03/13/2025	\$ 55
LEXISNEXIS RISK DATA MGT LLC	00178579	03/13/2025	\$ 158
LOS ALTOS HARDWARE INC	00178580	03/13/2025	\$ 661
LOS ALTOS PEACE OFFICERS ASSOCIATION	00178581	03/13/2025	\$ 5,523
LOS ALTOS TOWN CRIER	00178582	03/13/2025	\$ 719
MALLORY SAFETY AND SUPPLY LLC	00178583	03/13/2025	\$ 791

Vendor Name	Check Number	Date Issued	Amount
MAYRA ARMENTA	00178584	03/13/2025	\$ 2,353
Ming Ju Wu	00178585	03/13/2025	\$ 97
MONICA GALLARDO-MELKESIAN	00178586	03/13/2025	\$ 175
MOUNTAIN VIEW GARDEN CENTER	00178587	03/13/2025	\$ 305
NBS GOVERNMENT FINANCE GROUP	00178588	03/13/2025	\$ 3,250
NISHA SINGH	00178589	03/13/2025	\$ 26
O'REILLY AUTO ENTERPRISES LLC	00178590	03/13/2025	\$ 440
ODP BUSINESS SOLUTIONS LLC	00178591	03/13/2025	\$ 41
OpenScope Studio Inc.	00178592	03/13/2025	\$ 2,463
PACIFIC GAS AND ELECTRIC CO	00178593	03/13/2025	\$ 174
PERMITIUM	00178594	03/13/2025	\$ 250
PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC	00178595	03/13/2025	\$ 680
PRESTIGE PRINTING AND GRAPHICS	00178596	03/13/2025	\$ 182
PSCMA	00178597	03/13/2025	\$ 695
REDISTRICTING PARTNERS LLC	00178598	03/13/2025	\$ 48,000
ROYAL BRASS INCORPORATED	00178599	03/13/2025	\$ 1,072
RUSSELL SCOTT REEVES	00178600	03/13/2025	\$ 921
SAN JOSE WATER COMPANY	00178601	03/13/2025	\$ 225
SANITARY TRUCK DRIVERS & HELPERS	00178602	03/13/2025	\$ 2,196
SANTA CLARA VALLEY HEALTH & HOSPITAL SYSTEM	00178603	03/13/2025	\$ 3,514
SAVAGE TRAINING GROUP LLC	00178604	03/13/2025	\$ 4,503
SDI PRESENCE LLC	00178605	03/13/2025	\$ 6,923
SHAW HR CONSULTING	00178606	03/13/2025	\$ 375
SHRED-IT USA	00178607	03/13/2025	\$ 269
SPOKE HS INC	00178608	03/13/2025	\$ 175
STRUCTECH ENGINEERING	00178609	03/13/2025	\$ 80,350
SUMMIT UNIFORMS LLC	00178610	03/13/2025	\$ 768
TRANS BAY ELEVATOR CORPORATION	00178611	03/13/2025	\$ 120
W-TRANS	00178612	03/13/2025	\$ 5,760
WEX BANK	00178613	03/13/2025	\$ 530
4IMPRINT INC	00178614	03/20/2025	\$ 4,222
ADAMSON POLICE PRODUCTS	00178615	03/20/2025	\$ 1,672
ALAN ENRIQUE UGARTE	00178616	03/20/2025	\$ 1,150
Albertsons Companies Inc.	00178617	03/20/2025	\$ 12,087
ALPHAGRAPHICS #759	00178618	03/20/2025	\$ 400
AMAZON CAPITAL SERVICES INC	00178619	03/20/2025	\$ 22
ANDERSON BRULE ARCHITECTS	00178620	03/20/2025	\$ 19,315
ANDREW CONNICK CALHOUN II	00178621	03/20/2025	\$ 1,150
AT&T MOBILITY	00178622	03/20/2025	\$ 728
PAIGE BENNION	00178623	03/20/2025	\$ 115
C2R ENGINEERING INC	00178624	03/20/2025	\$ 12,825
CALIFORNIA WATER SERVICE	00178625	03/20/2025	\$ 853
CALIFORNIA WATER SERVICE	00178626	03/20/2025	\$ 38,693
COMCAST	00178627	03/20/2025	\$ 104
COMCAST	00178628	03/20/2025	\$ 220

Vendor Name	Check Number	Date Issued	Amount
COUNTY OF SANTA CLARA	00178629	03/20/2025	\$ 21,457
DAVID LOPEZ	00178630	03/20/2025	\$ 1,201
DEVIL MOUNTAIN WHOLESALE NURSERY	00178631	03/20/2025	\$ 1,037
DOGGIE WALK BAGS INC	00178632	03/20/2025	\$ 273
EIAN BURTON	00178633	03/20/2025	\$ 1,150
ELLISON'S TOWING INC	00178634	03/20/2025	\$ 110
FACILITY SOLUTIONS GROUP INC.	00178635	03/20/2025	\$ 52,380
GB Auto Service Inc/ Bruce's Tire & Auto	00178636	03/20/2025	\$ 2,007
GRAINGER	00178637	03/20/2025	\$ 912
Hanson Bridgett LLP	00178638	03/20/2025	\$ 30,758
HdL COREN & CONE	00178639	03/20/2025	\$ 2,000
HOME DEPOT CREDIT SERVICES	00178640	03/20/2025	\$ 447
IDI	00178641	03/20/2025	\$ 64
JEFFREY L DONOVAN	00178642	03/20/2025	\$ 1,150
JENNIFER PENA	00178643	03/20/2025	\$ 1,326
Joseph Beninato	00178644	03/20/2025	\$ 818
JOSEPH CANNON	00178645	03/20/2025	\$ 324
KENNETH LAMMAY	00178646	03/20/2025	\$ 1,150
KIS	00178647	03/20/2025	\$ 3,917
KMVT COMMUNITY TELEVISION	00178648	03/20/2025	\$ 16,110
LOS ALTOS HARDWARE INC	00178649	03/20/2025	\$ 1,764
LOS ALTOS MOUNTAIN VIEW COMMUNITY FOUNDATION	00178650	03/20/2025	\$ 551
MUNICIPAL MAINTENANCE EQUIPMENT INC	00178651	03/20/2025	\$ 2,328
MYSTICAL STEVENSSON ZENITH	00178652	03/20/2025	\$ 1,150
NATIONAL CHARITY LEAGUE INC	00178653	03/20/2025	\$ 551
NOLL & TAM ARCHITECTS	00178654	03/20/2025	\$ 600
OAK ALARM COMPANY	00178655	03/20/2025	\$ 918
ODP BUSINESS SOLUTIONS LLC	00178656	03/20/2025	\$ 33
PACE SUPPLY CORP	00178657	03/20/2025	\$ 312
PACIFIC GAS AND ELECTRIC CO	00178658	03/20/2025	\$ 7
PACIFIC GAS AND ELECTRIC CO	00178659	03/20/2025	\$ 13,958
PETER TRAN	00178660	03/20/2025	\$ 3
PETERSON POWER SYSTEMS INC	00178661	03/20/2025	\$ 1,789
PREFERRED ALLIANCE INC	00178662	03/20/2025	\$ 232
PUBLIC TRUST ADVISORS LLC	00178663	03/20/2025	\$ 2,642
RANCHO 76 INC	00178664	03/20/2025	\$ 121
RED WING BUSINESS ADVANTAGE ACCOUNT	00178665	03/20/2025	\$ 224
REDWOOD TRADING POST	00178666	03/20/2025	\$ 126
RLH FIRE PROTECTION INC.	00178667	03/20/2025	\$ 4,350
SERGEY FINKELSTEIN	00178668	03/20/2025	\$ 1,150
SHENKMAN & HUGHES PC	00178669	03/20/2025	\$ 30,000
SHRI GOPAL GARG	00178670	03/20/2025	\$ 176
Sonsray Machinery LLC	00178671	03/20/2025	\$ 200
SPEAK TO INSPIRE	00178672	03/20/2025	\$ 2,995
Statewide Traffic Safety and Signs Inc.	00178673	03/20/2025	\$ 207

Vendor Name	Check Number	Date Issued	Amount
Stevens Creek Cadillac & Chevrolet	00178674	03/20/2025	\$ 1,279
SUNNY SAGARMATHA SOCIETY	00178675	03/20/2025	\$ 551
SUNNYVALE FORD INC	00178676	03/20/2025	\$ 454
SYBIL CRAMER	00178677	03/20/2025	\$ 896
TRISTAR RISK MANAGEMENT	00178678	03/20/2025	\$ 21,345
TYLER TECHNOLOGIES INC	00178679	03/20/2025	\$ 1,304
WECO INDUSTRIES LLC	00178680	03/20/2025	\$ 1,008
WESTERN ALLIED MECHANICAL INC.	00178681	03/20/2025	\$ 4,295
ZACH MAYE	00178682	03/20/2025	\$ 1,150
ALAMEDA COUNTY SHERIFF'S OFFICE	00178683	03/27/2025	\$ 8,500
ALL CITY MANAGEMENT SERVICES INC	00178684	03/27/2025	\$ 30,805
AMAZON CAPITAL SERVICES INC	00178685	03/27/2025	\$ 469
ANDREAS G ZAMENES	00178686	03/27/2025	\$ 500
ANDY DANVER	00178687	03/27/2025	\$ 551
Associated Business Machines	00178688	03/27/2025	\$ 985
Bear Electrical Solutions Inc.	00178689	03/27/2025	\$ 340
BEAUCHAINE CONSULTING GROUP LLC	00178690	03/27/2025	\$ 6,615
BETTE FOLEY	00178691	03/27/2025	\$ 110
BILL HAMILTON ROOFING COMPANY	00178692	03/27/2025	\$ 1,343
BPS TACTICAL INC	00178693	03/27/2025	\$ 830
BRIAN WERNER	00178694	03/27/2025	\$ 194
CALIFORNIA POLICE CHIEFS ASSOCIATION	00178695	03/27/2025	\$ 3,450
CANON FINANCIAL SERVICES INC.	00178696	03/27/2025	\$ 1,563
CITY OF MOUNTAIN VIEW	00178697	03/27/2025	\$ 45,048
CLEANSWEEP SERVICES INC.	00178698	03/27/2025	\$ 16,862
COLLEEN ROGAN	00178699	03/27/2025	\$ 19
CONCENTRA MEDICAL CENTERS	00178700	03/27/2025	\$ 1,053
CRIME SCENE CLEANERS INC	00178701	03/27/2025	\$ 130
DAVID J. POWERS & ASSOCIATES INC.	00178702	03/27/2025	\$ 1,615
DKF SOLUTIONS GROUP LLC	00178703	03/27/2025	\$ 605
EGAN JR. HIGH SCHOOL	00178704	03/27/2025	\$ 1,298
ELIZABETH KWAN	00178705	03/27/2025	\$ 238
ERIC ROSENTHAL	00178706	03/27/2025	\$ 188
GB Auto Service Inc/ Bruce's Tire & Auto	00178707	03/27/2025	\$ 273
GRAINGER	00178708	03/27/2025	\$ 416
GRANITE ROCK CO	00178709	03/27/2025	\$ 205
HARUN MUSAEFENDIC	00178710	03/27/2025	\$ 180
HEATHER CRESSALL	00178711	03/27/2025	\$ 130
HOME DEPOT CREDIT SERVICES	00178712	03/27/2025	\$ 292
INSIGHT PUBLIC SECTOR INC	00178713	03/27/2025	\$ 266
INTERSTATE TRAFFIC CONTROL PRODUCTS INC.	00178714	03/27/2025	\$ 689
JESSICA PRINCE AKA	00178715	03/27/2025	\$ 170
JOSEPH F CANNIZZARO	00178716	03/27/2025	\$ 558
JOSHUA COTTRELL	00178717	03/27/2025	\$ 2,596
KATHERINE NAEGELE	00178718	03/27/2025	\$ 316

Vendor Name	Check Number	Date Issued	Amount
LAWRENCE J. LANG	00178719	03/27/2025	\$ 100
LEE J TINOCO	00178720	03/27/2025	\$ 1,495
LEVI L NENICKA	00178721	03/27/2025	\$ 239
LIEBERT CASSIDY WHITMORE	00178722	03/27/2025	\$ 176
LOS ALTOS HARDWARE INC	00178723	03/27/2025	\$ 401
LOS ALTOS PEACE OFFICERS ASSOCIATION	00178724	03/27/2025	\$ 1,854
LOS ALTOS ROTARY CLUB	00178725	03/27/2025	\$ 1,102
MALLORY SAFETY AND SUPPLY LLC	00178726	03/27/2025	\$ 942
MICHAEL BAKER INTERNATIONAL	00178727	03/27/2025	\$ 7,737
MOUNTAIN VIEW GARDEN CENTER	00178728	03/27/2025	\$ 61
OAK ALARM COMPANY	00178729	03/27/2025	\$ 340
PACIFIC GAS AND ELECTRIC CO	00178730	03/27/2025	\$ 27
PACIFIC GAS AND ELECTRIC CO	00178731	03/27/2025	\$ 101
PACIFIC GAS AND ELECTRIC CO	00178732	03/27/2025	\$ 1,337
PACIFIC GAS AND ELECTRIC CO	00178733	03/27/2025	\$ 79
PACIFIC GAS AND ELECTRIC CO	00178734	03/27/2025	\$ 134
PACIFIC GAS AND ELECTRIC CO	00178735	03/27/2025	\$ 11,523
PACIFIC GAS AND ELECTRIC CO	00178736	03/27/2025	\$ 21,162
PACIFIC GAS AND ELECTRIC CO	00178737	03/27/2025	\$ 2,088
PACIFIC GAS AND ELECTRIC CO	00178738	03/27/2025	\$ 18
PINA SHAH	00178739	03/27/2025	\$ 224
RINGCENTRAL INC.	00178740	03/27/2025	\$ 4,309
SAN DIEGO POLICE EQUIPMENT	00178741	03/27/2025	\$ 3,014
SANTA CLARA COUNTY CENTRAL FIRE PROTECTION	00178742	03/27/2025	\$ 765,219
SHRED-IT USA	00178743	03/27/2025	\$ 269
STAPLES ADVANTAGE	00178744	03/27/2025	\$ 957
SUMAN SIDANA	00178745	03/27/2025	\$ 55
Susmita Mukherjee	00178746	03/27/2025	\$ 240
T-Mobile USA Inc.	00178747	03/27/2025	\$ 50
TRB AND ASSOCIATES INC	00178748	03/27/2025	\$ 40,577
TRISTAR RISK MANAGEMENT	00178749	03/27/2025	\$ 4,938
TYLER TECHNOLOGIES INC	00178750	03/27/2025	\$ 1,304
U.S. BANK	00178751	03/27/2025	\$ 1,890
VESTIS	00178752	03/27/2025	\$ 980
VIJAY KUMAR DHIR	00178753	03/27/2025	\$ 71
WEBTOWN DRY CLEANERS	00178754	03/27/2025	\$ 989

<b>Total</b>	<b>\$ 3,095,900</b>
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Apr 1, 2025



## City Council Agenda Report

**Meeting Date:** April 22, 2025

**Prepared By:** Vency Woo

**Approved By:** Aida Fairman

**Subject: RAYMUNDO AVENUE CURB AND GUTTER ASSESSMENT DISTRICT  
CLOSEOUT**

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### **COUNCIL PRIORITY AREA**

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☐ Housing
- ☒ General Government

### **RECOMMENDATION**

Adopt a Resolution accepting completion and close out of the Raymundo Avenue Curb and Gutter Assessment District

### **FISCAL IMPACT**

Not Applicable.

### **ENVIRONMENTAL REVIEW**

Not Applicable.

### **PREVIOUS COUNCIL CONSIDERATION**

August 26, 2003, January 27, 2004, and March 1, 2005.

### **BACKGROUND**

The City of Los Altos established the Raymundo Avenue Curb and Gutter Assessment District in 2003 under the Municipal Improvement Act of 1913 (Division 12 of the California Streets and Highways Code, the "Act"). Bonds were issued pursuant to the Improvement Bond Act of 1915 (Division 10 of the California Streets and Highways Code, the "Code"). The project aimed to improve infrastructure by installing curbs, gutters, and storm drains, as well as conducting necessary street surface repairs along Raymundo Avenue from Springer Road to Mountain View Avenue.

A total of twenty-eight residences benefited from the project, contributing financially through the assessment district process. This funding mechanism ensured that property owners who directly benefited from the improvements shared the cost.

