TOWN OF LOS GATOS
COUNCIL MEETING AGENDA
NOVEMBER 04, 2025
110 EAST MAIN STREET AND TELECONFERENCE
TOWN COUNCIL CHAMBERS
7:00 PM

Matthew Hudes, Mayor
Rob Moore, Vice Mayor
Mary Badame, Council Member
Rob Rennie, Council Member
Maria Ristow, Council Member

IMPORTANT NOTICE

This is a hybrid meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through Zoom Webinar (log-in information provided below). You may watch the Council meeting without providing public comment on Comcast cable channel 15 or at www.LosGatosCA.gov/TownYouTube. Members of the public may provide public comments for agenda items in-person or virtually by following the instructions listed at the end of the agenda.

To watch and participate via Zoom, please go to:

https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1

Enter Passcode: 577971

CALL MEETING TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT ITEMS *(Consent Items are considered routine Town business and may be approved by one motion. Any member of the Council may remove an item from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Mayor asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions located at the end of this agenda. If an item is removed, the Mayor has the sole discretion to determine when the item will be heard.)*

1. **Approve the Minutes of the October 21, 2025, Joint Town Council and Planning Commission Special Meeting.**
   RECOMMENDATION: Approve the Minutes of the October 21, 2025, Joint Town Council and Planning Commission Special Meeting.

2. **Approve the Minutes of the October 21, 2025, Town Council Meeting.**
   RECOMMENDATION: Approve the Minutes of the October 21, 2025, Town Council Meeting.

3. Authorize the Town Manager to Execute a Third Amendment to Brightview Tree Care Services, Inc. Agreement for Services to Reduce Tree Maintenance Services and Compensation Through June 30, 2028

RECOMMENDATION: Authorize the Town Manager to Execute a Third Amendment to the Agreement for Services with Brightview Tree Care Services, Inc. (Attachment 1) to reduce the Fiscal Year 2025-26 amount to $161,115 and the total five-year contract not to exceed an amount to $1,076,115.

4. Authorize the Town Manager to Execute a Notice of Completion for the Shannon Pedestrian and Bikeway Improvement Project (CIP No. 18-813-0218; Federal Project No. CML-5067(024)) and Authorize Staff to Record the Notice of Completion

RECOMMENDATION: Accept the Shannon Pedestrian and Bikeway Improvement Project (CIP No. 18-813-0218, Federal Project No. CML-5067(024)) and authorize the Town Manager to execute a Notice of Completion; and direct staff to record the Notice of Completion.

5. Adopt an Ordinance of the Town Council of the Town of Los Gatos to R*epeal* and Replace Town Code Chapter 29, Article IX, "Floodplain Management," In its Entirety, and Adopt the Updated Flood Hazard Maps.

Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Town Code to Repeal Town Code Chapter 29, Article IX, "Floodplain Management," and Replace it with a New Chapter 29, Article IX, "Floodplain Management," in its Entirety, Including Adoption of Updated Flood Hazard Maps.

RECOMMENDATION: Adopt an ordinance of the Town Council of the Town of Los Gatos repealing Town Code Chapter 29, Article IX, "Floodplain Management," in its entirety and replacing it with a new Chapter 29, Article IX, "Floodplain Management," including the updated Flood Hazard Maps.

6. Approve Modifications to the Town's General Fund Reserve Policy as Recommended by the Finance Commission

RECOMMENDATION: Approve modifications to the Town's General Fund Reserve Policy as recommended by the Finance Commission and redlined in Attachment 1.

7. Authorize the Town Manager to Negotiate and Execute an Amendment to the Lease Agreement with the Friends of the Los Gatos Library.

RECOMMENDATION: Authorize the Town Manager to negotiate and execute an amendment to the Lease Agreement with the Friends of the Los Gatos Library.

8. Authorize the Town Manager to Execute a Second Amendment to the Agreement for Services with OpenGov, Inc., Revising the Scope of Work at No Additional Cost

RECOMMENDATION: Authorize the Town Manager to execute a second amendment to the Agreement for Services with OpenGov, Inc. (Attachment 1), revising the Scope of Work at no additional cost.

9. Accept Grant Funding from the Town's Citizens Option for Public Safety/Supplemental Law Enforcement Services Fund (COPS/SLESF) and Authorize Revenue and Expenditure

Adjustments in the Amount of $11,850 to Reflect a Decrease in FY 2025-26 COPS SLESF Grant Program funding Revenue Received from the City of Monte Sereno
RECOMMENDATION: Accept grant funding from the Town's Citizens Option for Public Safety/Supplemental Law Enforcement Services Fund (COPS/SLESF) and authorize revenue and expenditure budget adjustments in the amount of $11,850 to reflect a decrease in FY 2025-26 COPS SLESF Grant Program funding revenue received from the City of Monte Sereno.

VERBAL COMMUNICATIONS *(Members of the public are welcome to address the Town Council on any matter that is not listed on the agenda and is within the subject matter jurisdiction of the Town Council. The law generally prohibits the Town Council from discussing or taking action on such items. However, the Council may instruct staff accordingly. To ensure all agenda items are heard, this portion of the agenda is limited to 30 minutes. In the event additional speakers were not heard during the initial Verbal Communications portion of the agenda, an additional Verbal Communications will be opened prior to adjournment. Each speaker is limited to no more than three (3) minutes or such time as authorized by the Mayor.)*

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes for closing statements.)*

10. Adopt a Resolution To Confirm the Town's Policy in Support of Greenhouse Gas Reduction and Introduce an Ordinance, by Title Only, Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," of the Town of Los Gatos Municipal Code, and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures, as well as Reach Codes Affecting Air Conditioning Replacement and Electrical Readiness in Renovations/Alterations. Alternatively, introduce an Ordinance without the Reach Code provisions. Town Code Amendment Application A-25-005. Project Location: Town Wide. Applicant: Town of Los Gatos.

Ordinance Titles: An Ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes, as Amended; or
An Ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," and Replacing Them with a New chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, and Fire Codes as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures.

RECOMMENDATION: Adopt a Resolution to Confirm the Town's Policy in Support of Greenhouse Gas Reduction (Attachment 1) and Introduce an Ordinance (Attachment 2), by title only, repealing Chapter 6, Building Regulations, and Chapter 9, Fire Prevention and Protection, of the Town of Los Gatos Municipal Code, and replace them with a new Chapter 6, Building Codes and Regulations, that includes the new 2025 California Building, Fire, and Reach Codes as amended. Alternatively, introduce an Ordinance without the Reach Codes (Attachment 4). Amendments include updated fire safety requirements in Wildland Urban Interface (WUI) areas for new, renovated, or repaired structures, as well as potential Reach Codes affecting air conditioning replacement and electrical readiness in renovations/alterations.

11. **Consider a Recommendation by the Planning Commission to Approve Architecture and Site and Zone Change Applications to Demolish the Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and Introduce an Ordinance Effecting a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). Located at 14331 Capri Drive. APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty. Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Zoning from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet) for Property Located at 14331 Capri Drive.**
RECOMMENDATION: Accept the Planning Commission's recommendation and introduce an Ordinance effecting a Zone Change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet), and adopt a Resolution approving an Architecture and Site application to demolish an existing single-family residence and construct a new single-family residence with site improvements requiring a grading permit on property located at 14331 Capri Drive.

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

12. **Authorize the Town Manager to Execute and Renegotiate a 10-Year Agreement with Axon Enterprise, Inc. for the Axon ISLE 10+ Program Including Body-Worn Cameras, Vehicle Fleet Cameras, Tasers, Axon Fusus Integrated Software, Axon Drone First Responder Technology, Axon Standards, and Axon VR Training Simulator for a total amount not to exceed $2,791,568; and authorize revenue and expenditure budget adjustments in the amount of $26,820 to reflect increased donation revenue received from the Police Foundation and the corresponding expenditures associated with the Axon agreement**
RECOMMENDATION: Authorize the Town Manager to execute and negotiate a 10-year agreement with Axon Enterprise, Inc. for the Axon Integrated Safety and Law Enforcement (ISLE) 10+ program, encompassing body-worn cameras, fleet cameras, Tasers, real-time crime center integration, drone technology, Axon Standards, and Axon VR training for a total amount not to exceed $2,791,568; and authorize revenue and expenditure budget adjustments in the amount of $26,820 to reflect increased donation revenue received

from the Police Foundation and the corresponding expenditures associated with the Axon agreement.

13. **Informational Report on E-Bike Safety, Education, Enforcement, and Legislation**
RECOMMENDATION: Receive the informational report summarizing the Los Gatos-Monte Sereno Police Department's (LGMSPD) local, regional, and statewide efforts and alignment in addressing electric bicycle (e-bike) safety, including education, enforcement, legislative awareness, and partnership collaboration. No Council action is requested.

COUNCIL / MANAGER MATTERS

CLOSED SESSION REPORT

ADJOURNMENT *(Council policy is to adjourn no later than midnight unless a majority of Council votes for an extension of time.)*

ADA NOTICE - In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

NOTICE REGARDING SUPPLEMENTAL MATERIALS - Materials related to an item on this agenda submitted to the Town Council after initial distribution of the agenda packets are available for public inspection in the Clerk's Office at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Town Council agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

HOW TO PARTICIPATE

Members of the public may provide public comments for agenda items in-person or virtually through the Zoom Webinar by following the instructions listed below.
The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom Webinar (Online): To participate from a PC, Mac, iPad, iPhone or Android device. Please use this URL to join: https://losgatosca-gov.zoom.us/j/86730363468?pwd=pfKQoh92JnbwOYwFvZqIdSSWpjxYoK.1
Passcode: **577971**. You can also type in **867 3036 3468** in the "Join a Meeting" page on the Zoom website at www.zoom.us and use passcode **577971**. When the Mayor announces the item for which you wish to speak, click the "raise hand" feature in Zoom.
Telephone: To participate by phone please dial 1 (408) 961-3927 or 1 (855) 758-1310 for US Toll-free and use Meeting ID: **867 3036 3468**. When the Mayor announces the item for which you wish to speak, press *9 on your telephone keypad to raise your hand.
In-Person: Please complete a "speaker's card" located on the back of the chamber benches and submit it to the Town Clerk before the meeting or when the Mayor announces the item for which you wish to speak.

NOTES: Comments will be limited to three (3) minutes or less at the Mayor's discretion. If you are unable to participate in real-time, you may email to Clerk@losgatosca.gov the subject line "Public Comment Item #__ " (insert the item number relevant to your comment).
Deadlines to submit written comments are:

-11:00 a.m. the Thursday before the Council meeting for inclusion in the agenda packet.
-11:00 a.m. the Friday and Monday before the Council meeting for inclusion in an addendum.
-11:00 a.m. the day of the Council meeting for inclusion in a desk item.

DRAFT
Minutes of the Joint Special Meeting
Town Council and Planning Commission
Tuesday, October 21, 2025

The Town Council of the Town of Los Gatos conducted a special meeting in person and via teleconference.

MEETING CALLED TO ORDER AT APPROXIMATELY 5:18 P.M.

ROLL CALL
Present: Mayor Matthew Hudes, Vice Mayor Rob Moore, Council Member Mary Badame, Council Member Rob Rennie, Council Member Maria Ristow, Commissioner Rob Stump, Commissioner Steven Raspe, Commissioner Joe Sordi, Commissioner Susan Burnett, Commissioner Jeffrey Barnett, Vice Chair Kendra Burch, Chair Emily Thomas.
Absent: None.

VERBAL COMMUNICATIONS (ONLY ON ITEMS ON THE AGENDA)
Carin Yamamoto
- Inquired about the consultant's presentation.

Member of the Public
- Commented on various concerns.

PRESENTATION
i. Overview of the California Environmental Quality Act (CEQA).

Gabreille Whelan, Town Attorney, introduced the consultants.

Akoni Danielsen and Shannon George, David J. Powers and Associates, gave a presentation on CEQA, including the following key concepts: discretion, project descriptions, baselines, thresholds, how to address local issues not covered by CEQA, mitigation, levels of environmental review (decision tree, scope of analysis, how to determine what is needed, substantial evidence, initial study versus EIR, and risk management), common exemptions, tiering (guidelines), public review period (public comment), findings, statement of overriding consideration, approvals, role of the Council, and cumulative analysis.

The Town Council and the Planning Commission asked questions and provided comments related to CEQA.

ADJOURNMENT
The meeting adjourned at approximately 6:55 p.m.

Respectfully Submitted:

_____
Jenna De Long, Deputy Town Clerk

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 2

DRAFT
Minutes of the Town Council Meeting
Tuesday, October 21, 2025

The Town Council of the Town of Los Gatos conducted a regular meeting in person and via teleconference.

MEETING CALLED TO ORDER AT 7:11 P.M.

ROLL CALL
Present: Mayor Matthew Hudes, Vice Mayor Rob Moore, Council Member Mary Badame, Council Member Rob Rennie, Council Member Maria Ristow.
Absent: None.

PLEDGE OF ALLEGIANCE
Mayor Hudes invited Isabella Burlinson to lead the Pledge of Allegiance. The audience was invited to participate.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)
1. Approve the Minutes of the October 6, 2025, Joint Special Meeting of the Town Council and Finance Commission.
2. Approve the Minutes of the October 7, 2025, Closed Session Town Council Meeting.
3. Approve the Minutes of the October 7, 2025, Town Council Meeting.
4. Approve the Minutes of the October 14, 2025, Closed Session Town Council Meeting.
5. Receive the Monthly Financial and Investment Report for August 2025.
6. Adopt an Ordinance of the Town Council of the Town of Los Gatos Amending Planned Development Ordinance 2025 to Allow Modifications to Building E at 50 University Avenue (Old Town Center) on Property Zoned C-2:LHP:PD. Building E is Located at 31 University Avenue Within the Old Town Center. APN 529-02-044. Planned Development Modification Application PD-25-001. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: SRI Old Town, LLC. Applicant: Rick Nelson, MBH Architects. Project Planner: Erin Walters. Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending Planned Development Ordinance 2025 to Allow Modifications to Building E at 50 University Avenue (Old Town Center). **ORDINANCE 2377**

Mayor Hudes opened public comment.

Member of the Public
- Commented on concerns related to items one through four.

Mayor Hudes closed public comment.

Mayor Hudes made a request to correct item three [the minutes of the October 7, 2025, Town Council Meeting] to reflect that the vote on the motion related to Item 12 [Adopt a Resolution Establishing Standard Operating Provisions for Boards, Commissions, and Committees] was 3-2, with Vice Mayor Moore, Council Member Rennie, and Council Member Ristow voting in favor and Council Member Badame and Mayor Hudes opposed.

MOTION: **Motion** by **Vice Mayor Moore** to approve the consent items with the correction stated by the Mayor. **Seconded** by **Council Member Ristow.**

VOTE: **Motion passed unanimously.**

VERBAL COMMUNICATIONS

Carin Yamamoto
- Commented on a presentation given at an earlier meeting.

Member of the Public
- Commented on various concerns.

Joe Enz, Friends of the Los Gatos Creek
- Commented on various topics.

OTHER BUSINESS

7. Authorize the Town Manager to enter into an Agreement with NHA Advisors, LLC (NHA) to deliver Fiscal Condition Analysis, Fiscal Impact Analysis, Asset Liability Management, and Wildfire Risk Mitigation Studies including any optional services as directed by the Town Council, in the not to exceed amount of $250,50; and authorize an Expenditure Budget Adjustment of $250,500 from the available Unassigned fund Balance.

Chris Constantin, Town Manager, presented the staff report and requested the Council approve an alternative motion:

Authorize the Town Manager to negotiate and execute an agreement with NHA Advisors for the full suite of core RFP Services, excluding the optional wildfire study and excluding the two optional services in the first study, in an amount not to exceed $191,000 with flexibility to come back to Council and expand that scope at a future time should it be necessary, and to approve the corresponding $191,000 budget adjustment from the unassigned fund balance.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council asked questions and discussed the item.

MOTION: **Motion** by **Council Member Badame** to authorize the Town Manager to enter an agreement with NHA Advisors, LLC, to deliver staff's alternative recommendation in delivering and executing base costs of study one, study two, along with team management for both studies and study three, for a total not to exceed [$]191,000. **AMENDMENT**: Authorize the Town Manager to execute said agreement and to appropriate from the unassigned fund balance $191,000. **Seconded** by **Council Member Ristow**.

VOTE: **Motion passed unanimously.**

8. Receive an update on the Town's federal funding and consider sunsetting the requirement to receive this report every other month.

Katy Nomura, Assistant Town Manager, presented the staff report.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

Council asked questions, discussed the item, and received the update.

MOTION: **Motion** by **Council Member Ristow** to sunset the requirements for bi-monthly updates until or unless a funding hold-up occurs that impacts federal funding being held back. **Seconded** by **Council Member Rennie**.

VOTE: **Motion passed unanimously.**

PUBLIC HEARING

9. Accept the Planning Commission's recommendation and introduce an ordinance repealing Town Code Chapter 29, Article IX, "Floodplain Management," in its entirety and replacing it with a new Chapter 29, Article IX, "Floodplain Management," including the updated Flood Hazard Maps. Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Town Code to Repeal Town Code Chapter 29, Article IX, "Floodplain Management," and Replace it with a New Chapter 29, Article IX, "Floodplain Management," in its Entirety, Including Adoption of Updated Flood Hazard Maps.

Nicolle Burnham, Parks and Public Works Director, presented the staff report.

Council discussed the item.

Mayor Hudes opened public comment.

No one spoke.

Mayor Hudes closed public comment.

MOTION: **Motion** by **Council Member Badame** to accept the Planning Commission's recommendation and introduce an ordinance repealing Town Code Chapter 29, Article IX, "Floodplain Management," in its entirety and replacing it with a new Chapter 29, Article IX, "Floodplain Management," including the updated Flood Hazard Maps. **Seconded** by **Council Vice Mayor Moore.**

VOTE: **Motion passed unanimously.**

COUNCIL/TOWN MANAGER REPORTS

Council Matters

- Council Member Badame stated she participated in National School Lunch Week at Blossom Hill Elementary School and attended the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon.
- Council Member Ristow stated she attended the League of California Cities Annual Conference, the Youth Citizen of the Year Awards, the Yavneh Day School Interfaith 2025 Climate Fair, the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon, and National School Lunch Week at Daves Avenue School.
- Vice Mayor Moore stated he attended the League of California Cities Annual Conference, the Youth Park Day and Youth Citizens of the Year Awards, the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon; participated in National School Lunch Week at Louise Van Meter Elementary School; attended Bay Area Municipal Elections Committee (BAYMEC) Progress Never Stops Brunch; met with the Los Gatos High School Principal and one of the Board of Trustees regarding E-Bikes; and attended a Finance Commission meeting.
- Council Member Rennie provided data on home fire safety.
- Mayor Hudes stated he attended the League of California Cities Annual Conference; participated in a Finance Commission meeting, a hearing at the Santa Clara County Superior Court on the Town of Los Gatos vs. Arya/Lux, the Los Gatos-Monte Sereno Police Foundation Recognition Awards Luncheon; toured the On Lok facility for older adults; and observed the Diversity, Equity, and Inclusion Commission meeting; participated in National School Lunch Week at Louise Van Meter Elementary School; and attended a ribbon cutting for Arms Cyber Defense.

Town Manager Matters

Chris Constantin, Town Manager

- Announced that the Mediterranean fruit fly quarantine zone now includes parts of Los

Gatos and urged residents of Los Gatos to refrain from removing or consuming fruits or vegetables outside of their property, and dispose of them in a sealed bag in the garbage bin, not the green waste bin, to help reduce the spread of the fruit fly.
- Announced the Town has evaluated the Insurance Joint Powers Authority (JPA) and stated a recommendation will be brought to Council to reduce insurance costs and expand coverage.
- Commented on the Town's consultant firm, Goldfarb and Lipman, providing information on new affordable housing laws at the League of California Cities - City Attorney Session.
- Recognized Council Member Ristow for her panel discussion on Council-Manager relations at the League of California Cities Conference.

Closed Session Report

Gabrielle Whelan, Town Attorney
- Stated that the Town Council met in closed session on October 14, 2025, to discuss three topics: one item related to anticipated litigation pursuant to Government Code Section 54956.9, and two items of real property negotiation pursuant to Government Code Section 54956.8, and there is no reportable action on those items.
- Commented on the estimated timing for the decision on the Santa Clara County Superior hearing.

ADJOURNMENT

The meeting adjourned at 8:43 p.m.

Respectfully Submitted:

_____

Jenna De Long, Deputy Town Clerk

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 3

DATE: November 4, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Authorize the Town Manager to Execute a Third Amendment to Brightview Tree Care Services, Inc. Agreement for Services to Reduce Tree Maintenance Services and Compensation Through June 30, 2028**

RECOMMENDATION: Authorize the Town Manager to Execute a Third Amendment to the Agreement for Services with Brightview Tree Care Services, Inc. (Attachment 1) to reduce the Fiscal Year 2025-26 amount to $161,115 and the total five-year contract not to exceed an amount to $1,076,115.

FISCAL IMPACT:

The recommended amendment reduces the Fiscal Year 2025-26 compensation for tree maintenance services within the Parks and Public Works Streets Program (5401) in an amount of $50,000 and increases compensation for tree removal associated with the Shannon Road Repair Project (CIP No. 811-0008) in an amount of $11,115. The net effect reduces the contract amount for FY 2025-26 by $38,885 for a total of $161,115, and a total five-year agreement not-to-exceed amount of $1,076,115. Funding for subsequent fiscal years will be subject to future budget approvals.

STRATEGIC PRIORITY:

This action supports the Town's strategic priorities of fiscal stability and public safety.

BACKGROUND:

A Request for Proposal (RFP) was conducted for town-wide tree maintenance services, and on May 8, 2023, four proposals were received. Brightview Tree Care Services, Inc. presented as the

PREPARED BY: Tyler Thomas
Superintendent

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director, and Parks and Public Works Director

lowest responsible bidder, and on June 20, 2023, the Town Council authorized the execution of a five-year Agreement for Services with Brightview Tree Care Services, Inc. for Townwide tree maintenance at $200,000 per year.

On April 16, 2024, the Town Council approved a First Amendment to increase Fiscal Year 2023-24 compensation by $100,000.

On May 6, 2025, the Town Council approved a Second Amendment to increase Fiscal Year 2024-25 compensation by $15,000.

The proposed Third Amendment reduces tree maintenance services and corresponding compensation in Fiscal Year 2025-26 in response to budget balancing measures.

DISCUSSION:

During the development of the Fiscal Year 2025-26 Operating Budget, the Parks and Public Works department was directed to identify cost-saving measures to assist in balancing the Town's General Fund. As part of this effort, staff proposed a reduction in the Streets Program (5401) tree maintenance budget. This reduction necessitates a corresponding decrease in contracted tree maintenance services provided through Brightview Tree Care Services, Inc.

The reduced tree maintenance will result in deferral of noncritical tree trimming and maintenance activities. Staff will continue to prioritize work related to public safety and emergency response, including hazardous tree removals, clearance for vehicular and pedestrian travel, and maintenance around key infrastructure. This approach ensures that essential services are maintained while aligning expenditures with available funding.

In addition to the reduction in operating budget–funded maintenance, the amendment adds funding for tree work under the Shannon Road Repair Project (CIP No. 811-0008). This work includes the removal of a large hazardous oak tree leaning over Hicks Road, which poses a safety risk to motorists and residents. Since Hicks Road will serve as a detour route during the Shannon Road project, the removal of this tree has become imperative. Removal of vegetation along the proposed detour route was not included in the contract documents for the capital project. Funding for this component is provided through previously appropriated CIP project funds.

With these changes, the total contract amount for Fiscal Year 2025–26 will be $161,115, and the total five-year agreement amount will not exceed $1,076,115. This amendment allows the Town to align service levels with the approved operating budget while supporting implementation of a capital project.

SUBJECT: Authorize the Town Manager to Execute a Third Amendment to Brightview Tree Care Services, inc. Agreement for Services.

DATE: October 17, 2025

CONCLUSION:

Authorize the Town Manager to execute a Third Amendment to the Agreement for Services with Brightview Tree Care Services, Inc. to reduce the scope of work and compensation for 2025-26.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required. The removal of the tree along Hicks Road is Categorically Exempt per Section 15301.

Attachments:

1. Third Amendment to Agreement for Services
2. Original Agreement with First Amendment and Second Amendments

THIRD AMENDMENT TO AGREEMENT FOR SERVICES

This THIRD AMENDMENT TO AGREEMENT FOR SERVICES is dated for identification this 4th day of November 2025 and amends that certain Second Amendment to Agreement for Services dated May 6, 2025, made by and between the Town of Los Gatos, ("Town,") and the Brightview Tree Care Services, Inc. (“Service Provider”) identified as a C Corporation and whose address is P.O. Box 31001-2643, Pasadena, CA 91110-2463.

RECITALS

A. Town and Service Provider entered into an Agreement for Services on June 20, 2023, (“Agreement”), a First Amendment to Agreement for Services on April 16, 2024, and a Second Amendment to Agreement for Services on May 6, 2025.

B. Town desires to amend the Agreement to reduce the compensation for Year 3 Fiscal Year 2025/26.

C. Town desires to add funding for tree work under the Shannon Road Repair Project (CIP No. 811-0008).

AMENDMENT

1. Section 2.6 Compensation is replaced in its entirety to read:

   Year 1 Fiscal Year 2023/24 - $300,000

   Year 2 Fiscal Year 2024/25 - $215,000

   Year 3 Fiscal Year 2025/26 - $161,115

   Year 4 Fiscal Year 2026/27- $200,000

   Year 5 Fiscal Year 2027/28- $200,000

   For a total agreement amount not to exceed $1,076,115

   Compensation is subject to Operating Budget Appropriations. Charges as defined in Exhibit A may be increased annually based on the San Francisco-Oakland-San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, all items (CPI). The adjustment shall be based upon the CPI published on December 31 of the preceding year. If the CPI indicates a downward adjustment, compensation will remain at the base amount. Payment shall be based upon Town approval of each task.

2. All other terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Town and Service Provider have executed this Amendment.

Town of Los Gatos:

_____
Chris Constantin, Town Manager

Service Provider by:

_____
Brandon Steene, Vice President/GM

Department Approval:

_____
Nicolle Burnham
Director of Parks and Public Works

Approved as to Form:

_____
Gabrielle Whelan, Town Attorney

SECOND AMENDMENT TO AGREEMENT FOR SERVICES

This SECOND AMENDMENT TO AGREEMENT FOR SERVICES is dated for identification this 6th day of May 2025 and amends that certain First Amendment to Agreement for Services dated April 16, 2024, made by and between the Town of Los Gatos, ("Town,") and the Brightview Tree Care Services, Inc. (“Service Provider”) identified as a C Corporation and whose address is P.O. Box 31001-2643, Pasadena, CA 91110-2463.

RECITALS

A. Town and Service Provider entered into an Agreement for Services on June 20, 2023, (“Agreement”), a First Amendment to Agreement for Services on April 16, 2024, copies of which is attached hereto and incorporated by reference as Exhibit A to this Amendment.

B. Town desires to amend the Agreement to increase the compensation.

AMENDMENT

1. Section 2.6 Compensation is replaced in its entirety to read:

   Year 1 Fiscal Year 2023/24 - $200,000

   Year 2 Fiscal Year 2024/25 - $200,000; Modified via First Amendment to $300,000

   Year 3 Fiscal Year 2025/26 - $200,000; Modified via Second Amendment to $215,000

   Year 4 Fiscal Year 2025/26 - $200,000

   Year 5 Fiscal Year 2026/27- $200,000

   For a total agreement amount not to exceed $1,115,000, inclusive of all costs.

   Compensation is subject to Operating Budget Appropriations. Charges as defined in Exhibit A may be increased annually based on the San Francisco-Oakland-San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, all items (CPI). The adjustment shall be based upon the CPI published on December 31 of the preceding year. If the CPI indicates a downward adjustment, compensation would remain at the base amount. Payment shall be based upon Town approval of each task.

2. All other terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Town and Service Provider have executed this Amendment.

Town of Los Gatos:

_____
Chris Constantin, Town Manager

Approved as to Consent:

_____
Fred Freund, Division President

Department Approval:

_____
Nicolle Burnham
Director of Parks and Public Works

Approved as to Form:

_____
Gabrielle Whelan, Town Attorney

Attest:

_____
Wendy Wood, CMC, Town Clerk

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FIRST AMENDMENT TO AGREEMENT FOR SERVICES

This FIRST AMENDMENT TO AGREEMENT FOR SERVICES is dated for identification this 16th day of April 2024 and amends that certain Agreement for Services dated June 20, 2023, made by and between the Town of Los Gatos, ("Town,") and the Brightview Tree Care Services, Inc. (“Service Provider”) identified as a C Corporation and whose address is P.O. Box 31001-2643, Pasadena, CA 91110-2463

RECITALS

A. Town and Service Provider entered into an Agreement for Services on June 20, 2023, (“Agreement”), a copy of which is attached hereto and incorporated by reference as Exhibit A to this Amendment.