On August 26, 2003, the City Council authorized staff to proceed with the formal bidding process for the Raymundo Avenue Curb and Gutter Assessment District Project. Following a competitive bidding process, the contract was awarded to O’Grady Paving, Inc. on January 27, 2004. The project was successfully completed and formally accepted by the City Council on March 1, 2005.

### **ANALYSIS**

To finance the construction and installation of curbs and gutters along Raymundo Avenue, the City issued Limited Obligation Improvement Bonds totaling \$274,391 in July 2005. These bonds were secured through special assessments levied on the benefiting properties, ensuring an equitable funding structure while allowing for upfront capital to complete the necessary improvements.

Over the years, the property owners met their financial obligations, leading to the full repayment of the bonds. On September 2, 2020, the City confirmed that all outstanding debt associated with the bonds had been retired, marking the successful financial closure of the project.

### **DISCUSSION**

To formally close out the assessment district, the City engaged NBS, a consulting firm specializing in public finance, to conduct a thorough review and prepare a District Closeout Analysis Report. This report details the required administrative steps for dissolving the district and provides final documentation related to the bonds and special assessments levied on the affected properties.

According to the analysis, all special assessments levied as security for the bonds have been fully satisfied by the property owners. With no outstanding debt or further obligations, the City can now proceed with the formal dissolution of the Raymundo Avenue Curb and Gutter Assessment District.

### **ATTACHMENT**

1. Resolution for Approval

RESOLUTION NO. 2025-\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
ACCEPTING COMPLETION AND CLOSEOUT OF THE RAYMUNDO AVENUE  
CURB AND GUTTER ASSESSMENT DISTRICT AND DIRECT THE PUBLIC  
WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION

**WHEREAS**, the City Council of the City of Los Altos has, by previous resolution and related actions, undertaken proceedings to form the Raymundo Avenue Curb and Gutter Assessment District (the “Assessment District”); and

**WHEREAS**, the City Council authorized the issuance of the limited obligation improvement bonds for the Assessment District pursuant to the *Improvement Bond Act of 1915* to finance the construction and installation of curbs and gutters on Raymundo Avenue between Mountain View Avenue and Springer Road (the “Improvements”); and

**WHEREAS**, the Assessment District has undertaken such Improvements as authorized in the formation Resolution for the Assessment District and the Improvements for the Assessment District have been fully completed; and

**WHEREAS**, the Assessment District levied special assessments as security for the Bonds and all special assessments have been paid by property owners; and

**WHEREAS**, the City Council desires to approve the closeout of the Assessment District and order no further levy of the special assessment.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos does hereby:

1. Confirms there is no remaining fund balance of the Assessment District.
2. Confirms there are no unpaid special assessments of the Assessment District.
3. Adopts this resolution to accept the completion of said work and the closeout of the Assessment District.
4. Directs the Public Works Director to execute and file for recording with the County Recorder of the County of Santa Clara, Notice of Acceptance of Completion thereof, as required by law.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of the resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 22nd day of April, 2025, by the following vote:



AYES:

NOES:

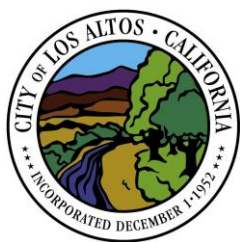
ABSENT:

ABSTAIN:

Attest:

Pete Dailey, MAYOR

Melissa Thurman, MMC  
City Clerk



## City Council Agenda Report

**Meeting Date:** April 22, 2025

**Prepared By:** Nick Zornes

**Approved By:** Gabe Engeland

### Subject: Zone Text Amendments for Lighting Performance Standards

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#### COUNCIL PRIORITY AREA

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☐ Environmental Sustainability
- ☐ Housing
- ☒ General Government

#### RECOMMENDATION

Adopt an ordinance of the Los Altos City Council adding Chapter 14.91 for Lighting Performance Standards and find that this ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

#### FISCAL IMPACT

Not Applicable.

#### ENVIRONMENTAL REVIEW

The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

#### PREVIOUS COUNCIL CONSIDERATION

April 8, 2025.

#### BACKGROUND

In late 2023, the Los Altos City Council directed staff to develop an ordinance in coordination with the Environmental Commission regarding Bird Safe Design and Dark Skies. The Los Altos Municipal Code does not presently regulate either of these two provisions.

In late spring the Environmental Commission voted on the general requirements of what should be included within a Bird Safe Design and Dark Skies ordinance. Following the discussion regarding the general requirements for the ordinance an Environmental Commission Subcommittee worked directly with the Development Services Department, Management Analyst II and Assistant City Manager on the draft ordinances under consideration. Additionally, the draft

ordinances were reviewed by the Environmental Commission on October 9, 2024; the Environmental Commission made a unanimous decision for the Draft Ordinance to advance to the following stages for adoption.

Since the draft regulations will largely affect housing developments within the City of Los Altos it is essential for these provisions to be included within the Zoning Code which will allow for universal application of standards. All Zoning Code amendments require review by the Los Altos Planning Commission. Following the decision of the Environmental Commission the draft ordinance was scheduled for consideration of the Planning Commission on November 21, 2024.

On November 21, 2024, the Planning Commission was presented the draft ordinances as approved by the Environmental Commission. The Planning Commission made the following recommendation to the Los Altos City Council:

Motion by Beninato and Second by Steinle to recommend the Los Altos City Council adopt Chapter 14.91 for Lighting Performance Standards with a modification to Section 14.91.070 changing provisions for existing nonconforming lighting to be modified upon a 50% threshold of a remodel instead of a five and ten year compliance period and look at providing an incentive program for existing structures; and not adopt Chapter 14.90 for Bird Safe Design Standards; and find the proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. Motion carried unanimously by roll call vote.

On April 8, 2025, the City Council considered both recommendations by the Environmental and Planning Commissions. The City Council Introduced the Lighting Standards Performance Ordinance with a minor modification to the Kelvin rating from 2,700 to 3,000. The Bird Safe Design Ordinance failed for a lack of motion by the City Council.

## **DISCUSSION**

The proposed Lighting Performance Standards Ordinance is to protect and enhance the city's natural environment and public health by reducing light pollution at night through reasonable restrictions on outdoor lighting.

The Lighting Performance Standards as modified are largely consistent with the recommendation of the Environmental Commission except for Section 14.91.070 Application of Chapter to Existing Nonconforming Lighting as modified by the Planning Commission. The original recommendation of the Environmental Commission included enforcement of nonconforming lighting on a 5- or 10-year compliance schedule post adoption, which the Planning Commission was concerned about the impact on existing developments and the future financial costs associated with those upgrades. The Planning Commission recommended the compliance mechanism for existing nonconforming lighting to be modified upon a 50% threshold of a remodel. The City Council agreed with the recommendation of the Planning Commission.

The City Council Introduced the Lighting Standards Performance Ordinance with a minor modification to the Kelvin rating from 2,700 to 3,000. The modification in Kelvin rating is more consistent with industry standards, and available fixtures.

**ATTACHMENTS**

- 1. Draft Ordinance**
- 2. Appendix A – Chapter 14.91**

**ORDINANCE NO. 2025-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ADDING  
CHAPTER 14.91 OF THE LOS ALTOS MUNICIPAL CODE**

**WHEREAS**, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances, and regulations not in conflict with general laws; and

**WHEREAS**, the City Council held a duly noticed public hearing on April 8, 2025, and April 22, 2025; and

**WHEREAS**, the amendments were processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

**WHEREAS**, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended; and

**NOW, THEREFORE**, the City Council of the City of Los Altos does hereby ordain as follows:

**SECTION 1. AMENDMENT OF CHAPTER 14.91 OF THE MUNICIPAL CODE.** Chapter 14.91 of the Los Altos Municipal Code is hereby added as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 2. CONSTITUTIONALITY; AMBIGUITIES.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Development Services Director, in their reasonable discretion, after consulting the City Attorney.

**SECTION 3. PUBLICATION.** This Ordinance shall be published as provided in Government Code Section 36933.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof.

**I HEREBY CERTIFY** that the foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on April 8, 2025, and was thereafter, at a regular meeting held on April 22, 2025, passed, and adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Pete Dailey, MAYOR

Attest:

\_\_\_\_\_  
Melissa Thurman, MMC, CITY CLERK

**APPENDIX A**  
**CHAPTER 14.90**

**APPENDIX B**  
**AMENDMENTS TO CHAPTER 14.02**



**APPENDIX C**  
**AMENDMENTS TO CHAPTER 14.81**

## APPENDIX A

### CHAPTER 14.91 LIGHTING PERFORMANCE STANDARDS

#### 14.91.010 PURPOSE.

The purpose of this chapter is to establish regulations and a process to review outdoor lighting to accomplish the following:

- A. Minimize direct glare and prevent excessive lighting, thereby minimizing light pollution caused by inappropriate or misaligned light fixtures, and promoting common courtesy among neighbors; and
- B. Provide sufficient lighting where it is needed to promote safety and security; and
- C. Provide standards for efficient and moderate use of lighting; and
- D. Encourage human health benefits and local wildlife safety.

#### 14.91.020 DEFINITIONS.

"Correlated color temperature" or color temperature is a specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). Warmer color temperatures are a lower number, and cooler color temperatures are a higher number.

"Curfew" means the time of day when lighting restrictions are in effect.

"Directional lighting" means methods of directing light downward, rather than upward or outward, with the intention of directing light where it is needed.

"Fully shielded" means a light fixture constructed and installed in such a manner that all light emitted, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane (from the bottom of the lamp).

"Glare" means light entering the eye directly from a light fixture or indirectly from reflective surfaces that causes visual discomfort or reduced visibility to a reasonable person.

"Government facilities" means a building or structure, parcel or property, owned, leased, operated, or occupied by the City of Los Altos. Government facilities include any public infrastructure maintained within the City of Los Altos.

"Light pollution" means the material adverse effect of artificial light, including, but not limited to, glare, light trespass, sky glow, energy waste, compromised safety and security, and impacts on the nocturnal environment, including light sources that are left on when they no longer serve a useful function.

"Light trespass" means a condition in which artificial light emitted from a luminaire on one property, not inclusive of light incidentally scattered or reflected from adjacent surfaces, is directed in such a manner that the light source is visible from any other property.

"Lumen" means the common unit of measure used to quantify the amount of visible light produced by a lamp or emitted from a light fixture (as distinct from "Watt," a measure of power consumption).

"Outdoor light fixtures" means outdoor illuminating devices, lamps and similar devices, including solar powered lights, and all parts used to distribute the light and/or protect the lamp, permanently installed or portable; synonymous with "luminaires" affixed to the exterior of a building.

"Seasonal lighting" means lighting installed and operated in connection with holidays or traditions.

"Security lighting" means lighting intended to detect intrusions or other criminal activity occurring on a property or site.

"Skyglow" means the brightening of the nighttime sky that results from scattering and reflection of artificial light by air molecules, moisture, and dust particles in the atmosphere, caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

"String lights" means light sources connected by free-strung wires or inside of tubing resulting in several or many points of light.

#### **14.91.030 APPLICABILITY.**

- A. All existing outdoor light fixtures installed prior to the effective date of the ordinance from which this chapter is derived shall conform to the provisions of this chapter according to the compliance schedule set forth in Section 14.91.070.
- B. All outdoor light fixtures installed or replaced after the effective date of the ordinance from which this chapter is derived shall comply with this chapter.
- C. For any property subject to this chapter and regulated by permit conditions pertaining to outdoor lighting, the more restrictive provisions in terms of minimizing light pollution shall apply.
- D. Nothing in this chapter shall prohibit a declaration of covenants, conditions, and restrictions for private enforcement from further restricting lighting so long as it meets the minimum standards detailed in this chapter.
- E. The following lighting and activities are not regulated by this chapter:
  1. Indoor lighting.
  2. Construction or emergency lighting provided such lighting is temporary, necessary, and is discontinued immediately upon completion of the construction work or termination of the emergency; provided, however, construction or emergency lighting shall be deployed to comply with the ordinance to the greatest practical extent.
  3. Building or premises address identification lighting that complies with the minimum applicable building or health and safety requirements, provided however, such lighting shall be deployed to comply with this chapter to the greatest practical extent, with the exception of curfew requirements.

4. Low-intensity landscape lighting which is directed downward and no greater than one hundred and fifty (150) lumens per fixture.
5. Short-term lighting associated with activities that are otherwise exempt from discretionary or ministerial permitting by the city; provided, however, such lighting shall be deployed to comply with this chapter to the greatest extent practical.
6. Public Schools Facilities which include athletic fields and parking lot lights.
7. Government Facilities provided however, such lighting shall be deployed to comply with this chapter to the greatest practical extent, except for curfew requirements.
8. Lighting at building entrances is subject to all requirements of this chapter except for the curfew requirements in subsection 14.91.040(E) of this chapter.

#### **14.91.040 GENERAL STANDARDS.**

##### **A. Shielding.**

1. All outdoor light fixtures shall be fully shielded.
  - a. EXCEPTIONS to the full shielding requirement include:
    - i. String lights when used in occupied residential and commercial decks or patios. String lighting is limited to a maximum of 50% of usable outdoor area, and must be extinguished by 11:00pm, with a maximum of 42 lumens.

##### **B. Light Trespass. Light trespass is prohibited, except for fixtures exempted from this chapter.**

##### **C. Location. Location of Outdoor Lighting, the following limitations are imposed on the location of outdoor lighting:**

1. Lighting within five (5) feet of the perimeter of a site is prohibited, except where it is controlled by motion sensor which extinguishes the light no later than ten (10) minutes after activation unless otherwise exempted within this chapter.

##### **D. Lighting Color (Color Temperature). The correlated color temperature of all outdoor lighting shall be three thousand (3,000) Kelvin or less except for seasonal lighting.**

##### **E. Curfew.**

1. Residential Uses: All lighting subject to this chapter shall be extinguished no later than 11:00 p.m., except lighting at building entrances, parking areas and driveways, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.
2. Commercial Uses:
  - a. All lighting shall be extinguished no later than 12:00 a.m. or close of business, whichever occurs first, except lighting at the building entrances and driveway egress points, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.

- b. Automated control systems, such as motion sensors and timers, shall be used to meet the curfew requirements for commercial uses. Photocells or photocontrols shall be used to extinguish all outdoor lighting automatically when sufficient daylight is available. Automated controls shall be fully programmable and supported by battery or similar backup.
- F. All outdoor lighting shall comply with applicable regulations in the California Building Standards Code, as may be amended from time to time.

#### **14.91.050 SPECIALIZE STANDARDS.**

- A. Fuel Station Canopies.
  - 1. Canopies shall not be transparent or translucent.
  - 2. Lighting fixtures in the ceiling of canopies shall be fully recessed into the underside of the canopy. All lighting fixtures shall be located to shield direct rays from adjoining properties or public rights-of-way.
  - 3. Lighting shall not be mounted to the top of fascia of canopies.
  - 4. The maximum light intensity under the canopy shall not exceed an average maintained foot-candle (horizontal) of 12.5, when measured at finished grade. Luminaires shall be of a low level, indirect diffused type.
  - 5. No luminaire shall be higher than fifteen (15) feet above the finished grade.
  - 6. The fascia of such canopies shall not be illuminated, except for approved signage.
- B. Outdoor Security Lighting.
  - 1. All security lighting shall be controlled by a programmable motion detecting device and shall be extinguished within ten (10) minutes.
  - 2. Security lighting shall be downward directed, fully shielded, and not be mounted at a height that exceeds twelve (12) feet.
  - 3. Floodlights are not permitted.
  - 4. Lights intended to illuminate a perimeter are permitted only if such lights do not result in light trespass.
  - 5. Motion-activated security lights shall not use luminaires that exceed a maximum of 1,600 lumens.