B. Town desires to amend the Agreement to increase the compensation.

AMENDMENT

1. Section 2.6 Compensation is amended to read as follows:

   Additional compensation for Service Providers professional services shall be increased for Fiscal Year 2023/24 in an amount of $100,000 for a total annual amount not to exceed $300,000 and a total agreement amount not to exceed $ 1,100,000.

2. All other terms and conditions of the Agreement remain in full force and effect.

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IN WITNESS WHEREOF, the Town and Service Provider have executed this Amendment.

Town of Los Gatos:

DocuSigned by:
Laurel Prevetti 5/3/2024
853FEEA2EB39470...
Laurel Prevetti, Town Manager

Approved as to Consent:

DocuSigned by:
Brandon Steene 4/30/2024
AEA1F513D8C1462...
Brandon Steene
Vice President/General Manager

Department Approval:

DocuSigned by:
Nicolle Burnham 4/30/2024
0E9783134904 4C3...
Nicolle Burnham
Director of Parks and Public Works

Approved as to Form:

DocuSigned by:
Gabrielle Whelan 5/2/2024
EFD6730A5534428...
Gabrielle Whelan, Town Attorney

Attest:

DocuSigned by:
Wendy Wood 5/3/2024
BF6EBCBE2C214F8...
Wendy Wood, CMC, Town Clerk

DocuSign Envelope ID: D21FD9B4-A7DD-49C9-88CC-B6595991F336

AGREEMENT FOR SERVICES

THIS AGREEMENT is dated for identification this 20th day of June 2023 and is made by and between TOWN OF LOS GATOS, a California municipal corporation, ("Town"), and Brightview Tree Care Services, Inc. ("Service Provider"), identified as a C Corporation and whose address is P.O. Box 31001-2643, Pasadena, CA 91110-2463. This Agreement is made with reference to the following facts.

I. RECITALS

1.1 Town sought proposals for the services described in this Agreement, and Service Provider was found to be the lowest responsible supplier for this purchase.

1.2 Service Provider represents and affirms that it is willing to perform the desired work pursuant to this Agreement.

1.3 Town desires to engage Service Provider to provide tree trimming maintenance services.

1.4 Service Provider warrants it possesses the distinct professional skills, qualifications, experience, and resources necessary to timely perform the services described in this Agreement. Service Provider acknowledges Town has relied upon these warranties to retain Service Provider.

II. AGREEMENT

2.1 Scope of Services. Service Provider shall provide services as described in that certain Proposal sent to the Town on May 8, 2023, which is hereby incorporated by reference and attached as Exhibit A.

2.2 Term and Time of Performance. The effective date of this Agreement shall begin July 1, 2023 and will continue through June 30, 2028 subject to appropriation of funds, notwithstanding any other provision in this agreement.

2.3 Compliance with Laws. The Service Provider shall comply with all applicable laws, codes, ordinances, and regulations of governing federal, state and local laws. Service Provider represents and warrants to Town that it has all licenses, permits, qualifications and approvals of whatsoever nature which are legally required for Service Provider to practice its profession. Service Provider shall maintain a Town of Los Gatos business license pursuant to Chapter 14 of the Code of the Town of Los Gatos.

2.4 Sole Responsibility. Service Provider shall be responsible for employing or engaging all persons necessary to perform the services under this Agreement.

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2.5 Information/Report Handling. All documents furnished to Service Provider by the Town and all reports and supportive data prepared by the Service Provider under this Agreement are the Town's property and shall be delivered to the Town upon the completion of services or at the Town's written request. All reports, information, data, and exhibits prepared or assembled by Service Provider in connection with the performance of its services pursuant to this Agreement are confidential until released by the Town to the public, and the Service Provider shall not make any of these documents or information available to any individual or organization not employed by the Service Provider or the Town without the written consent of the Town before such release. The Town acknowledges that the reports to be prepared by the Service Provider pursuant to this Agreement are for the purpose of evaluating a defined project, and Town's use of the information contained in the reports prepared by the Service Provider in connection with other projects shall be solely at Town's risk, unless Service Provider expressly consents to such use in writing. Town further agrees that it will not appropriate any methodology or technique of Service Provider which is and has been confirmed in writing by Service Provider to be a trade secret of Service Provider.

2.6 Compensation: Base compensation for services shall not exceed $200,000 in Fiscal Year 2023/24, and one million dollars over the five year agreement period. Compensation will be subject to Operating Budget Appropriations. Charges as defined in Exhibit A may be increased annually based on the San Francisco-Oakland-San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, all items (CPI). The adjustment shall be based upon the CPI published on December 31 of the preceding year. If the CPI indicates a downward adjustment, compensation would remain at the base amount. Payment shall be based upon Town approval of each task.

2.7 Billing. Billing shall be monthly by invoice within thirty (30) days of the rendering of the service and shall be accompanied by a detailed explanation of the work performed by whom at what rate and on what date. Also, plans, specifications, documents or other pertinent materials shall be submitted for Town review, even if only in partial or draft form.

Payment shall be net thirty (30) days. All invoices and statements to the Town shall be addressed as follows:

Invoices:
Town of Los Gatos
Attn: Accounts Payable
P.O. Box 655
Los Gatos, CA 95031-0655

2.8 Availability of Records. Service Provider shall maintain the records supporting this billing for not less than three years following completion of the work under this Agreement. Service Provider shall make these records available to authorized personnel of the Town at the Service Provider offices during business hours upon written request of the Town.

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2.9 Assignability and Subcontracting. The services to be performed under this Agreement are unique and personal to the Service Provider. No portion of these services shall be assigned or subcontracted without the written consent of the Town.

2.10 Independent Contractor. It is understood that the Service Provider, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and not an agent or employee of the Town. As an independent contractor he/she shall not obtain any rights to retirement benefits or other benefits which accrue to Town employee(s). With prior written consent, the Service Provider may perform some obligations under this Agreement by subcontracting, but may not delegate ultimate responsibility for performance or assign or transfer interests under this Agreement. Service Provider agrees to testify in any litigation brought regarding the subject of the work to be performed under this Agreement. Service Provider shall be compensated for its costs and expenses in preparing for, traveling to, and testifying in such matters at its then current hourly rates of compensation, unless such litigation is brought by Service Provider or is based on allegations of Service Provider's negligent performance or wrongdoing.

2.11 Conflict of Interest. Service Provider understands that its professional responsibilities are solely to the Town. The Service Provider has and shall not obtain any holding or interest within the Town of Los Gatos. Service Provider has no business holdings or agreements with any individual member of the Staff or management of the Town or its representatives nor shall it enter into any such holdings or agreements. In addition, Service Provider warrants that it does not presently and shall not acquire any direct or indirect interest adverse to those of the Town in the subject of this Agreement, and it shall immediately disassociate itself from such an interest, should it discover it has done so and shall, at the Town's sole discretion, divest itself of such interest. Service Provider shall not knowingly and shall take reasonable steps to ensure that it does not employ a person having such an interest in this performance of this Agreement. If after employment of a person Service Provider discovers it has employed a person with a direct or indirect interest that would conflict with its performance of this Agreement Service Provider shall promptly notify Town of this employment relationship, and shall, at the Town's sole discretion, sever any such employment relationship.

2.12 Equal Employment Opportunity. Service Provider warrants that it is an equal opportunity employer and shall comply with applicable regulations governing equal employment opportunity. Neither Service Provider nor its subcontractors do and neither shall discriminate against persons employed or seeking employment with them on the basis of age, sex, color, race, marital status, sexual orientation, ancestry, physical or mental disability, national origin, religion, or medical condition, unless based upon a bona fide occupational qualification pursuant to the California Fair Employment & Housing Act.

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III. INSURANCE AND INDEMNIFICATION

3.1 Minimum Scope of Insurance:

i. Service Provider agrees to have and maintain, for the duration of the contract, General Liability insurance policies insuring him/her and his/her firm to an amount not less than: two million dollars ($2,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.

ii. Service Provider agrees to have and maintain for the duration of the contract, an Automobile Liability insurance policy ensuring him/her and his/her staff to an amount not less than one million dollars ($1,000,000) combined single limit per accident for bodily injury and property damage.

iii. Service Provider shall provide to the Town all certificates of insurance, with original endorsements effecting coverage. Service Provider agrees that all certificates and endorsements are to be received and approved by the Town before work commences.

General Liability:

i. The Town, its elected and appointed officials, employees, and agents are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the Service Provider; products and completed operations of Service Provider, premises owned or used by the Service Provider.

ii. The Service Provider's insurance coverage shall be primary insurance as respects the Town, its elected and appointed officials, employees, and agents. Any insurance or self-insurances maintained by the Town, its officers, officials, employees or volunteers shall be excess of the Service Provider's insurance and shall not contribute with it.

iii. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Town, its officers, officials, employees or volunteers.

iv. The Service Provider'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.

3.2 All Coverages. Each insurance policy required in this item shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has

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been given to the Town. Current certification of such insurance shall be kept on file at all times during the term of this agreement with the Town Clerk.

3.3 Workers' Compensation. In addition to these policies, Service Provider shall have and maintain Workers' Compensation insurance as required by California law and shall provide evidence of such policy to the Town before beginning services under this Agreement. Further, Service Provider shall ensure that all subcontractors employed by Service Provider provide the required Workers' Compensation insurance for their respective employees.

3.4 Indemnification. The Service Provider shall save, keep, hold harmless and indemnify and defend the Town its elected and appointed officials, agents, employees, and volunteers from all damages, liabilities, penalties, costs, or expenses in law or equity that may at any time arise or be set up because of damages to property or personal injury received by reason of, or in the course of performing work which may be occasioned by a willful or negligent act or omissions of the Service Provider, or any of the Service Provider's officers, employees, or agents or any subcontractor.

IV. GENERAL TERMS

4.1 Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder, nor does waiver of a breach or default under this Agreement constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.

4.2 Governing Law. This Agreement, regardless of where executed, shall be governed by and construed to the laws of the State of California. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Santa Clara.

4.3 Termination of Agreement. The Town and the Service Provider shall have the right to terminate this agreement with or without cause by giving not less than fifteen days (15) written notice of termination. In the event of termination, the Service Provider shall deliver to the Town all plans, files, documents, reports, performed to date by the Service Provider. In the event of such termination, Town shall pay Service Provider an amount that bears the same ratio to the maximum contract price as the work delivered to the Town bears to completed services contemplated under this Agreement, unless such termination is made for cause, in which event, compensation, if any, shall be adjusted in light of the particular facts and circumstances involved in such termination.

4.4 Prevailing Wages. This project is subject to the requirements of Section 1720 et seq. of the California Labor Code requiring the payment of prevailing wages, the training of apprentices and compliance with other applicable requirements. Contractors and all subcontractors who perform work on the project are required to comply with these requirements. Prevailing wages apply to all projects over $1,000 which are defined as a "public work" by the State of California. This includes: construction, demolition,

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repair, alteration, maintenance and the installation of photovoltaic systems under a Power Purchase Agreement when certain conditions are met under Labor Code Section 1720.6. This include service and warranty work on public buildings and structures.

4.4.1 The applicable California prevailing wage rate can be found at www.dir.ca.gov and are on file with the Town of Los Gatos Parks and Public Works Department, which shall be available to any interested party upon request. The contractor is also required to have a copy of the applicable wage determination posted and/or available at each jobsite.

4.4.2 Specifically, contractors are reminded of the need for compliance with Labor Code Section 1774-1775 (the payment of prevailing wages and documentation of such), Section 1776 (the keeping and submission of accurate certified payrolls) and 1777.5 in the employment of apprentices on public works projects. Further, overtime, weekend and holiday pay, and shift pay must be paid pursuant to applicable Labor Code section.

4.4.3 The public entity for which work is being performed or the California Department of Industrial Relations may impose penalties upon contractors and subcontractors for failure to comply with prevailing wage requirements. These penalties are up to $200 per day per worker for each wage violations identified; $100 per day per worker for failure to provide the required paperwork and documentation requested within a 10-day window; and $25 per day per worker for any overtime violation.

4.4.4 As a condition to receiving progress payments, final payment and payment of retention on any and all projects on which the payment of prevailing wages is required, the contractor agrees to present to the TOWN, along with its request for payment, all applicable and necessary certified payrolls (for itself and all applicable subcontractors) for the time period covering such payment request. The term “certified payroll” shall include all required documentation to comply with the mandates set forth in Labor Code Section 1720 et seq, as well as any additional documentation requested by the Agency or its designee including, but not limited to: certified payroll, fringe benefit statements and backup documentation such as monthly benefit statements, employee timecards, copies of wage statements and cancelled checks, proof of training contributions (CAC2 if applicable), and apprenticeship forms such as DAS-140 and DAS-142.

4.4.5 In addition to submitting the certified payrolls and related documentation to the TOWN, the contractor and all subcontractors shall be required to submit certified payroll and related documents electronically to the California Department of Industrial Relations. Failure to submit payrolls to the DIR when mandated by the project parameters shall also result in the withholding of progress, retention and final payment.

4.4.6 No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].

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4.4.7 No contractor or subcontractor may be awarded a contract for public work on a public works project, unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. Contractors MUST be a registered "public works contractor" with the DIR AT THE TIME OF BID. Where the prime contract is less than $15,000 for maintenance work or less than $25,000 for construction alternation, demolition or repair work, registration is not required.

4.4.8 Should any contractor or subcontractors not be a registered public works contractor and perform work on the project, Contractor agrees to fully indemnify the TOWN for any fines assessed by the California Department of Industrial Relations against the TOWN for such violation, including all staff costs and attorney's fee relating to such fine.

4.4.9 The TOWN shall withhold any portion of a payment; including the entire payment amount, until certified payroll forms and related documentation are properly submitted, reviewed and found to be in full compliance. In the event that certified payroll forms do not comply with the requirements of Labor Code Section 1720 et seq., the TOWN may continue to hold sufficient funds to cover estimated wages and penalties under the contract.

4.5 Amendment. No modification, waiver, mutual termination, or amendment of this Agreement is effective unless made in writing and signed by the Town and the Service Provider.

4.6 Disputes. In any dispute over any aspect of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, including costs of appeal.

4.7 Notices. Any notice required to be given shall be deemed to be duly and properly given if mailed postage prepaid, and addressed to:

Town of Los Gatos
Attn: Town Clerk
110 E. Main Street
Los Gatos, CA 95030

Brightview Tree Services, Inc.
P.O. Box 31001-2643
Pasadena, CA 91110-2463

or personally delivered to Service Provider to such address or such other address as Service Provider designates in writing to Town.

4.8 Order of Precedence. In the event of any conflict, contradiction, or ambiguity between the terms and conditions of this Agreement in respect of the Products or Services and any attachments to this Agreement, then the terms and conditions of this Agreement shall prevail over attachments or other writings.

4.9 Entire Agreement. This Agreement, including all Exhibits, constitutes the complete and exclusive statement of the Agreement between the Town and Service Provider. No terms,

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conditions, understandings or agreements purporting to modify or vary this Agreement, unless hereafter made in writing and signed by the party to be bound, shall be binding on either party.

IN WITNESS WHEREOF, the Town and Service Provider have executed this Agreement.

Town of Los Gatos by:

DocuSigned by:
Laurel Prevetti
853FEEA2EB39470...
Laurel Prevetti, Town Manager

Brightview Tree Services, Inc., by:

DocuSigned by:
79FD8BA330624A0...
Fred Freund, Division President

Recommended by:

DocuSigned by:
Jim Harbin
E7195960535444C...
Jim Harbin
Acting Director of Parks and Public Works

Approved as to Form:

DocuSigned by:
Gabrielle Whelan
EFD6738A5534428...
Gabrielle Whelan, Town Attorney

Attest:

DocuSigned by:
Wendy Wood
BF0EBCBE2C214F8...
Wendy Wood, CMC, Town Clerk

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ATTACHMENT 2

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ATTACHMENT D
BID PRICE SHEET

For all services described below, unless excluded by the Town in description of services below, the Town shall consider unit prices below to include all labor, equipment, fees of any kind, overhead, insurance, fuel, materials, surcharges, disposal fees, and any other costs associated with and necessary for the Bidder to perform such service. No qualifications, exemptions, or alterations of services described below will be allowed. Failure to comply will result in disqualification of bid.

A. GENERAL SERVICES

	DESCRIPTION, WITH UNIT PRICE IN WORDS. (PRICE IS INCLUSIVE OF ALL APPLICABLE TAXES AND FEES)	UNIT PRICE	ESTIMATED UNITS	EXTENDED PRICE
1.	Annual routine trimming based on tree trimming in pre-designed districts, grids or parks on a set cycle, and includes all trees (small, medium, and large-sized).	Per-tree	**700** @$105	**$** 73,500
2.	Service request tree trimming consist of trimming trees outside the grid trimming cycle. 0" – 6" 7" – 12" 13" – 18" 19" – 24" 25" and over	 Per tree Per tree Per tree Per tree Per tree	 3 @$80 10 @$105 10 @$159 20 @$209 10 @$231	 $ 240 $ 1,050 $ 1,590 $ 4,180 $ 2,310
3.	Tree removal (excludes stump removal) 0" – 6" 7" – 12" 13" – 18" 19" – 24" 25" and over	 Per tree Per tree Per tree Per tree	 5 @$105 15 @$261 20 @$574 10 @$836 5 @$2112	 $ 525 $ 3,915 $ 11,480 $ 8,360 $ 10,560
4.	Stump removal 0" – 6" 7" – 12" 13" – 18" 19" – 24" 25" and over	 Per stump Per stump Per stump Per stump Per stump	 5 @$63 15 @$126 20 @$188 10 @$251 5 @$377	 $ 315 $ 1,890 $ 3,760 $ 2,510 $ 1,885
A.	SUB-TOTAL – GENERAL SERVICES			$ 128,070

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B. CREW RENTAL AND EMERGENCY SERVICES

	Fully equipped crew as defined. Includes all labor, equipment, tool, traffic control, disposal costs, and zero material markups	UNIT PRICE	ESTIMATED UNITS	EXTENDED PRICE
	STRAIGHT TIME			
1.	4 Man crew with Equipment	Per hour	20 @$330	$6,600
2.	3 Man crew with Equipment	Per hour	40 `@$248	$9920
3.	2 Man crew with Equipment	Per hour	20 @$165	$3300
	OVERTIME/WEEKENDS/EMERGENCY AFTER HOURS CALL OUT			
4.	4 Man crew with Equipment	Per hour	10 @$418	$4180
5.	3 Man crew with Equipment	Per hour	10 @$314	$3140
6.	2 Man crew with Equipment	Per hour	20 @$209	$4180
B.	SUB-TOTAL – CREW RENTAL & EMERGENCY SERVICES			$ 31,320

C. OTHER COSTS

	DESCRIPTION, WITH UNIT PRICE IN WORDS. (PRICE IS INCLUSIVE OF ALL APPLICABLE TAXES AND FEES)	UNIT PRICE	ESTIMATED UNITS	EXTENDED PRICE
1.	Cost for crown, trees requiring trimming more than 25% of foliage at one time, or crown shaping or crown reduction. 0-6" 7-12" 13-18" 19-24" 25" and over	 Per tree Per tree Per tree Per tree Per tree	 3 @$80 10 @$105 10 @$160 10 @$259 20 @$314	 $ 240 $ 1,050 $ 1,600 $ 2,590 $ 6,280
2.	Specialty equipment – 50-ton crane per hour -95-foot aerial tower per hour	Per hour Per hour	5 @$292 15 @$275	$ 1,460 $ 4,125
3.	Tree planting and installation services: (Price includes labor, equipment, root irrigation device, and staking; assume trees to be provides by the Town) -15" gallon -24" box -36" box - 48" box	 Per tree Per tree Per tree Per tree	 40 @$143 20 @$309 10 @$429 5 @$715	 $ 5,720 $ 6,180 $ 4,290 $ 3,575
4.	Arborist services & report writing per hour	Per hour	10 @$132	$ 1,320
5.	Tree watering per day (Assume 1 worker watering 8 hours)	Per day	40 @$660	$ 26,400
6.	GPS tree inventory data collection	Per tree site	14,000 @$4	$ 56,000
C.	SUB -TOTAL -OTHER COST			$ 120,830
	GRAND TOTAL (A+B+C)			$ 280,220

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 4

DATE: November 4, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Authorize the Town Manager to Execute a Notice of Completion for the Shannon Pedestrian and Bikeway Improvement Project (CIP No. 18-813-0218; Federal Project No. CML-5067(024)) and Authorize Staff to Record the Notice of Completion**

RECOMMENDATION: Accept the Shannon Pedestrian and Bikeway Improvement Project (CIP No. 18-813-0218, Federal Project No. CML-5067(024)) and authorize the Town Manager to execute a Notice of Completion; and direct staff to record the Notice of Completion.

FISCAL IMPACT:

There are no fiscal impacts associated with the recommended actions. This report is meant to close out the contract with Sposeto Engineering Inc. associated with Shannon Pedestrian and Bikeway Improvement Project work.

STRATEGIC PRIORITY:

This project supports the Core Goal of Quality Public Infrastructure. Implement transportation demand management and traffic calming efforts to mitigate traffic congestion where possible, while ensuring safety for all users and making bicycle and pedestrian improvements.

BACKGROUND:

The Shannon Road Pedestrian and Bikeway Improvements Project began July 1, 2020, and ended September 4, 2025.

PREPARED BY: Saurabh Nijhawan
Senior Civil Engineer

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

The project provides pedestrian and bicycle safety improvements on Shannon Road between Los Gatos Boulevard and Cherry Blossom Lane. This segment of Shannon Road is a two-lane neighborhood collector street with high volumes of bicycle and pedestrian traffic when schools are in session. The street is a popular route for students attending Blossom Hill Elementary, Louise Van Meter Elementary, and Raymond J. Fisher Middle Schools. Prior to the project construction, there were intermittent sections of sidewalk on both sides of the roadway. On-street parking was allowed on Shannon Road except for the hours between 7 a.m. and 6 p.m. on weekdays.

Pursuant to this project, the Town applied for, and received, a $940,100 Vehicle Emissions Reductions Based at Schools (VERBS) federal grant from the Santa Clara Valley Transportation Authority (VTA). In addition, the Town applied for and received a Transportation Fund for Clean Air Grant of $174,250 for this project. The goal of this project is to install a new curb, gutter, sidewalk, buffered Class II bike lanes, and ADA curb ramps on Shannon Road within project limits to improve a public street that serves a broad community.

On May 3, 2024, staff began advertising the project, and bids were opened on May 29, 2024. The town received bid proposals from three bidders. Sposeto Engineering was the lowest responsive bidder.

On June 18, 2024, the Town Council authorized the Town Manager to execute a construction contract with Sposeto Engineering Inc. in the amount of $2,115,931, with a ten percent ($211,593) contingency of the contract award amount.

On May 20, 2025, the Town Council authorized an increase in expenditure budget in the amount of $88,202 and authorized the Town Manager to execute an additional 2% contingency, for a total contingency of twelve percent (12%, $253,912).

DISCUSSION:

Project construction commenced on September 3, 2024, and was completed September 4, 2025. The work has been completed to the satisfaction of the Town Engineer as noted in Attachment 2.

The total cost associated with Sposeto's contract was $2,317,371. There were twelve change orders associated with this project, which utilized 9.5% of the approved contingency ($201,441).

The additional 2% contingency authorized by the Town Council on May 20, 2025, was not utilized during construction. Construction was successfully completed within the originally approved 10% contingency.

Staff recommends that the Town Council accept the construction of the project and authorize the staff to record the Notice of Completion (Attachment 1).

Shannon Road Pedestrian and Bikeway Improvements		
CIP No. 813-0218		
Budget		
Existing Appropriations		
GFAR	$	740,296
Traffic Mitigation Fund	$	221,582
Storm Basin 1	$	647,717
Utility Underground	$	71,201
Grant (TFCA)	$	174,250
Grant (OBAG)	$	940,100
New Project Total		**$2,795,146**
Expenditures		
Construction Contract - Sposeto Engineering Inc	$	2,317,371
Construction Support Agreement - Activewayz Engineering	$	270,004
Construction Support Agreement - BSK Engineering	$	18,393
Construction Support Agreement - Zoon Engineering	$	4,938
Staffing Costs	$	22,592
Other Project Costs	$	72,871
Total Expenditures to Date	**$**	**2,706,169**
Project Balance After Recommended Actions	**$**	**88,977**

CONCLUSION:

This action formally accepts the contractor's work and affirms that it meets the Town's standards and requirements. The completion of the required work finalizes all contractual obligations, allowing for the release of retention.

COORDINATION:

This report was coordinated with the Finance Department.

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA and is Categorically Exempt (Section 15301(c)). A Notice of Exemption was filed.

SUBJECT: Actions Related to the Shannon Pedestrian and Bikeway Improvement Project (CIP No. 18-813-0218), Completed by Sposeto Engineering, Inc.

DATE: November 4, 2025

Attachments:

1. Notice of Completion
2. Verification of Work

Recording Requested By:
Town of Los Gatos

When Recorded Mail To:
Town Clerk
Town of Los Gatos
110 E Main St
Los Gatos, CA 95030

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE § 27383

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

NOTICE OF COMPLETION
Civil Code §§ 9204 and 9208

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the agent of the owner of the Project described below.

2. Owner's full name is: Town of Los Gatos.

3. Town's address is: 110 E. Main Street., Los Gatos, CA 95030.

4. The nature of Town's interest in the Project is:
X Fee Ownership __ Lessee __ Other:_____

5. Construction work on the Project performed on Town's behalf is generally described as follows: Furnishing all labor, materials, tools, equipment, and services required for completion of the Shannon Road Pedestrian and Bikeway Improvement Project, located in the Town of Los Gatos, County of Santa Clara, State of California.

6. The name of the original Contractor for the Project is: Sposeto Engineering, Inc. located at 4558 Contractors Pl, Livermore, CA 94551.

7. The Project was accepted as complete on: September 4, 2025.

8. The Project is located at: Various Locations in the Town of Los Gatos.

Verification: In signing this document, I, the undersigned, declare under penalty of perjury under the laws of the State of California that I have read this notice, and I know and understand the contents of this notice, and that the facts stated in this notice are true and correct.

_____
Date and Place

_____
Signature

_____
Chris Constantin, Town Manager

EXEMPT FROM NOTARY ACKNOWLEDGMENT REQUIREMENTS PER GOVERNMENT CODE § 27287 AND CIVIL CODE § 9208

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS COMMENTS

To: Chris Constantin

From: Nicolle Burnham

Date: October 17, 2025

Subject: Notice of Acceptance

Acceptance of Work for the Shannon Road Pedestrian and Bikeway Improvement Project (CIP No. 18-813-0218)

The work performed under this contract was inspected by authorized representatives of the Town, Contractor and Engineer, and determined to be complete. The Town Engineer acknowledges the completion of this project and requests the Town Manger to sign the Certificate of Acceptance form.

Date of Final Inspection: 09/04/2025

Project Participants: Kevin Selfridge, Saurabh Nijhawan, Gary Heap (Town of Los Gatos)
John Sposeto (Sposeto Engineering Inc.)

1. All construction and punch list items have been completed? Yes
2. All change orders have been executed? Yes
3. Claims if any have been resolved? N/A

REVIEWED AND APPROVED BY:

Saurabh Nijhawan
SENIOR CIVIL ENGINEER

DATE: 10-17-25

Gary Heap
TOWN ENGINEER

DATE: 10/21/2025

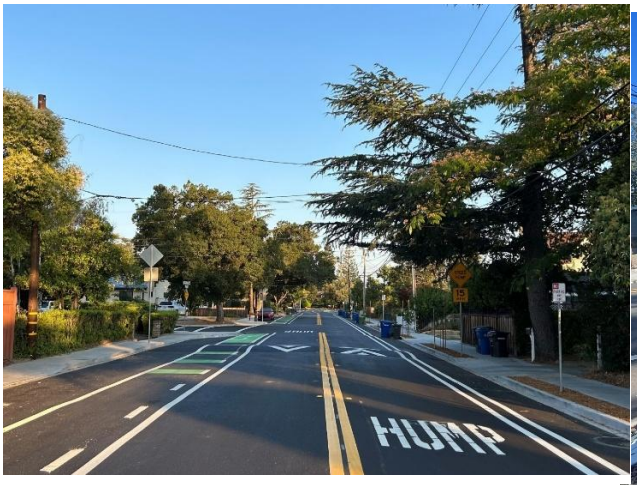
Nicolle Burnham
DIRECTOR OF PUBLIC WORKS

DATE: 10/24/25

Parks and Public Works Department • Engineering Division
41 Miles Ave, Los Gatos, CA 95030 • 408.399.5771 • www.losgatosca.gov

TOWN OF LOS GATOS

PARKS AND PUBLIC WORKS COMMENTS













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TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 5

DATE: November 4, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Adopt an Ordinance of the Town Council of the Town of Los Gatos to Repeal and Replace Town Code Chapter 29, Article IX, "Floodplain Management," In its Entirety, and Adopt the Updated Flood Hazard Maps.**
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Town Code to Repeal Town Code Chapter 29, Article IX, "Floodplain Management," and Replace it with a New Chapter 29, Article IX, "Floodplain Management," in its Entirety, Including Adoption of Updated Flood Hazard Maps.