#### **14.91.060 MODIFICATION OF STANDARDS.**

- A. Modification of Standards from the lighting standards provided in this chapter may be approved for private properties if approved by the Development Services Director or their designee.
- B. Applications to deviate from the lighting standards shall include the following information:
  - 1. A site plan depicting the location of proposed lighting on the site; and
  - 2. A lighting inventory that provides, at minimum:

- a. The brightness (in lumens) and correlated color temperature (in Kelvin) of each luminaire; and
  - b. The height of each fixture; and
  - c. The directional angle of each fixture; and
  - d. The character of shielding for each luminaire, if any; and
  - e. Identification of luminaires that diverge from the standards of this chapter and are subject to the deviation request; and
  - f. Detailed description of the circumstances which necessitate the deviation; and
3. Other data and information may be required by the Development Services Director.
- C. The deviation may be granted if the following findings are made:
  1. There are unique circumstances affecting the subject property or unique design and land use characteristics that make it infeasible or impractical to comply with strict application of the lighting standards detailed in this chapter.
  2. The proposed deviation will achieve the intent of this chapter to the maximum extent feasible.
  3. The proposed deviation is to provide necessary security and/or safety lighting of the subject property.
- D. Notice of the Development Service Director's decision to approve the requested deviation shall be posted by city staff or, to their discretion, the applicant, and it shall be legible and visible from the public right-of-way. Such notice shall state the decision on the application and shall provide information on the appeal process pursuant to this chapter.
- E. Appeal Procedures.
  1. An appeal of the Development Service Director's decision shall be in writing and filed with the city clerk within fourteen (14) days after the date of the notice of the decision. The appeal shall be accompanied by a fee, as set by the city council, and shall clearly state the reason for the appeal.
  2. Upon receipt of such an appeal, the city clerk shall notify the Development Service Director and the applicant and shall set a time for an administrative appeal hearing with the city manager as soon as practical but within thirty (30) days after the receipt of such an appeal.
  3. Notice of the appeal hearing shall be published in a newspaper of general circulation, and state the decision being appealed, date, time, and location of the appeal hearing.
  4. The city manager shall conduct a de novo hearing of the application. At the close of the hearing, the city manager may affirm, reverse or modify the decision of the director, or refer the matter to the director for further consideration as may be directed by the city manager. The city manager's decision following the appeal hearing will be final.

#### **14.91.070 APPLICATION OF CHAPTER TO EXISTING NONCONFORMING LIGHTING.**

- A. Effective Date.** The effective date of this chapter shall be May 1, 2025.
- B. The following requirements shall apply to existing outdoor light fixtures within one (1) year of the effective date of the ordinance from which this chapter is derived:**
  - 1. Existing outdoor light fixtures with the ability to be redirected shall be directed downward to minimize sky glow, glare and in a manner to minimize light trespass onto adjacent properties.**
  - 2. Existing outdoor light fixtures that have adjustable dimmers shall be dimmed to minimize glare and light trespass onto adjacent properties.**
  - 3. Existing outdoor light fixtures that are motion sensor equipped shall be programmed to extinguish not more than ten (10) minutes after activation.**
- C. Compliance Period.** Notwithstanding the provisions in section B of this section, a property owner shall comply with the remaining requirements of this chapter in association with any site improvements set forth below:
  - 1. Construction of a new single-family dwelling.**
  - 2. Construction of a new residential development with two or more dwelling units.**
  - 3. An addition to an existing residential development that within a five (5) year period adds and/or replaces fifty (50%) percent or more to the developments existing habitable square footage that is known and provided on the latest County of Santa Clara Assessors Office Tax Roll.**
  - 4. Construction of a new non-residential development.**

#### **14.91.080 AUTHORITY AND ENFORCEMENT.**

- A. Authority and enforcement of this chapter shall be enforced as prescribed in Title 1 of the Los Altos Municipal Code.**
- B. Each violation of this chapter shall be considered a separate offense.**
  - 1. First Violation shall result in a written warning.**
  - 2. Second Violation shall result in an infraction of one hundred dollars (\$100.00).**
  - 3. Third Violation shall result in an infraction of two hundred dollars (\$200.00).**
  - 4. Fourth Violation and subsequent shall result in an infraction of five hundred dollars (\$500.00).**

#### **14.91.090 NO CONFLICT WITH FEDERAL OR STATE LAW.**

Nothing in this chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulations.

#### **14.91.100 SEVERABILITY.**

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of

competent jurisdiction, such a decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, subdivision, paragraph, sentence, clause, phrase, and portion of this chapter irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this chapter are declared severable.





## City Council Agenda Report

**Meeting Date:** April 22, 2025  
**Prepared By:** Anthony Carnesecca  
**Approved By:** Gabe Engeland

**Subject:** Adopt Resolution Allocating Additional Funding In The Total Amount Of \$300,000 Into Fiscal Year 2024/25 City Managers Office Department Operating Budget For A Contribution to the Los Altos Mountain View Community Foundation, Specifically for the Downtown Performing Arts Center Project

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### COUNCIL PRIORITY AREA

- ☐ Public Safety
- ☒ Business Communities
- ☐ Circulation Safety and Efficiency
- ☐ Environmental Sustainability
- ☐ Housing
- ☐ General Government

### FISCAL IMPACT

Approving this item will amend and increase the current fiscal year budget by \$300,000.

### ENVIRONMENTAL REVIEW

No known or intended environmental impacts at this stage.

The City and Los Altos Stage Company acknowledge that any financial commitments are subject to the compliance with all legal requirements, including and but not limited to compliance with the California Environmental Quality Act (CEQA). No financial commitment shall be construed to compel Los Altos Stage Company or the City to approve or make any particular findings with respect to any environmental documentation that is prepared, pursuant to CEQA, for any portion of the Project. The City retains full discretion to approve any CEQA documents prepared or to analyze environmental impacts or the Project.

### PREVIOUS COUNCIL CONSIDERATION

November 9, 2021, November 30, 2021, May 9, 2023, June 13, 2023, November 12, 2024, & April 8, 2025

### BACKGROUND

The Los Altos Stage Company has operated in the Bus Barn Theater at the Los Altos Civic Center site for 29 years.

In August 2018, a community theater was identified as part of the Los Altos Downtown Vision Plan that would relocate the Los Altos Stage Company to a new theater in the downtown triangle.

During the November 9, 2021 meeting, the Los Altos Stage Company presented to the City Council and requested a Memorandum of Understanding (MOU) with the City of Los Altos in order to pursue building a downtown theater. At that meeting, the City Council directed staff to prepare a MOU under which the City would reserve a specified City-owned parking plaza through November 9, 2024 as a potential site for a community theater, in order to give the Los Altos Stage Company an opportunity to raise funds towards building a community theater

During the November 30, 2021 meeting, the City Council approved the MOU for a three year agreement through November 30, 2024.

During this time, the Los Altos Stage Company hired AMS Research to do a Feasibility Study built around project objectives, program possibilities, and costs. The results of this study were presented to the City Council in May 2023. This analysis presented an estimated cost of \$24 million with \$1 million escalation for a 23,400 square foot building with a 160-seat theater and other performing arts spaces.

During the May 9, 2023 study session with the Los Altos Stage Company, City Council directed staff to bring a one year extension of this MOU in order to support their next step in completing a capital campaign analysis.

During the June 13, 2023 meeting, the City Council voted to extend the existing MOU through November 9, 2025 with the updated language.

The Los Altos Stage Company hired BuildingBlox Consulting who completed their findings in June 2024. BuildingBlox created a prospective donor list with over 200 names, conducted in-depth interviews with 20 prospective donors, and drafted an analysis on the potential for a fundraising campaign.

Per the analysis, they were likely to raise roughly \$9 - \$12 million without a lead gift. In order to reach a \$25 million goal, it was recommended that Los Altos Stage Company should hire a capital campaign manager to cultivate the largest gifts between \$2.5 and \$5 million.

At the November 12, 2024 City Council meeting, the Los Altos Stage Company requested the City to fund two \$2.5 million requests, with one as the lead gift for the project and another at the \$10 million goal mark, and to hire a Capital Campaign Consultant, which is estimated at roughly \$300,000 over a few years. The final request was to extend the MOU with the City to continue their work.

At the November 12, 2024 meeting, the majority of the City Council directed City staff to explore the best feasible next steps to support the request for “a capital campaign consultant or firm that will provide a progress update in the first year to know about the standing and the contract could extend out two to years as necessary.”

City staff first evaluated the previous reports provided to City Council by AMS Research and BuildingBlox. City staff believe a project that is 25,000 square feet with the full amenities listed in the project will cost more than the \$25 million mentioned in the report. However, City staff believes a scaled down building with more flexible, less technical spaces and one larger performing arts room in a smaller square footage may be possible for the price of \$25 million. It is the intention to continue pursuing the fundraising goal of \$25 million as outlined in the two reports.

City staff has met with close to ten individuals and firms that focus on major performing arts fundraising in different capacities. After meeting with them, City staff has distilled the following notes and recommendations regarding the project.

There should be a Steering Committee consisting of one individual from the City, the Los Altos Stage Company, and Los Altos Mountain View Community Foundation that will focus only on ensuring the ongoing operations of the fundraising activities, but will not be directly involved in the fundraising. The Steering Committee will also be tasked with hiring the capital campaign firm or individual.

As mentioned in previous reports, Los Altos Stage Company does not have the current staffing to support this capital campaign development. The capital campaign firm or individual will focus on fundraising for this project alone. City staff believes it makes the most sense to have this capital campaign firm or individual work directly out of a third-party beyond the City or Stage Company, which is the Los Altos Mountain View Community Foundation.

Once the capital campaign firm or individual is hired, the Steering Committee will meet with them to identify the best selection process and criteria for a Capital Campaign Cabinet. The Capital Campaign Cabinet will be comprised of individuals from the community, Los Altos Stage Company, and philanthropic community who are donors themselves that will work to support the initiatives and concepts presented with the goal to solicit donations directly from other prospective donors.

The Capital Campaign Cabinet will be the sole group working to fundraise for the downtown theater project through the Los Altos Mountain View Community Foundation and would collaborate with the Los Altos Stage Company as necessary, but the Los Altos Stage Company will not be directly involved in fundraising for the project as it will all be completed by the Capital Campaign Cabinet. The Capital Campaign Cabinet should be comprised of individuals not currently on the boards of any of the three groups.

This type of project will require a quiet phase where the capital campaign firm or individual will be meeting directly with potential Capital Campaign Cabinet members and developing relationships with prospective donors over a period of time.

If City Council desires to allocate funding for this project, City staff recommends that the City provide \$300,000 to the Los Altos Mountain View Community Foundation to retain the services of a capital campaign firm or individual with requirements:

- Must create a Steering Committee consisting of one individual from the City, the Los Altos Stage Company, and Los Altos Mountain View Community Foundation

- Must create a Capital Campaign Cabinet that will oversee the capital campaign firm or individual's work and ensure they are moving forward through this quiet phase
- Must provide a report back to the City around one year from their initial start date with a status update on their current capital campaign efforts and a realistic timeline at the end of one year for the project to reach its goal
- Must provide an analysis to the City of how a City contribution towards the project, requested \$5 million, would be best received in this process

## **DISCUSSION**

At the April 8, 2025 meeting, City Council unanimously approved allocating \$300,000 to the Los Altos Mountain View Community Foundation to retain the services of a capital campaign firm or individual for fundraising activities for a downtown performing arts center.

## **ATTACHMENTS**

1. Resolution

## RESOLUTION NO. 2025-\_\_

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS ALLOCATING ADDITIONAL FUNDING IN THE TOTAL AMOUNT OF \$300,000 INTO FISCAL YEAR 2024/25 CITY MANAGERS OFFICE DEPARTMENT OPERATING BUDGET FOR A CONTRIBUTION TO THE LOS ALTOS MOUNTAIN VIEW COMMUNITY FOUNDATION, SPECIFICALLY FOR THE DOWNTOWN PERFORMING ARTS CENTER PROJECT

**WHEREAS**, at the November 12, 2024 meeting, the majority of the City Council directed City staff to explore the best feasible next steps to support the request for “a capital campaign consultant or firm that will provide a progress update in the first year to know about the standing and the contract could extend out two to years as necessary;” and

**WHEREAS**, City staff recommends the best way to accomplish this goal is to provide \$300,000 to the Los Altos Mountain View Community Foundation to retain the services of a capital campaign firm or individual with three requirements:

- Must create a Capital Campaign Cabinet that will oversee the capital campaign firm or individual’s work and ensure they are moving forward through this quiet phase
- Must provide a report back to the City around one year from their initial start date with a status update on their current capital campaign efforts and a realistic timeline at the end of one year for the project to reach its goal
- Must provide an analysis to the City of how a City contribution towards the project, requested \$5 million, would be best received in this process; and

**WHEREAS**, at the April 8, 2025 meeting, City Council unanimously voted that the City allocate \$300,000 to the Los Altos Mountain View Community Foundation to hire a capital campaign firm or individual; and

**WHEREAS**, the City acknowledges that any financial commitments are subject to the compliance with all legal requirements, including and but not limited to compliance with the California Environmental Quality Act (CEQA). No financial commitment shall be construed to compel the City to approve or make any particular findings with respect to any environmental documentation that is prepared, pursuant to CEQA, for any portion of the Project. The City retains full discretion to approve any CEQA documents prepared or to analyze environmental impacts or the Project; and

**WHEREAS**, this resolution is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby allocates additional funding in the amount of \$300,000 into Fiscal Year 2024/25 City Managers Office Department Operating Budget for a contribution to the Los Altos Mountain View Community Foundation, specifically for the Downtown Performing Arts Center Project.

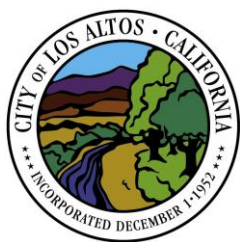
**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the \_\_\_\_ day of \_\_\_\_, 2025 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Pete Dailey, MAYOR

Attest:

\_\_\_\_\_  
Melissa Thurman, MMC, CITY CLERK



## City Council Agenda Report

**Meeting Date:** April 22, 2025

**Prepared By:** Oscar Olais

**Approved By:** Nick Zornes

### Subject: Subdivision Improvement Agreement Parcel Map for 705 Vista Grande Avenue

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#### COUNCIL PRIORITY AREA

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☐ Environmental Sustainability
- ☒ Housing
- ☒ General Government

#### RECOMMENDATION

Authorize the City Manager to execute the Subdivision Improvement Agreement and approve Parcel Map for 705 Vista Grande Ave

#### FISCAL IMPACT

Not Applicable.

#### ENVIRONMENTAL REVIEW

The approval of a final map is exempt from review under the California Environmental Quality Act pursuant to CEQA guidelines section 15268(b)(3).

#### PREVIOUS COUNCIL CONSIDERATION

Not Applicable.

#### BACKGROUND

On April 26, 2022, the Council approved the multi-family design review application and the associated Tentative Map for the new development at 705 Vista Grande Avenue. The recommended action will finalize the tentative map for the project.

A Tentative Map is a map showing the layout of a proposed Subdivision, including the general description of the associated infrastructure. The approved Tentative Map also sets conditions such as access, frontage, grading improvements, stormwater protection, and so forth which must be met before the final Parcel Map or Tract Map can be filed. An approved Tentative Map does not divide the property, rather it sets the conditions under which the division can occur. To divide the property, one must file a final Parcel Map or Tract Map (i.e., Final Map).

The attached Final Map is the instrument that divides the property. It must conform to and incorporate all the Tentative Map conditions and must also comply with the standards for Tract Maps or Parcel Maps as set forth in the State Subdivision Map Act. It must also include plans describing the various improvements to the project site and to all other affected properties, including public roadways and public and private utilities.

### **ANALYSIS**

Parcel Map for the development at 705 Vista Grande Avenue conforms to the Tentative Map approved on April 26, 2022. The map and survey have been checked and found satisfactory. All conditions of approval have been complied with and appropriate controls to ensure compliance have been established. All required fees and deposits have been received. The Parcel Map is available in the Development Services Department for inspection.

### **ATTACHMENTS**

- 1. Final Map**
- 2. Subdivision Improvement Agreement**



PARCEL MAP

CONSISTING OF TWO (2) SHEETS

BEING A SUBDIVISION OF A PORTION OF LOT 83, MAP OF SUBDIVISION OF MONTEBELLO ACRES, FILED FOR RECORD IN BOOK "X" OF MAPS, AT PAGES 1, 2, & 3, SANTA CLARA COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

CITY OF LOS ALTOS  
SANTA CLARA COUNTY CALIFORNIA

MARCH, 2025

RW RW ENGINEERING, INC.  
505 ALTAMONT DRIVE  
MILPITAS, CA 95035

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THIS PARCEL MAP, CONSISTING OF TWO (2) SHEETS WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF LOS ALTOS, STATE OF CALIFORNIA, BY RESOLUTION NO. \_\_\_\_\_ AT A DULY AUTHORIZED MEETING OF SAID CITY COUNCIL HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT BY SAID RESOLUTION ALL STREETS AND PORTIONS THEREOF, AND ALL EASEMENTS SHOWN ON SAID MAP AND OFFERED FOR DEDICATION, ARE ACCEPTED IN EASEMENT ONLY, SUBJECT TO FINAL COMPLETION AND ACCEPTANCE OF ALL REQUIRED PUBLIC IMPROVEMENTS, FOR PUBLIC USE.

JON MAGINOT, CITY CLERK  
CITY OF LOS ALTOS, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY  
DATE: \_\_\_\_\_

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH.

HSIAO-SHI CHEN, RCE 70707  
CITY OF LOS ALTOS, CALIFORNIA  
RCE EXPIRES: 06-30-2025

DATE



CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

ANDREW TURNER, LS 9104  
CITY OF LOS ALTOS, CALIFORNIA

4/15/2025  
DATE



RECORDER'S STATEMENT

FILE NO. \_\_\_\_\_ FEE \$ \_\_\_\_\_ PAID.  
ACCEPTED FOR RECORD AND FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGE(S) \_\_\_\_\_, SANTA CLARA COUNTY  
RECORDS, AT THE REQUEST OF CHICAGO TITLE COMPANY.

REGINA ALCOMENDRAS, COUNTY RECORDER  
SANTA CLARA COUNTY, CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: PUBLIC STREET AND PORTIONS OF PUBLIC STREETS NOT PREVIOUSLY EXISTING AS SHOWN ON THE MAP WITHIN SAID SUBDIVISION FOR ANY AND ALL PUBLIC USES UNDER, UPON AND OVER SAID STREETS.

AS OWNERS: SANDESH TAWARI AND SHIKHA TAWARI, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

BY: \_\_\_\_\_  
NAME: SANDESH TAWARI  
DATE: 3/25/2025

BY: \_\_\_\_\_  
NAME: SHIKHA TAWARI  
DATE: 03/25/2025

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LIVIO BUILDING SYSTEMS JUNE 5, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JUNE 1, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP TM21-0002; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

ROBERT Y. WANG, LS 8931  
DATE: 3-17-2025



OWNERS' ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara ) SS.

ON March 25, 2025, BEFORE ME, Amy Phillips, A NOTARY PUBLIC, PERSONALLY APPEARED Sandesh Tawari and Shikha Tawari, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY'S SIGNATURE Amy Phillips

PRINTED NOTARY'S NAME Amy Phillips

NOTARY'S PRINCIPAL PLACE OF BUSINESS Santa Clara County

NOTARY'S COMMISSION NUMBER 2375759

EXPIRATION OF NOTARY'S COMMISSION 9/21/2025



SOILS AND GEOLOGIC REPORT STATEMENT

A SOIL REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING, FILE NO. SV2317, DATED DECEMBER 14, 2021, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF LOS ALTOS.

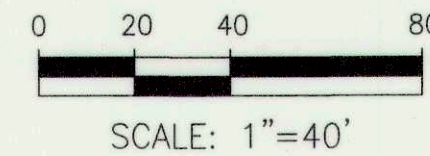
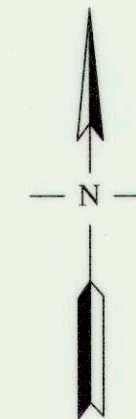


## BASIS OF BEARINGS

THE BEARING SOUTH 89°30'00" EAST OF THE CENTERLINE OF VISTA GRANDE AVENUE BETWEEN TWO (2) FOUND MONUMENTS AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN BOOK 462 OF MAPS AT PAGE 33, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

## REFERENCES

- (R1) MAP OF SUBD. OF MOTEBELLO ACRES ("X" M 1-3)  
(R2) GRANT DEED DOC. 24964088  
(R3) ROS (348 M 36)  
(R4) ROS (462 M 33)  
(R5) TRACT 7643 (537 M 38-39)  
(R6) CERTIFICATE OF CORRECTION (DOC. 8450086)



# PARCEL MAP

CONSISTING OF TWO (2) SHEETS










BEING A SUBDIVISION OF LOT 83, MAP OF SUBDIVISION OF MONTEBELLO  
ACRES, FILED FOR RECORD IN BOOK "X" OF MAPS, AT PAGES 1, 2, & 3,  
SANTA CLARA COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

CITY OF LOS ALTOS  
SANTA CLARA COUNTY CALIFORNIA

MARCH, 2025

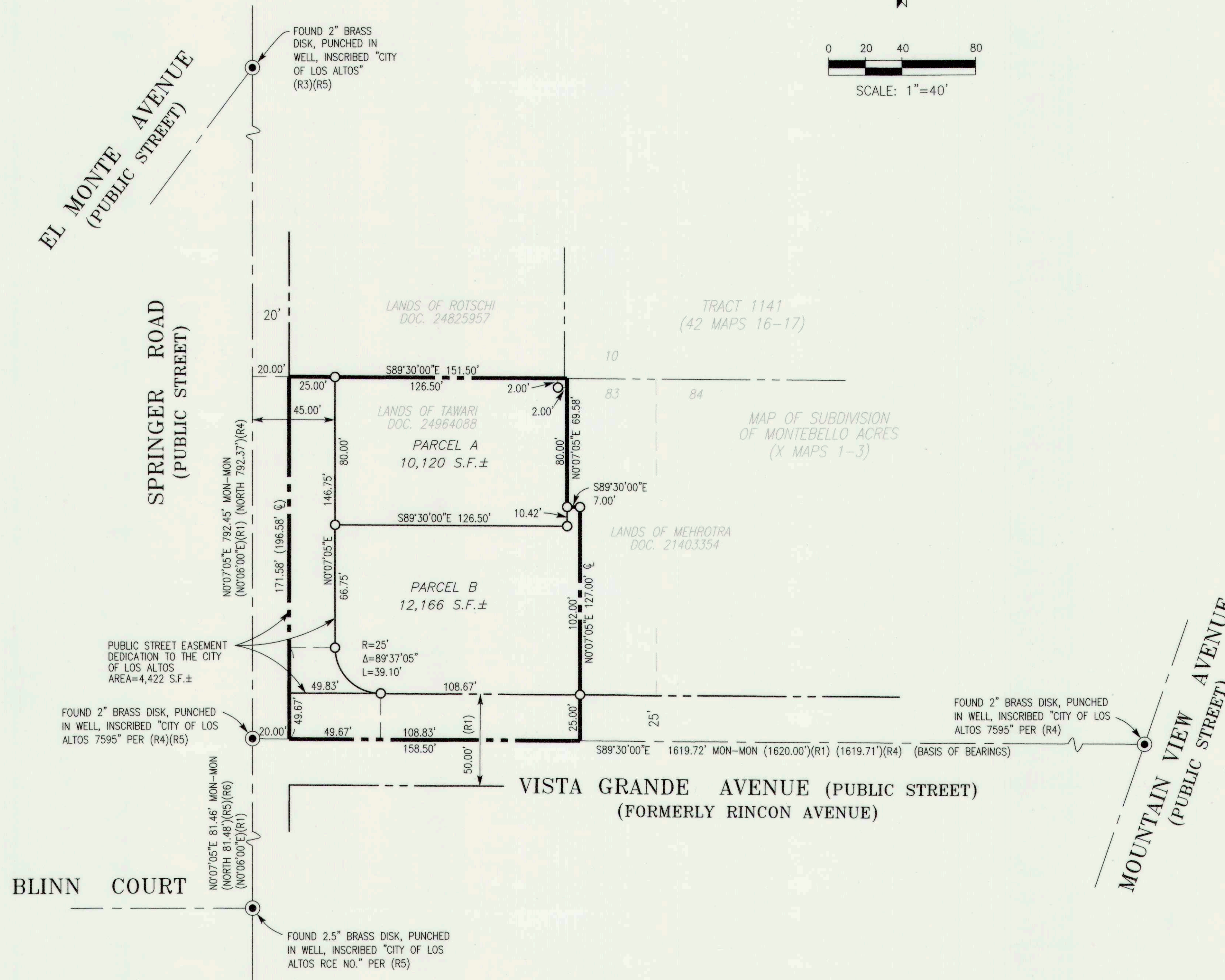
**RW** RW ENGINEERING, INC.  
505 ALTAMONT DRIVE  
MILPITAS, CA 95035

### LEGEND

	DISTINCTIVE BORDER AND BOUNDARY
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OR MONUMENT LINE
	NEW PARCEL LINE
	TIE LINE
	SET 3/4" IRON PIPE WITH PLASTIC PLUG & TACK, TAGGED LS 8931
	MONUMENT FOUND AS NOTED
(   )	RECORD DATA AS NOTED
	CENTERLINE
MON-MON	MONUMENT TO MONUMENT
S.F.	SQUARE FEET

## NOTES

1. ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BORDER IS 0.704 ACRE, MORE OR LESS.
3. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY OF THE SUBDIVISION.



SHEET 2 OF 2



RECORDING REQUESTED BY:

City of Los Altos

WHEN RECORDED, MAIL TO:

City Clerk, City of Los Altos

1 North San Antonio Road

Los Altos, CA 94022

---

RECORD WITHOUT FEE UNDER  
§§ 27383 & 27388.1 GOVERNMENT CODE

Improvement Agreement No.

PROJECT TITLE  
APN: 189-58-070

705 VISTA GRANDE AVE

**IMPROVEMENT AGREEMENT  
705 Vista Grande Ave**

This Improvement Agreement (this “Agreement”) is made and entered into by and between the CITY OF Los Altos, a municipal corporation (hereinafter "City"), Sandesh & Shikha Tawari (hereinafter "Homeowner"). City and Homeowner may be collectively referred to herein as the “parties.”

**RECITALS**

- A. In accordance with the Subdivision Map Act (California Government Code Sections 66410, *et seq.*), and the Subdivision Ordinance (Los Altos Municipal Code, Title 13), and the Street Ordinance (Los Altos Municipal Code, Title 9), the Homeowner has submitted to the City a Parcel Map (hereinafter “Parcel Map”) for the project known as 705 Vista Grande Ave (hereinafter “Project”).
- B. The Project is geographically located within the boundaries of the Tentative Subdivision Map known as 705 Vista Grande Ave Tentative Map (hereinafter “Tentative Map”). The Tentative Map is on file with the City Engineer and is incorporated herein by reference. The area within the boundaries of the Tentative Map is described in **Exhibit A** hereto (the “Property”).
- C. The City’s approval of the Tentative Map was subject to specified conditions of approval (hereinafter “Conditions”). The Conditions are attached hereto as **Exhibit B** and incorporated herein by reference.
- D. As required by the Conditions, the Tentative and Parcel Maps, and the other Project entitlements, Homeowner shall construct public improvements in connection with the Project along Vista Grande Ave, including but not limited to the following: installation of approximately 15 linear feet of concrete rolled curb and installation of all appurtenances associated with above listed improvements (collectively, the “Work”).

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS IDENTIFIED HEREIN, THE PARTIES HEREBY AGREE AS FOLLOWS:**

- 1. **SCOPE OF WORK.** The Homeowner shall perform, or cause to be performed, the Work described in the Plans and Specifications and the Conditions (hereinafter “Work”), to the satisfaction of the City Engineer. The Work shall be performed, and all materials and labor shall be provided, at the Homeowner’s sole cost and expense. No change shall be made to the Scope of Work unless authorized in writing by the City Engineer.
- 2. **PERMITS, LICENSES, AND COMPLIANCE WITH LAW.** The Homeowner shall, at the Homeowner’s expense, obtain and maintain all necessary permits and licenses for the performance of the Work. The Homeowner shall comply with all local, state, and federal laws, whether or not said laws are expressly stated in this Agreement.
- 3. **HOMEOWNER’S AUTHORIZED REPRESENTATIVE.** At all times during the progress of the Work, Homeowner shall have a competent foreperson or superintendent (hereinafter “Authorized Representative”) on site with authority to act on behalf of the Homeowner. The Homeowner shall, at all times, keep the City Engineer informed in writing of the name and telephone number of the Authorized Representative. The Homeowner shall, at all times, keep the City Engineer informed in writing of the names and telephone numbers of all contractors and subcontractors performing the Work.

4. **IMPROVEMENT SECURITY.** The Homeowner shall furnish faithful performance and labor and material security concurrently with the execution of this Agreement by the Homeowner, and prior to the commencement of any Work. The Homeowner shall furnish warranty security prior to the City's acceptance of the Work. The form of the security shall be as authorized by the Subdivision Map Act (including Government Code Sections 66499, *et seq.*) and Section 13.20.210 the Los Altos Municipal Code, and as set forth below:
  - 4(a). **Faithful Performance** security in the amount of \$4,500.00 (which amount is equal to the estimated cost to construct the Work in accordance with the Plans and Specifications) to secure faithful performance of this Agreement (until the date on which the City Council accepts the Work as complete) pursuant to Government Code Sections 66499.1, 66499.4, and 66499.9.
  - 4(b). **Labor and Material** security in the amount of \$2,250.00 (which amount is equal to fifty (50) percent of the estimated cost to construct the Work in accordance with the Plans and Specifications) to secure payment by the Homeowner to laborers and materialmen pursuant to Government Code Sections 66499.2, 66499.3, and 66499.4.
  - 4(c). **Warranty** security in the amount of \$450.00 (which amount is equal to ten (10) percent of the estimated cost to construct the Work in accordance with the Plans and Specifications) to secure faithful performance of this Agreement (from the date on which the City accepts the Work as complete until one year thereafter) pursuant to Government Code Sections 66499.1, 66499.4, and 66499.9.
5. **BUSINESS TAX.** The Homeowner shall apply for and pay the business license tax for a business license, in accordance with Los Altos Municipal Code Chapter 4.04.
6. **INSURANCE.** Homeowner shall, throughout the duration of this Agreement, maintain insurance to cover Homeowner (including its agents, representatives, contractors, subcontractors, and employees) in connection with the performance of services under this Agreement. **Exhibit C** of this Agreement identifies the minimum insurance levels with which Homeowner shall comply; however, the minimum insurance levels shall not relieve Homeowner of any other performance responsibilities under this Agreement (including the indemnity requirements), and Homeowner may carry, at its own expense, any additional insurance it deems necessary or prudent. The general liability and automobile policies required under **Exhibit C** shall contain, or be endorsed to contain, provision for the City, its officers, officials, employees, agents and volunteers, to be covered as additional insureds as respects alleged liability arising out of activities performed by or on behalf of the Homeowner under this Agreement. Concurrently with the execution of this Agreement by the Homeowner, and prior to the commencement of any services, the Homeowner shall furnish written proof of insurance (certificates and endorsements), in a form acceptable to the City. Homeowner shall provide substitute written proof of insurance no later than 30 days prior to the expiration date of any insurance policy required by this Agreement.
7. **REPORTING DAMAGES.** If any damage (including death, personal injury or property damage) occurs in connection with the performance of this Agreement, Homeowner shall immediately notify the City Risk Manager's office by telephone at, and Homeowner shall promptly submit to the City's Risk Manager and the City Manager or designee, a written report (in a form acceptable to the City) with the following information: (a) a detailed description of the damage (including the name and address of the injured or deceased person(s), and a description of the damaged property), (b) name and address of witnesses, and (c) name and address of any potential insurance companies.