RECOMMENDATION: Adopt an ordinance of the Town Council of the Town of Los Gatos repealing Town Code Chapter 29, Article IX, "Floodplain Management," in its entirety and replacing it with a new Chapter 29, Article IX, "Floodplain Management," including the updated Flood Hazard Maps.

FISCAL IMPACT:

There is no fiscal impact associated with the introduction of this ordinance.

STRATEGIC PRIORITY:

This action supports the Strategic Priorities of Public Safety and Community Character.

BACKGROUND:

On October 21, 2025, the Town Council considered and voted unanimously to introduce an Ordinance repealing the existing Floodplain Management Ordinance and replacing it with an updated ordinance.

PREPARED BY: Nicolle Burnham
Parks and Public Works Director

Reviewed by: Town Manager, Town Attorney, and Finance Director

The proposed language represents a wholesale replacement of the Ordinance language. The new language updates the definitions, references the current effective Flood Insurance Rate Maps (FIRMs) dated May 18, 2009, and outlines specific requirements for permitting structures within the mapped floodplain. This update also acknowledges the role the California Building Code plays in managing development and construction within the floodplain.

CONCLUSION:

Adoption of the ordinance (Attachment 1) would finalize the decision. The Ordinance will take effect 30 days after its adoption.

RECOMMENDATION:

Staff recommends that the Town Council adopt the attached Ordinance effecting the ordinance change (Attachment 1).

COORDINATION:

This report was coordinated with the Community Development Director, Town Manager, and Town Attorney.

ENVIRONMENTAL ASSESSMENT:

This action is exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that the draft Ordinance will not significantly affect the physical environment in that the draft Ordinance makes changes to floodplain management land use regulations involving no physical activities at this time. Future projects would be subject to CEQA.

Attachments:
1. Draft Floodplain Ordinance

DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE TOWN CODE TO REPEAL CHAPTER 29, ARTICLE IX, "FLOODPLAIN MANAGEMENT," AND REPLACE IT WITH A NEW CHAPTER 29, ARTICLE IX, "FLOODPLAIN MANAGEMENT," IN ITS ENTIRETY, INCLUDING ADOPTION OF UPDATED FLOOD HAZARD MAPS.

WHEREAS, the Legislature of the State of California has, in Government Code Sections 65302, 65560, and 65800, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Federal Emergency Management Agency has identified special flood hazard areas within the boundaries of the Town of Los Gatos ("Town") and such areas may be subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare; and

WHEREAS, the Town was accepted for participation in the National Flood Insurance Program on January 17, 1979 and the Los Gatos Town Council desires to continue to meet the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60, necessary for such participation; and

WHEREAS, pursuant to the California Health and Safety Code, Division 13, Part 1.5 and Part 2.5, the Town is required to administer and enforce the *California Building Standards Code*, and such Building Codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas; and

WHEREAS, on September 24, 2025, the Planning Commission reviewed the proposed replacement of Chapter 29, Article IX, "Floodplain Management," of the Town Code, and found that the proposed replacement is consistent with the goals and policies of the Town's General Plan, and recommended adoption of the proposed replacement by the Town Council; and

WHEREAS, the amendments are consistent with the General Plan and its Elements; and

WHEREAS, the amendments are consistent with Chapter 29, "Zoning Regulations" of the Town Code;

WHEREAS, the Planning Commission has determined that it is in the public interest to adopt the proposed floodplain management regulations that are coordinated with the *California Building Standards Code;* and

WHEREAS, Adopting this Ordinance is exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that the draft Ordinance will not significantly affect the physical environment in that the draft Ordinance makes changes to floodplain management land use regulations involving no physical activities at this time. Future projects would be subject to CEQA.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos that the following floodplain management regulations are hereby adopted.

SECTION I. RECITALS.

The foregoing whereas clauses are incorporated herein by reference and made a part hereof.

SECTION II.

This Ordinance specifically repeals and replaces the following ordinance(s) and regulation(s): Chapter 29, Article IX, "Floodplain Regulations," this Ordinance.

CHAPTER 29, Article IX. FLOODPLAIN MANAGEMENT

DIVISION 1. GENERAL PROVISIONS

Sec. 29.90.015. Title.

This Ordinance, in combination with the flood provisions of California Code of Regulations Title 24, the *California Building Standards Code* (hereinafter "Building Codes," consisting of the Part 2 (building), Part 2.5 (residential), Part 10 (existing building), and related codes, shall be known as the *Floodplain Management Regulations* of the Town of Los Gatos (hereinafter "this Ordinance").

Sec. 29.90.020. Statutory authority.

The Legislature of the State of California has, in Government Code Sections 65302, 65560, and 65800, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

Sec. 29.90.025. Scope.

The provisions of this Ordinance, in combination with the flood provisions of the Building Codes, shall apply to all proposed development entirely or partially in flood hazard areas established in Section 29.90.075 of this Ordinance.

Sec. 29.90.030. Applicability.

For the purposes of jurisdictional applicability, this Ordinance shall apply in the Town of Los Gatos. This Ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this Ordinance.

DIVISION 2. DEFINITIONS

Sec. 29.90.035. General.

The following words and terms shall, for the purposes of this Ordinance, have the meanings shown herein. Where terms are not defined in this Ordinance and are defined in the Building Code (CCR Title 24 Part 2) and used in the Residential Code (CCR Title 24 Part 2.5), such terms shall have the meanings ascribed to them in those Codes. Where terms are not defined in this Ordinance or the Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

Sec. 29.90.040. Definitions.

Accessory Structure means a structure on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure. For floodplain management purposes, the term includes only accessory structures used for parking and storage.

Agricultural Structure means a walled and roofed structure used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock, including aquatic organisms. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard, or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

ASCE 24 means the standard *Flood Resistant Design and Construction*, referenced by the Building Code, developed and published by the American Society of Civil Engineers, Reston, VA. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Building Code.

Base flood means the flood having a 1-percent chance of being equaled or exceeded in any given year. [Also defined in CCR Title 24 Part 2.]

Base flood elevation means the elevation of the base flood, including wave height,

relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD), or other datum specified on the Flood Insurance Rate Map (FIRM). [Also defined in CCR Title 24 Part 2.]

Basement means, for the purpose of floodplain management, the portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in CCR Title 24 Part 2.]

Building Code means California Code of Regulations Title 24, the *California Building Standards Code*, the family of Building Codes specifically adopted by the State of California and composed of:

(1) Part 2, applicable to buildings and structures other than dwellings within the scope of this part.
(2) Part 2.5, applicable to one- and two-family dwellings, townhouses not more than three stories, and accessory structures.
(3) Part 10, applicable to existing buildings (as defined in that code).
(4) Other specified codes.

Design flood means the flood associated with the greater of the following two areas:

(1) Area with a flood plain subject to a 1-percent or greater chance of flooding in any year.
(2) Area designated as a flood hazard area on a Town's flood hazard map, or otherwise legally designated.

[Also defined in CCR Title 24 Part 2.]

Design flood elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the Town's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where a depth number is not specified on the map, the depth number shall be taken as being equal to 2 feet (610 mm). [Also defined in CCR Title 24 Part 2.]

Development means any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, temporary structures, temporary or permanent storage of materials, mining, dredging, filling, grading, paving, excavations, drilling operations, flood control projects, and other land-disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Exceptional hardship means, for the purpose of variances from this Ordinance or the

Building Code, the exceptional difficulty that would result from a failure to grant a requested variance. Mere economic or financial hardship is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors do not, as a rule, qualify as exceptional hardships. All of these circumstances can be resolved through other means without granting variances, even when the alternatives are more expensive or require the property owner to build elsewhere or put the parcel to a different use than originally intended.

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before October 3, 1988**.**

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land from:

(1) The overflow of inland or tidal waters.
(2) The unusual and rapid accumulation or runoff of surface waters from any source.
(3) Mudslides (i.e., mudflows) which are proximately caused by flooding.

Flood control project means a dam or barrier design and constructed to keep water away from or out of a specified area, including but not limited to levees, floodwalls, and channelization.

Flood damage-resistant materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in CCR Title 24 Part 2.]

Flood hazard area means the greater of the following two areas:

(1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.
(2) The area designated as a flood hazard area on the Town's flood hazard map, or otherwise legally designated.

[Also defined in CCR Title 24 Part 2.]

Flood Insurance Rate Map (FIRM) means an official map of a Town on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas and

the risk premium zones applicable to the Town. [Also defined in CCR Title 24 Part 2.]

Flood Insurance Study (FIS) means the official report provided by the FEMA containing the FIRM, the Flood Boundary and Floodway Map (FBFM), the water surface elevation of the base flood, and supporting technical data. [Also defined in CCR Title 24 Part 2.]

Floodplain Administrator means the Town official designated by title to administer and enforce the floodplain management regulations.

Floodway means the channel of the river, creek, or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Also defined in CCR Title 24 Part 2.]

Fraud or victimization means, for the purpose of variances from this Ordinance or the Building Code, the intentional use of deceit to deprive another of rights or property, making a victim of the deprived person or the public. As it pertains to buildings granted variances to be constructed below the elevation required by the Building Code, future owners or tenants of such buildings and the Town as a whole may bear the burden of increased risk of damage from floods, increased cost of flood insurance, and increased recovery costs, inconvenience, danger, and suffering.

Functionally dependent use means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities necessary for the loading or unloading of cargo or passengers, and shipbuilding or ship repair facilities. The term does not include long-term storage, manufacture, sales, or service facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure means any structure that is:

(1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
(2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
(3) Individually listed on the inventory of historic places maintained by the California Office of Historic Preservation.
(4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by the California Office of Historic Preservation.

Letter of Map Change (LOMC) means an official determination issued by FEMA that amends or revises an effective FIRM or FIS. LOMCs include:

(1) Letter of Map Amendment (LOMA): An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective FIRM and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
(2) Letter of Map Revision (LOMR): A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
(3) Letter of Map Revision Based on Fill (LOMR-F): A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the Town's floodplain management regulations.
(4) Conditional Letter of Map Revision (CLOMR): A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum National Flood Insurance Program (NFIP) requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective FIRM or FIS; upon submission and approval of certified as-built documentation, a LOMR may be issued by FEMA to revise the effective FIRM.

Light-duty truck means, as defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of forty-five (45) square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle.
(2) Designed primarily for transportation of persons and has a capacity of more than twelve (12) persons.
(3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area, including basement, but excluding any unfinished or flood-resistant enclosure, usable solely for vehicle parking, building access, or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Building Codes. [Also defined in CCR Title 24 Part 2.]

Manufactured home means a structure that is transportable in one or more sections, built on a permanent chassis, designed for use as a single-family dwelling with or without a

permanent foundation when connected to the required utilities, and constructed to the Manufactured Home Construction and Safety Standards promulgated by the U.S. Department of Housing and Urban Development. Also see definitions in Health and Safety Code sections18000.(a)(2) and 18001.(a). For the purposes of floodplain management, the term also includes mobile homes and recreational vehicles, park trailers, travel trailers, and similar transportable structures that are placed on a site for 180 consecutive days or longer.

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell, and both having reasonable knowledge of relevant facts. As used in this Ordinance, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by one of the following methods: (1) Actual Cash Value (replacement cost depreciated for age and quality of construction); (2) tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser; or (3) a qualified independent appraiser.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed on or after October 3, 1988.

Nuisance means that which is injurious to safety or health of an entire Town or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

Permit for floodplain development means an official document or certificate issued by the Town, or other evidence of approval or concurrence, which authorizes performance of specified development activities that are located in flood hazard areas and that are determined to be compliant with this Ordinance.

Recreational vehicle means a vehicle that is built on a single chassis, 400 square feet (37.16 m^2) or less when measured at the largest horizontal projection, designed to be self-propelled or permanently towable by a light-duty truck, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use. A recreational vehicle is ready for highway use when it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. Also see definitions in Health and Safety Code section 18010.

Riverine means relating to, formed by, or resembling a river (including tributaries),

stream, brook, etc.

Special flood hazard area (SFHA) means the land area subject to flood hazards and shown on a FIRM or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE, or V1-30. [Also defined in CCR Title 24 Part 2.]

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. [Also defined in CCR Title 24 Part 2.]

Substantial improvement means any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. When the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the Building Official and that are the minimum necessary to assure safe living conditions.
(2) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

[Also defined in CCR Title 24 Part 2.]

Utility and Miscellaneous Group U means buildings and structures of an accessory character and miscellaneous structures not classified in any special occupancy, as described in the Building Code.

Variance means a grant of relief from the requirements of this Ordinance which permits construction in a manner otherwise prohibited and where specific enforcement would result in exceptional hardship.

Violation means a development that is not fully compliant with this Ordinance or the flood provisions of the Building Code, as applicable.

Watercourse means a river, creek, stream, channel, or other topographic feature in, on, through, or over which water flows at least periodically.

Sec. 29.90.045. Purposes and objectives.

The purposes and objectives of this Ordinance and the flood load and flood resistant construction requirements of the Building Codes are to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific

flood hazard areas through the establishment of comprehensive regulations for management of flood hazard areas, designed to:

(1) Minimize unnecessary disruption of commerce, access, and public service during times of flooding.
(2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage.
(3) Manage the alteration of natural floodplains, stream channels, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain.
(4) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential.
(5) Prevent or regulate the construction of flood barriers which will divert floodwater or increase flood hazards.
(6) Contribute to improved construction techniques in the floodplain.
(7) Minimize damage to public and private facilities and utilities.
(8) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas.
(9) Minimize the need for rescue and relief efforts associated with flooding.
(10) Ensure that property owners, occupants, and potential owners are aware of property located in flood hazard areas.
(11) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events.
(12) Meet the requirements of the NFIP for Town participation as set forth in Title 44 Code of Federal Regulations, Section 59.22.

Sec. 29.90.050. Coordination with California Building Standards Code.

Pursuant to the requirement established in State statute that the Town of Los Gatos administer and enforce the *California Building Standards Code*, the Town Council of the Town of Los Gatos hereby acknowledges that the Building Codes contain certain provisions that apply to the design and construction of buildings and structures in flood hazard areas. Therefore, this Ordinance is intended to be administered and enforced in conjunction with the Building Codes.

Sec. 29.90.055. Disclaimer of liability.

This Ordinance is not intended to create liability on the part of Town of Los Gatos, any officer or employee thereof, the State of California, or the FEMA, for any flood damage that results from reliance on this Ordinance or any administrative decision lawfully made hereunder. The Floodplain Administrator and any employee charged with the enforcement of this Ordinance, while acting for the Town in good faith and without malice in the discharge of the duties required by this Ordinance or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage occurring to

persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this Ordinance shall be defended by a legal representative of the Town until the final termination of the proceedings. The Floodplain Administrator and any subordinate shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this Ordinance.

Sec. 29.90.060. Other laws.

The provisions of this Ordinance shall not be deemed to nullify any provisions of local, state, or federal law.

Sec. 29.90.065. Abrogation and greater restrictions.

This Ordinance supersedes any ordinance in effect in flood hazard areas. However, this Ordinance is not intended to repeal, abrogate, or impair any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, stormwater management regulations, or Building Codes, nor any existing easements, covenants, or deed restrictions. In the event of an overlap or conflict between this Ordinance and any other ordinance, code, regulation, easement, covenant, or deed restriction, the more restrictive shall govern.

DIVISION 3. APPLICABILITY

Sec. 29.90.070. General applicability.

This Ordinance, in conjunction with the Building Codes, provides minimum requirements for development located in flood hazard areas, including the subdivision of land; filling, grading, and other site improvements; installation of utilities; installation, placement, and replacement of manufactured homes; placement of recreational vehicles; installation of tanks; temporary structures and temporary or permanent storage; utility and miscellaneous Group U buildings and structures; certain building work exempt from permit under the Building Codes; and flood control projects.

Sec. 29.90.075. Establishment of flood hazard areas.

The Flood Insurance Study (FIS) for Santa Clara County, California and Incorporated Areas dated May 18, 2009, and all subsequent amendments and revisions, and the accompanying FIRMs, and all subsequent amendments and revisions to such maps, are hereby adopted by reference as a part of this Ordinance and serve as the basis for establishing flood hazard areas. Where the Building Code establishes flood hazard areas, such areas are established by this section. Additional maps and studies, when specifically adopted, supplement the FIS and FIRMs to establish additional flood hazard areas. Maps and studies that establish flood hazard areas are on file at the Department of Parks and Public Works (41 Miles

Avenue) and the Community Development Department (110 E. Main Street).

Sec. 29.90.080. Interpretation.

In the interpretation and application of this Ordinance, all provisions shall be:

(1) Considered as minimum requirements.
(2) Liberally construed in favor of the governing body.
(3) Deemed neither to limit nor repeal any other powers granted under state statutes.

DIVISION 4. DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR

Sec. 29.90.085. Designation.

The Director of Parks and Public Works is designated the Floodplain Administrator. The Floodplain Administrator shall have the authority to delegate performance of certain duties to other employees.

Sec. 29.90.090. General authority.

The Floodplain Administrator is authorized and directed to administer and enforce this Ordinance. The Floodplain Administrator shall have the authority to render interpretations of this Ordinance and to establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall be consistent with the intent and purpose of this Ordinance and the flood provisions of the Building Code and shall not have the effect of waiving specific requirements without the granting of a variance pursuant to Division 8 of this Ordinance. The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this Ordinance, but that are not required to be prepared by a qualified California (CA) Licensed Land Surveyor or Civil Engineer when it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this Ordinance.

Sec. 29.90.095. Coordination.

The Floodplain Administrator shall coordinate with and provide comments to the Building Official to administer and enforce the flood provisions of the Building Code and to ensure compliance with the applicable provisions of this Ordinance. The Floodplain Administrator and the Building Official have the authority to establish written procedures for reviewing applications and conducting inspections for buildings and for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 29.90.105 of this Ordinance.

Sec. 29.90.100. Duties.

The Floodplain Administrator, in coordination with other pertinent offices of the Town, shall:

(1) Review all permit applications and plans to determine whether proposed development is located in flood hazard areas.
(2) Review all applications and plans for development in flood hazard areas for compliance with this Ordinance.
(3) Review, in coordination with the Building Official, required design certifications and documentation of elevations specified by the Building Code to determine that such certifications and documentations are complete.
(4) Review applications and plans for modification of any existing development in flood hazard areas for compliance with this Ordinance.
(5) Require development in flood hazard areas to be reasonably safe from flooding and to be designed and constructed with methods, practices, and materials that minimize flood damage.
(6) Interpret flood hazard area boundaries and provide available flood elevation and flood hazard information.
(7) Determine whether additional flood hazard data shall be obtained from other sources or developed by the applicant.
(8) Complete the appropriate section of the Department of Housing and Town Development Floodplain Ordinance Compliance Certification for Manufactured Home/Mobile Home Installations when submitted by applicants.
(9) Review requests submitted to the Building Official seeking approval to modify the strict application of the flood load and flood resistant construction requirements of the Building Code, to determine whether such requests require consideration as a variance pursuant to Division 8 of this Ordinance.
(10) Coordinate with the Building Official and others to identify and investigate damaged buildings located in flood hazard areas and inform owners of the requirement to obtain permits for repairs.
(11) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the FIRMs when the analyses indicate changes in base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available.
(12) Require applicants who propose alteration of a watercourse to notify adjacent communities and the NFIP State Coordinating Agency, and to submit copies of such notifications to the FEMA.
(13) Inspect development in accordance with Division 7 of this Ordinance and inspect flood hazard areas to determine when development is undertaken without issuance of permits.
(14) Prepare comments and recommendations for consideration when applicants seek variances for development other than buildings in accordance with Division 8 of this Ordinance.
(15) Cite violations in accordance with Division 9 of this Ordinance.

(16) Notify FEMA when the corporate boundaries of the Town of Los Gatos have been modified and provide a map and legal description of the changes in the corporate boundaries.

Sec. 29.90.105. Substantial improvement and substantial damage determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

(1) Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.
(2) Compare the cost to perform the improvement, the cost to repair the damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, when applicable, to the market value of the building or structure.
(3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage.
(4) Notify the applicant when it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Building Code is required and notify the applicant when it is determined that work does not constitute substantial improvement or repair of substantial damage.

Sec. 29.90.110. Department records.

In addition to the requirements of the Building Code and this Ordinance, and regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this Ordinance and the flood provisions of the Building Codes, including FIS and FIRMs; documents from FEMA that amend or revise FIRMs; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required certifications and documentation specified by the Building Codes and this Ordinance; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurance that the flood carrying capacity of altered waterways will be maintained; documentation related to variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this Ordinance and the flood resistant provisions of the Building Codes.

DIVISION 5. PERMITS FOR FLOODPLAIN DEVELOPMENT

Sec. 29.90.115. Permits required.

Any person, owner, or authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Floodplain Administrator and shall obtain the required permit for floodplain development. No permit shall be issued until compliance with the requirements of this Ordinance and all other applicable codes and regulations has been satisfied. No building permit shall be issued based on CLOMRs issued by FEMA. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine a permit for floodplain development is required in addition to a building permit.

Sec. 29.90.120. Application for permit.

The applicant shall file an application in writing on a form furnished by the Floodplain Administrator. The information provided shall:

(1) Identify and describe the development to be covered by the permit.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address, or similar description that will readily identify and definitely locate the site.
(3) Indicate the use and occupancy for which the proposed development is intended.
(4) Be accompanied by a site plan and construction documents as specified in Division 6 of this Ordinance, including grading, excavation and filling plans, and other information deemed appropriate by the Floodplain Administrator.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Include such other data and information required by the Floodplain Administrator to demonstrate compliance with this Ordinance.

Sec. 29.90.125. - Validity of permit.

The issuance of a permit for floodplain development under this Ordinance or the Building Codes shall not be construed to be a permit for, or approval of, any violation of this Ordinance, the Building Code, or any other ordinance of the Town. The issuance of a permit for floodplain development based on submitted documents and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions. The Floodplain Administrator is authorized to prevent occupancy or use of a structure or site which is in violation of this Ordinance.

Sec. 29.90.130. Other permits required.

The applicant shall obtain all other required state and federal permits prior to initiating work authorized by this Ordinance and shall provide documentation of such permits to the Floodplain Administrator. Such permits include, but are not limited to, the California State Water Resources Control Board for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

Sec. 29.90.135. Expiration.

A permit for floodplain development shall become invalid when the proposed development is not commenced within 180 days after its issuance, or when the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions shall be requested in writing and justifiable cause demonstrated. The Floodplain Administrator is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each unless FEMA has issued notification of revision to the Flood Insurance Rate Study and FIRMs that alter the flood hazard area or floodway boundaries, flood zones, or base flood elevations, in which case the permit is invalid.

Sec. 29.90.140. Suspension or revocation.

The Floodplain Administrator is authorized to suspend or revoke a permit for floodplain development issued under this Ordinance wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of this Ordinance or any ordinance or code of the Town.

Sec. 29.90.145. Appeals of decisions.

When it is alleged there is an error in any decision or determination made by the Floodplain Administrator in the interpretation or enforcement of this Ordinance, such decision or determination may be appealed within 10 days of the decision or determination to the Planning Commission by filing a written appeal with the Town Clerk setting forth the reasons of the appeal.

DIVISION 6. SITE PLANS AND CONSTRUCTION DOCUMENTS

Sec. 29.90.150. Information for development in flood hazard areas.

The site plan or construction documents for any development subject to the requirements of this Ordinance shall be drawn to scale and shall include, as applicable to the proposed development:

(1) Delineation of flood hazard areas; floodway boundaries and flood zone(s); base flood elevation(s); ground elevations; proposed filling, grading, and excavation; and

drainage patterns and facilities when necessary for review of the proposed development.

(2) Where base flood elevations or floodway data are not included on the FIRM or in the FIS, they shall be established in accordance with Section 29.90.155 or Section 29.90.160 of this Ordinance.

(3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM or in the FIS, such elevations shall be established in accordance with Section 29.90.155(2) of this Ordinance.

(4) Location of the proposed activity and proposed structures; locations of water supply, sanitary sewer, and other utilities; and locations of existing buildings and structures.

(5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.

(6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

(7) Existing and proposed alignment of any proposed alteration of a watercourse.

Sec. 29.90.155. Information in flood hazard areas without base flood elevations (approximate Zone A).

Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator is authorized to:

(1) Require the applicant to include base flood elevation data prepared by a qualified CA Licensed Civil Engineer in accordance with currently accepted engineering practices. Such analyses shall be performed and sealed by a qualified CA Licensed Civil Engineer. Studies, analyses, and computations shall be submitted in sufficient detail to allow review and approval by the Floodplain Administrator. The accuracy of data submitted for such determination shall be the responsibility of the applicant.

(2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.

(3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

(a) Require the applicant to include base flood elevation data in accordance with Section 29.90.155(1) of this Ordinance; or

(b) Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.

(4) Where the base flood elevation data are to be used to support a request for a LOMC from FEMA, advise the applicant that the analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

Sec. 29.90.160. Additional analyses and certifications.

As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this Ordinance, the applicant shall have the following analyses signed and sealed by a qualified CA Licensed Civil Engineer for submission with the site plan and construction documents:

(1) For development activities proposed to be located in a floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 29.90.165 of this Ordinance and shall submit the CLOMR, when issued by FEMA, with the site plan and construction documents.

(2) For development activities proposed to be located in Zone A1-30 or Zone AE but floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the Town. This requirement does not apply in any other special flood hazard areas.

(3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices that demonstrates the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity. The applicant shall submit the analysis to FEMA as specified in Section 29.90.165 of this Ordinance. The applicant shall notify the chief executive officer of adjacent communities and the California Department of Water Resources. The Floodplain Administrator shall maintain a copy of the notification in the permit records and shall submit a copy to FEMA.

Sec. 29.90.165. Submission of additional data.

When additional hydrologic, hydraulic, or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a LOMC from FEMA to change the base flood elevations, change floodway boundaries, or

change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a qualified CA Licensed Civil Engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant. Provided FEMA issues a CLOMR, construction of proposed flood control projects and land preparation for development are permitted, including clearing, excavation, grading, and filling. Permits for construction of buildings shall not be issued until the applicant satisfies the FEMA requirements for issuance of a Letter of Map Revision.

DIVISION 7. INSPECTIONS

Sec. 29.90.170. Inspections, in general.

Development for which a permit for floodplain development is required shall be subject to inspection. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Ordinance or the Building Code. Inspections presuming to give authority to violate or cancel the provisions of this Ordinance or the Building Code or other ordinances shall not be valid.

Sec. 29.90.175. Inspections of development other than buildings and structures.

The Floodplain Administrator shall make or cause to be made, inspections of all development other than buildings and structures that is authorized by issuance of a permit for floodplain development under this Ordinance. The Floodplain Administrator shall inspect flood hazard areas from time to time to determine when development is undertaken without issuance of a permit.

Sec. 29.90.180. Inspections of manufactured homes installations.

The Floodplain Administrator shall make or cause to be made, inspections of installation and replacement of manufactured homes in flood hazard areas authorized by issuance of a permit for floodplain development under this Ordinance. Upon installation of a manufactured home and receipt of the elevation certification required in Section 29.90.300 of this Ordinance the Floodplain Administrator shall inspect the installation or have the installation inspected.

Sec. 29.90.185. Buildings and structures.

The Building Official shall make or cause to be made, inspections for buildings and structures in flood hazard areas authorized by permit, in accordance with the Building Code:

(1) Lowest floor elevation. Upon placement of the lowest floor, including the basement, and prior to further vertical construction, certification of the elevation required in the Building Code shall be prepared by a CA Licensed Land Surveyor or Civil Engineer and submitted to the Building Official.
(2) Final inspection. Prior to the final inspection, certification of the elevation required

in the Building Code shall be prepared by a CA Licensed Land Surveyor or Civil Engineer and submitted to the Building Official.

DIVISION 8. VARIANCES

Sec. 29.90.190. Nature of variances.