8. **INDEMNIFICATION.** Homeowner shall indemnify, hold harmless, and defend (with counsel reasonably acceptable to the City) the City and its elected officials, officers, agents and employees from and against any and all claims (including all litigation, demands, damages, liabilities, costs, and expenses, and including court costs and attorneys’ fees) resulting or arising from performance, or failure to perform, under this Agreement (with the exception of the gross negligence or willful misconduct of the City).
9. **TIME OF PERFORMANCE.** Time is of the essence in the performance of the Work, and the timing requirements set forth herein shall be strictly adhered to unless otherwise modified in writing in accordance with this Agreement. The Homeowner shall submit all requests for extensions of time to the City, in writing, no later than ten (10) days after the start of the condition which purportedly caused the delay, and not later than the date on which performance is due.
- 9(a). **Commencement of Work.** No later than fifteen (15) days prior to the commencement of Work, the Homeowner shall provide written notice to the City Engineer of the date on which the Homeowner shall commence Work. The Homeowner shall not commence Work until after the notice required by this section is properly provided, and the Homeowner shall not commence Work prior to the date specified in the written notice.
- 9(b). **Schedule of Work.** Concurrently with the written notice of commencement of Work, the Homeowner shall provide the City with a written schedule of Work, which shall be updated in writing as necessary to accurately reflect the Homeowner’s prosecution of the Work.
- 9(c). **Completion of Work.** The Homeowner shall complete all Work by no later than three hundred sixty-five (365) days after the City’s execution of this Agreement.
10. **INSPECTION BY THE CITY.** In order to permit the City to inspect the Work, the Homeowner shall, at all times, provide to the City proper and safe access to the Project site, and all portions of the Work, and to all shops wherein portions of the Work are in preparation. Homeowner shall reimburse the City for the costs of the City Engineer’s inspections of the Work, as required by Los Altos Municipal Code Section 13.20.190.
11. **DEFAULT.** If either party (“demanding party”) has a good faith belief that the other party (“defaulting party”) is not complying with the terms of this Agreement, the demanding party shall give written notice of the default (with reasonable specificity) to the defaulting party, and demand the default to be cured within ten days of the notice. If: (a) the defaulting party fails to cure the default within ten (10) days of the notice, or, (b) if more than ten (10) days are reasonably required to cure the default and the defaulting party fails to give adequate written assurance of due performance within ten (10) days of the notice, then (c) the demanding party may terminate this Agreement upon written notice to the defaulting party.
- 11(a). The Homeowner shall be in default of this Agreement if the City Engineer determines that any one of the following conditions exist:
- 11(a)(1). The Homeowner is insolvent, bankrupt, or makes a general assignment for the benefit of its creditors.
- 11(a)(2). The Homeowner abandons the Project site.
- 11(a)(3). The Homeowner fails to perform one or more requirements of this Agreement.
- 11(a)(4). The Homeowner fails to replace or repair any damage caused by Homeowner or its agents, representatives, contractors, subcontractors, or employees in connection with performance of the Work.

**11(a)(5).** The Homeowner violates any legal requirement related to the Work.

**11(b).** In the event that the Homeowner fails to cure the default, the City may, in the discretion of the City Engineer, take any or all of the following actions:

**11(b)(1).** Cure the default and charge the Homeowner for the costs therefore, including administrative costs and interest in an amount equal to seven percent (7%) per annum from the date of default.

**11(b)(2).** Demand the Homeowner to complete performance of the Work.

**11(b)(3).** Demand the Homeowner's surety (if any) to complete performance of the Work.

- 12. ACCEPTANCE OF WORK.** Prior to acceptance of the Work by the City Engineer, the Homeowner shall be solely responsible for maintaining the quality of the Work, and maintaining safety at the Project site. Neither the final certificate of payment, nor any provision in this Agreement, nor partial or entire use or occupancy of the improvements by the City shall constitute an acceptance of the Work not done in accordance with this Agreement or relieve Homeowner of liability pursuant to Section 13, below. The Homeowner's obligation to perform the Work shall not be satisfied until after the City Engineer has made a written determination that all obligations of the Agreement have been satisfied and all outstanding fees and charges have been paid, the City Engineer has accepted the Work as complete, and the City Council has authorized the release of the security for faithful performance as described in Government Code Section 66499.7.
- 13. WARRANTY PERIOD.** The Homeowner shall warrant the quality of the Work, in accordance with the terms of the Plans and Specifications, for a period of one year after acceptance of the Work by the City. In the event that (during the one year warranty period) any portion of the Work is determined by the City Engineer to be defective as a result of an obligation of the Homeowner under this Agreement, the Homeowner shall be in default.
- 14. RELATIONSHIP BETWEEN THE PARTIES.** Homeowner is, and at all times shall remain, an independent contractor solely responsible for all acts of its employees, agents, contractors, or subcontractors, including any negligent acts or omissions. Homeowner is not City's agent, and shall have no authority to act on behalf of the City, or to bind the City to any obligation whatsoever, unless the City provides prior written authorization to Homeowner.
- 15. CONFLICTS OF INTEREST PROHIBITED.** Homeowner (including its employees, agents, contractors, and subcontractors) shall not maintain or acquire any direct or indirect interest that conflicts with the performance of this Agreement. If Homeowner maintains or acquires a conflicting interest, any contract with the City (including this Agreement) involving Homeowner's conflicting interest may be terminated by the City.
- 16. NONDISCRIMINATION.** Homeowner shall comply with all applicable federal, state, and local laws regarding nondiscriminatory employment practices, whether or not said laws are expressly stated in this Agreement. Homeowner shall not discriminate against any employee or applicant because of race, color, ancestry, ethnicity, religious creed, national origin, physical disability, mental disability, medical condition, marital or family status, sexual orientation, gender or gender identification, age (over 40), veteran status, or sex.
- 17. NOTICES.** All notices required or contemplated by this Agreement shall be in writing and shall be delivered to the respective party as set forth in this section. Communications shall be deemed to be effective upon the first to occur of: (a) actual receipt (or refusal) by a party, or (b) actual receipt (or

**CITY OF LOS ALTOS – IMPROVEMENT AGREEMENT**  
**705 Vista Grande Ave**

refusal) at the address designated below, or (c) three (3) working days following deposit in the United States Mail of registered or certified mail sent to the address designated below. Either party may modify their respective contact information identified in this section by providing notice to the other party.

**TO: City**

**To: Homeowner**

Attn: City Clerk's Office  
City of Los Altos  
1 N. San Antonio Road  
Los Altos, CA 94022

Attn: Sandesh and Shikha Tawari  
705 Vista Grande Ave,  
Los Altos, CA 94022

18. **HEADINGS.** The heading titles for each paragraph of this Agreement are included only as a guide to the contents and are not to be considered as controlling, enlarging, or restricting the interpretation of the Agreement.
19. **SEVERABILITY.** If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, the Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this paragraph shall not be applied to the extent that it would result in a frustration of the parties' intent under this Agreement.
20. **GOVERNING LAW, JURISDICTION, AND VENUE.** The interpretation, validity, and enforcement of this Agreement shall be governed by and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Santa Clara.
21. **ATTORNEYS' FEES.** In the event any legal action is commenced to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees, costs, and expenses incurred.
22. **ASSIGNMENT AND DELEGATION.** This Agreement, and any portion thereof, shall not be assigned or transferred, nor shall any of the Homeowner's duties be delegated, without the written consent of the City. Any attempt to assign or delegate this Agreement without the written consent of the City shall be void and of no force or effect. A consent by the City to one assignment shall not be deemed to be a consent to any subsequent assignment.
23. **MODIFICATIONS.** This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.
24. **WAIVERS.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.



25. **CONFLICTS.** If any conflicts arise between the terms and conditions of this Agreement and the terms and conditions of the attached exhibits or any documents expressly incorporated, the terms and conditions of this Agreement shall control.
26. **ENTIRE AGREEMENT.** This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the Work described herein. This Agreement supersedes all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all.
27. **COVENANT RUNNING WITH THE LAND.** This Agreement is entered into as a condition of the Tentative Map, is an instrument affecting the title or possession of the real property, and is intended to run with the land. All the terms, covenants and conditions herein imposed shall be binding upon and inure to the benefit of City, Homeowner, the successors in interest of Homeowner, their respective successors and permitted assigns, and all subsequent owners of a fee interest in the Property or of a beneficial interest substantially equivalent to a fee interest. The obligations of the Homeowner under this Agreement shall be the joint and several obligations of each and all of the parties comprising Homeowner, if Homeowner consists of more than one individual and/or entity. Upon the sale or division of the Property, the terms of this Agreement shall apply separately to each parcel and the fee owners of each parcel shall succeed to the obligations imposed on Homeowner by this Agreement.
28. **MISCELLANEOUS.** This Agreement may be executed in counterparts, each of which shall be deemed an original. There are no third-party intended beneficiaries of this Agreement. This Agreement represents the contributions of both parties, each of whom has had the opportunity to be represented by competent counsel, and the rule stated in Civil Code Section 1654 that ambiguities in a contract be construed against the drafter shall have no application hereto.
29. **SIGNATURES.** The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and to execute this Agreement on behalf of the respective legal entities of the Homeowner and the City. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

**CITY OF LOS ALTOS – IMPROVEMENT AGREEMENT**  
**705 Vista Grande Ave**

*Agenda Item # 6.*

**IN WITNESS WHEREOF**, the City and Homeowner do hereby agree to the full performance of the terms set forth herein.

**CITY OF LOS ALTOS**

**Sandesh & Shikha Tawari**

By: \_\_\_\_\_  
Title: Gabe Engeland  
Date: City Manager  
\_\_\_\_\_

By: \_\_\_\_\_  
Title: Sandesh/Shikha Tawari  
Date: Homeowner  
\_\_\_\_\_

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Title: Jolie Houston  
City Attorney

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Beginning at the point of intersection of the center line of Vista Grande Avenue, formerly Rincon Avenue, 50 feet wide, with the Easterly line of Springer Avenue, 40 feet wide, as said Avenues are shown upon that Map entitled, "Map of Subdivision of Montebello Acres, Santa Clara County, California," which map was filed for Record on May 4, 1928, in the office of the Recorder of the County of Santa Clara, State of California, in Book X of Maps, at Pages 1, 2 and 3; thence along said line of Vista Grande Avenue, South 89 degrees 30 minutes east, 158.50 feet; thence parallel with said easterly line of Springer Avenue, North 0 degrees 06 minutes East, 127.00 feet; thence North 89 degrees 30 minutes West, 7.00 feet; thence parallel, with said Easterly line of Springer Avenue North 0 degrees 06 minutes East 69.58 feet to the Northerly line of Lot 83 as shown on said Map; thence along said line of Lot 83, North 89 degrees 30 minutes West, 151.50 feet to the said Easterly line of Springer Avenue; thence along said last mentioned line and the Southerly prolongation thereof, South 0 degrees 06 minutes west, 196.58 feet to the point of beginning. Containing an area of 30,670 square feet, more or less.

APN: 189-58-070

**EXHIBIT B**  
**CONDITIONS OF APPORVAL**

**GENERAL**

**1. Approved Plans**

Project approval is based upon the tentative map submitted on December 22, 2022, except as may be modified by these conditions.

**2. Public Utilities**

The property owner shall be responsible for contacting all public utilities including but not limited to electric, gas, communication and water utilities regarding the installation of new utility services to the site and ensuring all required utility connections are provided.

**3. Protected Trees**

All existing trees on the site subject to Tree Protection Regulations (Chapter 11.08) of the Municipal Code shall not be removed unless approved by the City during any subsequent development review or tree removal permit application.

**4. Encroachment Permit**

An encroachment permit, and/or an excavation permit shall be obtained prior to any work done within the public right-of-way and it shall be in accordance with plans to be approved by the City Engineer.

**5. Stormwater Management Plan**

The project shall comply with the City of Los Altos Municipal Regional Stormwater (MRP) NPDES Permit No. CA S612008, Order No. R2-2015-0049 dated November 19, 2015.

**6. Americans with Disabilities Act**

All improvements shall comply with Americans with Disabilities Act (ADA) and all regulations and design guidelines adopted pursuant to the ADA or any other state or federal disability access law. The latest edition of Caltrans ADA requirements shall apply to all improvements in the public right-of-way.

**7. 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.

**8. 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. Applicant shall pay the applicable fees before the transportation permit can be issued by the Traffic Engineer.

**9. Pollution Prevention**

The improvement plans shall include the "Blueprint for a Clean Bay" plan sheet in all plan submittals.

**10. Civil Engineering Drawings**

The property owner shall submit civil engineering drawings that show property lines with bearing and easements.

Resolution No. 2022-20

**11. 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 judicial or administrative proceedings, 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.

**PRIOR TO MAP RECORDATION**

**12. Demolition**

The property owner shall obtain and final a demolition permit from the Building Division to remove all existing structures on the property or relocate the structures to meet all required R1-10 zoning district development standards including but not limited to setbacks, lot coverage, and floor area.

**13. Payment of Fees**

The property owner shall pay all applicable fees, including but not limited to sanitary sewer impact fees, parkland dedication in-lieu fees, traffic impact fees and map check fee plus deposit as required by the City of Los Altos Municipal Code.

**14. Easement Dedication**

The property owner shall dedicate public utility easements as required by the utility companies to serve both parcels.

**15. Right-of-Way Dedication**

The property owner or applicant shall dedicate a 25-foot public right-of-way along Springer Road to the City of Los Altos for use as public right-of-way. In addition, a 25-foot radius of the intersection of Springer Road and Vista Grande Avenue shall be provided.

**16. Subdivision Agreement**

The property owner shall sign and return Subdivision Improvement Agreement to the city for recordation. The Subdivision Improvement Agreement sets forth the property owner's obligation to construct public improvements required as part of the project.

**17. Storm Water Filtration Systems**

The Applicant shall insure the design of all storm water treatment systems and devices are without standing water to avoid mosquito/insect infestation.

**18. Utility Plan**

The applicant shall submit a utility plan which includes the location of the sanitary sewer laterals for each lot.

**19. Rolled Curb**

The applicant shall extend City Standard rolled curb at Vista Grande frontage to the intersection of Springer Road and Vista Grande Ave.

**20. Public Infrastructure Repairs**

The Applicant shall repair any damaged rolled curb and replaced as directed by the City Engineer or his designee.

Resolution No. 2022-20

**21. Maintenance Bond**

A one-year, ten-percent maintenance bond shall be submitted upon acceptance of improvements in the public right-of-way.

**22. Cost Estimate and Performance Bonds**

The applicant shall submit a cost estimate for the improvements in the public right-of-way and shall submit a 100 percent performance bond or cash deposit (to be held until acceptance of improvements) and a 50 percent labor and material bond (to be held 6 months after acceptance of improvements) for the work in the public right-of-way.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT**

**23. Map Recordation**

The applicant shall record the final map. Plats and legal descriptions of the final map shall be submitted for review by the City Land Surveyor. Applicant shall provide a sufficient fee retainer to cover the cost of the map review by the City.

**24. Construction Management Plan**

The Applicant shall submit a construction management plan for review and approval by the Community Development Director and the City Engineer. The construction management plan shall address any construction activities affecting the public right-of-way, including but not limited to excavation, traffic control, truck routing, pedestrian protection, material storage, earth retention and construction vehicle parking. The plan shall provide specific details with regards to how construction vehicle parking will be managed to minimize impacts on nearby single-family neighborhoods.

**25. Storm Water Filtration Systems**

The Applicant shall insure the design of all storm water treatment systems and devices are without standing water to avoid mosquito/insect infestation.

**26. Grading and Drainage Plan**

The Applicant shall submit on-site grading and drainage plans that include (i.e. drain swale, drain inlets, rough pad elevations, building envelopes, drip lines of major trees, elevations at property lines, all trees and screening to be saved) for approval by City Engineer. No grading or building pads are allowed within two-thirds of the drip line of trees unless authorized by a certified arborist and the Planning Department.

**27. Stormwater Pollution Prevention**

The project shall comply with the Stormwater Pollution Prevention Measures per Chapter 10.16 of the Los Altos Municipal Code.

EXHIBIT C

INSURANCE REQUIREMENTS

Homeowner’s performance of Work under this agreement shall not commence until Homeowner shall have obtained all insurance required under this Exhibit and such insurance shall have been reviewed and approved by the Risk Manager. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

Homeowner shall procure and maintain for the duration of the contract all necessary insurance against claims now and in the future for alleged injuries to persons or damages to property which may arise from or in connection with the performance of the Work by the Homeowner, the Contractor it’s agents, representatives, employees and contractors.

INSURANCE COVERAGE AND LIMITS RESTRICTIONS

1. It shall be a requirement under this agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits shall be available to the additional insured. Furthermore, the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this agreement; or (2) the broader coverage and maximum limits of coverage of any insurance policy or proceeds available to the named insured; whichever is greater.
2. The limits of insurance required in this agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of the City before the City’s own insurance or self-insurance shall be called upon to protect it as a named insured.

A. MINIMUM SCOPE OF INSURANCE

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial General Liability coverage:
  - a. Blanket contractual liability
  - b. Broad form property coverage
  - c. Personal injury
2. Insurance Services Office form covering Automobile Liability, code 1 (any auto).
3. Workers’ Compensation insurance as required by the State of California and Employer’s Liability insurance.
4. Such other insurance coverages and limits as may be required by the City.