The considerations and conditions for variances set forth in this article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be issued for a parcel of property with physical characteristics so unusual that complying with the requirements of this Ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners. The issuance of a variance is for floodplain management purposes only. Federal flood insurance premium rates are determined by the NFIP according to actuarial risk and will not be modified by the granting of a variance.

It is the duty of the Town Council of Los Gatos to promote public health, safety, and welfare and minimize losses from flooding. This duty is so compelling and the implications of property damage and the cost of insuring a structure built below flood level are so serious that variances from the elevation or other requirements in the Building Codes should be quite rare. The long term goal of preventing and reducing flood loss and damage, and minimizing recovery costs, inconvenience, danger, and suffering, can only be met when variances are strictly limited. Therefore, the variance requirements in this Ordinance are detailed and contain multiple provisions that must be met before a variance can be properly issued. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

Sec. 29.90.195. Variances; general.

The Planning Commission shall hear and decide requests for variances from the strict application of this Ordinance.

Sec. 29.90.200. Limitations on authority.

The Planning Commission shall base its determination on technical justifications submitted by applicants, the considerations and conditions set forth in this article, the comments and recommendations of the Floodplain Administrator and Building Official, as applicable, and has the right to attach such conditions to variances as it deems necessary to further the purposes and objectives of this Ordinance and the Building Code.

Sec. 29.90.205. Records.

The Floodplain Administrator shall maintain a permanent record of all variance actions, including justification for issuance.

Sec. 29.90.210. Historic structures.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic structure upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure. When the proposed work precludes the structure's continued designation as a historic building, a variance shall not be granted and the structure and any repair, improvement, and rehabilitation shall be subject to the requirements of the Building Code.

Sec. 29.90.215. Restrictions in floodways.

A variance shall not be issued for any proposed development in a floodway when any increase in flood levels would result during the base flood discharge, as evidenced by the applicable analyses required in Section 29.90.160(1) of this Ordinance.

Sec. 29.90.220. Functionally dependent uses.

A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use provided the criteria in Section 1612 of the Building Code (CCR Title 24 Part 2) or Section R322 of the Residential Code (CCR Title 24 Part 2.5) are met, as applicable, and the variance is the minimum necessary to allow the construction or substantial improvement, and that all due consideration has been given to use of methods and materials that minimize flood damages during the base flood and create no additional threats to public safety.

Sec. 29.90.225. Considerations for issuance of variances.

In reviewing applications for variances, all technical evaluations, all relevant factors, all other requirements of this Ordinance and the Building Code, as applicable, and the following shall be considered:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage.
(2) The danger to life and property due to flooding or erosion damage.
(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners.
(4) The importance of the services provided by the proposed development to the Town.

(5) The availability of alternate locations for the proposed development that are not subject to flooding or erosion and the necessity of a waterfront location, where applicable.
(6) The compatibility of the proposed development with existing and anticipated development.
(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for that area.
(8) The safety of access to the property in times of flood for ordinary and emergency vehicles.
(9) The expected heights, velocity, duration, rate of rise, and debris and sediment transport of the floodwater and the effects of wave action, if applicable, expected at the site.
(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

Sec. 29.90.230. Conditions for issuance of variances.

Variances shall only be issued upon:

(1) Submission by the applicant of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this Ordinance or renders the elevation standards of the Building Code inappropriate.
(2) A determination that failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable.
(3) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or future property owners, or conflict with existing local laws or ordinances.
(4) A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
(5) When the request is to allow construction of the lowest floor of a new building or substantial improvement of a building below the base flood elevation, notification to the applicant in writing with the signature of the Floodplain Administrator specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that issuance of a variance to construct below the elevation required in the Building Code will result in increased premium rates for federal flood insurance up to amounts as high as $25 for $100 of insurance coverage, and that such construction below the required elevation increases risks to life and property.

DIVISION 9. VIOLATIONS

Sec. 29.90.235. Violations.

Any development in any flood hazard area that is being performed without an issued permit or that is in conflict with an issued permit shall be deemed a violation. A building or structure without the documentation of the elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this Ordinance or the Building Code, is presumed to be a violation until such time as required documentation is submitted. Violation of the requirements shall constitute either an infraction, misdemeanor, or be subject to a civil penalty at the Floodplain Administrators decision.

Sec. 29.90.240. Authority.

The Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of property involved, to the owner's agent, or to the person or persons doing the work for development that is not within the scope of the Building Codes, but is regulated by this Ordinance and that is determined to be a violation.

Sec. 29.90.245. Unlawful continuance.

Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law and as set forth in this Chapter and the Town Code.

DIVISION 10. BUILDINGS AND STRUCTURES

Sec. 29.90.250. Requirements for buildings and structures in flood hazard areas.

Applications for building and structures within the scope of the Building Code that are proposed in flood hazard areas shall comply with the applicable requirements of the Building Code and any local amendments to the Building Code.

Sec. 29.90.255. Detached garages and accessory storage structures.

Detached garages and accessory storage structures used only for parking or storage are permitted below the base flood elevation provided the garages and accessory storage structures:

(1) Are one story and not larger than 600 square feet in area when located in special flood hazard areas.
(2) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.

(3) Have flood openings in accordance with the Building Code.
(4) Have flood damage-resistant materials used below the base flood elevation.
(5) Have mechanical, plumbing, and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation.

Sec. 29.90.260. - Utility and Miscellaneous Group U.

Utility and miscellaneous Group U includes buildings that are accessory in character and miscellaneous structures not classified in any specific occupancy in the Building Code, including, but not limited to, agricultural buildings, aircraft hangars (accessory to a one- or two-family residence), barns, carports, fences more than 6 feet (1829 mm) high, grain silos (accessory to a residential occupancy), greenhouses, livestock shelters, private garages, retaining walls, sheds, stables, and towers. In addition to the Building Code requirements for fire and life safety, the following shall apply to utility and miscellaneous Group U buildings and structures in flood hazard areas:

(1) New construction and substantial improvement of such buildings and structures shall be anchored to prevent flotation, collapse, or lateral movement resulting from flood loads, including the effects of buoyancy, during conditions of the design flood.
(2) New construction and substantial improvement of such buildings and structures, when fully enclosed by walls, shall be elevated such that the lowest floor, including basement, is elevated to or above the design flood elevation in accordance with ASCE 24 or shall be dry floodproofed in accordance with ASCE 24.
(3) Unless dry floodproofed, fully enclosed areas below the design flood elevation shall be constructed in accordance with ASCE 24 and limited to parking, storage, and building access.
(4) When fully enclosed by walls, flood openings shall be installed in accordance with ASCE 24.
(5) Flood damage-resistant materials shall be used below the design flood elevation.
(6) Mechanical, plumbing, and electrical systems, including plumbing fixtures, shall be located or installed in accordance with ASCE 24.

DIVISION 11. SUBDIVISIONS

Sec. 29.90.265. Minimum Requirements.

Subdivision proposals in flood hazard areas, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.
(2) All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage in accordance with Section 29.90.280 and Section 29.90.285 of this Ordinance, as

applicable, and appropriate codes.

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.

Sec. 29.90.270. Subdivision requirements.

In addition to the requirements of Section 29.90.265 of this Ordinance, where any portion of proposed subdivisions, including proposals for manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

(1) The flood hazard area, including floodways, as appropriate, shall be delineated on preliminary subdivision plats.
(2) Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 29.90.155(1) of this Ordinance.
(3) When, as part of a proposed subdivision, fill will be placed to support buildings, the fill shall be placed in accordance with the Building Code and approval of the subdivision shall require submission of as-built elevations for each filled pad certified by a CA Licensed Land Surveyor or Registered Civil Engineer.

DIVISION 12. SITE IMPROVEMENTS, UTILITIES, AND LIMITATIONS

Sec. 29.90.275. Minimum requirements.

All proposed development in flood hazard areas shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding.
(2) Where the proposed development has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 29.90.155(1) of this Ordinance.
(3) All public utilities and facilities, such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage.
(4) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwater around and away from proposed structures.

Sec. 29.90.280. Sanitary sewer facilities.

All new and replaced sanitary sewer facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and

impairment of the facilities and systems.

Sec. 29.90.285. Water supply facilities.

All new and replaced water supply facilities shall be designed in accordance with the provisions of Chapter 7, ASCE 24, to minimize or eliminate infiltration of floodwaters into the systems.

Sec. 29.90.290. Development in floodways.

Development, site improvements, and land disturbing activity involving fill or regrading shall not be authorized in the floodway unless the floodway encroachment analysis required in Section 29.90.160(1) of this Ordinance demonstrates the proposed work will not result in any increase in the base flood level during occurrence of the base flood discharge.

Sec. 29.90.295. Limitations on placement of fill.

Subject to the limitations of this Ordinance, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to this Ordinance, when intended to support buildings and structures, fill shall comply with the requirements of the Building Code. The placement of fill intended to change base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs shall be subject to the requirements of Section 29.90.165 of this Ordinance.

DIVISION 13. INSTALLATION OF MANUFACTURED HOMES

Sec. 29.90.300. Installation.

All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to the Business and Professions Code and shall comply with the requirements of the Department of Housing and Community Development (HCD) and the requirements of this Ordinance. In addition to permits pursuant to this Ordinance, permits from the HCD are required where the HCD is the enforcement agency for installation of manufactured homes. Upon completion of installation and prior to the final inspection by the Floodplain Administrator, the installer shall submit certification of the elevation of the manufactured home, prepared by a CA Licensed Land Surveyor or Registered Civil Engineer, to the Floodplain Administrator.

Sec. 29.90.305. Foundations.

All new and replacement manufactured homes, including substantial improvement of manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of Section

R322.2 of the Residential Code (CCR Title 24 Part 2.5) and this Ordinance. Foundations for manufactured homes subject to Section 29.90.320 of this Ordinance are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

Sec. 29.90.310. Anchoring.

All new and replacement manufactured homes to be placed or substantially improved in a flood hazard area shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. Methods of anchoring are authorized to include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind loads and seismic loads.

Sec. 29.90.315. General elevation requirement.

Unless subject to the requirements of Section 29.90.320 of this Ordinance, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the lowest floor, or bottom of the lowest horizontal member of the lowest floor, as applicable to the flood hazard area, is at or above the base flood elevation.

Sec. 29.90.320. Elevation requirement for certain existing manufactured home parks and subdivisions.

Manufactured homes that are not subject to Section 29.90.315 of this Ordinance, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as a result of flooding has occurred, shall be elevated such that either the:

(1) Lowest floor, or bottom of the lowest horizontal structural member, as applicable to the flood hazard area, is at or above the base flood elevation.
(2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 36 inches in height above grade.

Sec. 29.90.325. Flood damage-resistant materials.

Materials below elevated manufactured homes shall comply with the flood-damage resistant materials requirements of Section R322 of the Residential Code (CCR Title 24 Part 2.5).

Sec. 29.90.330. Enclosures.

Fully enclosed areas below elevated manufactured homes shall comply with the enclosed area requirements of Section R322 of the residential code (CCR Title 24 Part 2.5).

Sec. 29.90.335. Protection of mechanical equipment and outside appliances.

Mechanical equipment and outside appliances shall be elevated to or above the lowest floor or bottom of the lowest horizontal structural member of the manufactured home, as applicable to the flood hazard area.

Exception. Where such equipment and appliances are designed and installed to prevent water from entering or accumulating within their components and the systems are constructed to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of flooding up to the elevation required by Section29.90.315 or Section 29.90.320 of this Ordinance, as applicable, the systems and equipment shall be permitted to be located below that elevation. Electrical wiring systems shall be permitted below the design flood elevation provided they conform to the provisions of NFPA 70 (National Electric Code).

DIVISION 14. RECREATIONAL VEHICLES

Sec. 29.90.340. Temporary placement.

Recreational vehicles in flood hazard areas, shall be placed on a site for less than 180 consecutive days or shall be fully licensed and ready for highway use. Ready for highway use means the recreational vehicle is on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions, such as rooms, stairs, decks, and porches.

Sec. 29.90.345. Permanent placement.

Recreational vehicles that do not meet the limitations in Section 29.90.340 for temporary placement shall meet the requirements of Division 13 for manufactured homes.

DIVISION 15. OTHER DEVELOPMENT

Sec. 29.90.350. General requirements for other development.

All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this Ordinance or the Building Code, shall:

(1) Be located and constructed to minimize flood damage.
(2) Meet the limitations of Section 29.90.290 of this Ordinance when located in a

regulated floodway.

(3) Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.
(4) Be constructed of flood damage-resistant materials.
(5) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of the Building Code for wet locations.

Sec. 29.90.355. Tanks.

Tanks that serve buildings shall comply with the requirements of the Building Code. Underground and above-ground tanks that serve other purposes shall be designed, constructed, installed, and anchored in accordance with ASCE 24.

Sec. 29.90.360. - Requirements for temporary structures and temporary storage in flood hazard areas.

Temporary structures shall be erected for a period of less than 180 days and temporary storage of goods and materials shall be permitted for a period of less than 180 days. Extensions may be granted in accordance with Section 29.90.135 of this Ordinance. In addition, the following apply:

(1) Temporary structures shall be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood. Fully enclosed temporary structures shall have flood openings that are in accordance with ASCE 24 to allow for the automatic entry and exit of flood waters.
(2) Temporary stored materials shall not include hazardous materials.
(3) The requirements of Section 29.90.290 of this Ordinance, when located in floodways.

Sec. 29.90.365. Fences in floodways.

Fences in floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 29.90.290 of this Ordinance.

Sec. 29.90.370. Oil derricks.

Oil derricks located in flood hazard areas shall be designed in conformance with flood loads required by the Building Code.

Sec. 29.90.375. Retaining walls, sidewalks and driveways in floodways.

Retaining walls and sidewalks and driveways that involve placement of fill in floodways shall meet the limitations of Section 29.90.290 of this Ordinance and the requirements for site grading in Chapter 18 of the Building Code.

Sec. 29.90.380. Roads and watercourse crossings in floodways.

Roads and watercourse crossings that encroach into floodways or riverine waterways with base flood elevations where floodways have not been designated, including roads, bridges, culverts, low-water crossings, and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side shall meet the limitations of Section 29.90.290 of this Ordinance. Alteration of a watercourse that is part of work proposed for a road or watercourse crossing shall meet the requirements of Section 29.90.160(3) of this Ordinance.

Sec. 29.90.385. Swimming pools.

Above-ground swimming pools, on-ground swimming pools, and in-ground swimming pools that involve placement of fill in floodways shall meet the requirement of Section 29.90.290 of this Ordinance.

DIVISION 16. FLOOD CONTROL PROJECTS

Sec. 29.90.390. Flood control projects; general.

In addition to applicable federal, state, and other local permits, a permit for floodplain development is required for construction of flood control projects. The purpose for the permit is to examine the impact on flood hazard areas, floodways, and base flood elevations shown on the FIRM. Unless otherwise authorized by separate regulations, issuance of this permit does not address the sufficiency of the structural elements of the proposed flood control project. Permits for floodplain development and building permits in areas affected by proposed flood control projects shall not be issued based on CLOMR issued by FEMA.

Sec. 29.90.395. Flood control projects; applications.

Applications for permits for flood control projects shall include documentation including, but not limited to:

(1) Site plan or document showing the existing topography and the boundaries of the flood hazard areas, floodway boundaries, and base flood elevations shown on the FIRM.
(2) Site plan or document showing the proposed topography and the proposed changes to the boundaries of the flood hazard areas, floodway boundaries, and

base flood elevations.

(3) The documentation submitted to FEMA for a CLOMR and, if issued, the Conditional Letter of Map Revision. Submittal requirements and processing fees shall be the responsibility of the applicant. A CLOMR is required when a proposed flood control project alters a floodway and increases base flood elevations more than greater than 0.00 feet, or alters a watercourse a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated and increases base flood elevations more than 1.0 foot.

SECTION III. Warning.

The degree of flood protection required by this Ordinance and the Building Codes is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. Enforcement of this Ordinance and the Building Codes does not imply that land outside the special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the FIS and shown on FIRMs and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the FEMA, requiring the Town to revise this Ordinance to remain eligible for participation in the NFIP. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this Ordinance.

SECTION IV. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Section and shall not affect the validity of the remaining portions of this Section. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses, or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

SECTION V. CEQA.

Adopting this Ordinance is exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that this Ordinance will not significantly affect the physical environment in that this Ordinance makes changes to floodplain management land use regulations involving no physical activities at this time. Future projects would be subject to CEQA.

SECTION VI. Publication.

In accordance with Section 36937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

SECTION VII. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 21st day of October 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the ____ day of _____ 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 6

DATE: October 16, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Approve Modifications to the Town's General Fund Reserve Policy as Recommended by the Finance Commission**

RECOMMENDATION: Approve modifications to the Town's General Fund Reserve Policy as recommended by the Finance Commission and redlined in Attachment 1

FISCAL IMPACT:

There is no fiscal impact of reviewing and modifying the General Fund Reserve Policy.

STRATEGIC PRIORITY:

This initiative supports the Town's strategic priority of ensuring prudent financial management.

BACKGROUND:

The Town of Los Gatos has historically maintained a strong General Fund reserve position, contributing to its fiscal stability and high credit ratings. The current General Fund Reserve Policy was last updated in 2021 and outlines a combined minimum reserve of 25% of General Fund ongoing operating expenditures, split evenly between a Catastrophic Reserve and a Budget Stabilization Reserve.

DISCUSSION:

In light of evolving best practices and benchmarking against peer jurisdictions, staff prepared a revised policy to enhance clarity, structure, and long-term resilience.

The Finance Commission discussed the General Fund Reserve Policy at its meetings on March 10 and September 8, 2025, and recommended that the Town Council approve the recommended changes.

PREPARED BY: Gitta Ungvari
Finance Director

Reviewed by: Town Manager and Town Attorney

In addition, the Finance Commission requested staff to research the following three areas:

- Best practices, staff's finance experience, and how other cities establish an unassigned fund balance reserve target, including whether the targets are based on a percentage or dollar amount.
- The process for establishing assigned funds, and a review of current assigned fund balances in the General Fund to determine if they remain relevant.
- Evaluate the need to have a committed fund balance for specific large, multiyear capital projects that would otherwise be in assigned fund balances.

Staff returned to the Finance Commission with the following analysis and updated redlined version of the General Fund Reserve Policy (Attachment 1) at its October 13, 2025, meeting.

Set percentage or dollar target for Unassigned Fund Balance:

In governmental accounting, under GASB 54, the Unassigned Fund Balance represents the portion of the General Fund balance that has not been restricted, committed, or assigned to specific purposes. It provides the Town with the greatest degree of flexibility to respond to unexpected financial needs, manage cash flow timing, and maintain fiscal stability during periods of uncertainty.

Historically, the Government Finance Officers Association (GFOA) has recommended that general-purpose local governments maintain a minimum unrestricted fund balance in the General Fund equivalent to two months of regular operating revenues or expenditures, or approximately 16.7% of annual General Fund expenditures. It should be noted that the GFOA includes restricted funds that would otherwise be funded with unassigned fund balances (e.g., contingency reserves) as part of the calculation of the two-month target. This benchmark serves as a prudent minimum for ensuring liquidity and stability during routine fluctuations in revenues and expenditures.

While City Managers have responsibility for overall city operations, the City Managers rely heavily on the Finance Directors and finance practices to govern fund balance target decisions. To place this recommendation in context, staff reviewed General Fund Reserve policies across Santa Clara County jurisdictions. The following table summarizes each agency's reserve targets, structure, and notable practices.

Jurisdiction	Target(s) & Structure
Los Gatos (Town)	Combined minimum 25% of GF operating expenditures: 12.5% Catastrophic + 12.5% Stabilization

Jurisdiction	Target(s) & Structure
Santa Clara (City)	Budget Stabilization Reserve = 3 months (~25%) of GF budget; FY 24/25 minimum = 15%
San José (City)	Aggregate goal = 10% of GF expenditures across Contingency, Stabilization, Catastrophic
Sunnyvale (City)	Budget Stabilization Fund ≥ 15% of GF revenues
Mountain View (City)	General Fund Reserve = 20–25% of GF net expenditures
Palo Alto (City)	Budget Stabilization Reserve = 15–20% of GF expenses; separate Budget Uncertainty Reserve
Cupertino (City)	Economic Uncertainty Reserve at least 25%
Campbell (City)	Economic Fluctuations Reserve = 16.67%; Emergency Reserve = 10% of revenues; $1M cash reserve
Milpitas (City)	Contingency Reserve ≥ 16.67% of GF expenditures; Stabilization Reserve = 16.67%
Gilroy (City)	Minimum GF fund balance = 30%
Morgan Hill (City)	Minimum reserve threshold = 25% of GF expenditures
Los Altos (City)	References GFOA “two months” guidance; recent ACFR notes 20% GF reserve
Saratoga (City)	Current 6/30/2024 $9.1 million GF Unassigned Fund Balance
Los Altos Hills (Town)	Emergency Contingency ≥ $1.25M; Operating Contingency ≈ 1 year of personnel costs
Monte Sereno (City)	GF reserve at least 20% to 25% annual GF expenditures,≈ “nearly two years” of operating costs (practice)

While the GFOA’s traditional guidance offers a sound baseline, the Association’s 2023 report, *Rethinking Reserves*, recommends that local governments move beyond a fixed-percentage approach and adopt a risk-based, range-based strategy for setting reserve targets. The report

emphasizes that the appropriate reserve level depends on a community's specific risk profile, including exposure to economic cycles, disaster vulnerability, and reliance on volatile revenue sources—rather than a uniform national standard. Interestingly, the GFOA is currently exploring the conversion of the best practice to an advisory, which eliminates explicit targets for reserve balances and puts in place a guidance-based advisory.

Under this modern framework, reserves are best understood not merely as a savings account but as a form of self-insurance, a financial tool for managing uncertainty and maintaining service continuity in the face of disruptions. The *Rethinking Reserves* approach encourages establishing a target range rather than a fixed point. The lower bound serves as a minimum to preserve fiscal stability, while the upper bound identifies a ceiling beyond which funds may be reallocated to other community priorities or one-time investments.

Applying these principles, the Town of Los Gatos currently maintains a combined minimum reserve of 25% of General Fund operating expenditures, which is divided equally between the Catastrophic Reserve (12.5%) and the Budget Stabilization Reserve (12.5%), and an Unassigned Fund Balance Reserve of $4,000,000, representing approximately 6.35% of annual General Fund operating expenditures. Together, these reserves total roughly 31.35% of General Fund operating expenditures, placing the Town well above the GFOA baseline and within the upper range of comparable jurisdictions.

In light of the GFOA's *Rethinking Reserves* recommendations and the Town's already strong reserve position, staff recommend maintaining the existing Unassigned Fund Balance Reserve of $4,000,000 as a flexible tool for cash flow management and minor contingencies, rather than establishing a fixed percentage target. A rigid percentage requirement for unassigned fund balance could unnecessarily limit the Town's ability to respond to needs or take advantage of short-term fiscal opportunities. For example, the Town has planned to use some of the unassigned fund balance to balance the 2025-26 budget.

Instead, staff recommend that the Town's General Fund Reserve Policy initially reflect a risk-informed reserve range approach that:

- Treats the Town's existing reserves collectively as a form of self-insurance against identified fiscal and operational risks;
- Expresses initial reserve goals as 25% of General Fund operating expenditures, reflecting current contingency and catastrophic reserves balances as a minimum, but also accepting the establishment of the $4,000,000 Unassigned Fund Balance;
- Upon funding the reserve levels pursuant to the Town's General Fund Reserve Policy, any remaining surplus of fiscal year revenues above expenditures shall be placed in the Unassigned Fund Balance; and
- Commits to periodic risk-based reassessment of the available Unassigned Fund Balance adequacy in light of changing fiscal, environmental, or operational conditions, including

consideration of lifecycle capital assets which may not be identified and funded.

This adaptive approach maintains the Town's longstanding commitment to prudent fiscal management while aligning with modern best practices in public finance, ensuring that Los Gatos remains well-positioned to navigate both anticipated and unforeseen financial challenges.

Together, these updates position the Town's reserve policy to balance prudence with adaptability, anchored in established GFOA best practices while responsive to the Town's specific risk environment. However, given the projected structural deficit, the Town needs to consider alternatives and not rely on current fund balances to address such deficits on an ongoing basis.

The following section reviews the Town's current assigned fund balances to ensure that they remain relevant and aligned with this updated framework for long-term financial resilience.

Review Current Assigned Fund Balances in the General Fund and Determine if they Remain Relevant

Under the principles established by GASB Statement No. 54, assigned fund balances represent resources that the Town intends to use for specific purposes but that have not been formally committed by the Town Council. These balances provide flexibility to manage planned projects, address operational contingencies, and respond to emerging needs while preserving the Town's overall financial stability. Assignments are typically authorized by the Town Manager or Finance Director and ratified annually by the Town Council as part of the budget adoption or year-end closing process.

Consistent with the Government Finance Officers Association (GFOA) *Fund Balance Guidelines for the General Fund*, assigned fund balances serve as an important component of the Town's fiscal strategy by providing earmarked but adaptable funding sources. The GFOA emphasizes that governments should maintain clearly defined policies that establish how assigned resources are created, used, and replenished, and should periodically reassess the purpose of each assignment to ensure that it remains aligned with current community needs, risk exposure, and financial priorities. Additionally, the GFOA recommends that assigned or unrestricted fund balances be reserved primarily for one-time or nonrecurring expenditures, rather than ongoing operational costs, to promote long-term structural balance.

As of June 30, 2025, the Town's estimated Assigned Fund Balances in the General Fund, as adopted by the Town Council in the June 3, 2025, Fund Balance Resolution, are summarized on the next page:

Reserve Name	Purpose	Estimated Balance (FY 2024–25)
Capital/Special Projects Reserve	Funds infrastructure and capital projects identified in the Town's five-year Capital Improvement Program (CIP) or other Council priorities.	$1,506,449
Compensated Absences Reserve	Provides funding for 50% of all vested sick leave, vacation, and compensatory time, per the Town's General Fund Reserve Policy.	$1,555,478
Carryover Encumbrances	Holds funds for approved purchase orders and contracts not finalized by fiscal year-end.	$85,861
Sustainability Reserve	Established from the closure of the Solid Waste Management Fund in FY 2008–09, dedicated to conservation, recycling, and sustainability initiatives.	$140,553
Market Fluctuation Reserve	Captures unrealized investment gains of $10,000 or more per GASB 31, to manage volatility in investment income, per Town General Fund Reserve Policy.	$1,712,246
Open Space Reserve	Set aside for the preservation of open space, trail connections, and protection of natural features and scenic areas.	$410,000
ERAF Risk Reserve	Held 30% of anticipated ERAF proceeds pending litigation; excess balance moved to Unassigned Fund Balance during FY 2024–25.	$0
Council Priorities – Economic Recovery	Temporary reserve established to support economic recovery efforts; fully expended in FY 2024–25.	$0

Together, these assigned balances total approximately $5.41 million, reflecting the Town's proactive approach to managing future financial commitments, existing obligations, and one-time initiatives.

In line with GFOA guidance, staff conducted a review of the assigned reserves to ensure they remain relevant and aligned with current Town goals. Two balances, the Sustainability Reserve ($140,553) and the Open Space Reserve ($410,000), have been identified as potential candidates for reassignment. These funds were originally designated for specific purposes that are no longer active or that may now be more effectively supported through ongoing programmatic funding or capital allocations.

Staff recommends that the Town Council consider these reserves during the 2026–27 Operating Budget process. Options include realigning the Sustainability Reserve with the Town's Environmental Services Program to fund energy efficiency and waste reduction initiatives, or

reallocating the Open Space Reserve to supplement approved projects in the Town's Capital Improvement Program. Alternatively, both balances could be reassigned to the Unassigned Fund Balance, enhancing financial flexibility and liquidity to address future operational or strategic needs.

By maintaining clearly defined assigned reserves while periodically reviewing their purpose and funding levels, the Town ensures that resources are managed transparently and used efficiently. This approach aligns with GFOA best practices and demonstrates the Town's ongoing commitment to prudent fiscal management, accountability, and adaptability to changing conditions.

While assigned fund balances provide flexibility for planned or intended uses, committed fund balances represent a higher level of Council designation. Under GASB 54, committed funds are constrained by formal action of the Town Council, typically through resolution or ordinance, and cannot be reallocated without equivalent formal action. These reserves are designed to support major long-term obligations or specific risks identified by the governing body, such as disaster recovery, economic stabilization, or pension liabilities.

The following section outlines the Town's committed fund balance structure, including the Catastrophic Reserve, Budget Stabilization Reserve, and Pension/OPEB Reserve, and how each supports the Town's broader strategy of maintaining financial resilience and continuity of services.

Guideline for Committed or Assigned Fund Balance for Capital Projects

Under GASB Statement No. 54, governmental fund balance can be classified as committed (formal constraint by governing body) or assigned (reflecting intent by management or authorized officials). Because capital projects often involve long time horizons, cost uncertainties, and evolving priorities, placing large general fund dollars into a committed status prematurely can reduce flexibility and make adaptation harder in response to new opportunities. Consistent with prevailing practices among California municipalities and GFOA guidance, the Town will continue to classify these funds as assigned unless a project is fully authorized and construction-ready, where the Town may consider committing such funds.

Current Practice and Rationale

As of June 30, 2025, the Town maintains a Capital/Special Projects Reserve of $1,506,449 as part of the assigned fund balances. This reserve is intended to support infrastructure or facility projects identified in the Town's five-year Capital Improvement Program (CIP) or other Council priorities. Rather than converting this into a committed balance, which would legally restrict its use absent further Council action, staff proposes to keep all capital project funding in the assigned category until specific projects satisfy stringent readiness criteria.

Keeping capital funds in assigned status provides these benefits:

- **Flexibility to respond to changing priorities or shifting funding landscapes** – If a grant is withdrawn, a project is delayed, or an urgent need arises elsewhere, the Town retains discretion to reallocate or reprioritize the funds, subject to Council oversight.
- **Avoids overcommitment risk** – Committing too early can lock the Town into certain paths before design, cost, or funding risks are fully vetted.
- **Simplicity in internal management and reporting** – The Town can treat the reserve as a pool or pipeline of capital funding, shifting to projects when ready, rather than needing to reclassify large sums repeatedly. This fits our new tiered structure for capital projects.
- **Consistency with GFOA's concept of reserves as buffers, not rigid lockboxes** – The GFOA guidance encourages managing fund balance designations in light of risk, volatility, and the unique financial structure of each government.

In a review of peer city reserve policies across California, staff did not locate solid examples in which municipalities routinely move general fund capital reserves into committed status as a default practice. Some jurisdictions do establish committed reserves for very specific risks (e.g., debt service, catastrophe, pension liabilities), but capital funding is more often left in flexible, assigned categories until fully scoped and funded.

These practices are consistent with GFOA's guidance that fund balance designations should be linked to a government's capital planning process, with the highest level of constraint applied only when a project has reached a committed and executable stage. Premature commitment can unnecessarily restrict flexibility, while delayed commitment can lead to uncertainty in funding availability or project delivery.

RECOMMENDATION:

The revised policy incorporates feedback from the Finance Commission and GFOA guidance while retaining the Town's core reserve structure. It also formally establishes the General Fund Unassigned Fund Balance Reserve with the 2025–26 Adopted Budget, reflecting available resources that are not allocated for other uses and can support temporary revenue shortfalls or one-time expenditures. This Reserve is intended to represent available resources that are not allocated for other uses and can be used to address changes in the current year's net revenue. Changes may include net revenue that falls to the bottom line or additional expenditures that are not covered by revenue or transfers into the General Fund. In addition, staff recommends removing obsolete language related to the Almond Grove Reserve, as it is no longer in use. Staff recommends establishing a clear order for year-end surplus deposits. The recommended changes are redlined in Attachment 1.

Staff is recommending that the Town Council approve the changes redlined in Attachment 1 as recommended by the Finance Commission.

COORDINATION:

This item was developed in coordination with the Town Manager's Office and the Finance Department.

Attachments:
1. General Fund Reserve Policy-Redlined
2. Fund Balance Resolution June 3, 2025

TOWN OF LOS GATOS CALIFORNIA

COUNCIL POLICY MANUAL

Small Town Service *Community Stewardship* *Future Focus*

TITLE: General Fund Reserve Policy	**POLICY NUMBER: 4-03**
EFFECTIVE DATE: 05/16/2011	**PAGES: 6**
ENABLING ACTIONS:	**REVISED DATES:** 02/21/2017; 05/15/2018; 06/04/2019, 09/21/2021, 11/04/2025
APPROVED:	

PURPOSE

The purpose of this Policy is to establish a target minimum level of designated reserves in the General Fund to:

- Reduce the financial impacts associated with a disaster or catastrophic event;
- Respond to the challenges of a changing economic environment, including prolonged downturns in the local, state, or national economy~~; and~~
- Demonstrate continued prudent fiscal management and creditworthiness~~.~~; and
- Define a replenishment plan and deposit hierarchy to maintain fiscal resilience.

BACKGROUND

The Town of Los Gatos has always maintained a high level of General Fund reserves, which has contributed to superior ratings by credit rating agencies; provided financial flexibility in economic downturns; contributed a source of investment income for General Fund operations; and assured financial coverage in the event of future emergencies.

General Fund operating expenditures refer to the recurring costs necessary to support the day-to-day delivery of public services. These include personnel costs such as salaries, wages, employee benefits, and pension contributions; contracted services like legal counsel, janitorial services, and IT support; and essential operational expenses such as utilities, office supplies, and insurance. They also encompass routine maintenance, minor repairs, and programmatic costs associated with departments like police, fire, parks and recreation, and community development. These expenditures are distinct from one-time or capital costs and are typically funded through general revenues such as property taxes, sales taxes, and service fees.

GUIDING PRINCIPLES

Following sound financial practices and adhering to the Government Finance Officers of America (GFOA) recommendations, the Town's designated reserves include reserves for known and unknown contingencies, which take into consideration the:

- Diversity of revenue base
- Volatility of revenue structure
- Changes in political environment
- Frequency of operating surpluses/deficits
- Cash flow management practices

Transparency & Review

The General Fund Reserve Policy is to be reviewed periodically by the Town Council as part of the annual operating budget review and adoption process. Reserves are reported at the Monthly Financial and Investment Report.

POLICY

The fund balance is the difference between the assets and liabilities reported in a governmental fund. Under current accounting standards, there are five separate components of fund balance, each of which identifies the extent to which the Town is bound to honor constraints on the specific purposes for which amounts can be spent.

Government Accounting Standards Board (GASB) 54 includes a prescribed hierarchy based on the extent to which a city is bound by constraints for the use of the funds reported in governmental funds. GASB 54 provides the classification as non-spendable, restricted, committed, assigned and unassigned based on the relative strength of the constraints that control how specific amounts can be spent. The following definitions are provided in GASB 54:

- **Non-spendable**
  These funds are not available for expenditures based on legal or contractual requirements.
- **Restricted**
  These funds are governed by externally enforceable restrictions.
- **Committed**
  Fund balances in this category are limited by the government's highest level of decision making (in this case the Town Council). Any changes of this designation must be done in the same manner that it was implemented.
- **Assigned**
  For funds to be assigned, there must be an intended use which can be established by the Town Council or an official delegated by the council.
- **Unassigned**
  This classification is the default for all funds that do not fit into the other categories.

This, however, should not be a negative number for the General Fund. If it is, the assigned fund balance must be adjusted to offset the Unassigned Fund balance.

~~The following components are defined by Governmental Accounting Standards Board (GASB) Statement No. 54 and shall constitute the Town's Fund Balance:~~

- ~~*Nonspendable Fund Balance* (inherently nonspendable)~~
- ~~*Restricted Fund Balance* (externally enforceable limitations on use)~~
- ~~*Committed Fund Balance* (self-imposed limitations on use)~~
- ~~*Assigned Fund Balance* (limitation resulting from intended use)~~
- ~~*Unassigned Fund Balance* (residual net resources)~~

The first two components listed above are not specifically addressed in this Policy due to the nature of their restrictions. The example of nonspendable fund balance is inventory. Restricted fund balance is either imposed by law or constrained by grantors, contributors, or laws or regulations of other governments. This Policy is focused on financial reporting of unrestricted fund balance, or the last three components listed above. These three components are further defined below.

The accounting policies of the Town consider restricted fund balance spent first when expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts of the unrestricted classifications of fund balance could be used, the Town considers committed amounts to be reduced first, followed by assigned amounts and then unassigned amounts.

Committed Fund Balance

The Town Council, as the Town's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to constraints imposed by formal action taken, such as an ordinance or resolution. These committed amounts cannot be used for any other purpose, unless the Town Council removes or changes the specific use through the same type of formal action taken to establish the commitment. The Town Council action to commit fund balance needs to occur within the fiscal reporting period; however, the amount can be determined subsequently at the final close of the fiscal year.

The Town currently sets aside funds into three ~~four~~ committed reserves to address unforeseen emergencies or disasters, significant changes in the economic environment, unfunded pension and Other Post-Employment Benefits (OPEB) obligations, and key infrastructure and capital projects. These include the Catastrophic Reserve, Budget Stabilization Reserve, and Pension (OPEB) Reserve.~~ and Almond Grove Street Projects Reserve.~~ The Town Council can commit other reserves by resolution.

Catastrophic Reserve

Funds reserved under this category shall be used to mitigate costs associated with unforeseen emergencies, such as a disaster or catastrophic event. Should unforeseen and unavoidable events occur that require the expenditure of Town resources beyond those provided for in the annual budget, the Town Manager or designee shall have authority to approve Catastrophic Reserve appropriations. The Town Manager or designee shall then present to the Town Council a budget amendment confirming the nature of the emergency and authorizing the appropriation of reserve funds. Reimbursements from the Federal Emergency Management Agency (FEMA) or other agencies shall be used to replenish the reserve.

The Town currently commits to maintaining this reserve at a minimum of 12.5% of General Fund ongoing operating expenditures (minus one-time and pass-through expenditures).

Should a catastrophic disaster occur, the required reserve level should be adequate to meet the Town's immediate financial needs. For example, in the event of natural disaster, the Catastrophic Reserve would provide necessary coverage for basic operating expenses, including salary and benefits for safety and non-safety Town employees, while still meeting debt service obligations for approximately 60 days. This time frame would enable the Town to explore other available cash alternatives, including the use of internal service funds.

Budget Stabilization Reserve

Funds reserved under this category shall be used to mitigate annual revenue shortfalls ~~(actual revenues less than projected revenues)~~ due to changes in the economic environment and/or one-time uses that will result in future efficiencies and/or budgetary savings. Examples of "economic triggers" and one-time uses include, but are not limited to:

- An unplanned, major event such as a catastrophic disaster requiring expenditures which exceed the General Fund Catastrophic Reserve;
- Drop in projected/actual revenue of more than five percent in property or sales tax, or other economically sensitive revenues;
- Budgeted revenue taken over by another entity exceeding $100,000;
- Loss of businesses considered to be significant ~~sales~~ tax generators;
- Reductions or disruption in projected/actual revenue ~~of more than five percent~~ due to actions by the state/federal government which materially impact the Town's ability to fund current operations;
- Workflow/technical system improvements to reduce ongoing, personnel costs and enhance customer service;
- One-time maintenance of service levels due to significant economic/budget constraints; and
- One-time transitional costs associated with organizational restructuring to secure long-term personnel cost savings.

The Town currently commits to maintaining this reserve at a minimum of 12.5% of General Fund ongoing operating expenditures, including salaries and benefits (minus one-time and pass-through expenditures).

~~Should a loss of the Town's single highest source of sales tax revenue occur, the required reserve level should be adequate to meet the Town's immediate financial needs. For example, the reserve level in the Budget Stabilization Fund would provide for an approximate 3-year transition period, giving the Town adequate time to realign its operating costs with available resources, while minimizing service impacts.~~

Pension/OPEB Reserve

Funds reserved under this category shall be used to further mitigate costs associated with pension and OPEB unfunded obligations. These funds will be used as a funding source for potential additional discretionary payments to pay down unfunded pension and other post-employment obligations, or held in the reserve account to be used as a supplemental funding source for ~~unanticipated~~ increases to the annual pension and other post-employment costs resulting from future actuarial assumptions and investment market volatility, which may impair the Town's ability to continue existing operations.

This Policy requires the Town to set aside additional annual discretionary payments (ADPs) to reduce the effective amortization period of the Town's pension unfunded actuarial liabilities from approximately 30 years to 20 years. To facilitate the implementation of this Policy, staff shall update the estimated unfunded amortization schedules in conjunction with the Town's and CalPERS actuaries. This process will coincide with the annual proposed budget process to determine the additional annual discretionary payment levels required to maintain the goal of lowering the amortization period from a 30-year to a 20-year amortization period for all prior year actuarial bases through ~~FY 18/19~~ 2018-19. The ADP was ~~is currently~~ projected at $390,000 for FY ~~2018/-19~~ 2018-19 (subject to annual updates provided by CalPERS actuaries). Per Council direction ADPs will either be allocated directly to CalPERS, the Town's Pension IRS 115 Trust Fund, or the OPEB IRS 115 Trust Fund.

As part of the proposed budget for each forthcoming fiscal year, staff ~~shall~~ will strive to annually appropriate, to the extent possible, the amount of annual discretionary payments necessary to maintain the unfunded pension liability amortization shortening from 30 to 20 years.

In the event the annual amount required for additional discretionary payments is not available from operating revenues, the ADP shall be funded by a first lien on any one-time excess revenues above expenditures once other General Fund required reserve levels have been established at the appropriate levels as per the Town's General Fund Reserve Policy. If in any given year neither budgetary appropriations or a first lien on one-time excess revenues are sufficient to fund the annual ADP, that years ADP will be accrued to the following year until paid.

Additionally, effective upon the close of fiscal year 2015~~/~~-16 and thereafter, if sufficient General Fund year-end savings are available and targeted reserve levels of 25% (12.5% for Catastrophic Reserve and 12.5% for Budget Stabilization Reserve) of the next fiscal year's operating budget and the funding the following year's proposed budget ADP have been met, upon final close of the fiscal year, a minimum of $300,000 annually shall be deposited into the Pension/OPEB Reserve fund. In addition, Council can assign additional amount deposited to the Pension/OPEB Reserve with a formal Council action from available year end savings.

~~Almond Grove Street Project Reserve~~
~~Funds reserved under this category shall be used to reconstruct the 10 streets identified in the Almond Grove Street Rehabilitation Project specification.~~

~~The Council awarded the bid in April 2017 allowing for $2.9 million savings within the project. The Council reappropriated the use of the savings through the FY 2017/18 budget process. The Almond Grove Reserve should be reduced by the identified $2.9 million savings. The Almond Grove Street Reserve balance will be reduced at each fiscal year end by the funds expended on the Almond Grove Street Rehabilitation Project during the fiscal year.~~

Assigned Fund Balance

Amounts that are constrained by the Town's intent to be used for specific purposes, but are neither restricted nor committed, should be reported as assigned fund balance. This Policy hereby delegates the authority to assign amounts to be used for specific purposes to the Town Manager, for the purpose of reporting to assign amounts in the annual financial statements, with annual ratification by the Town Council. A few examples of assigned fund balance follow.

- Encumbrances – material s and services on purchase order and contracts which are unperformed.
- Reappropriations – appropriated by the Council for specific projects or programs that were not completed and not encumbered by year end.
- GASB 31 Adjustments – $10,000 or higher unrealized investment gains that have been recorded in the financial statements in accordance with GASB 31.

Capital ~~and /~~Special Projects Reserve
Funds reserved under this category are designated for key infrastructure and capital/special projects as identified in the Town 5-year Capital Improvement Plan, as there is no ongoing funding source to support the Town's capital needs.

Unassigned Fund Balance

At the end of each fiscal year, the Finance Department reports on the audited year-end budgetary fiscal results. Should actual General Fund revenues exceed expenditures and

encumbrances, a year-end operating surplus shall be reported. Any year-end surplus which results in the General Fund balance exceeding the level required by this Reserve Policy shall be available for allocation for the following, subject to Council approval:

- Offset projected future deficits
- Anticipated intergovernmental fiscal impacts
- One-time funding, non-recurring needs

This policy allows for Unassigned fund balances and places no specific restriction on their use. The unassigned fund balance is established at ~~goal is to maintain~~ $4,000,000 with the FY 2025-26 budget process to cover needs and support ongoing operations during the upcoming fiscal year. Use of unassigned fund balances must be approved by the Town Council.

Upon funding any of the above reserve levels pursuant to this General Fund Reserve Policy, any remaining surplus of fiscal year revenues above expenditures shall be placed in the Unassigned Fund Balance. Upon closing the fiscal year, the Council can reassigned portion of the Unassigned Fund Balance for Town liabilities or initiatives.

~~Upon funding any of the above reserve levels pursuant to this General Fund Reserve Policy, any remaining surplus of fiscal year revenues above expenditures shall be placed in the Capital/ and Special Projects Reserve for appropriation within the Capital Improvement Program budget.~~

Surplus Allocation Hierarchy

After funding carryforwards and legally restricted uses, year-end surpluses shall be allocated in the following order:

1. Catastrophic Reserve
2. Budget Stabilization Reserve
3. Pension/OPEB Reserve
4. Unassigned Fund Balance
5. ~~Capital/Special Projects Reserve~~
6. Other Council-prioritized reserves

Replenishment of ~~Unreserved Fund Balance~~ Reserves

In keeping with the principles discussed in this Policy, when either fund is used, Town Council will develop a 1 to 5 year reserve replenishment plan to meet the minimum threshold of 25% of General Fund ongoing, operating expenditures, excluding one-time expenditures. Temporary exceptions to the minimum may be allowed for one fiscal year with an adopted restoration schedule.

TITLE: General Fund Reserve Policy	PAGE: 8 of 8	POLICY NUMBER: 4-03

APPROVED AS TO FORM:

Gabrielle Whelan, Town Attorney

RESOLUTION 2025-030

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS APPROVING COMMITMENTS OF FUND BALANCE UNDER GASB 54

WHEREAS, the Governmental Accounting Standards Board (GASB) has issued its Statement No. 54, Fund Balance and Governmental Fund Type Definitions with the intent of improving financial reporting by providing fund balance categories that will be more easily understood and to improve the comparability of governmental fund financial statements; and

WHEREAS, GASB 54 provides that the Town Council of the Town of Los Gatos classify governmental fund balances as restricted, assigned, or committed fund balances; and

WHEREAS GASB 54 provides that restricted reserves are funds that are restricted for externally imposed constraints such as legal contracts or state law, assigned amounts are constrained by the Town's intent to use them for specific purposes, and committed amounts are dedicated for specific purposes under constraints and formal action taken by the Town Council and these committed amounts cannot be used for any other purposes unless the Town Council of the Town of Los Gatos removes or changes the specific use through the same formal action to establish the commitment; and

WHEREAS, there exists a Restricted General Fund Pension Reserve in the form of an IRS 115 Pension Trust; and

WHEREAS, there exists a balance of $2,878,659 as of June 30, 2025 in the restricted Pension Reserve; and

WHEREAS, the Town Council of the Town of Los Gatos has established a General Fund Reserve Policy providing for minimum fund balance dollar target amounts for Budget Stabilization and Catastrophic Reserve fund balances and outlines policies and procedures for use and restoration of these balances; and

ATTACHMENT 2

WHEREAS, there exists an assigned General Fund Compensated Absences Reserve allocated to fund 50% of all vested hours of sick leave, compensation, and vacation time with the actual reserve amount to be determined at the close of FY 2024-25; and

WHEREAS, there exists an assigned Capital/Special Projects Reserve to fund key infrastructure and capital/special projects as identified in the Town's five-year Capital Improvement Plan, and/or other Council priorities; and

WHEREAS, there exists an assigned authorized Carry Forward Reserve for materials and services on approved purchase order and contracts which were issued but not finalized or fulfilled as of the end of the fiscal year but for which funds will be carried forward to the following fiscal year. Actual reserve balance will be established at the close of FY 2024-25; and

WHEREAS, in June 2016, the Town Council established the committed Pension/OPEB Reserve to provide funding toward pension and Other Post-Employment Benefits (OPEB) unfunded obligations by placing discretionary amounts to the reserve with formal Council action and transferring available year-end surpluses based on the General Fund Reserve Policy; and

WHEREAS, there is an anticipated excess balance of $1,000,000 as of June 30, 2025 in the assigned OPEB/Pension Reserve, and

WHEREAS, The Town Council established the assigned Sustainability Reserve in FY 2008-09 by closing the Solid Waste Management fund and placing the initial residual balance dedicated for conservation, recycling, and sustainability; and

WHEREAS, there exists an excess balance of $140,553 as of June 30, 2025 in the assigned Sustainability Reserve; and

WHEREAS, there exists an assigned Market Fluctuation Reserve that represents fund balance amounts for unrealized investment gains that have been recorded as investment income in the financial statements in accordance with the requirements of GASB 31, actual reserve balance will be established at the close of FY 2025-26; and

WHEREAS, there exists an assigned Measure G 2018 District Sales Tax Reserve to track receipt and use of the 1/8 cent district tax funds collected by the Town; and

WHEREAS, the Town Council has determined the use of Measure G accumulated and future proceeds to be 50% for operating expenditures and 50% for capital purposes until the end of FY 2024-25; and

WHEREAS, the Town Council has determined the use of 100% of the Measure G estimated proceeds from FY 2025-26 will go towards operating expenditures; and

WHEREAS, the Town Council will determine the use of Measure G beyond FY 2026-27 after the completion of the external review of the Five-Year Forecast and a comprehensive Fiscal Impact Analysis, and

WHEREAS, the committed residual balance of $590,581 that was set aside for operating purposes in FY 2020-21 was programmed to be used for operating expenses in FY 2024-25 if needed; and

WHEREAS, the portion of the committed residual balance of $590,581 not used for operating expenses in FY 2024-25, will be placed in the Unassigned Fund Balance, and

WHEREAS, with the adoption of the Fiscal Year 2023-24 Budget, an assigned Education Realignment Augmentation Fund (ERAF) Risk Reserve has been established, reserving the 30% of the anticipated ERAF proceeds from FY 2022-23 until a lawsuit between the State and the School Districts concludes; and

WHEREAS, an excess balance of the ERAF RISK Reserve will be moved to the Unassigned Fund Balance during FY 2024-25, and

WHEREAS, there exists an excess balance of $4,000,000 as of June 30, 2025 in the Unassigned Fund Balance, moving available funds from the available Capital/Special Projects Reserve, and

WHEREAS, the FY 2025-26 budget anticipates using $905,060 of the General Fund Unassigned Fund Balance to balance the budget; and

WHEREAS, there exists an excess balance of $3,094,940 as of June 30, 2026 in the Unassigned Fund Balance, final balances will be determined at the close of the FY 2025-26 fiscal year, and

WHEREAS, the Town Council established the assigned Open Space reserve in the FY 1998-99 to be used for the preservation of open space, connection of open space trails, the definition of the southern boundary of the Town with passive open space, and protection of unique natural features; and

WHEREAS, there exists an excess balance of $410,000 as of June 30, 2025 in the assigned Open Space Reserve; and

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES HEREBY RESOLVE that the following estimated Pension, Budget Stabilization, Catastrophic, Pension/OPEB, Capital/Special Projects, Compensated Absences; Measure G District Sales Tax, Surplus Property Revenue, Market Fluctuations, Sustainability, Open Space, and Unassigned Fund Balance as of June 30, 2025 and as of June 30, 2026 as restricted, assigned, unassigned or formally committed as follows:

	Actual General Fund Reserves June 30, 2024	FY 2024-25 Budget, GF Reserve Policy, and this Resolution Approved Increase	FY 2024-25 Budget, GF Reserve Policy, and this Resolution Approved (Decrease)	Estimated General Fund Reserves June 30, 2025	FY 2025-26 Budget Resolution Approved Increase	FY 2025-26 Budget Resolution Approved (Decrease)	Estimated General Fund Reserves June 30, 2026
Restricted Fund Balances							
Pension	$ 2,188,659	$ 690,000	$ -	$ 2,878,659	$ 390,000	$ -	$ 3,268,659
Porperty Held for Resale	344,338	-	(344,338)	-	-	-	-
Nonspendable							
Rehab Loan Reserve (Nonspendable)	159,000	-	-	159,000	$ -	$ -	$ 159,000
Committed Fund Balances							
Budget Stabilization	6,736,781	$ 1,133,858	-	7,870,639	-	-	7,870,639
Catastrophic	6,736,781	$ 1,133,858	-	7,870,639	-	-	7,870,639
Pension/OPEB	300,000	1,000,000	(300,000)	1,000,000	-	-	1,000,000
Measure G District Sale Tax - Operating	590,581		(590,581)	-	-	-	-
Assigned Fund Balances							
Capital/Special Projects	8,651,056	-	(7,144,607)	1,506,449	-	-	1,506,449
Compensated Absences	1,555,478	-	-	1,555,478		-	1,555,478
Open Space	410,000	-	-	410,000	-	-	410,000
Sustainability	140,553	-	-	140,553	-	-	140,553
Market Fluctuations	1,712,246	-	-	1,712,246	-	-	1,712,246
Carryover Encumbrances	85,861	-	-	85,861	-	-	85,861
Council Priorities - Economic Recovery	20,684	-	(20,684)	-	-	-	-
ERAF Risk Reserve	1,430,054	-	(1,430,054)	-	-	-	-
Unassigned Fund Balance	-	4,000,000	-	4,000,000	-	(905,060)	3,094,940

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos held on the 3rd day of June 2025 by the following vote:

COUNCIL MEMBERS:

AYES: Maria Ristow, Rob Rennie, Rob Moore, Mary Badame, Mayor Matthew Hudes

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 7

DATE: November 4, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Authorize the Town Manager to Negotiate and Execute an Amendment to the Lease Agreement with the Friends of the Los Gatos Library**

RECOMMENDATION: Authorize the Town Manager to negotiate and execute an amendment to the Lease Agreement with the Friends of the Los Gatos Library.

FISCAL IMPACT:

This lease amendment allows the cost of utilities to be included in the Friends of the Los Gatos Library's (Friends) annual funding commitment rather than through separate payments. There is no net difference in total revenue from the Friends to the Town with this amendment. The amendment will increase efficiency and slightly reduce the administrative burden associated with invoicing and processing multiple payments.

STRATEGIC PRIORITY:

This item supports the strategic priority of prudent financial management, leveraging efficiencies and partnerships.

BACKGROUND:

The Friends of the Los Gatos Library (Friends) is a 501(c)3 non-profit organization with the dedicated mission of supporting the Los Gatos Library through funding for programs and events. The Friends support this mission with an annual monetary donation to the Town to support Library programs, services, and programs. The donation amount varies each year and has not been less than $70,000 annually for the past seven years; however, this amount is not guaranteed, as the actual amount is tied to the success of their fundraising for each year.

PREPARED BY: Katy Nomura
Assistant Town Manager

Reviewed by: Town Manager, Town Attorney, and Finance Director

The primary source of fundraising is generated through the operation of the Friends Bookstore. The Friends have been operating the Friends Bookstore at 108 East Main St in the Civic Center Complex as a tenant of the Town since July of 2015. This lease set the actual "rent" as $1 per year with the understanding that the Friends would make a monetary donation to the Town for Library services of a minimum of $35,000 per year.

DISCUSSION:

This amendment allows the Friends to include their cost of utilities within their annual monetary donation/minimum contribution. This change allows the Friends to provide a larger sum in their annual contribution while reducing the invoicing and transaction processing by Town staff.

CONCLUSION:

Staff recommends authorizing the Town Manager to negotiate and execute the amendment to the lease agreement with the Friends of the Los Gatos Library.

COORDINATION:

This item was coordinated with the Library, the Town Attorney, the Town Manager's Office, and the Friends of the Los Gatos Library.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:
1. Draft Amendment

FIRST AMENDMENT TO LEASE AGREEMENT BETWEEN THE TOWN OF LOS GATOS AND FRIENDS OF THE LOS GATOS PUBLIC LIBRARY

This AMENDMENT TO AGREEMENT is dated for this ___ day of October, 2025, and amends that certain Lease Agreement between the Town of Los Gatos ("Town") and Friends of the Los Gatos Public Library, a California nonprofit corporation ("Lessee") dated July 1, 2024.

RECITALS

A. The Town and Lessee entered into a Lease Agreement for the property located at 108 E. Main Street effective July 1, 2024, and extending through April 30, 2029 with options to extend ("2024 Lease Agreement"), a copy of which is attached hereto and incorporated by reference as **Exhibit A** to this Amendment.

B. Now, therefore, the parties hereto agree as follows:

AMENDMENT

1. Section 4 FUNDING COMMITMENT is amended to read as follows:

   Lessee shall be obligated to contribute a minimum of $35,000 plus the cost of utility expenses (see Section 6.1 of this Lease Agreement) to the Town on an annual basis based on proceeds from the Lessee's efforts to support the Town of Los Gatos Public Library as established in Lessee's Library Trust Fund Account. All funds, with the exception of the funds used to cover utility expenses, paid by the Friends of the Los Gatos Public Library per the funding commitment will be used as enhancements to the Library budget and are not intended to offset the general fund contributions to the Library budget. All payments shall be made payable annually to the Town the day after the second Town Council meeting in August. The Town will provide an opportunity for the Friends of the Los Gatos Public Library to ceremonially present the contribution at a regular meeting of the Town Council in August.