B. MINIMUM LIMITS OF INSURANCE

Homeowner shall maintain limits no less than:

1. General Liability: \$1,000,000 per occurrence for bodily injury, personal injury and property damage and a \$2,000,000 aggregate. If Commercial General Liability insurance or other form with a general aggregate liability is used, either the general aggregate limit shall apply separately to this agreement or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.
3. Employer’s Liability:
  - Bodily Injury by Accident - \$1,000,000 each accident.
  - Bodily Injury by Disease - \$1,000,000 policy limit.
  - Bodily Injury by Disease - \$1,000,000 each employee.

4. Such other insurance coverages and limits as may be required by the City of.

**C. DEDUCTIBLES AND SELF-INSURED RETENTIONS**

1. Any deductibles or self-insured retentions must be declared to and approved by the City of. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City of **\*\*CITY\*\***, its officers, officials, employees, and volunteers; or the Homeowner shall procure a bond guaranteeing payment of losses and related investigations, claims administration and defense expenses.
2. Policies containing any self-insured retention (SIR) provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or the City.
3. The City reserves the right to obtain a full certified copy of any insurance policy and endorsement. Failure to exercise this right shall not constitute a waiver of the right to exercise later.

**D. ADDITIONAL INSURED REQUIREMENTS:**

The required general liability and automobile policies are to contain, or be endorsed to contain the following provisions:

- a. The City, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds as respects alleged: liability arising out of activities performed by or on behalf of the Homeowner; products and completed operations of the Homeowner; premises owned, occupied or used by the Homeowner; or automobiles owned, leased, hired or borrowed by the Homeowner. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees, agents or volunteers.
- b. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City, its officers, officials, employees, agents or volunteers.
- c. The Homeowner's insurance shall apply separately to each insured against whom a claim is made or suit is brought except, with respect to the limits of the insurer's liability.
- d. Homeowner shall furnish properly executed Certificates of Insurance from insurance companies acceptable to the City and signed copies of the specified endorsements for each policy prior to commencement of work under this agreement. Such documentation shall clearly evidence all coverages required above including specific evidence of separate endorsements naming the City and shall provide that such insurance shall not be materially changed, terminated or allowed to expire except after 30 days prior written notice by certified mail, return receipt requested, has been filed with the City Clerk.  
Such insurance shall be maintained from the time work first commences until completion of the work under this agreement. Homeowner shall replace such certificates for policies expiring prior to completion of work under this agreement.

**E. ACCEPTABILITY OF INSURERS**

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII.

**F. COMPLETED OPERATIONS**

Homeowner shall maintain insurance as required by this contract to the fullest amount allowed by law and shall maintain insurance for a minimum of five years following the completion of this project. In the event the Homeowner fails to obtain or maintain completed operations coverage as required by



this agreement, the City at its sole discretion may purchase the coverage required and the cost will be paid by the Homeowner.

**G. CROSS-LIABILITY**

The Liability policy shall include a cross-liability or severability of interest endorsement.

**H. FAILURE TO MAINTAIN INSURANCE COVERAGE**

If Homeowner, for any reason, fails to maintain insurance coverage, which is required pursuant to this Agreement, the same shall be deemed a material breach of contract. The City, at its sole option, may terminate this agreement and obtain damages from the Homeowner resulting from said breach. Alternatively, the City may purchase such required insurance coverage, and Homeowner shall reimburse the City for any premium costs advanced by the City for such insurance.

**I. PRIMARY AND NON-CONTRIBUTORY**

For any claims related to this project, the Homeowner's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be in excess of the Homeowner's insurance and shall not contribute with it.

The additional insured coverage under the Homeowner's policy shall be primary and non-contributory" and will not seek contribution from the City's insurance or self-insurance and shall be at least as broad as CG 20 01 04 13.

**J. SUBCONTRACTORS**

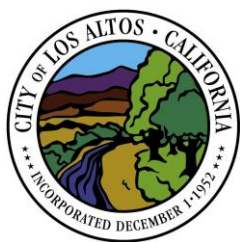
Homeowner shall require its contractors to maintain the same levels of insurance and provide the same indemnity that the Homeowner is required to provide under this Agreement. A contractor is anyone who is under contract with the Homeowner or any of its contractors to perform work contemplated by this Agreement. The Homeowner shall require all contractors to provide evidence of valid insurance and the required endorsements prior to the commencement of any work.

**K. SUBROGATION WAIVER**

Homeowner agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all Contractors, subcontractors or others involved in any way with the services to do likewise.

**L. VERIFICATION OF COVERAGE**

Homeowner shall furnish the City with original endorsements effecting coverage required by this clause. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received and approved by the City before the services commence.



## City Council Agenda Report

Meeting Date: April 22, 2025

Initiated By: City Council

Prepared By: Anthony Carnesecca

Approved By: Gabriel Engeland

**Subject: Special Events as Government Speech**

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### COUNCIL PRIORITY AREA

- ☒ Business Communities
- ☐ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☐ Housing
- ☒ Neighborhood Safety Infrastructure
- ☒ General Government

### RECOMMENDATION

Direct City staff to return with an updated resolution that will adopt special events as government speech.

### POLICY QUESTION(S) FOR COUNCIL CONSIDERATION

- Would the City Council wish to continue sponsoring special events by adopting sponsored special events as government speech?

### FISCAL IMPACT

The fiscal impact will depend upon the adjustment to special event sponsorships.

### ENVIRONMENTAL REVIEW

This resolution are exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

### PREVIOUS COUNCIL CONSIDERATION

June 2015 & October 2023

### SUMMARY

- City Council created Los Altos Municipal Code 9.25 “Special Events” in March 2007 that governs special events and modified this code section in October 2023.
- The City sponsors certain special events as outlined in 2015-23.
- The City Council has directed staff to bring special event sponsorship for discussion

## BACKGROUND

The City Council adopted Los Altos Municipal Code 9.25 “Special Events” in March 2007 that governs special events. In October 2023, the City Council adopted changes to this code section that simplified a confusing code section, retained control over more events on public property, and simplified the special event and block party process.

In 2024, the City received, reviewed, and approved various special event applications. These special event applications vary from one-time events to the weekend-long Art and Wine Festival to the weekly Farmers Market in downtown. They also vary in attendance from large events such as the weekend-long Fine Art in the Park to the multi-minute (depending upon the speed of Los Altos children in any given year) Spring Egg Hunt.

## DISCUSSION/ANALYSIS

The U.S. Supreme Court recently decided that the city of Boston’s flag raising policy was in violation of an applicant’s First Amendment right to free speech due to insufficient guidance in the policy regarding selection of flags that the city would allow to be flown from city-owned flagpoles. The flying of flags on City-own flagpoles is analogous to the City allowing certain special events to be held on City-owned property. There are two options under consideration for the City.

The first option is to review and revise the City’s Special Event Resolution No. 2015-23 to expressly adopt certain special events as government speech (City speech). Typically, when a government entity opens its property for expressive activities by members of the public, it creates a public forum. In other words, if one person can use the property to exercise his or her right to free speech, then everyone else must be accorded the same right. Content based restrictions on speech are impermissible unless policies are first established that are reasonable considering the purpose served by the forum. However, in *Pleasant Grove City v. Summum* (2008) 555 U.S. 460, the United States Supreme Court held that this rule does not apply to expressive activity that a government agency adopts as its own speech. Just like private parties, a government agency has a right to use its own property to convey its values, and in doing so the agency does not open its property as a public forum. Thus, the City Council should not authorize certain special events unless the Council is prepared to adopt the event’s message as government speech (City speech).

All recommendations provided by the City Council will be returned at another meeting with a resolution determining that those City-sponsored events qualify as government speech and provide the sponsorship level prescribed by the City Council.

The second option is to prohibit the use of City-owned property and/or any sponsored special events.

## ATTACHMENT

1. Presentation



# Special Events as Government Speech

April 22, 2025



# Policy Question

- Would the City Council wish to continue sponsoring special events by adopting sponsored special events as government speech?

# Background

- 2007 – Adopted LAMC Chapter 9.25 governing special events
- 2015 – Adopted Resolution No. 2015-23 listing City-sponsored special events
- 2023 – Amended LAMC Chapter 9.25

# What triggers government speech?

- Sponsorship via in-kind use of City property or services

# Decision Impact

- Must adopt City-sponsored events as “government speech” by resolution of the City Council
- Must create standard process for events to become sponsored



# Policy Question

- Would the City Council wish to continue sponsoring special events by adopting sponsored special events as government speech?
  - If yes, City staff will amend existing resolution by determining that City-sponsored events qualify as government speech for approval at a future meeting



## City Council Agenda Report

Meeting Date: April 22, 2025

Initiated By: City Council

Prepared By: Anthony Carnesecca

Approved By: Gabriel Engeland

**Subject: Special Event Sponsorship Discussion and Adoption of Resolution Creating Special Event Sponsorship Policy**

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### COUNCIL PRIORITY AREA

- ☒ Business Communities
- ☐ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☐ Housing
- ☒ Neighborhood Safety Infrastructure
- ☒ General Government

### RECOMMENDATION

Review the sponsorship levels of various special events in the City and adopt the resolution that creates a special event sponsorship policy and process moving forward.

### POLICY QUESTION(S) FOR COUNCIL CONSIDERATION

- Would the City Council wish to adjust the special event sponsorship for any events moving forward?
- Would the City Council wish to adopt the resolution that will create the Los Altos Special Event Sponsorship Policy?

### FISCAL IMPACT

The fiscal impact will depend upon the adjustment to special event sponsorships.

### ENVIRONMENTAL REVIEW

This resolution are exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

### PREVIOUS COUNCIL CONSIDERATION

June 2015 & October 2023

### SUMMARY

- City Council created Los Altos Municipal Code 9.25 “Special Events” in March 2007 that governs special events and modified this code section in October 2023.

- The City sponsors certain special events as outlined in 2015-23.
- The City Council has directed staff to bring special event sponsorship for discussion

## BACKGROUND

The City Council adopted Los Altos Municipal Code 9.25 “Special Events” in March 2007 that governs special events. In October 2023, the City Council adopted changes to this code section that simplified a confusing code section, retained control over more events on public property, and simplified the special event and block party process.

In 2024, the City received, reviewed, and approved various special event applications. These special event applications vary from one-time events to the weekend-long Art and Wine Festival to the weekly Farmers Market in downtown. They also vary in attendance from large events such as the weekend-long Fine Art in the Park to the multi-minute Spring Egg Hunt.

The list of continuing special events that occurred in 2024, and scheduled to continue in 2025, are:

<b><u>Event</u></b>	<b><u>Date</u></b>	<b><u>Street Closure</u></b>	<b><u>City Cost</u></b>	<b><u>Sponsored?</u></b>
First Fridays	First Friday of every month		\$	
Valentine’s Choco Stroll	2/10/2024		\$	
St Paddy’s Beer Stroll	3/15/2024		\$	
Spring Egg Hunt	3/23/2024		\$	50%
Headwest Market	Fourth Sunday of every month March through October	Yes	\$\$\$	
Bubbly Stroll	5/10/2024		\$	
Pet Parade	5/18/2024	Yes	\$\$	100%
Farmers’ Market	Every Thursday May 24 through October 10 & December 5 and 12	Yes	\$\$\$\$	50%
Juneteenth Festival	6/22/2024		\$	
Art & Wine Festival	7/13/24-7/14/24	Yes	\$\$\$\$\$	50%
Fine Art in the Park	8/10/24-8/11/24	Yes	\$\$	50%
Corvette Spectacular	9/15/2024	Yes	\$\$	50%
Wine Stroll	9/20/2024		\$	
Whisky Stroll	10/18/2024		\$	
A Boo-tiful Downtown Halloween	10/31/2024		\$	50%
Los Altos High School Homecoming Parade	11/1/2024	Yes	\$\$	100%
Veterans’ Day	11/11/2024		\$	50%
Festival of Lights Parade	12/1/2024	Yes	\$\$\$\$\$	100%
Holiday Tree Lighting Ceremony	12/6/2024	Yes	\$\$	50%
Chanukah Menorah Lighting	12/29/24		\$	50%

Prior to a special event, City staff gathers a cost estimate for the cost of City services provided for the event, which is discussed during a pre-event meeting and provided to the event organizer in advance of the event. After the event concludes, City staff will put together the cost recap that will calculate the final cost of City services provided for the event and is sent to the event organizer for payment.

The chart above illustrates the relative City cost for special events with one dollar sign being on the lower end for most events that only require an application fee and five dollar signs being the more expensive special events that require larger street closures to operate from the City perspective. The biggest cost is shutting down the street for a special event as that has historically been completed by our Police Department on a minimum overtime or call-out basis. Moving forward, that may be adjusted as we have a third-party operator who can shut down the street at a lower cost than our sworn Police officers, but it will still be an expense for the special event organizer.

The City Council determines what special events qualify as full-sponsored or half-sponsored events that will not be required to pay a portion or all of their cost for City services. There are two tiers for sponsorship. Full-sponsorship means the City bears the full cost of City services. Half-sponsorship means that the City bears half the cost of City services and invoices the organization afterward for their half the cost of City services.

Historically, these events have been identified by a resolution of the City Council and was last updated on June 9, 2015 to adjust per Council direction.

Per Resolution 2015-23, the City sponsors the following events at these various levels:

<b><u>Event</u></b>	<b><u>City Sponsorship</u></b>
Festival of Lights Parade	100%
Glorious Fourth Celebration*	100%
Los Altos High School Homecoming Parade	100%
Pet Parade	100%
Arts and Wine Festival	50%
Bus Barn Follies	50%
Chanukah Menorah Lighting	50%
Corvette Spectacular	50%
<del>Easter</del> Downtown Spring Egg Hunt	50%
Fall Festival^	50%
Farmers' Market	50%
Fine Art in the Park	50%
<del>Halloween Spooktacular</del> (A Boo-tiful Downtown Halloween)	50%
Holiday Tree Lighting Ceremony	50%
Movie Nights^	50%
Veterans' Day*	50%

\* denotes that the event is now a City-coordinated event so it can be removed from sponsorship list if directed

^ denotes that the event has not happened in at least the last year

## **DISCUSSION/ANALYSIS**

The City Council can alter this list of City-sponsored special events listed in the City's Special Event Resolution No. 2015-23 by adding or removing any special events they would like to sponsor as City-sponsored events. All recommendations provided by the City Council will be returned at another meeting with a resolution determining that those City-sponsored events qualify as government speech and provide the sponsorship level prescribed by the City Council. The amount of sponsorship does not affect whether the event is government speech.

The City Council should adopt a policy to provide clear guidance for additional and/or future special events on City-owned property. This policy, like the flag flying policy and its application process, allows City Council to review special event requests and approve them on a case-by-case basis. When a special event is approved, the City Council would be required to adopt the particular event as government speech. Public agencies have the right to free speech on their own property, which means the City Council can convey any event, message, or symbol as their own speech on their own property without opening it into a public forum.

Attached to this agenda report is a draft special event policy that outlines this process moving forward.

## **ATTACHMENT**

1. Special Event Sponsorship Policy Resolution
2. Presentation

**RESOLUTION NO. 2025-\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
(CITY OF LOS ALTOS SPECIAL EVENT SPONSORSHIP POLICY)**

**WHEREAS**, the City Council recognizes that special events enhance the City’s lifestyle and provide benefits to the City; and

**WHEREAS**, the City Council finds that the sponsorship of certain long-standing special events provides a benefit to the community; and

**WHEREAS**, this policy is intended to create clear guidelines for the sponsorship of special events on City property.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby adopts the policy attached hereto as **Exhibit 1**.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the \_\_\_\_ day of \_\_\_\_, 2025 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Pete Dailey, MAYOR

Attest:

\_\_\_\_\_  
Melissa Thurman, CITY CLERK

## **EXHIBIT 1**

### **LOS ALTOS SPECIAL EVENT SPONSORSHIP POLICY**

City Council has the authority to review special event sponsorship requests and approve them on a case-by-case basis. When a special event sponsorship request is approved, the City Council would be required to adopt the particular event as government speech. Public agencies have the right to free speech on their own property, which means the City Council can convey any event, message, or symbol as their own speech on their own property without opening it into a public forum. Such authorization by the City Council shall take the form of a resolution, which shall include the following information:

- (1) The date or dates on which the event will take place;
- (2) A finding that the special event constitutes government speech in that the particular message conveyed by the special event is a message that the City Council wishes to express on behalf of the residents of the City;
- (3) A statement describing the particular message conveyed by the special event and expressing the reason or reasons the City Council wishes to express that message on behalf of the residents of the City; and
- (4) A statement that the resolution is adopted pursuant to this policy and a statement of reasons why the adoption of the resolution is consistent with this policy.