2. Section 6.1 Lessee Obligations is amended to read as follows:

   Lessee is responsible for all expenses associated with the operation of the Premises, including but not limited to, the furnishing of gas, water, sewer, electricity, garbage pickup and disposal, and other public utilities ("utility expenses"). Lessee shall be responsible for a pro-rated share, based on square footage, of utility expenses provided by or through the Town. Lessee's utility expenses will be considered included in Lessee's funding commitment contribution (see Section 4 of this Lease Agreement) so long as the annual contribution amount exceeds the total of the cost of the utility expenses added to the minimum $35,000 funding commitment paid to the Town by Lessee.

   Lessee shall be obligated to pay their own direct costs for telephone, technology, audio-visual, custodial, or other specialized services, including any initial costs for those services.

Town shall maintain all exterior landscaping.

3. All other terms, covenants, and conditions of the original 2024 Lease Agreement remain in full force and effect except as expressly modified herein.

IN WITNESS WHEREOF, TOWN OF LOS GATOS and FRIENDS OF THE LOS GATOS PUBLIC LIBRARY have executed this FIRST LEASE AMENDMENT.

TOWN OF LOS GATOS

_____

Chris Constantin, Town Manager
Date:

LESSEE

_____

_____

Printed Name and Title
Date:

APPROVED AS TO FORM:

_____

Gabrielle Whelan, Town Attorney

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LEASE AGREEMENT

BETWEEN
TOWN OF LOS GATOS
AND
FRIENDS OF THE LOS GATOS PUBLIC LIBARY

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LEASE AGREEMENT
BETWEEN
TOWN OF LOS GATOS
AND
FRIENDS OF THE LOS GATOS PUBLIC LIBRARY

This lease agreement (herein "Lease") is made and entered into July 1, 2024, by and between the Town of Los Gatos, a California municipal corporation (herein "Town") and Friends of the Los Gatos Public Library, a California nonprofit corporation (herein "Lessee"). Town and Lessee may be referred to individually as a "Party" or collectively as the "Parties" or the "Parties to this Lease." The Town Manager serves as Contract Administrator for this Lease on behalf of the Town Council.

In consideration of these recitals and the following covenants, terms, and conditions, Lessee and Town mutually agree as follows:

LEASE PROVISIONS

1. PREMISES.

Town hereby leases to Lessee, certain real property located in the Town of Los Gatos, County of Santa Clara, State of California, commonly known as 108 E. Main Street (herein the "Premises") and more particularly described in Exhibit A attached hereto and incorporated herein by reference. The Premises consists of approximately one thousand eight hundred and sixty (1,860) square feet of space for retail book sales. Unless specifically provided, Lessee accepts the Premises "as-is" on the date of execution of this Lease.

2. TERM.

2.1 Original Term. The term of this Lease shall be for five (5) years, commencing on July 1, 2024 ("Delivery Date") and ending on April 30, 2029. Lessee shall, at the expiration of the term of this Lease, or upon its earlier termination, surrender the Premises in as good condition as it is now at the date of this lease. The Parties expect reasonable wear and tear.

2.2 Option to Extend. Provided Lessee is not in default hereunder, either at the time of exercise or at the time the extended term commences, Lessee shall have the option to extend the initial term of this Lease for two (2) additional periods of five (5) years ("Option Period") with the same terms, covenants and conditions provided herein by letter agreement. Lessee's option shall be exercised by Lessee providing Town with request for an extension in writing no less than sixty (60) days prior to the expiration of the then current term.

Early Termination by Town. If Town in its sole discretion determines that it requires the Premises for any public purpose, Town may terminate this Lease upon ninety (90) days written notice.

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3. RENT.

3.1 Base Rent. The rent to be paid by Lessee shall be in the amount of One Dollar ($1.00) per year.

3.2 Payment Date. Rent shall be payable on the first day of July commencing on the Delivery Date, and each July 1st thereafter during the term of the Lease and any Lease extension at Town Hall Finance Department.

4. FUNDING COMMITMENT.

Lessee shall be obligated to contribute a minimum of $35,000 to Town on an annual basis based on proceeds from the Lessee's efforts to support the Town of Los Gatos Public Library as established in Lessee's Library Trust Fund account. All funds paid by the Friends of the Los Gatos Public Library per the funding commitment will be used as enhancements to the Library budget and are not intended to offset the general fund contributions to the Library budget. All payments shall be made payable annually to the Town the day after the second Town Council meeting in August. The Town will provide an opportunity for the Friends of the Los Gatos Public Library to ceremonially present the contribution at a regular meeting of the Town Council in August.

5. USE OF PREMISES AND OPERATING HOURS.

5.1 Required Uses. Throughout the term of this Lease, Lessee shall provide the following uses, services and activities ("Required Uses"):

5.1.1 Uses consistent with Lessee's business purposes which includes retail sales of used and new books, ancillary items (cards, t-shirts, paper, and similar products), and museum merchandise.

5.1.2 1,860 square feet of space on the upper level of the old Town of Los Gatos Library located at 108 Main Street, Los Gatos, CA, as shown on Exhibit A.

5.1.3 Lessee may request to reserve the conference room once a month in the new public library and the outdoor Town deck adjacent to Lessee's space in accordance with the Town's Facility Use Policy

5.2 Hours of Operations.

5.2.1 Public Hours. Lessee may set reasonable hours of operation.

5.2.2 Special Events. Lessee shall be obligated to apply for a Special Events Permit in accordance with Town rules and regulations and pay all associated costs and fees for any

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event that meets the criteria set forth by Town Code. Alcohol (beer & wine only) may be allowed in conjunction with approval of a Special Events Permit, subject to all regulations required by the Los Gatos Police Department. For those events that do not meet the criteria requiring a Special Event Permit, but do impact parking at the Civic Center, Lessee shall coordinate with the Town Manager's office to avoid conflicts during business hours or when Town events or meetings are scheduled.

5.3 Prohibited Uses. Lessee shall not use Premises for any purpose not expressly permitted hereunder. Lessee shall not create, cause, maintain or permit any nuisance or waste in, on, or about the Premises, or permit or allow the Premises to be used for any unlawful or immoral purpose. Lessee shall not do or permit to be done anything in any manner which unreasonably disturbs the users of the Town Property or the occupants of neighboring property. Specifically, and without limiting the above, Lessee agrees not to cause any unreasonable odor, noise, vibration, power emission, or other item to emanate from the Premises. No materials or articles of any nature shall be stored outside upon any portion of the Premises. Lessee will not use Premises in a manner that increases the risk of fire, cost of fire insurance or improvements thereon. No unreasonable sign or placard shall be painted, inscribed or placed in or on said Premises; and no tree or shrub thereon shall be destroyed or removed or other waste committed of said Premises. No bicycles, motorcycles, automobiles or other mechanical means of transportation shall be placed or stored anywhere on the Premises. No repair, overhaul or modification of any motor vehicle shall take place on the Premises or the street in front of said Premises. Lessee, at his/her expense, shall keep the Premises in as good condition as it was at the beginning of the terms hereof, except damage occasioned by ordinary wear and tear, and except damage to the roof, sidewalks and underground plumbing, which is not the fault of Lessee.

5.4 Condition, Use of Premises. Town makes no warranty or representation of any kind concerning the condition of the Premises, or the fitness of the Premises for the use intended by Lessee, and hereby disclaims any personal knowledge with respect thereto, it being expressly understood by the parties that Lessee has personally inspected the Premises, knows its condition, finds it fit for Lessee's intended use, accepts it as is, and has ascertained that it can be used exclusively for the limited purposes specified in Section 5.1.

5.5 Parking. Town will provide Olive Zone parking to Lessee for their volunteers.

5.6 Coordination with Town. Lessee shall schedule, attend, and fully participate in annual meetings with Town Manager and/or Manager's designee to address any and all conditions of this Agreement or any other matter which arises in conjunction with the use of the Premises. Lessee shall also be required to participate in Town Emergency Preparedness training and exercises.

6. UTILITIES AND OPERATING EXPENSES.

6.1 Lessee Obligations. Lessee at Lessee's sole expense shall fully and promptly pay for all expenses associated with the operation of the Premises, including but not limited to the

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furnishing of gas, water, sewer, electricity, telephone service, garbage pickup and disposal, other public utilities and custodial service. Lessee shall be obligated to pay a pro-rated share based on square footage for gas, water, sewer, electricity, garbage service and other public utilities provided by or through the Town. Lessee shall be obligated to pay their own direct costs for telephone, technology, audio-visual, custodial or other specialized services, including any initial costs for those services. Town shall maintain all exterior landscaping.

6.2 Custodial Services. Lessee at Lesses's sole expense shall fully maintain and pay for all custodial services to maintain the interior premises in a clean and safe manner. All vendors for custodial services shall be bonded, insured, and the Town named as an additional insured. Proof of bond and insurance including the additional insured certificate shall be provided to Town prior to any custodial services being performed.

7. TAXES.

7.1 Payment of Real Property Taxes. Town shall pay Lessee's share of all real property taxes which become due and payable.

7.2 Revenue and Taxation Code. Lessee specifically acknowledges it is familiar with section 107.6 of the California Revenue and Taxation Code. Lessee realizes that a possessory interest subject to property taxes may be created, agrees to pay any such tax, and hereby waives any rights Lessee may have under said California Revenue and Taxation Code section 107.6.

7.3 Personal Property Taxes. Lessee shall pay before delinquent, or if requested by Town, reimburse Town for, any and all taxes, fees, and assessments associated with the Premises, the personal property contained in the premises and other taxes, fees, and assessments regarding any activities which take place at the Premises. Lessee recognizes and understands in accepting this Lease that its interest therein may be subject to a possible possessory interest tax that Town or County may impose on such interest and that such tax payment shall not reduce any rent due Town hereunder and any such tax shall be the liability of and be paid by Lessee.

8. MAINTENANCE.

8.1 Town and Lessee Responsibilities. Lessee at Lessee's expense, shall perform all interior maintenance and repairs, including all painting, necessary to keep the Premises in good order, repair, and condition, and shall keep the Premises in a safe, clean, and sanitary condition to the complete satisfaction of Town, and in compliance with all applicable laws, throughout the term of this Lease. In addition, Lessee shall maintain, at Lessee's expense, all equipment, furnishings and trade fixtures upon the Premises required for the maintenance and operation of public services of the type to be conducted pursuant to this Lease. Routine interior plumbing and electrical maintenance (e.g., plugged toilets/sinks, faulty switches/lights) will be the responsibility of the Lessee. Town shall be responsible for the routine maintenance and repair of the exterior structure of the Premises and main support systems, including roof repair, exterior painting and structural repairs, excluding any

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maintenance or repairs resulting from Lessee's actions or activities. Windows broken or cracked will be the responsibility of the Town, excluding broken windows resulting from Lessee's actions or activities.

8.2 Waiver of Civil Code. Lessee expressly waives the benefit of any statute now or hereinafter in effect, including the provisions of sections 1941 and 1942 of the Civil Code of California, which would otherwise afford Lessee the right to make repairs at Town's expense or to terminate this Lease because of Town's failure to keep Premises in good order, condition and repair. Lessee further agrees that if and when any repairs, alterations, additions or betterments shall be made by Lessee as required by this paragraph, Lessee shall promptly pay for all labor done or materials furnished and shall keep the Premises free and clear of any lien or encumbrance of any kind whatsoever. If Lessee fails to make any repairs or perform any maintenance work for which Lessee is responsible within a reasonable time (as determined by the Town Manager in the Town Manager's sole discretion) after demand by the Town, Town shall have the right, but not the obligation, to make the repairs at Lessee's expense; within ten (10) days of receipt of a bill, Lessee shall reimburse Town for the cost of such repairs, including a fifteen percent (15%) administrative overhead fee. The making of such repairs or performance of maintenance by Town shall in no event be construed as a waiver of the duty of Lessee to make repairs or perform maintenance as provided in this Section.

8.3 Maintenance of Common Areas. Town shall maintain or cause to be maintained, including repair and replacement as necessary, the exterior grounds, exterior shared deck, and the parking lot adjacent to the Premises. If Lessee uses the shared deck for activities or a special event, Lessee shall promptly remove all structures, fixtures, accessories, decorations and trash associated with the activity or event.

9. CASP INSPECTION.

Landlord states that the Premises have not been inspected by a Certified Access Specialist (CASp). Accordingly, this notice is provided by Landlord pursuant to California Civil Code Section 1938:

> "A Certified Access Specialist (CASp) can inspect the subject premises and determine whether the subject premises comply with all of the applicable construction-related accessibility standards under state law. Although state law does not require a CASp inspection of the subject premises, the commercial property owner or Landlord may not prohibit the lessee or tenant from obtaining a CASp inspection of the subject premises for the occupancy or potential occupancy of the lessee or tenant, if requested by the lessee or tenant. The parties shall mutually agree on the arrangements for the time and manner of the CASp inspection, the payment of the fee for the CASp inspection, and the cost of making any repairs necessary to correct violations of the construction-related accessibility standards within the premises."

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Unless otherwise expressly stated in this Lease and subject to the terms of this Lease: (a) Lessee may elect at any time to perform a CASp inspection of the Premises at Lessee's expense; (b) any repairs or modifications necessary to correct violations of applicable construction-related accessibility standards within or about the Premises are the responsibility of Lessee; and (c) any construction-related accessibility improvements by Lessee or alterations of or improvements to the Premises are the responsibility of the Lessee.

10. AMERICANS WITH DISABILITIES ACT.

Throughout the term of the Lease, Lessee acknowledges and expressly accepts full responsibility and shall incur all costs and expenses (whether structural or non-structural in nature) for compliance with the requirements of the Americans with Disabilities Act (ADA) and any other law regarding the accessibility of the Premises (and the improvements located or to be located thereon) by disabled individuals. Lessee agrees to release, indemnify, defend and hold harmless Landlord (and its officials, officers, directors, employees, agents, representatives, volunteers, contractors, successors and assigns) from and against any claim, loss, expense or liability arising from Lessee's failure to fully comply with all such applicable laws and/or this Section 10 (Americans with Disabilities Act).

11. TENANT IMPROVEMENTS.

11.1 Improvements Permitted. Subject to prior written approval of the Town Manager, which shall not be unreasonably withheld, Lessee shall be entitled to install improvements in an efficient and workmanlike manner within the Premises, at no cost to Town. All costs of plans, improvements, and permits shall be the sole responsibility of the Lessee. All structural improvements and improvements in excess of $5,000 must be approved in writing by the Town Manager.

11.2 Cost of Improvements. All tenant improvements shall be made at Lessee's sole expense.

11.3 Ownership of Improvements. All improvements constructed, erected, or installed upon the Premises must be free and clear of all liens, claims, or liability for labor or material and shall become the property of Town, at its election, upon expiration or earlier termination of this lease and upon Town's election, shall remain upon the Premises upon termination of this Lease. Title to all free standing equipment, furniture, furnishings, and trade fixtures placed by Lessee upon the Premises shall remain in Lessee's ownership, and replacements, substitutions and modifications thereof may be made by Lessee throughout the term of this Lease.

11.4 Indemnity for Claims Arising Out of Construction. Lessee shall defend and indemnify Town against all claims, liabilities, and losses of any type arising out of work performed on the Premises by Lessee, together with reasonable attorneys' fees and all costs and expenses reasonably incurred by Town in negotiating, settling, defending or otherwise protecting

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against such claims.

11.5 Certificate of Inspection. Upon completion of construction of any building, Lessee shall submit to the Town Manager a Certificate of Inspection, verifying that the construction was completed in conformance with Title 20 of the California Code of Regulations for residential construction, or in conformance with Title 24 of the California Code of Regulations for non-residential construction.

11.6 As Built Plans. Lessee shall provide the Town Manager with a complete set of reproducible "as built plans" reflecting actual construction within or upon the Premises upon completion of any: (i) new construction; (ii) structural alterations; or, (iii) non-structural alterations costing more than $25,000.

12. ALTERATIONS BY LESSEE

Lessee shall not make any alterations or improvements to the Premises without obtaining the prior written consent of the Town Manager. Lessee may, at any time and at its sole expense, install and place business fixtures and equipment within the Premises, provided such fixtures and installation have been reviewed and approved by the Town Manager.

13. HOLD HARMLESS/INDEMNIFICATION.

13.1 Indemnification. To the fullest extent permitted by law, Lessee agrees to protect, defend, hold harmless and indemnify Town, its Town Council, commissions, officers, agents, volunteers, and employees from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising therefrom for which Town shall become legally liable arising from Lessee's negligent, reckless, or wrongful acts, errors, or omissions with respect to or in any way connected with this Lease. Lessee shall give Town immediate notice of any claim or liability hereby indemnified against. This indemnity shall be in addition to the Hazardous Materials indemnity contained in this Lease and shall survive the expiration of or early termination of the Lease Term.

13.2 Waiver of Claims. Lessee waives any claims against Town for injury to Lessee's business or any loss of income therefrom, for damage to Lessee's property, or for injury or death of any person in or about the Premises or the Town Property, from any cause whatsoever, except to the extent caused by Town's active negligence or willful misconduct.

14. DAMAGE, DESTRUCTION AND TERMINATION.

14.1 Force Majeure. Prevention, delay or stoppage due to strikes, lockouts, labor disputes, Acts of God, inability to obtain labor, inability to obtain materials or reasonable substitutes, governmental restrictions, governmental regulation, governmental controls, judicial orders, enemy or hostile governmental actions, civil commotion, fire or other casualty, and other causes beyond the reasonable control of Lessee (financial inability excepted), shall excuse

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the performance by Lessee for a period equal to the prevention, delay, or stoppage, except the obligations imposed with regard to rent to be paid by Lessee pursuant to this Lease. In the event any work performed by Lessee or Lessee's contractors results in a strike, lockout, and/or labor dispute, the strike, lockout, and/or labor dispute shall not excuse the performance by Lessee of the provisions of this Lease.

14.2 Restoration of Premises Termination. If, during the term of the Lease, the Premises are totally or partially destroyed, rendering the Premises totally or partially inaccessible or unusable, Lessor may restore the Premises to substantially the same condition as it was in immediately before destruction, whether or not the insurance proceeds are sufficient to cover the actual cost of restoration. Either party can also choose to terminate this Lease by giving reasonable notice to the other party.

15. SIGNS AND MARKETING.

15.1 Lessee shall not place, construct, maintain, or allow any signs affixed to the building or to the exterior of the Premises without prior written consent of the Town following Town Council review and approval. Lessee shall submit an application to the Community Development Department and, be obligated to pay all costs associated with any application process required to obtain approval for any signs.

15.2 Lessee shall not place, construct, maintain, or allow any other signs, including minor ones, visible to the exterior of the Premises without prior written consent of the Town Manager. Lessee shall submit an application to the Community Development Department and, be obligated to pay all costs associated with any application process required to obtain approval for any signs. Exterior or otherwise visible signage shall be subject to the Town's naming policy and donation policy.

15.3 Town shall include references to Lessee on signs and marketing programs prepared by or for Town in association with Lessee's operations on the Premises.

16. ASSIGNMENT AND SUBLETTING.

16.1 Town's Consent Required. Lessee shall not assign this Lease, nor any interest therein, and shall not sublet or encumber the Premises or any part thereof, nor any right or privilege appurtenant thereto, nor allow or permit any other person(s) to occupy or use the Premises, or any portion thereof, without the prior written consent of Town. This Lease shall be binding upon any permitted assignee or successor of Lessee. Consent by Town to one assignment, subletting, occupation or use by another person shall not be deemed to be consent to any subsequent assignment, subletting, occupation or use by another person. No assignment, subletting, or encumbrance by Lessee shall release it from or in any way alter any of Lessee's obligations under this Lease. Lessee may have the Premises delivered to a subsidiary company of Lessee, but such arrangement shall in no way alter Lessee's responsibilities hereunder with respect to the Premises. Any assignment, subletting, encumbrances,

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occupation, or use contrary to the provisions of this Lease shall be void and shall constitute breach of this Lease. Town may assign any of its rights hereunder without notice to Lessee.

16.2 No Release of Lessee. No subletting or assignment as approved by Town shall release Lessee of Lessee's obligation or alter the primary liability of Lessee to pay the rent and to perform all other obligations by Lessee hereunder. The acceptance of rent by Town from any other person shall not be deemed to be a waiver by Town of any provision hereof. In the event of default by any assignee of Lessee or any successor of Lessee in the performance of any of the terms hereof, Town may proceed directly against Lessee without the necessity of exhausting remedies against said assignee.

17. DEFAULTS; REMEDIES.

17.1 Defaults. The occurrence of any one or more of the following events shall constitute a material default, or breach of this Lease, by Lessee:

17.1.1 Abandonment of the Premises by Lessee as defined by California Civil Code section 1951.3;

17.1.2 Failure by Lessee to make any payment of rent or any other payment required to be made by Lessee hereunder, as provided in this Lease, where such failure shall continue for a period of ten (10) business days after written notice thereof from Town to Lessee. In the event Town serves Lessee with a Notice to Pay Rent or Quit pursuant to applicable Unlawful Detainer statutes, such Notice to Pay Rent or Quit shall also constitute the notice required by this subparagraph;

17.1.3 Failure by Lessee to observe or perform any of the covenants, conditions or provisions of this Lease in any material respect where such failure shall continue for a period of thirty (30) days after written notice thereof from Town to Lessee; provided, however, that if the nature of Lessee's default is such that more than thirty (30) days are reasonably required for its cure, then Lessee shall not be deemed to be in default if Lessee commenced such cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion;

17.1.4 Making by Lessee of any general arrangement or assignment for the benefit of creditors; Lessee's becoming a "debtor" as defined in 11 U.S.C. §101 or any successor statute thereto (unless, in the case of a petition filed against Lessee, the same is dismissed within sixty (60) days); the appointment of a bankruptcy trustee or receiver to take possession of all or substantially all of Lessee's assets located at or on the Premises or of Lessee's interest in this Lease where possession is not restored to Lessee within thirty (30) days; or the attachment, execution or other judicial seizure of all or substantially all of Lessee's assets located at or on the Premises or of Lessee's interest in this Lease, where such seizure is not discharged within thirty (30) days.

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17.1.5 Failure to make the Funding Commitment payments as required under this Lease Agreement for a period of six (6) months or more.

17.2 Remedies. In the event of any material default or breach by Lessee, Town may at any time thereafter, following any notice required by statute, and without limiting Town in the exercise of any right or remedy which Town may have by reason of such default or breach:

17.2.1 Terminate Lessee's right to possession of the Premises by any lawful means, in which case this Lease shall terminate and Lessee shall immediately surrender possession of the Premises and Improvements to Town. In such event, Town shall be entitled to recover from Lessee all damages incurred by Town by reason of Lessee's default including but not limited to: the cost of recovering possession of the Premises and Improvements; expenses of reletting, including necessary renovation and alteration of the Premises and Improvements; reasonable attorneys' fees; the worth at the time of the award of the unpaid rent that had been earned at the time of termination of this Lease and the worth at the time of award of the amount by which the unpaid rent for the balance of the term after the time of such award exceeds the amount of such rental loss for the same period that Lessee proves could be reasonably avoided.

17.2.2 Maintain Lessee's right to possession, in which case this Lease shall continue in effect whether or not Lessee shall have abandoned the Premises. In such event, Town shall be entitled to enforce all of Town's rights and remedies under this Lease, including the right to recover rent and other payments as they become due hereunder.

17.2.3 Pursue any other remedy now or hereafter available to Town under the laws or judicial decisions of the State of California. Town shall have all remedies provided by law and equity.

17.3 No Relief from Forfeiture After Default. Lessee waives all rights of redemption or relief from forfeiture under California Code of Civil Procedure sections 1174 and 1179, and any other present or future law, in the event Lessee is evicted or Town otherwise lawfully takes possession of the Premises by reason of any default or breach of this Lease by Lessee.

17.4 Disposition of Abandoned Personal Property. If the Lessee fails to remove any personal property belonging to Lessee from the Premises after forty-five (45) days of the expiration or termination of this Lease, such property shall at the option of Town be deemed to have been transferred to Town. Town shall have the right to remove and to dispose of such property without liability to Lessee or to any person claiming under Lessee, and the Town shall have no need to account for such property.

18. INTEREST ON PAST-DUE OBLIGATIONS.

Except as expressly provided herein, any amount due Town when not paid when due shall bear interest at the lesser of ten percent (10%) per year or the maximum rate then allowable by law from

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the date due.

19. HOLDING OVER.

If Lessee remains in possession of the Premises or any part thereof after the expiration of the term or option term hereof, such occupancy shall be a tenancy from month to month with all the obligations of this Lease applicable to Lessee and at a monthly rental obligation at the market rate in effect at the time of expiration. Nothing contained in this Lease shall give to Lessee the right to occupy the Premises after the expiration of the term, or upon an earlier termination for breach.

20. TOWN'S ACCESS.

20.1 Access for Inspection. Town and Town's agents shall have the right to enter the Premises at reasonable times, upon not less than twenty-four (24) hours prior notice to Lessee, for the purpose of inspecting same, showing same to prospective purchasers, lenders or lessees, and making such alterations, repairs, improvements, or additions to the Premises as Town may deem necessary.

20.2 Intentionally omitted

20.3 New Locks. Lessee may not install new locks on any doors without the express written consent of the Town. Lessee shall advise Town of such action and shall provide Town with keys to said locks. Lessee shall also deliver to Town the old locks with keys. Upon termination, Lessee shall leave new locks that shall become the property of Town.

21. INSURANCE.

Lessee shall purchase and maintain in full force and effect during the entire term of this Lease insurance coverage in amounts and in a form acceptable to Town as set forth in Exhibit B attached hereto and incorporated herein by reference.

Lessee shall be responsible for all losses incurred for any reason of its personal property or contents on Premises. Lessee may want to consider securing renter's liability insurance.

Lessee shall deposit with the Town Manager, on or before the effective date of this Lease, certificates of insurance necessary to satisfy Town that the insurance provisions of this Lease have been complied with, and to keep such insurance in effect and the certificates therefore on deposit with Town during the entire term of this Lease. Should Lessee not provide evidence of such required coverage at least three (3) days prior to the expiration of any existing insurance coverage, Town may purchase such insurance, on behalf of and at the expense of Lessee to provide six months of coverage.

Town shall retain the right at any time to review the coverage, form, and amount of the insurance required hereby. If, in the opinion of the Town's Risk Manager (or comparable official), the insurance provisions in this Lease do not provide adequate protection for Town and for members of

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the public using the Premises, the Town Manager may require Lessee to obtain insurance sufficient in coverage, form, and amount to provide adequate protection as determined by the Risk Manager. Town's requirements shall be reasonable and shall be designed to assure protection from and against the kind and extent of risk that exists at the time a change in insurance is required.

The Town Manager or designee shall notify Lessee in writing of changes in the insurance requirements. If Lessee does not deposit copies of acceptable insurance policies with Town incorporating such changes within sixty (60) days of receipt of such notice, or in the event Lessee fails to maintain in effect any required insurance coverage, Lessee shall be in default under this lease without further notice to Lessee. Such failure shall constitute a material breach and shall be grounds for immediate termination of this Lease at the option of Town.

The procuring of such required policy or policies of insurance shall not be construed to limit Lessee's liability hereunder nor to fulfill the indemnification provision and requirements of this Lease. Notwithstanding the policy or policies of insurance, Lessee shall be obligated for the full and total amount of any damage, injury, or loss caused by or connected with this Lease or with use or occupancy of the Premises.

22. DISPUTE RESOLUTION.

22.1 Unless otherwise mutually agreed to, any controversies between Lessee and Town regarding the construction or application of this Lease, and claims arising out of this Lease or its breach shall be submitted to mediation within thirty (30) days of the written request of one Party after the service of that request on the other Party.

22.2 The Parties may agree on one mediator. If they cannot agree on one mediator, the Party demanding mediation shall request the Superior Court of Santa Clara County to appoint a mediator. The mediation meeting shall not exceed one day (eight (8) hours). The Parties may agree to extend the time allowed for mediation under this Lease.

22.3 The costs of mediation shall be borne by the Parties equally.

22.4 Mediation under this section is a condition precedent to filing an action in any court. In the event of litigation arising out of any dispute related to this Lease, the Parties shall each pay their respective attorney's fees, expert witness costs and cost of suit, regardless of the outcome of the litigation.

23. NON-LIABILITY OF OFFICIALS AND EMPLOYEES OF THE TOWN.

No official or employee of Town shall be personally liable for any default or liability under this agreement.