Under no circumstances shall the City Council authorize the sponsorship of a special event that:

- (1) Represents a group, organization, or movement that advocates the unlawful overthrow of the state or federal government;
- (2) Commemorates a rebellion against the federal government by the government of any state;
- (3) Advocates discrimination or intolerance against individuals on the basis of any classification specified in Civil Code Section 51;
- (4) Endorses or expresses a preference for any religious sect;
- (5) Advocates for or against a candidate for public office, a political party, or a ballot measure or proposition;
- (6) Is considered highly offensive to persons of average sensitivity within the community; or
- (7) Poses a real and substantial threat to public safety based on objective circumstances or criteria.

The City Council may consider authorizing the sponsorship of a special event pursuant to this policy referral of the entire Council on motion of any Councilmember made during the time reserved at regular City Council meetings for discussion of future agenda items, or at the recommendation of a commission of the City. The City Council may also consider authorizing the sponsorship of a special event on application of a resident or community group, as long as they shall complete a Special Event Sponsorship Application Packet, on a form to be created by the City Manager or designee.

City staff shall provide a recommendation to City Council for every application on whether the proposed special event meets the above criteria listed 1 through 7 for a special event sponsorship, which will allow City Council to make the final determination on the application.

This policy is intended for the City's sole benefit, and nothing herein is intended to confer any legal right or privilege on any member of the public.

City of Los Altos requires all non-profit organizations or Los Altos residents interested in having the City of Los Altos sponsor a special event to meet all the below guidelines and submit a completed application packet.

1. Applicant Guidelines
  - a. Only special events that are consistent with the City's vision, mission, and ongoing strategic priorities, incorporating themes of diversity, equity, social justice and inclusion.
  - b. At no time will the City of Los Altos sponsor special events that pose a danger to public health or public safety, are deemed to be inappropriate or offensive in nature, support discrimination, prejudice or religious or political movements
  - c. All special events will be sponsored in accordance with all applicable laws.
2. Application Procedure
  - a. Applicant will complete the Special Event Sponsorship Application Form and required documentation.
3. Review and Approval Process
  - a. Applications will be reviewed by City staff for completeness.
  - b. Approval of the special event sponsorship is at the discretion of the City Council.
4. Fee Guidelines
  - a. Applicants may be required to pay any additional costs that were incurred beyond the authorized special event costs by City Council.



# Special Events Sponsorship

April 22, 2025



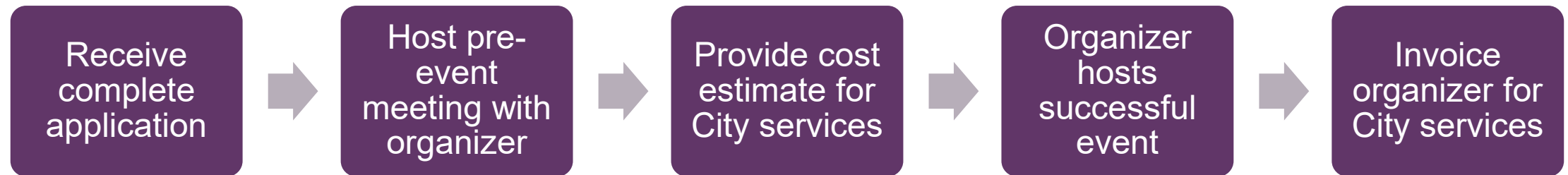
# Policy Question

- Would the City Council wish to adjust the special event sponsorship for any events moving forward?
- Would the City Council wish to adopt the resolution that will create the Los Altos Special Event Sponsorship Policy?

# Background

- 2007 – Adopted LAMC Chapter 9.25 governing special events
- 2015 – Adopted Resolution No. 2015-23 listing City-sponsored special events
- 2023 – Amended LAMC Chapter 9.25

# Special Event Process



# Sponsoring Current Events



# Resolution No. 2015-23

<u>Event</u>	<u>City Sponsorship</u>
Festival of Lights Parade	100%
Glorious Fourth Celebration*	100%
Los Altos High School Homecoming Parade	100%
Pet Parade	100%
Arts and Wine Festival	50%
Bus Barn Follies	50%
Chanukah Menorah Lighting	50%
Corvette Spectacular	50%
<del>Easter</del> Downtown Spring Egg Hunt	50%
Fall Festival^	50%
Farmers' Market	50%
Fine Art in the Park	50%
<del>Halloween Spooktacular</del> (A Boo-tiful Downtown Halloween)	50%
Holiday Tree Lighting Ceremony	50%
Movie Nights^	50%
Veterans' Day*	50%

\* denotes that the event is now a City-coordinated event so it can be removed from sponsorship list if directed

^ denotes that the event has not happened in at least the last year

# Fully-Sponsored Events

<u><b>Event</b></u>	<u><b>Date</b></u>	<u><b>Street Closure</b></u>	<u><b>City Cost</b></u>	<u><b>Sponsored?</b></u>
Pet Parade	5/18/2024	Yes	\$\$	100%
Los Altos High School Homecoming Parade	11/1/2024	Yes	\$\$	100%
Festival of Lights Parade	12/1/2024	Yes	\$\$\$\$\$	100%

# Half-Sponsored Events

<u>Event</u>	<u>Date</u>	<u>Street Closure</u>	<u>City Cost</u>	<u>Sponsored?</u>
Spring Egg Hunt	3/23/2024		\$	50%
Farmers' Market	Every Thursday May 24 through October 10 & December 5 and 12	Yes	\$\$\$\$	50%
Art & Wine Festival	7/13/24-7/14/24	Yes	\$\$\$\$\$	50%
Fine Art in the Park	8/10/24-8/11/24	Yes	\$	50%
Corvette Spectacular	9/15/2024	Yes	\$	50%
A Boo-tiful Downtown Halloween	10/31/2024		\$	50%
Veterans' Day	11/11/2024		\$	50%
Holiday Tree Lighting Ceremony	12/6/2024	Yes	\$	50%
Chanukah Menorah Lighting	12/29/24		\$	50%



# Non-Sponsored Events

<u>Event</u>	<u>Date</u>	<u>Street Closure</u>	<u>City Cost</u>	<u>Sponsored?</u>
First Fridays	First Friday of every month		\$	
Valentine's Choco Stroll	2/10/2024		\$	
St Paddy's Beer Stroll	3/15/2024		\$	
Headwest Market	Fourth Sunday of every month March through October	Yes	\$\$\$	
Bubbly Stroll	5/10/2024		\$	
Juneteenth Festival	6/22/2024		\$	
Wine Stroll	9/20/2024		\$	
Whisky Stroll	10/18/2024		\$	

# Sponsoring New Events



# Special Event Sponsorship Policy

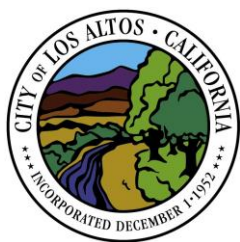
- Creates standardized policy and process
- Similar to Flag Raising Policy
- Sponsorship applications would come before Council
- Council would choose to sponsor and adopt as government speech

# Policy Question

- Would the City Council wish to adjust the special event sponsorship for any events moving forward?
  - If yes, City staff will amend existing resolution by determining that City-sponsored events qualify as government speech for approval at a future meeting
- Would the City Council wish to adopt the resolution that will create the Los Altos Special Event Sponsorship Policy?

<u>Event</u>	<u>Date</u>	<u>Street Closure</u>	<u>City Cost</u>	<u>Sponsored</u>
First Fridays	First Friday of every month		\$	
Valentine's Choco Stroll	2/10/2024		\$	
St Paddy's Beer Stroll	3/15/2024		\$	
Spring Egg Hunt	3/23/2024		\$	50%
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Bubbly Stroll	5/10/2024		\$	
Pet Parade	5/18/2024	Yes	\$\$	100%
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Holiday Tree Lighting Ceremony	12/6/2024	Yes	\$\$	50%
Chanukah Menorah Lighting	12/29/24		\$	50%





## City Council Agenda Report

**Meeting Date:** April 22, 2025

**Prepared By:** Vency Woo

**Approved By:** Aida Fairman

**Subject: Process for the Formation of Stormwater Assessment Districts (For Information Only)**

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### **COUNCIL PRIORITY AREA**

- ☐ Public Safety
- ☐ Business Communities
- ☐ Circulation Safety and Efficiency
- ☒ Environmental Sustainability
- ☐ Housing
- ☒ General Government

### **RECOMMENDATION**

Not Applicable

### **FISCAL IMPACT**

Not Applicable.

### **ENVIRONMENTAL REVIEW**

Not Applicable.

### **PREVIOUS COUNCIL CONSIDERATION**

December 12, 2023

### **BACKGROUND**

Stormwater Assessment Districts allow communities to focus on the specific improvements that directly benefit the properties within a local watershed. This targeted approach ensures that resources are allocated efficiently, fairly and exactly where needed. An assessment district is a funding mechanism available to property owners who request stormwater improvements.

NBS Government Finance Group (NBS) prepared educational materials regarding the benefits of an assessment district, the process to establish a stormwater assessment district, and the forms associated with this process. Please refer to Attachment 1, 2, and 3, which have been posted to the City's website.

## ANALYSIS

The process to form a Stormwater Assessment District is a collaborative effort between the City and the property owners. It is a resident-initiated process, with the City providing support. Property owners are responsible for communicating with neighbors and generating support for the proposed assessment within the affected area.

The process consists of the following steps:

1. Determine the community team spokesperson. The project will require leadership among the residents to provide effective communication and coordination. A community team spokesperson needs to be established in order to provide the City with a primary point of contact. The spokesperson will initially be responsible for defining the problem, evaluating the affected properties, and testing local support of the directly affected properties.
2. Submitting the application to the City. The spokesperson will prepare a Stormwater Assessment District formation application with the information from Step 1 and submit to the City.
3. Confirm community support. The spokesperson will distribute a second survey reflecting any changes and the additional information produced in the City review.
4. Formal petition. The City will mail a formal petition to all property owners within the district boundary to confirm support of the preliminary project, cost estimate and proposed assessments. The petition will include the options and/or estimated costs for long-term financing of the proposed assessments.
5. Formation proceedings. The City Council will approve the Engineer's Report in a public hearing, initiate the formation by mailing a notice of the public hearing and a ballot to each property owner within the district conduct the public hearing and tabulate the ballots.
6. Forms and establish district. If the property owners and the City Council approve the assessment, the City Council will by resolution order the formation and establishment of the assessment district. The assessment will become payable via a short-term cash collection period or may qualify for long-term financing.
7. Assessment financing. The assessments may be appropriate for long-term financing. This may take the form of public debt (municipal bonds) or some other form of loan.

## DISCUSSION

Following the unsuccessful stormwater funding ballot measures in 2019, the City has received numerous drainage complaints, particularly after major storm events. Staff inspections have determined that many of these issues would require infrastructure or Low Impact Development (LID) projects, which often benefit only a small number of residents. As a result, funding such projects through the City's general stormwater budget would not be an equitable use of resources.

A Stormwater Assessment District provides a fair solution by allocating costs directly to the properties that benefit from improvements. This approach ensures that resources are used efficiently and prevents individual property owners from bearing the full financial burden of necessary drainage projects.

## ATTACHMENTS

1. Stormwater Assessment District Flyer
2. Stormwater Assessment District Process
3. Stormwater Assessment District Intake and Survey forms

# Why a Stormwater Assessment District?

## BACKGROUND

Assessment districts in the City of Los Altos are almost always initiated by property owners who are part of a neighborhood that wants some type of improvement project.

In the 50s and 60s, the requests were typically for sewer and street improvements (curbs & gutters). Other uses have included downtown parking, downtown decorative lighting, and noise abatement walls. An assessment district is a funding mechanism available to property owners who request stormwater improvements.

The City is providing the following information to address the funding of specific local watershed drainage infrastructure needs via a Stormwater Assessment District.

## TIMELINE

A Stormwater Assessment District will generally take between one to three years to complete. This timeline starts with the formal petition and concludes with the completion of construction. The timeline depends primarily upon the establishment of the required level of property owner support and the complexity of the proposed project's scope of work.



## BENEFITS

### Targeted Improvements:

Stormwater Assessment Districts allow communities to focus on the specific improvements that directly benefit the properties within a local watershed. This targeted approach ensures that resources are allocated efficiently, fairly and exactly where needed.



### Shared Costs:

Property owners within the district share the costs of improvements. This spreads the financial burden and prevents individual property owners from bearing the full expense of these projects.



### Enhanced Property Values:

Stormwater infrastructure and related improvements create safer and more attractive neighborhoods and can enhance property values.



### Local Control:

Assessment districts empower local residents to have a say in the development and maintenance of their community. Property owners participate in the decision-making process related to funding the improvements.



### Strengthened Community Bonds:

Collaborating on shared projects fosters a sense of community and encourages cooperation among neighbors.





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City of

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## BENEFITS of an ASSESSMENT DISTRICT

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# Process to form a Stormwater Assessment District

Agenda Item # 9.

## ATTACHMENT 2



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The process to form a Stormwater Assessment District is a **collaborative effort** between the City and the property owners. It is not a City initiated process, but it is initiated by the local residents with the City providing support. The responsibility of the local residents is to communicate with each other and generate support for the proposed assessment within the affected area.

# Process to Establish a Stormwater Assessment District

1

**Determine the community team spokesperson.** The project will require leadership among the residents to provide effective communication and coordination. A community team spokesperson needs to be established in order to provide the City with a primary point of contact. This person will help to:

- Define the problem
- Evaluate the affected properties
- Distribute a Survey to test local support of the directly affected properties. If 80% of the affected properties support pursuing an assessment, proceed

**Confirm community support.** The spokesperson will distribute a second Survey (Survey2) reflecting any changes/additional information produced in the City review. The changes may include the addition or deletion of property to the boundary, the proposed construction project, and the associated estimated project and property owner costs.

If < 70% of the properties support the proposed assessment, the spokesperson will provide the completed surveys to the City. The City will then mail a formal formation petition (Step 4 ) to the property owners to validate continuing the expenditure of funds and to pursue formation.

If > 70% of the property owners support the assessment, local community meetings may be required.

5

**Formation Proceedings.** The City Council will conduct the following proceedings.

**Approve Engineer's Report:** In a public meeting the City Council will receive and approve the Assessment Engineer's Report by resolution. This report contains the final project cost estimate together with the proposed assessment on each parcel. Property owners will have the opportunity to comment on the agenda item approving the report.

**Initiate Formation:** If the Assessment Engineer's Report is approved by the City Council, the City Council may then order by resolution a public hearing and prescribe the balloting process according to Prop. 218 and other applicable law.

**Mailing of Notice of Public Hearing and Ballot:** As required by Proposition 218, City Council will direct that all property owners who are subject to proposed assessments will be mailed a Notice of Public Hearing with an assessment ballot.

**Public Hearing:** A public hearing will be held at least 45 days after the mailing of the Notice of Public Hearing and Ballot.

The public hearing will give property owners the opportunity to publicly support or oppose the assessment. All ballots must be submitted by the conclusion of the public hearing in order to be counted.

**Ballot Tabulation:** The mailed ballots allow all affected property owners to express their support for, or opposition to, the proposed assessment. The ballots will be weighted based on the assessment amount proposed to be paid by each property. If a weighted majority of the assessment ballots cast are in favor of the assessment, the City Council may proceed with formation of the assessment district. If a weighted majority of the ballots cast are in opposition to the assessment, then the assessment district must be abandoned.

**Submit the Application to the City.** The spokesperson will prepare a Stormwater Assessment District formation application with the information from Step 1 and submit it to the Public Works Department.

The City will review the application and meet with the spokesperson to:

- Confirm that the project is appropriate for Stormwater Assessment District funding.
- Confirm that the included properties establish an appropriate preliminary boundary of all parcels affected by the problem.
- Discuss potential solutions to the problem, including conceptual project designs and preliminary project cost estimates.
- Discuss potential/preliminary individual property owner costs.

4

**Formal Petition.** The City will mail a formal petition to all property owners within the district boundary to confirm support of the preliminary project, cost estimate and proposed assessments.

The petition will include the options and/or estimated costs for long-term financing of the proposed assessments.