24. NON-DISCRIMINATION

26.1 Non-discrimination in Lease Activities. Lessee agrees that in the performance of this

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Lease and in connection with all of the activities Lessee conducts on the Premises, it shall not discriminate, harass, or retaliate against any person or class of persons regardless of race, religious creed (including religious dress and grooming practices), color, national origin (including language use restrictions), ancestry, religion, disability (mental and physical), medical condition, sex, gender (including gender identity and gender expression), physical characteristics, marital status, age, sexual orientation, genetic information (including family health history and genetic test results), organizational affiliation, and military or veteran status, or any other consideration made unlawful by local, State or Federal law. Tenant shall make its accommodations and services available to all persons on equal and reasonable terms.

25. INDEPENDENT CONTRACTOR.

It is agreed that Lessee shall act and be an independent contractor and not an agent nor employee of Town.

26. CONFLICT OF INTEREST.

Lessee shall at all times avoid conflict of interest or appearance of conflict of interest in performance of this Lease. Lessee warrants and covenants that no official or employee of Town nor any business entity in which any official or employee of Town is interested: (1) has been employed or retained to solicit or aid in the procuring of this agreement; or (2) will be employed in the performance of this Lease without the divulgence of such fact to Town. In the event that Town determines that the employment of any such official, employee or business entity is not compatible with such official's or employee's duties as an official or employee of Town, Lessee upon request of Town shall immediately terminate such employment. Violation of this provision constitutes a serious breach of this Lease and Town may terminate this Lease as a result of such violation.

27. ESTOPPEL CERTIFICATE.

Lessee shall, from time to time, upon at least thirty (30) days prior written notice from Town, execute, acknowledge and deliver to Town a statement in writing: (i) certifying this Lease is unmodified and in full force and effect, or, if modified, stating the nature of the modification and certifying that the Lease, as modified, is in full force and effect, and the date to which the rental and other charges, if any, have been paid; and, (ii) acknowledging that there are not to Lessee's knowledge, any defaults, or stating if any defaults are claimed, any statement may be relied upon by any prospective purchaser or encumbrance of the Town Property. Lessee's failure to deliver such statements within such time shall be conclusive upon the Lessee that this Lease is in full force and effect, except as and to the extent any modification has been represented by Town, and that there are no uncured defaults in Town's performance.

28. LIENS.

Lessee agrees at its sole cost and expense to keep the Premises free and clear of any and all claims, levies, liens, encumbrances or attachments.

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29. VACATING.

Upon termination of the tenancy, Lessee shall completely vacate the Premises, including the removal of any and all of its property. Before departure, Lessee shall return keys and personal property listed on the inventory to Town in good, clean and sanitary condition, reasonable wear and tear excepted. Lessee shall allow Town to inspect the Premises to verify the condition of the Premises and its contents.

30. ABANDONMENT.

Lessee's absence from the Premises for three (3) consecutive days, without prior notice, during which time rent or other charges are delinquent, shall be deemed abandonment of the Premises. Such abandonment will be deemed cause for immediate termination without notice. Town shall thereupon be authorized to enter and take possession and to remove and dispose of the property of Lessee or its guests without any liability whatsoever to Town.

31. NOTICES.

All notices to the Parties shall, unless otherwise requested in writing, be sent to Town addressed as follows:

Town of Los Gatos
Attention: Town Manager
110 E. Main Street
Los Gatos, CA 95030

And to Lessee addressed as follows:

Friends of the Los Gatos Public Library
Attn: Friends of the Library President
100 Villa Ave.
Los Gatos, CA 95030

Notices may be served upon Lessee in person, by first class mail, or by certified mail whether or not said mailing is accepted by Lessee. If notice is sent via facsimile or e-mail, a signed, hard copy of the material shall also be mailed. The workday the facsimile was sent shall control the date notice was deemed given if there is a facsimile machine generated document on the date of transmission. A facsimile transmitted after 1:00 p.m. on a Friday shall be deemed to have been transmitted on the following Monday. These addresses shall be used for service of process.

32. TIME.

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Time shall be of the essence in this Lease.

33. AMENDMENTS.

It is mutually agreed that no oral Leases have been entered into and that no alteration or variation of the terms of this Lease shall be valid unless made in writing and signed by the Parties to this Lease.

34. SIGNING AUTHORITY.

If this Lease is not signed by all Lessees named herein, the person actually signing warrants that he/she has the authority to sign for the others.

35. CAPTIONS.

The captions of the various sections, paragraphs and subparagraphs of this Lease are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

36. SURRENDER OF LEASE NOT MERGER.

The voluntary or other surrender of this Lease by Lessee, or a mutual cancellation thereof, shall not work a merger, and shall, at the option of Town, terminate all or any existing subleases or subtenancies, or may, at the option of Town, operate as an assignment of any and all such subleases or subtenancies.

37. INTEGRATED DOCUMENT.

This Lease, including any exhibits attached hereto, embodies the entire agreement between Town and Lessee. No other understanding, agreements, conversations or otherwise, with any officer, agent or employee of Town prior to execution of this Lease shall affect or modify any of the terms or obligations contained in any documents comprising this Lease. Any such verbal agreement shall be considered as unofficial information and in no way binding upon Town. All agreements with Town are subject to approval of the Town Council before Town shall be bound thereby.

38. WAIVER.

Waiver by Town of one or more conditions of performance or any breach of a condition under this Lease shall not be construed as a waiver of any other condition of performance or subsequent breaches. The subsequent acceptance by a Party of the performance of any obligation or duty by another Party shall not be deemed to be a waiver of any term or condition of this Lease. The exercise of any remedy, right, option or privilege hereunder by Town shall not preclude Town from exercising the same or any and all other remedies, rights, options and privileges hereunder and Town's failure to exercise any remedy, right, option or privilege at law or equity, or otherwise which Town may have, shall not be construed as a waiver.

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39. INTERPRETATIONS.

In construing or interpreting this Lease, the word "or" shall not be construed as exclusive and the word "including" shall not be limiting. The Parties agree that this Lease shall be fairly interpreted in accordance with its terms without any strict construction in favor of or against any other Party.

40. SEVERABILITY CLAUSE.

If any provision of this Lease is held to be illegal, invalid or unenforceable in full or in part, for any reason, then such provision shall be modified to the minimum extent necessary to make the provision legal, valid and enforceable, and the other provisions of this Lease shall not be affected thereby.

41. GOVERNING LAW.

This Lease shall be governed and construed in accordance with the statutes and laws of the State of California.

42. VENUE.

In the event that suit shall be brought by any Party to this Lease, the Parties agree that venue shall be exclusively vested in the state courts of the County of Santa Clara.

43. COMPLIANCE WITH LAWS.

The Parties hereto shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local governments in the performance of their rights, duties and obligations under this Lease.

44. BROKERS.

Each party represents that neither has had dealings with any real estate broker, finder, or other person, with respect to this lease in any manner. Each Party shall hold harmless the other party from all damages resulting from any claims that may be asserted against the other party by any broker, finder, or other person with whom the Indemnifying Party has or purportedly has dealt.

45. ATTACHMENTS TO LEASE.

The following exhibits are attached to and made a part of this Agreement:

"A" – Description of Subject Premises
" B" – Standard Insurance Requirements

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IN WITNESS WHEREOF, the parties have executed this Lease the day and year first above written.

TOWN:

TOWN OF LOS GATOS (LESSOR)

Signed by:
Chris Constantin 3/25/2025
3EF03F232F1B428...
Chris Constantin, Town Manager

TENANT:

FRIENDS OF THE LOS GATOS PUBLIC LIBRARY

DocuSigned by:
Celia Bakke 3/13/2025
180AA3D70E6243C...
Celia Bakke, President

APPROVED AS TO FORM:

Signed by:
Gabrielle Whelan 3/18/2025
EFD6738A5534428...
Gabrielle Whelan, Town Attorney

ATTEST:

Signed by:
Wendy Wood 3/25/2025
26A726C4AE6A4D9...
Wendy Wood, Town Clerk

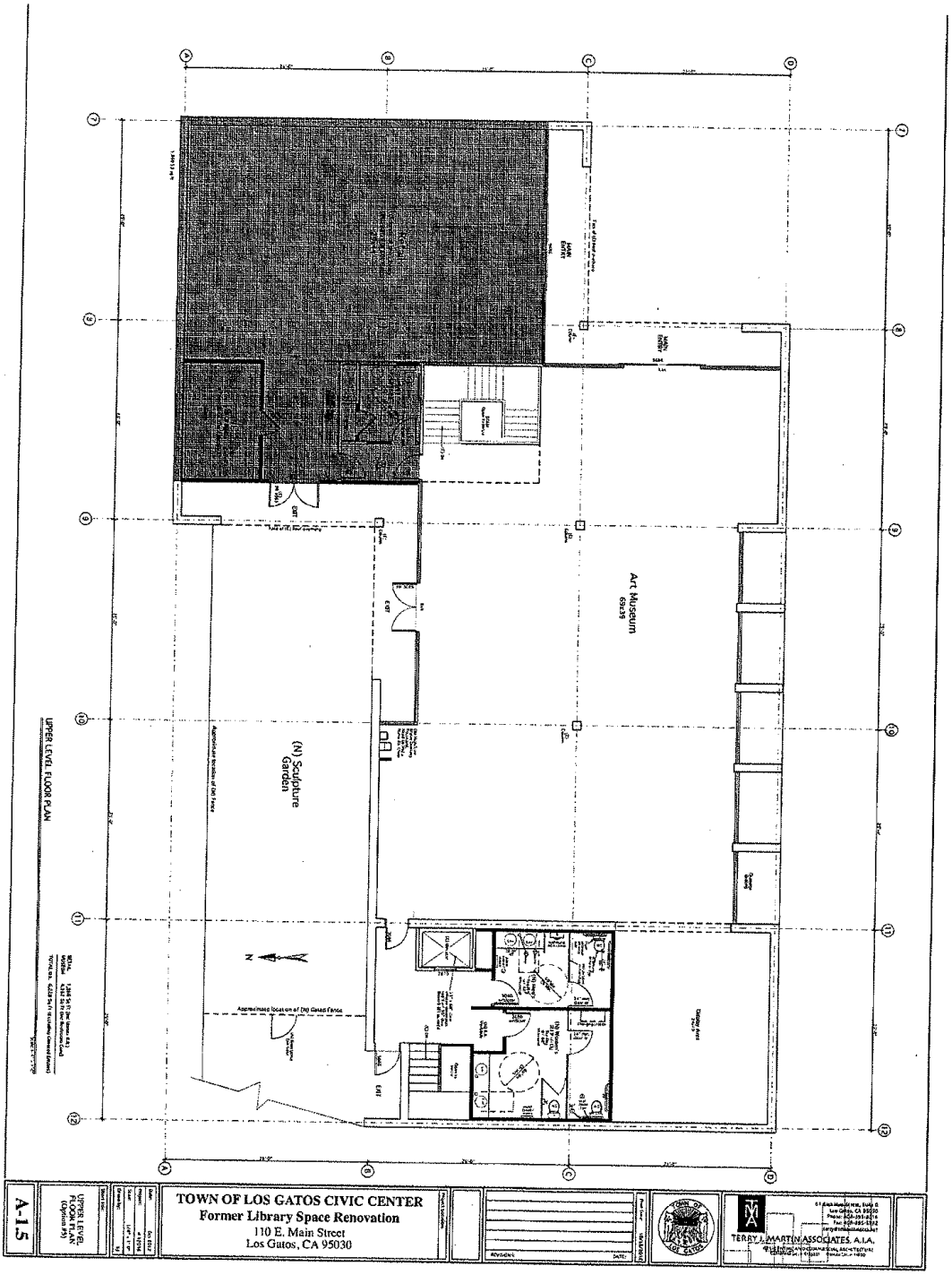
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LEASE AGREEMENT

BETWEEN
TOWN OF LOS GATOS
AND
FRIENDS OF THE LOS GATOS PUBLIC LIBRARY
EXHIBIT A

DESCRIPTION OF SUBJECT PREMISES

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LEASE AGREEMENT BY AND BETWEEN TOWN OF LOS GATOS, CALIFORNIA AND FRIENDS OF THE LIBRARY

EXHIBIT B
INSURANCE REQUIREMENTS

Upon executing this Lease Agreement, Tenant shall procure and maintain for the duration of the Lease and for so long as may be necessary to fully protect Landlord, insurance against claims for injuries to persons and/or damages to property which may arise from or in connection with the Tenant's operations on, access to, and/or use of the Premises and Property. The cost of such insurance shall be borne by the Tenant.

A. CERTIFICATE REQUIREMENTS

The Town will be issued a Certificate of Insurance (a Memorandum of Understanding will not be accepted) with the following minimum requirements:

- Certificate(s) will show current policy number(s) and effective dates,
- Coverage and policy limits will meet, or exceed, requirements below,
- The Certificate Holder will be Town of Los Gatos, 110 E Main Street, Los Gatos, CA 95030,
- Certificate will be signed by an authorized representative,
- An endorsement, if required below, will be provided to show the Town, its officers, officials, employees, and volunteers as additional insureds, and
- Coverages must be maintained during the term of the Lease with the Town, unless a longer duration is required.

B. MINIMUM SCOPE AND LIMIT OF INSURANCE

Tenant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. If Tenant maintains broader insurance coverage and/or higher limits than the minimums shown below, Landlord shall be entitled to the broader insurance coverage and/or higher limits maintained by Tenant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Landlord.

Coverage shall be at least as broad as the following:

1. **Commercial General Liability (CGL)**: During the term of this Lease, including any extensions or renewals thereof, Tenant, at its sole cost, shall keep in full force and effect a policy of standard form commercial general liability insurance, including coverage for contractual liability, personal injury, property damage, products liability, acts of independent contractors, with a single combined liability limit of not less than **One Million Dollars ($1,000,000.00) per occurrence; Two Million Dollars ($2,000,000) in the aggregate**, for bodily injury and property damage insuring against all liability of Tenant and its employees, agents, representatives, subtenants, assignees and

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concessionaires arising out of and in connection with Tenant's use or occupancy of the Premises.

The liability insurance policy required herein shall insure Tenant's performance of the indemnity provisions of this Lease, and **Landlord, and its officials, officers, employees, and agents shall be named as additional insureds with cross-liability endorsements**. The Landlord, and any person, firms or corporations designated by Landlord, by reason of their inclusion under said policy, shall not incur liability for payment of any premium for any policy of insurance required herein. If available, any policy of insurance required herein shall contain a provision requiring the insurer to give the Landlord **thirty (30) days' prior written notice before canceling or changing any such coverage**.

2. **Automobile Liability**: Tenant shall procure automobile insurance on an "Any Auto" Basis: ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired, (Code 8) and non-owned autos (Code 9), with limit no less than $1,000,000 combined single limit each occurrence/per accident for bodily injury and property damage.

3. **Workers' Compensation and Employer's Liability Insurance.** Tenant shall obtain policies as required by applicable law against liability arising on account of injuries or death to workers or employees on the Premises or any improvement of Tenant. Such workers' compensation insurance shall be in amounts at least equal to the maximum liability of Tenant, its agents, and contractors under the Workers' Compensation Insurance and Safety Act of the State of California and the Federal Longshore and Harbor Workers' Compensation Act, as applicable. Tenant shall also maintain Employer's Liability insurance with limits no less than **One Million Dollars ($1,000,000) per accident for bodily injury or disease, $1,000,000 disease – policy limit, $1,000,000 disease – each employee**. Such insurance shall include a waiver of subrogation in favor of Landlord.

4. **Property Insurance**

Tenant shall, at Tenant's sole expense, obtain and keep in full force and effect an insurance policy covering all of Tenant's personal property, trade fixtures, equipment and merchandise located in or upon the leased Premises, and including tenant improvements and betterments in an amount sufficient to cover not less than **one hundred percent (100%) of the replacement value** of the personal property. Tenant shall be solely responsible for any uninsured loss or damage caused to Tenant's personal property, trade fixtures, equipment and merchandise located in or upon the leased Premises for any reason.

C. OTHER INSURANCE PROVISIONS

1. Primary Coverage:

For any claims related to this Lease, the Tenant's insurance coverage shall be primary and non-contributory and at least as broad as ISO CG 20 01 04 13 as respects the Town, its officers,

officials, employees, and volunteers. Any insurance or self-insurance maintained by the Landlord, its

officers, officials, employees, or volunteers shall be excess of the Tenant's insurance and shall not

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contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

2. Insurance Limits, Rating, and Proof of Coverages:

All insurance policies required hereunder shall be issued by an insurance company having not less than a financial rating of Class A VIII or better as rated in the most current available Best's Key Rating Guide.

Prior to the commencement of the term of this Lease, Tenant shall provide Landlord with evidence of any insurance policies required herein and shall continue to provide such evidence of insurance upon the request of Landlord during the remaining term of this Lease, including all extensions and renewals thereto. All public liability, property damage and other casualty policies shall be written as primary policies, not contributing with and not in excess of coverage which the Landlord may carry.

3. Review of Coverage:
Landlord may increase or decrease the amount of commercial general liability insurance and other policies required herein, based upon a general review by Landlord of the standard insurance requirements. Changes in insurance amounts shall occur not more frequently than once a year. Landlord will notify Tenant of any changes under this provision of this Lease. Landlord may also require Tenant's contractor or subcontractor to obtain insurance sufficient in coverage, form and amount to provide adequate protection for Landlord, Tenant, and/or those using the Premises or Property.

4. Contractors:
Tenant shall require and verify that all contractors and subcontractors maintain insurance meeting all the requirements stated herein, and Tenant shall ensure that Town, its officers, officials, employees, agents, and volunteers are named as additional insureds on insurance required from its contractor(s) and subcontractor(s).

D. SPECIAL RISKS/CIRCUMSTANCES

Landlord reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances and provide notice to Tenant.

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/25
ITEM NO: 8

DATE: November 4, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Authorize the Town Manager to Execute a Second Amendment to the Agreement for Services with OpenGov, Inc., Revising the Scope of Work at No Additional Cost**

RECOMMENDATION: Authorize the Town Manager to execute a second amendment to the Agreement for Services with OpenGov, Inc. (Attachment 1), revising the Scope of Work at no additional cost.

FISCAL IMPACT:

This action has no fiscal impact. The amendment reallocates resources between tasks within existing appropriations in the Adopted 2025-26 Operating Budget for Parks and Public Works Administration Program (5101-63332) and Information Technology (2501-63332).

STRATEGIC PRIORITY:

This action supports the Town's strategic priority of Fiscal Stability. Town Staff is working with OpenGov software to create more efficient and streamlined processes for bidding and contract management.

BACKGROUND:

On November 21, 2023, the Town Council approved the purchase and implementation of OpenGov's Procurement Suite. Parks and Public Works (PPW) proposed this implementation to achieve efficiency and consistency regarding procurement and contract management. The system provides centralized document management with automatic reminders and the ability to track spending, insurance, and change requests. PPW has been using OpenGov software for

PREPARED BY: Kinjal Buch
Senior Engineering Technician

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Finance Director and Director of Parks and Public Works

more than 20 years for work order and asset management, and the addition of the procurement suite ensures continuity among vendors. This agreement expired on December 29, 2024.

On November 19, 2024, the Town Council approved a new agreement with OpenGov Inc. that brought the Enterprise Asset Management and Procurement modules under one contract effective, December 30, 2024, through December 29, 2025, for a total agreement amount of $66,355.59 with four one-year options thereafter (pending budget appropriation and extension of the agreement).

On May 20, 2025, the Town Council approved the First Amendment to the Agreement for Services with OpenGov, Inc. for a Request Management and eSignature Add-On to support the existing enterprise asset management and procurement system services in an amount of $11,448.72 for a total agreement amount not to exceed $77,804.31.

On October 7, 2025, a Second Amendment was taken to the Town Council for approval but was not executed because the proposal from OpenGov incorrectly listed “Procurement Expert Services: Elevate” instead of “Professional Services” as the service that would replace the “Request Management” services previously contracted for. This error prevented the Town from finalizing the amendment and initiating services under that version.

DISCUSSION

The revised Second Amendment (Attachment 1) incorporates the updated OpenGov Proposal, Exhibit B, which correctly identifies the services to replace the previously contracted Request Management Services as Professional Services Deployment – Time and Materials and Prepaid. The scope provides custom deployment assistance by the OpenGov Professional Services team to support Town-wide implementation of Procurement modules and streamlined workflow configuration.

No additional costs are incurred under this amendment; it merely revises the former proposal with a more accurate scope of work while maintaining the total agreement amount not to exceed $77,804.31.

Execution of this updated Second Amendment will enable Town staff to proceed with software deployment and training per the correct service type and align the agreement records with vendor documentation.

CONCLUSION:

Approval of this action corrects the vendor documentation error and authorizes execution of a revised Second Amendment that accurately reflects the Professional Services scope without

budget impact and will accelerate implementation of the full procurement module across all departments, reducing risk in contract administration.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:
1. Second Amendment for Services with Exhibit C – OpenGov
2. First Amendment to Agreement with Exhibit B - OpenGov
3. Original Agreement with OpenGov

AMENDMENT TO AGREEMENT FOR SERVICES

PREAMBLE

This Second Amendment to Agreement for Services is dated for identification on this 22nd day of October 2025, and amends that certain Agreement for Services dated November 19, 2024, and amended by the First Amendment dated April 15, 2025, made by and between the Town of Los Gatos ("Town") and OpenGov, Inc. ("Service Provider"), identified as a C Corporation and whose address is 660 3rd Street, Suite 100, San Francisco, CA 94107.

I. RECITALS

A. Town and Consultant entered into Agreement for Services on November 19, 2024 ("Agreement").
B. Town and Consultant executed a First Amendment to the Agreement on April 15, 2025 ("First Amendment").
C. Town desires to amend the Agreement to revise the scope of services without increasing the compensation of the Agreement.

II. AMENDMENT

1. Section 2.1 Scope of Services is amended to add the following:
   Service Provider shall provide services as described in that certain Proposal/Order Form Number Q-11947.2 dated October 17, 2025, which is hereby incorporated by reference and attached as Exhibit C and replaces and supersedes the prior Exhibit B Order Form Number Q-07800 executed May 29, 2025, as amended.

2. Section 2.6 Compensation is to be replaced in its entirety with the following:
   Compensation for services for the dates December 30, 2024, to December 29, 2025, shall be the original agreement amount of $66,355.59, increased by $11,448.72 pursuant to the First Amendment, for a total agreement amount not to exceed $77,804.31. No additional compensation is authorized by this Second Amendment.

3. All other terms and conditions of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Town and Service Provider have executed this Amendment.

Town of Los Gatos by:

_____
Chris Constantin, Town Manager

OpenGov, Inc. by:

_____
Sam Kramer, Chief Finance Officer

Recommended by:

_____
Nicolle Burnham,
Director of Parks and Public Works

Approved as to Form:

_____
Gabrielle Whelan, Town Attorney

EXHIBITS

Exhibit C – Proposal/Order Form Q-11947.2 dated October 17, 2025

OpenGov Inc.
660 3rd Street, Suite 100
San Francisco, CA 94107
United States

Order Form Number:	Q-11947.2	**Prepared By:**	Julian Jackson
Created On:	10/17/2025	**Email:**	jjackson@opengov.com
Order Form Expiration:	11/16/2025	**Contract Term:**	7 Months
Subscription Start Date:	05/30/2025		
Subscription End Date:	12/29/2029		

Customer Information:

Customer:	Town of Los Gatos, CA	**Contact Name:**	Kinjal Buch
Bill To/Ship To:	110 E. Main St Los Gatos, California 95030 United States	**Email:**	kbuch@losgatosca.gov
		Phone:	4083995756

Order Details:

Billing Frequency:

Payment Terms: Net 30 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Contract eSignatures	05/30/2025	12/29/2025	$432.18

PROFESSIONAL SERVICES:

Product Name	Start Date	Description	Fee
Professional Services Deployment – Time and Materials Billed Monthly as Incurred	05/30/2025	Custom Deployment from OpenGov Professional Services team. Scope-dependent.	$6,696.00
Professional Services Deployment - Prepaid	05/30/2025	Custom Deployment from OpenGov Professional Services team. Scope-dependent.	$4,320.54

Professional Services Total: $11,016.54

Customer Billing/Service Periods:

Period:	Total:	
05/30/2025	$11,448.72	*Previously Paid against INV21234*

Order Form Legal Terms:

This Order Form replaces and supersedes the Order Form Number *Q-07800* executed on *5/29/2025*.

This Order Form incorporates the OpenGov Master Services Agreement ("MSA") attached here or available at https://opengov.com/terms-of-service/master-services-agreement/.

The "Agreement" between OpenGov and the entity identified above ("Customer") consists of the Order Form, MSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms

Town of Los Gatos, CA:

Signature:

_____

Name:

_____

Title:

_____

Date:

_____

OpenGov, Inc.

Signature:

_____

Name:

_____

Title:

_____

Date:

_____

Docusign Envelope ID: 78D8379A-447E-4A97-BE19-823F0C5086BD

FIRST AMENDMENT TO AGREEMENT

PREAMBLE

This First Amendment to Agreement for Services is dated for identification on this 15th day of April 2025, and amends that certain Agreement for Services dated November 19, 2024, made by and between the Town of Los Gatos, ("Town,") and the OpenGov, Inc. ("Service Provider") identified as an C Corporation and whose address is 660 3rd Street, Suite 100 San Francisco CA 94107.

I. RECITALS

A. Town and Consultant entered into Agreement for Services Agreement on November 19, 2024, ("Agreement"), a copy of which is attached hereto and incorporated by reference as Exhibit A to this Agreement.

B. Town desires to amend the Agreement to add to the scope of services and to increase the compensation of the Agreement.

II. AMENDMENT

1. 2.1 Scope of Services is amended to add the following:

   Service Provider shall provide services as described in that certain Proposal dated May 2, 2025, which is hereby incorporated by reference and attached as Exhibit B.

2. 2.6 Compensation is to be replaced in its entirety with the following:

   Compensation for services for the dates December 30, 2024 to December 29, 2025 shall be the original agreement amount of $66,355.59, increased by $11,448.72 for an agreement amount not to exceed $77,804.31. All invoice amounts, including exercised option years (pending budget appropriation and extension of the agreement) shall be invoiced in the amounts further described in the applicable Order Form ("Exhibit A and B").

3. All other terms and conditions of the Agreement remain in full force and effect.

Docusign Envelope ID: 78D8379A-447E-4A97-BE19-823F0C5086BD

IN WITNESS WHEREOF, the Town and Service Provider have executed this Amendment.

Town of Los Gatos by:

Signed by:
Chris Constantin 5/29/2025
3EF03F232F1B428...
Chris Constantin, Town Manager

OpenGov, Inc. by:

Signed by:
Joe Lane 5/23/2025
D433DB530DE4424...
Joe Lane, Sr. Director, Finance & Strategy

Recommended by:

Signed by:
Nicolle Burnham 5/27/2025
0E0783134064 4C3...
Nicolle Burnham,
Director of Parks and Public Works

Approved as to Form:

Signed by:
Gabrielle Whelan 5/28/2025
EFD0738A5534428...
Gabrielle Whelan, Town Attorney

Attest:

Signed by:
Wendy Wood 5/29/2025
20A720C4AE0A4D9...
Wendy Wood, CMC, Town Clerk

Docusign Envelope ID: 78D8379A-447E-4A97-BE19-823F0C5086BD

OpenGov Inc.
660 3rd Street, Suite 100
San Francisco, CA 94107
United States

Order Form Number:	Q-07800	**Prepared By:**	Jonathan Stone
Created On:	05/02/2025	**Email:**	jstone@opengov.com
Order Form Expiration:	05/23/2025	**Contract Term:**	55 Months
Subscription Start Date:	05/30/2025		
Subscription End Date:	12/29/2029		

Customer Information:

Customer:	Town of Los Gatos, CA	**Contact Name:**	Kinjal Buch
Bill To/Ship To:	110 E. Main St Los Gatos, California 95030 United States	**Email:**	kbuch@losgatosca.gov
		Phone:	+1 4083995756

Order Details:

Billing Frequency:	Upfront
Payment Terms:	Net 30 Days

SOFTWARE SERVICES:

Product Name	Start Date	End Date	Annual Fee
Contract eSignatures	05/30/2025	12/29/2025	$432.18
Request Management	05/30/2025	12/29/2025	$4,320.54
Contract eSignatures	12/30/2025	12/29/2026	$777.92
Request Management	12/30/2025	12/29/2026	$7,776.97
Contract eSignatures	12/30/2026	12/29/2027	$816.82
Request Management	12/30/2026	12/29/2027	$8,165.81
Contract eSignatures	12/30/2027	12/29/2028	$857.66

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Request Management	12/30/2027	12/29/2028	$8,574.11
Contract eSignatures	12/30/2028	12/29/2029	$900.54
Request Management	12/30/2028	12/29/2029	$9,002.81

PROFESSIONAL SERVICES:

Product Name	Start Date	Description	Fee
Professional Services Deployment - Time and Materials Billed Monthly as Incurred	05/30/2025	Professional Services Deployment - Estimated Time and Materials Billed Monthly as Incurred	$6,696.00

Professional Services Total: $6,696.00

Customer Billing/Service Periods:

Period:	Total:
05/30/2025	$11,448.72
12/30/2025	$8,554.89
12/30/2026	$8,982.63
12/30/2027	$9,431.77
12/30/2028	$9,903.35

Order Form Legal Terms:

This Order Form incorporates the Agreement for Services between the parties dated November 19, 2024.