If the formal petition receives 70% support of all the affected parcels, City Staff will prepare a formation proposal to be submitted to the City Council. City Council may authorize the expenditure of funds to:

- Prepare formal project construction engineering design documents suitable for construction bidding.
- Retain legal counsel for the assessment district establishment.
- Retain bond counsel if debt is proposed to be issued to finance the project.
- Prepare project environmental reviews as required.
- Retain an assessment engineer to confirm the district boundary and to prepare the comprehensive Engineer's Report calculating the actual proposed assessments for each parcel based on the latest cost estimates and the estimated special benefit to each parcel.

If less than 70% of the property owners support the assessment, additional local community meetings may be required. The City may provide staff support to answer community questions as appropriate. Project redesign to reduce improvements and associated costs may be pursued.

6

**Formation.** If the property owners and the City Council approve the assessment, the City Council will by resolution order the formation and establishment of the assessment district. The assessment will become payable via a short-term cash collection period or may qualify for long term financing.

**Long Term Assessment Financing.** The assessments may be appropriate for long-term financing. This may take the form of public debt (municipal bonds) or some other form of loan. The long-term funding options and preliminary disclosures will be addressed at the formal petition stage and throughout the proceedings. The financing options vary greatly from project to project and it is impractical to attempt to address which option will be preferred for any particular project.

2

7



# Stormwater Assessment District Intake Form

ATT

Agenda Item # 9.

## PROBLEM

A. Please describe the drainage issue.

B. What is your concern to be addressed?

- ☐ Property damage      ☐ Property access      ☐ Blockage of through traffic  
☐ Health / safety concerns with standing water      ☐ Other: \_\_\_\_\_

C. Photos of the drainage condition or effects on property: ☐ Attached      ☐ None available

## PROPERTIES AFFECTED

A. Your address (*street name & number*) and APN if available:

\_\_\_\_\_

B. Where is the drainage issue located in relation to your property?

\_\_\_\_\_

C. Addresses of any nearby affected properties:

\_\_\_\_\_

D. Google Earth snip pictures of the affected properties: ☐ Attached      ☐ None available

## CONTACT INFORMATION

Your name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Are you willing to serve as a Spokesperson to the City to coordinate communication with other affected property owners?**

- ☐ Yes, I will serve as Spokesperson      ☐ No



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Email: [administration@losaltosca.gov](mailto:administration@losaltosca.gov)

# Stormwater Assessment District Survey 1

ATT

Agenda Item # 9.

Dear property owner,

The City of Los Altos has created a community-based process to assist property owners address stormwater issues affecting local areas. An overview of this process can be found on the City's website at <https://www.losaltosca.gov/publicworks/page/stormwater-assessment-district-process>.

Members of your community have requested the City of Los Altos to evaluate the formation of a Stormwater Assessment District to address certain drainage conditions in your area. The community spokesperson coordinating the process with the City is [Name] and can be contacted at [Contact Information].

The purpose of this survey is to inform you of your community's interest and to confirm your support of a proposed Stormwater Assessment District.

If the City receives support from 80% of the affected property owners, it will continue to pursue the Stormwater Assessment District. This will mean creating preliminary project plans, developing cost estimates, studying the potential benefits the project will produce, and calculating preliminary costs assigned to each parcel.

When that work is complete, all this information will be provided to the affected property owners in a subsequent survey. This second survey will need 70% of the affected property owners to support the proposed Stormwater Assessment District prior to taking the next steps.

The attached pages provide you with the information the City has so far. If you disagree with any of the information on the attached pages, please reply using the space on page 2 so the City can more accurately address the drainage issue. If you agree and have additional information or comments, please use the space on page 2 to provide details.

## The attachments include:

- Description of the drainage problem
- Description of the affected area
- Map of the affected area



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# Stormwater Assessment District - Survey 1 (cont)

Agenda Item # 9.

Please indicate your support:

☐ YES☐ NO

## PROPERTY OWNER COMMENTS:

\_\_\_\_\_  
Property Owner Name

\_\_\_\_\_  
Property Owner Signature

Property Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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# Stormwater Assessment District

## Survey 2

ATT

Agenda Item # 9.

Dear property owner,

The City of Los Altos has created a community-based process to assist property owners address stormwater issues affecting local areas. An overview of this process can be found on the City's website at <https://www.losaltosca.gov/publicworks/page/stormwater-assessment-district-process>.

Members of your community requested the City of Los Altos to evaluate the formation of a Stormwater Assessment District to address certain drainage conditions in your area. The community spokesperson coordinating the process with the City is [Name] and can be contacted at [Contact Information].

[XX%] of your community requested the City to continue pursuing the formation of a Stormwater Assessment District in reply to survey 1 (which was mailed to the community on [Date]). The purpose of this survey is to provide you with the results of the City's work and to confirm your support for continuing to pursue a proposed Stormwater Assessment District.

If the City receives support from 70% of the affected property owners in this survey, it will continue to pursue the Stormwater Assessment District. This will mean a continued investment to design the project, refine the costs, prepare an engineer's report, and begin the formal proceedings to form the Assessment District. The proceedings will comply with all legal requirements and include a public hearing, notices and the right to cast a ballot to support or oppose the actual formation Assessment District.

The attached pages provide you with the information the City has developed. This information is not expected to materially change. If you disagree with any of the information on the attached pages, please reply in this survey so the City can more accurately address the drainage issues and create a workable solution.

The attachments include a description of the drainage problem, a description of the proposed project to solve the problem, the estimated project construction timeline, the estimated total project cost, the estimated cost assigned to this parcel, the estimated annual cost for this parcel, the estimated duration of the collection of the assessment, and a map of the affected area.

Supporting the project at this point in no way obligates anyone to cast their ballot in support of the formation of the Assessment District. Final cost information for each parcel will be provided throughout the formal public process and will also be included in the Notice and Ballot package that will be mailed to each affected property owner.

Please comment on the information provided here and attach any additional information as needed.



# Stormwater Assessment District - Survey 2 (cont)

Agenda Item # 9.

Please indicate your support:

☐ YES☐ NO

## PROPERTY OWNER COMMENTS ON THE ATTACHMENTS:

---

 Property Owner Name

---

 Property Owner Signature

---

 Property Address:

---

---

---



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# Stormwater Assessment District Formation Application

ATT

Agenda Item # 9.

(To be completed by the Community Spokesperson.)

## SPOKESPERSON INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## SUMMARY OF PROBLEM

A. Please describe the community's drainage issue:

B. What is the community's concern to be addressed?

- ☐ Property damage      ☐ Property access      ☐ Blockage of through traffic  
☐ Health / safety concerns with standing water      ☐ Other: \_\_\_\_\_

C. Photos of the drainage condition or effects on property: ☐ Attached      ☐ None available

## PROPERTIES AFFECTED

A. Listing of the community's affected property addresses / APNs (if available):

B. Where is the drainage issue located in the community?

C. Listing of properties supporting your representation as the Community Spokesperson:

Attach pages as needed; state "SEE ATTACHED."



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## City of Los Altos 2025 Tentative Council Agenda Calendar

### May 13, 2025

#### **STUDY SESSION (6:00 p.m.):**

- BMR Selection Process

#### **REGULAR MEETING (7:00 p.m.):**

##### **CONSENT:**

- Accept COPS Grant Funding

##### **PUBLIC HEARING:**

- Re-zoning of Sherwood Gateway Area

##### **DISCUSSION:**

- Introduction of Ordinance – Fire Hazard Maps
- Affordable Housing Criteria Policy

### May 27, 2025

#### **STUDY SESSION (6:00 p.m.):**

- FY 25/26 Budget Presentation

#### **REGULAR MEETING (7:00 p.m.):**

##### **CONSENT:**

- Adoption of Ordinance – Fire Hazard Maps

##### **DISCUSSION:**

- CalPers Overview Presentation

*Remaining 2025 City Council agenda calendar items are pending and will be published at a later date.*

*All items and dates are tentative and subject to change unless a specific date has been noticed for a legally required Public Hearing. Items may be added or removed from the shown date at any time and for any reason prior to the publication of the agenda.*

PROGRAM	SUB PROJECT	INITIATION DATE	HEU COMPLETION DATE	STATUS
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Budget & Hire Planning Technician		December 31, 2022	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Amend ADU Ordinance based upon HCD's letter		6 months or less	COMPLETED
Program 6.G: Housing mobility	Allow more than one JADU (at least two per site)		with ADU Ordinance Update	COMPLETED
Program 3.H: Amend design review process and requirements.	Eliminate 3rd Party Architectural Review		February 28, 2023	COMPLETED
Program 3.H: Amend design review process and requirements.	Dismiss Design Review Commission		February 28, 2023	COMPLETED
Program 3.L: Eliminate the requirement of story poles.			March 31, 2023	COMPLETED
Program 2.E: Conduct annual ADU rental income surveys.	Budget & Hire Housing Manager	March 31, 2023		COMPLETED
Program 4.J: Facilitate alternate modes of transportation for	Adopt VMT Policy &		June 30, 2023	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	RFP-Permit Ready ADU Plans		July 31, 2023	COMPLETED
Program 1.H: Facilitate housing on City-owned sites.	Financial Analysis	July 1, 2023	December 31, 2023	COMPLETED
Program 3.D: Evaluate and adjust impact fees.		August 1, 2023	December 31, 2024	COMPLETED
Program 1.H: Facilitate housing on City-owned sites.	Release RFP	December 31, 2023		COMPLETED
Program 6.C: Target housing development in highest resource areas.	Initial Outreach		September 31, 2023	COMPLETED
Program 6.D: Promote Housing Choice (Section 8) rental assistance program.			September 31, 2023	COMPLETED
Program 2.A: Continue to implement and enhance inclusionary housing requirements.			December 31, 2023	ONGOING
Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.	Housing in-lieu fee.		December 31, 2023	COMPLETED
Program 2.F: Water and Sewer Service Providers.			December 31, 2023	COMPLETED
Program 3.B: Modify building height in mixed-use zoning districts.	Downtown Districts		December 31, 2023	COMPLETED

Program 3.E: Ensure that the density bonus ordinance remains consistent with State law.			December 31, 2023	<b>ONGOING</b>
Program 3.H: Amend design review process and requirements.	Code Amendments		December 31, 2023	<b>COMPLETED</b>
Program 3.K: Standardize multimodal transportation requirements.	Bicycle Storage and Charging Regulations		December 31, 2023	<b>COMPLETED</b>
Program 3.K: Standardize multimodal transportation requirements.	Remove CSC Review of Housing Developments		December 31, 2023	<b>COMPLETED</b>
Program 4.C: Allow Low Barrier Navigation Centers consistent with AB 101.			December 31, 2023	<b>COMPLETED</b>
Program 4.D: Allow transitional and supportive housing consistent with State law.			December 31, 2023	<b>COMPLETED</b>
Program 4.E: Allow employee/farmworker housing consistent with State law.			December 31, 2023	<b>COMPLETED</b>
Program 4.F: Reasonably accommodate disabled persons' housing needs.			December 31, 2023	<b>COMPLETED</b>
Program 6.B: Maintain and expand an inventory of affordable housing funding sources.	Prepare Inventory.		December 31, 2023	<b>COMPLETED</b>
Program 6.E: Prepare and distribute anti-displacement information.			December 31, 2023	<b>IN-PROGRESS</b>
Program 1.A: Rezone for RHNA shortfall.			January 31, 2024	<b>COMPLETED</b>
Program 1.G: Rezone housing sites from previous Housing Elements.			January 31, 2024	<b>COMPLETED</b>
Program 3.G: Amend Conditional Use Permits findings applicable to housing developments.			March 31, 2024	<b>COMPLETED</b>
Program 3.I: Allow residential care facilities consistent with State law.			January 31, 2024	<b>COMPLETED</b>
Program 3.J: Explicitly allow manufactured homes consistent with State law.			January 31, 2024	<b>COMPLETED</b>
Program 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family.			September 31, 2024	<b>COMPLETED</b>
Program 1.B: Facilitate higher density housing in the Commercial Thoroughfare (CT) District.			January 31, 2024	<b>COMPLETED</b>

Program 1.C: Allow housing in the Office Administrative (OA) District.			January 31, 2024	COMPLETED
Program 1.E: Update the Loyola Corners Specific Plan.			January 31, 2024	COMPLETED
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).	Adopt-Permit Ready ADU Plans		December 31, 2024	COMPLETED
Program 3.A: Prepare a Downtown parking plan and update citywide parking requirements.	Downtown Parking Plan		December 31, 2024	COMPLETED
Program 3.A: Prepare a Downtown parking plan and update citywide parking requirements.	Comprehensive Parking Ordinance Update		December 31, 2024	COMPLETED
Program 3.B: Modify building height in mixed-use zoning districts.	Neighborhood (CN) District		December 31, 2024	COMPLETED
Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza.			December 31, 2024	COMPLETED
Program 3.M: Modify parking requirements for emergency shelters consistent with State law.			December 31, 2024	COMPLETED
Program 2.B: Establish an affordable housing in-lieu fee and commercial linkage fee.	Commercial linkage fee.	December 31, 2025		COMPLETED
Program 1.D: Allow housing on certain Public and Community Facilities District sites and facilitate housing on religious institution properties.			December 31, 2025	IN-PROGRESS
Program 6.G: Housing mobility	Allow housing on all religious sites within the City		December 31, 2025	IN-PROGRESS
Program 1.F: Rezone Village Court parcel.			January 31, 2024	COMPLETED
Program 4.H: Provide additional density bonuses and incentives for housing that accommodates special needs groups.			December 31, 2025	IN-PROGRESS
Program 4.I: Allow senior housing with extended care facilities in multi-family and mixed-use zoning districts.			December 31, 2025	IN-PROGRESS
Program 1.I: Incentivize Downtown lot consolidation.			July 31, 2026	

Program 4.G: Assist seniors to maintain and rehabilitate their homes.			July 31, 2026	
Program 6.C: Target housing development in highest resource areas.	Follow-up Outreach		September 31, 2026	
Program 1.H: Facilitate housing on City-owned sites.	Entitlement Review		December 31, 2026	
Program 3.N: Modify standards in the R3 zoning districts.			December 31, 2026	<b>COMPLETED</b>
Program 4.J: Facilitate alternate modes of transportation for residents.	Capital Improvement Project for above head pedestrian crossing signals on San Antonio Road near Downtown Los Altos		December 31, 2027	
Program 5.F: Incentivize the creation of play areas for multi-family housing projects.			December 31, 2027	
Program 1.K: Participate in regional housing needs planning efforts.			Ongoing	<b>ONGOING</b>
Program 1.L: General Plan amendments.			Ongoing	<b>ONGOING</b>
Program 1.M: SB 9 implementation.			Ongoing	<b>ONGOING</b>
Program 1.N: Facilitate and monitor pipeline housing projects.			Ongoing	<b>ONGOING</b>
Program 2.C: Assist in securing funding for affordable housing projects.			Ongoing	<b>ONGOING</b>
Program 2.D: Encourage and streamline Accessory Dwelling Units (ADUs).			Ongoing	<b>ONGOING</b>
Program 2.E: Conduct annual ADU rental income surveys.	Annual Survey		Annually	<b>ONGOING</b>
Program 4.A: Support efforts to fund homeless services.			Ongoing	<b>ONGOING</b>
Program 4.B: Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.			Ongoing	<b>ONGOING</b>
Program 5.A: Monitor condominium conversions.			Ongoing	<b>ONGOING</b>



Program 5.B: Continue to administer the City's affordable housing programs.			Ongoing	<b>ONGOING</b>
Program 5.C: Restrict commercial uses from displacing residential neighborhoods.			Ongoing	<b>ONGOING</b>
Program 5.D: Implement voluntary code inspection program.			Ongoing	<b>ONGOING</b>
Program 5.E: Help secure funding for housing rehabilitation and assistance programs.			Ongoing	<b>ONGOING</b>
Program 6.A: Assist residents with housing discrimination and landlord-tenant complaints.			Ongoing	<b>ONGOING</b>
Program 6.B: Maintain and expand an inventory of affordable housing funding sources.	Inform, Evaluate Apply/Submit		Ongoing	<b>ONGOING</b>
Program 6.F: Affirmatively market physically accessible units.			Ongoing	<b>ONGOING</b>
Program 7.A: Promote energy and water conservation and greenhouse gas reduction through education and awareness campaigns.			Ongoing	<b>ONGOING</b>
Program 7.B: Monitor and implement thresholds and statutory requirements of climate change legislation.			Ongoing	<b>ONGOING</b>