The "Agreement" consists of the Order Form(s), Agreement for Services, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Order Form, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party’s acceptance of this Agreement is conditional upon the other’s acceptance of the Agreement to the exclusion of all other terms.

Hours will be billed upon completion on a time and material basis at a rate of $215.00 per hour. Actual charges may exceed the provided estimate under Time and Materials billing, The final amount billed will reflect the actual hours utilized.

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Town of Los Gatos, CA:

Signature:

_____

Name:

_____

Title:

_____

Date:

_____

OpenGov, Inc.

Signature:

_____

Name:

_____

Title:

_____

Date:

_____

Docusign Envelope ID: 62AD5440-B646-4767-A09C-5773DE0D0C60

AGREEMENT FOR SERVICES

PREAMBLE

THIS AGREEMENT is dated for identification on this 19th day of November 2024 by and between TOWN OF LOS GATOS, a California municipal corporation, ("Town") and OpenGov, Inc. ("Service Provider"), identified as a C Corporation and whose address is 660 3rd Street, Suite 100, San Francisco CA 94107. This Agreement is made with reference to the following facts.

I. RECITALS

Town sought quotations for the services described in this Agreement, and Service Provider was found to be the lowest responsible supplier for this purchase.

Service Provider represents and affirms that it is willing to perform the desired work pursuant to this Agreement.

Town desires to engage Service Provider to provide new contract for Enterprise Asset Management program (Cartegraph) services and Procurement Suite services provided by OpenGov, Inc.

Service Provider warrants it possesses the distinct professional skills, qualifications, experience, and resources necessary to timely perform the services described in this Agreement. Service Provider acknowledges Town has relied upon these warranties to retain Service Provider.

II. AGREEMENTS

2.1 Scope of Services. Service Provider shall provide services as described in that certain Proposal Order Form for the period of December 30, 2024 through December 29, 2025 sent to the Town on September 6, 2024, which is hereby incorporated by reference and attached as Exhibit A.

2.2 Term and Time of Performance. The effective date of this Agreement shall begin December 30, 2024 through December 29, 2025, with four one-year options to extend the agreement.

2.4 Sole Responsibility. Service Provider shall be responsible for employing or engaging all persons necessary to perform the services under this Agreement.

2.5 Intentionally Omitted.

2.6 Compensation: Compensation for services for the dates December 30, 2024 to December 29, 2025 are in the amount **not to exceed $ $66,355.59**, inclusive of all costs. All invoice amounts, including exercised option years (pending budget appropriation and extension of the agreement). Including option years, shall be invoiced in the amounts further described in the applicable Order Form ("Exhibit A").

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2.7 Billing. Billing shall be annually by invoice within thirty (30) days of the execution of this Agreement.

Payment shall be net thirty (30) days. All invoices and statements to the Town shall be addressed as follows:

Invoices:

Town of Los Gatos
Attn: Accounts Payable
P.O. Box 655
Los Gatos, CA 95031-0655
Email (preferred): AP@losgatosca.gov

2.8 Availability of Records. Service Provider shall maintain the records supporting this billing for not less than three years following completion of the work under this Agreement. Service Provider shall make these records available to authorized personnel of the Town at the Service Provider offices during business hours upon written request of the Town.

2.9 Assignability and Subcontracting. The services to be performed under this Agreement are unique and personal to the Service Provider. No portion of these services shall be assigned or subcontracted without the written consent of the Town, which shall not be unreasonably withheld.

2.10 Independent Contractor. It is understood that the Service Provider, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and not an agent or employee of the Town. As an independent contractor he/she shall not obtain any rights to retirement benefits or other benefits which accrue to Town employee(s). With prior written consent, the Service Provider may perform some obligations under this Agreement by subcontracting, but may not delegate ultimate responsibility for performance or assign or transfer interests under this Agreement. Service Provider agrees to testify in any litigation brought regarding the subject of the work to be performed under this Agreement. Service Provider shall be compensated for its costs and expenses in preparing for, traveling to, and testifying in such matters at its then current hourly rates of compensation, unless such litigation is brought by Service Provider or is based on allegations of Service Provider's negligent performance or wrongdoing.

2.11 Conflict of Interest. Service Provider understands that its professional responsibilities are solely to the Town. The Service Provider has and shall not obtain any holding or interest within the Town of Los Gatos. Service Provider has no business holdings or agreements with any individual member of the Staff or management of the Town or its representatives nor shall it enter into any such holdings or agreements. In addition, Service Provider warrants that it does not presently and shall not acquire any direct or indirect interest adverse to those of the Town in the subject of this Agreement, and it shall immediately disassociate itself from such an

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interest, should it discover it has done so and shall, at the Town's sole discretion, divest itself of such interest. Service Provider shall not knowingly and shall take reasonable steps to ensure that it does not employ a person having such an interest in this performance of this Agreement. If after employment of a person Service Provider discovers it has employed a person with a direct or indirect interest that would conflict with its performance of this Agreement Service Provider shall promptly notify Town of this employment relationship, and shall, at the Town's sole discretion, sever any such employment relationship.

2.12 Equal Employment Opportunity. Service Provider warrants that it is an equal opportunity employer and shall comply with applicable regulations governing equal employment opportunity. Neither Service Provider nor its subcontractors do and neither shall discriminate against persons employed or seeking employment with them on the basis of age, sex, color, race, marital status, sexual orientation, ancestry, physical or mental disability, national origin, religion, or medical condition, unless based upon a bona fide occupational qualification pursuant to the California Fair Employment & Housing Act.

III. INSURANCE AND INDEMNIFICATION

3.1 Minimum Scope of Insurance:

i. Service Provider agrees to have and maintain, for the duration of the contract, General Liability insurance policies in an amount not less than: two million dollars ($2,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.

ii. Service Provider agrees to have and maintain, for the duration of the contract, Cyber Liability insurance for limits no less than $2,000,000 per occurrence or claim, and $4,000,000 in the aggregate.

- Coverage shall be sufficiently broad to respond to the duties and obligations undertaken by Consultant in this contract.
- The policy(ies) shall include coverage for claims involving security breach, business interruption, cyber extortion, infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, and damage to or destruction of electronic information.
- The policy(ies) shall provide coverage for breach response costs as well as regulatory fines and penalties as well as credit monitoring expenses with limits sufficient to respond to these obligations.

iii. Service Provider agrees to have and maintain, for the duration of the contract, Technology Errors and Omissions Liability insurance in an amount of $2,000,000 per occurrence or claim, and $4,000,000 in the aggregate sufficient to

Docusign Envelope ID: 62AD5440-B646-4767-A09C-5773DE0D0C60

insure Consultant for technological errors or omissions in the performance of the particular scope of work under this contract.

iv. Service Provider shall provide to the Town all certificates of insurance, with original endorsements effecting coverage. Service Provider agrees that all certificates and endorsements are to be received and approved by the Town before work commences.

3.2 General Liability:

i. The Town, its elected and appointed officials, employees, and agents are to be covered as additional insureds as respects: commercial general liability policy to cover liability arising out of activities performed by or on behalf of the Service Provider.

ii. The Service Provider's insurance coverage shall be primary insurance as respects the Town, its elected and appointed officials, employees, and agents with respect to this contract. Any insurance or self-insurances maintained by the Town, its officers, officials, or employees shall be excess of the Service Provider's insurance and shall not contribute with it.

iii. Intentionally Omitted.

iv. The Service Provider'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.

3.3 All Coverages. Each insurance policy required in this item shall be endorsed to state that coverage shall not be suspended, voided, cancelled, reduced in coverage or in limits except after thirty (30) days' prior written notice has been given to the Town. Current certification of such insurance shall be kept on file at all times during the term of this agreement with the Town Clerk.

3.4 Workers' Compensation. In addition to these policies, Service Provider shall have and maintain Workers' Compensation insurance as required by California law and shall provide evidence of such policy to the Town before beginning services under this Agreement. Further, Service Provider shall ensure that all subcontractors employed by Service Provider provide the required Workers' Compensation insurance for their respective employees. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than one million dollars ($1,000,000) per accident for bodily injury or disease.

3.5 Indemnification. The Service Provider shall save, keep, hold harmless and indemnify and defend the Town its elected and appointed officials, agents, and employees ("Indemnitees") from all third party claims for damages, liabilities, penalties, costs, or expenses (including attorneys' fees) in law or equity that may at any time arise or be set up because of damages to

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property or personal injury received by reason of a material breach of this Agreement or in the course of performing work which may be occasioned by a grossly negligent act or omissions of the Service Provider, or any of the Service Provider's officers, employees, or agents or any subcontractor. Service Provider's duty to indemnify and hold harmless Indemnitees shall not apply to the extent such damages or liabilities are caused by the sole or active negligence or willful misconduct of Indemnitees.

IV. GENERAL TERMS

4.1 Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder, nor does waiver of a breach or default under this Agreement constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.

4.2 Governing Law. This Agreement, regardless of where executed, shall be governed by and construed to the laws of the State of California. Venue for any action regarding this Agreement shall be in the Superior Court of the County of Santa Clara.

4.3 Termination of Agreement. If either party materially breaches any term of this Agreement and fails to cure such breach within 30 days after receiving written notice by the non-breaching party (10 days in the case of non-payment), the non-breaching party may terminate this Agreement.

4.4 Amendment. No modification, waiver, mutual termination, or amendment of this Agreement is effective unless made in writing and signed by the Town and the Service Provider.

4.5 Disputes. In any dispute over any aspect of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, including costs of appeal.

4.6 Notices. Any notice required to be given shall be deemed to be duly and properly given if mailed postage prepaid, and addressed to:

Town of Los Gatos
Attn: Town Clerk
110 E. Main Street
Los Gatos, CA 95030

OpenGov, Inc.
660 3rd Street, Suite 100
San Francisco CA 94107

or personally delivered to Service Provider to such address or such other address as Service Provider designates in writing to Town.

4.7 Order of Precedence. In the event of any conflict, contradiction, or ambiguity between the terms and conditions of this Agreement in respect of the Products or Services and any

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attachments to this Agreement, then the terms and conditions of this Agreement shall prevail over attachments or other writings.

4.8 Entire Agreement. This Agreement, including all Exhibits, constitutes the complete and exclusive statement of the Agreement between the Town and Service Provider. No terms, conditions, understandings or agreements purporting to modify or vary this Agreement, unless hereafter made in writing and signed by the party to be bound, shall be binding on either party.

4.9 Severability. The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the other provisions unenforceable, invalid or illegal.

4.10 Contract Interpretation. Each party acknowledges that it has reviewed this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

4.11 Counterparts. The Parties may execute this Agreement in two or more counterparts, which shall, in the aggregate, be deemed an original but all of which, together, shall constitute one and the same instrument. A scanned, electronic, facsimile or other copy of a party's signature shall be accepted and valid as an original.

4.12 Warranty of Authority. The signatories to this Agreement warrant and represent that each is authorized to execute this Agreement and that their respective signatures serve to legally obligate their respective representatives, agents, successors and assigns to comply with the provisions of this Agreement.

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IN WITNESS WHEREOF, the Town and Service Provider have executed this Agreement.

Town of Los Gatos by:

Signed by:
Chris Constantin 12/6/2024
3EF03F232F1B428...
Chris Constantin, Town Manager

OpenGov, Inc. by:

DocuSigned by:
Sam Kramer 11/27/2024
A3AFFF18117C415...
Sam Kramer, SVP of Finance

Recommended by:

Signed by:
Nicolle Burnham 12/2/2024
0E978313490440C3...
Nicolle Burnham,
Director of Parks and Public Works

Approved as to Form:

Signed by:
Gabrielle Whelan 12/4/2024
EFD6738A5534428...
Gabrielle Whelan, Town Attorney

Attest:

DocuSigned by:
Wendy Wood 12/6/2024
BF8EBCBE2C214F8...
Wendy Wood, CMC, Town Clerk

Docusign Envelope ID: 62AD5440-B646-4767-A09C-5773DE0D0C60

OPENGOV

OpenGov Inc.
660 3rd Street, Suite 100
San Francisco, CA 94107
United States

Order Form Number: OG-00CA2521
Created On: 4/12/2024
Order Form Expiration: 7/30/2024
Subscription Start Date: 7/31/2024
Subscription End Date: 12/29/2025

Prepared By: Marguerite Kuntz
Email: renewals@opengov.com
Contract Term: Prorated + 12 Months

Customer Information

Customer: Town of Los Gatos, CA
Bill To/Ship To: 110 E. Main St
Los Gatos, California 95030
United States

Contact Name: Kinjal Buch
Email: kbuch@losgatosca.gov

Order Details

Billing Frequency: Annually in Advance
Payment Terms: Net Thirty (30) Days

SOFTWARE SERVICES:

Product / Service	Start Date	End Date	Annual Fee
PRORATED TO ALIGN TO 12/30/2024 Orange Advantage	7/31/2024	12/29/2024	$2,916.67
ONE TIME CREDIT FOR PRORATED PERIOD Orange Advantage	7/31/2024	12/29/2024	($2,916.67)
OMS Plus, OMS User (25 Users), Internal Requests, Asset Condition Manager and Adv Inspections, Automation Manager, Facilities Domain, Parks & Recreation Domain, Signal Domain, Stormwater Domain, Transportation Domain, Walkability Domain, Systems Integration Support, Orange Advantage	12/30/2024	12/29/2025	$48,600.01
OpenGov Procurement	12/30/2024	12/29/2025	$17,755.58

Annual Subscription Total: See Service Terms

Serivce Terms

Service Date:	Amount:	
July 31, 2024	$0.00	*(Prorated to Align to 12/30/2024 + One Time Credit for Prorated Period)*
December 30, 2024	$66,355.59	*(Annual Software Fee)*
December 30, 2025	$68,371.07	*(Optional Auto Renewal Term 1)*
December 30, 2026	$73,157.04	*(Optional Auto Renewal Term 2)*
December 30, 2027	$76,814.89	*(Optional Auto Renewal Term 3)*
December 30, 2028	$80,655.63	*(Optional Auto Renewal Term 4)*

Order Form Legal Terms

"This Order Form incorporates the OpenGov Master Services Agreement (""MSA"") attached here or available at https://opengov.com/terms-of-service/master-services-agreement/.

The ""Agreement"" between OpenGov and the entity identified above (""Customer"") consists of the Order Form, MSA, and, if Professional Services are purchased, the Statement of Work.

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms.

Town of Los Gatos, CA

Signature: _____

Name: _____

Title: _____

Date: _____

OpenGov, Inc.

Signature: _____

Name: _____

Title: _____

Date: _____

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 9

DATE: October 23, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: Accept Grant Funding from the Town's Citizens Option for Public Safety/Supplemental Law Enforcement Services Fund (COPS/SLESF) and Authorize Revenue and Expenditure Adjustments in the Amount of $11,850 to Reflect a Decrease in FY 2025-26 COPS SLESF Grant Program funding Revenue Received from the City of Monte Sereno

RECOMMENDATION: Accept grant funding from the Town's Citizens Option for Public Safety/Supplemental Law Enforcement Services Fund (COPS/SLESF) and authorize revenue and expenditure budget adjustments in the amount of $11,850 to reflect a decrease in FY 2025-26 COPS SLESF Grant Program funding revenue received from the City of Monte Sereno.

FISCAL IMPACT:

If Council approves the proposed recommendation, the Town will continue to receive the Citizen Option for Police Safety Supplemental Law Enforcement Services grant funding. The allocation of all SLESF funds received and expensed will be maintained in the FY 2025-26 Police Department Operating Budget COPS SLESF Grant Program "1114818," with a corresponding revenue and expenditure line to manage the funds. Per contract stipulation with the City of Monte Sereno, a portion ($71,850) of the $100,000 of SLESF funds was used by Monte Sereno as a one-time payment for the installation and implementation of Flock Safety cameras in FY 2025-26. At the time of preparing the FY 2025-26 Budget, staff anticipated receiving $40,000 SLESF funds from the City of Monte Sereno; the actual amount received will be $28,150, a variance of $11,850. The remaining balance ($28,150) of Monte Sereno's total annual SLESF funds will be directed to the Town of Los Gatos. The Town will also receive a separate allocation of $100,000 in SLESF funding.

PREPARED BY: Clint Tada
Police Captain

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

In addition, staff will make appropriate transfers within the FY 2025-26 Police Department Operating Budget to reflect the proposed allocation of SLESF funding during this fiscal year.

STRATEGIC PRIORITY:

This item aligns with the Town's core goal of fiscal stability to identify and utilize additional funding opportunities to continue core services by leveraging the COPS SLESF Grant Program to supplement front-line personnel with training and equipment. The focus of the COPS SLESF grant is to focus on the continual support of front-line services, which aligns with the Town's core goal of public safety.

BACKGROUND:

In 1996, California legislation (Assembly Bill 3229) created the Citizens Options for Public Safety (COPS) program, allocating $100,000,000 to local governments yearly for front-line law enforcement. These funds are to be distributed through an established local Supplemental Law Enforcement Services Fund (SLESF).

State General Fund distribution to local law enforcement agencies is specifically intended for "front-line municipal police services." COPS funds must be spent on personnel, equipment, or supplies and are not approved for public safety capital improvement or construction projects.

Other COPS funds requirements and restrictions include:

- COPS funds shall be used to supplement, not supplant existing funding for law enforcement services.
- COPS funds will be accounted for separately from other department funding.
- The Town Council shall approve the appropriation of COPS funds, which authorizes that such funds can be expended by staff.

The current grant program allocates a recurring annual amount of $100,000 for front-line law enforcement operations and equipment for the Town of Los Gatos. After the initial disbursement of funds to participating jurisdictions, any additional growth funds are distributed by the County of Santa Clara to participating jurisdictions.

In addition, pursuant to AB 3229, the City of Monte Sereno also receives a share of the state SLESF funds ($100,000). Pursuant to the 5-Year Monte Sereno Police Services Agreement approved by the Town Council on April 15, 2025 (Effective July 1, 2025), a portion of the 2025 distribution of Monte Sereno COPS SLESF funding will be retained by the City of Monte Sereno for the initial implementation and installation of Flock Safety cameras. The remaining balance of FY 2025-26 SLESF funds for the City of Monte Sereno will be redistributed to the Town of Los Gatos for frontline law enforcement services.

SUBJECT: Accept grant funding from the Town's Citizens Option for Public Safety/Supplemental Law Enforcement Services Fund (COPS/SLESF) and authorize revenue and expenditure adjustments and allocations for Fiscal Year 2025-26

DATE: October 23, 2025

On January 21, 2025, the Monte Sereno City Council approved the use of $71,850 of COPS SLESF funding to be used for one-time installation and implementation of Flock Safety cameras, in accordance with the renegotiation of the Monte Sereno Police Services Agreement.

DISCUSSION:

This report recommends the use of SLESF funds continue in the spirit of the COPS program. Staff recommends FY 2025-26 acceptance approval and allocation of SLESF funds to Grant Program "1114818." With the anticipated integration and implementation of advanced technology systems, such as Axon ISLE 10+ Ecosystem, the Police Department proposes utilizing FY 2025-26 SLESF funding for the following purposes:

- Town of Los Gatos FY 2025-26 SLESF Funds ($100,000):
    - Staff will allocate approximately 50% ($50,000) of the Town's portion of FY 2025-26 SLESF grant funding to provide supplemental training, implementation, and deployment of Axon ISLE 10+ Ecosystem, Axon Fusus, and the Police Department's Drone-First Responder Program.
    - Funds remaining in FY 2025-26 ($50,000) will be directed to purchase equipment for technology integration specific to crime prevention, real-time crime center operations, and investigation management. This includes hardware, software, applications, and possibly subscription services that enhance operational efficiency, improve communication, and incorporate data analysis.

- City of Monte Sereno FY 2025-26 SLESF Funds ($100,000)
    - Per the 2025 Monte Sereno Police Services Agreement, effective July 1, 2025, the City of Monte Sereno will redirect $71,850 of the $100,000 COPS SLESF Grant disbursement to Flock Safety for a one-time initial installation and implementation payment.
    - The Police Department will allocate approximately $25,000 of the remaining FY 2025-26 SLESF funds ($28,150) from the City of Monte Sereno to supplement the annual increase to Year 1 of the Axon Enterprises, Inc., 10-year services agreement.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 10

DATE: October 31, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Adopt a Resolution To Confirm the Town's Policy in Support of Greenhouse Gas Reduction and Introduce an Ordinance, by Title Only, Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," of the Town of Los Gatos Municipal Code, and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures, as well as Reach Codes Affecting Air Conditioning Replacement and Electrical Readiness in Renovations/Alterations. Alternatively, introduce an Ordinance without the Reach Code provisions. Town Code Amendment Application A-25-005. Project Location: Town Wide. Applicant: Town of Los Gatos.**
Ordinance Titles: An Ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building, Fire, and Reach Codes, as Amended; or
An Ordinance of the Town Council of the Town of Los Gatos Repealing Chapter 6, "Building Regulations," and Chapter 9, "Fire Prevention and Protection," and Replacing Them with a New Chapter 6, "Building Codes and Regulations," that Includes the New 2025 California Building and Fire Codes as Amended. Amendments Include Updated Fire Safety Requirements in Wildland Urban Interface Areas for New, Renovated, or Repaired Structures.

PREPARED BY: Robert Gray
Chief Building Official

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

RECOMMENDATION:

Staff recommends the Town Council consider and take one of the following actions, depending on Council policy direction. Each option ensures compliance with the State's 2025 Building Standards Code adoption requirements while addressing greenhouse gas reduction and public safety priorities:

> **Option 1 – Core Update with Reach Codes**: Adopt a Resolution (Attachment 1) confirming Town policy on greenhouse gas emissions reduction; and introduce an Ordinance (Attachment 2), by title only, repealing Chapter 6, Building Regulations, and Chapter 9, Fire Prevention and Protection, of the Town Code, and replacing them with a new Chapter 6, Building Codes and Regulations, that includes the new 2025 California Building, Fire, and Reach Codes as amended. Amendments include updated fire safety requirements in Wildland Urban Interface (WUI) areas for new, renovated, or repaired structures, as well as Reach Codes addressing Air Conditioning replacement (AC to Heat Pump) and Electrical Readiness.
>
> **Option 2 – Core Update Only (No Reach Codes)**: Introduce an Ordinance (Attachment 4), by title only, repealing Chapter 6, Building Regulations, and Chapter 9, Fire Prevention and Protection, of the Town Code, and replacing them with a new Chapter 6, Building Codes and Regulations, that includes the new 2025 California Building and Fire Codes as amended. Amendments include updated fire safety requirements in Wildland Urban Interface (WUI) areas for new, renovated, or repaired structures, but do not include Reach Codes.

FISCAL IMPACT:

There is no fiscal impact associated with the introduction of either ordinance or adoption of the accompanying resolution. Any minor implementation costs can be accommodated within existing Building Division resources and permit fee structures.

STRATEGIC PRIORITY:

This project supports the Town's Core Goal of Public Safety and the Strategic Priority to enhance emergency preparedness, resiliency, and response capabilities, particularly with respect to wildfire risk and climate adaptation.

BACKGROUND:

California Building Standards Code

The California Building Standards Commission (CBSC) adopts a new edition of the California Building Standards Code (Title 24) every three years. The new 2025 State Code was published in July 2025 and becomes effective statewide on January 1, 2026. Local jurisdictions are required

to adopt and enforce the updated codes and may make local amendments that are more restrictive if justified by local climatic, geological, geographical, or topographical conditions that affect public health, safety, and welfare. Following local adoption, such amendments must be filed with the CBSC and, where applicable, the California Energy Commission (CEC). The amendments become operative when the CBSC and CEC provide written confirmation of acceptance.

Recent State Legislation

Assembly Bill (AB) 306, introduced in January 2025, sought to pause residential building code changes due to rebuilding challenges following Southern California wildfires. AB 130, enacted June 30, 2025, incorporated portions of AB 306 and added temporary restrictions on local amendments to the State Code for residential development from October 1, 2025, through June 1, 2031. Limited exceptions exist, including amendments related to home hardening, wildfire safety, administrative efficiency, or greenhouse gas reduction strategies consistent with a General Plan adopted before June 10, 2025. The Town's proposed ordinance meets these exceptions, as its amendments are consistent with prior local codes, wildfire risk mitigation, and the Town's Sustainability Plan and General Plan adopted June 30, 2022. Specifically, the Reach Codes fall within the exceptions under AB 130 (Health & Safety Code § 17958(b)(5)) allowing amendments necessary to implement a general plan adopted before June 10, 2025 that permits mixed-fuel residential construction while incentivizing all-electric design as part of a local greenhouse gas reduction strategy.

On June 30, 2025, Governor Newsom signed Assembly Bill 130, which incorporated elements of AB 306. AB 130 restricts local amendments to the California Building Standards Code that apply to residential development from October 1, 2025, through June 1, 2031 — two three-year code cycles. The statute provides limited exceptions, including:

- Amendments substantially equivalent to those in effect before September 30, 2025;
- Emergency amendments to protect health and safety;
- Amendments related to home hardening and wildfire safety;
- Amendments necessary to implement a general plan adopted before June 10, 2025 that supports greenhouse-gas reduction while allowing mixed-fuel construction; and
- Administrative efficiency amendments that reduce permitting time or cost.

The proposed Reach Codes meet these exceptions because they continue the Town's previously adopted standards, further home-hardening goals, and implement the Town's 2022 General Plan and Sustainability Plan strategies.

Interagency Coordination and Regional Alignment

Staff collaborated with the Santa Clara County Fire Department (SCCFD), Silicon Valley Clean Energy (SVCE), TRC Energy Consultants, and nearby jurisdictions—Monte Sereno, Saratoga,

Cupertino, Los Altos Hills, and the County of Santa Clara—to promote regional consistency in developing local amendments while accounting for each community's operational needs.

In accordance with Health and Safety Code § 17958.7(a), notice of public hearing was provided on November 24, 2025, as required by law, and the Town Council will hold the required public hearing prior to adoption of the ordinance.

DISCUSSION:

The 2025 California Building Standards Code will take effect statewide on January 1, 2026. To comply, the Town must adopt the new codes by repealing and replacing Chapter 6 ('Building Regulations') and Chapter 9 ('Fire Prevention and Protection') of the Town Code, with an effective date no later than December 31, 2025. Given the comprehensive changes between the 2022 and 2025 editions of Title 24, a full repeal and replacement of both chapters ensures consistency, transparency, and alignment with State mandates. For informational purposes, Attachment 5 includes a redline version illustrating the specific amendments relative to the prior ordinance.

In addition to adopting the 13 Parts of Title 24, the Town also proposes adopting the 2024 International Property Maintenance Code, which provides procedures for the maintenance, repair, and demolition of existing buildings.

Potential Reach Codes

Two Reach Codes are proposed for Council consideration (Attachment 2). If preferred, Council may introduce the ordinance without these provisions (Attachment 4). The Reach Codes are designed to reduce air pollution, improve energy efficiency, and promote electrification in existing single-family homes while avoiding any requirement to upgrade electrical service panels.

AC to Heat Pump (Section 6.120.050): When a homeowner replaces or installs a new air-conditioning unit in an existing single-family home, the new system must either be a heat pump providing both heating and cooling, or a standard AC paired with additional energy-efficiency measures that yield comparable savings. Projects may comply by

- Installing a heat pump in place of either the furnace or AC unit, using the existing furnace as backup where retained; or
- Installing a high-efficiency AC unit and implementing building energy improvements such as enhanced attic insulation or duct sealing.

The 2025 Cost-Effectiveness Study (Attachment 3) is incorporated into the record by reference as the supporting documentation required under Public Resources Code § 25402.1(h)(2). The Town's Reach Code provisions rely specifically on the single-family Air Conditioner-to-Heat Pump and Electric-Readiness analyses presented in Sections 3 and 4 (Tables 12–17) of the

study, which demonstrate lifecycle cost-effectiveness for the measures adopted in Sections 6.120.050 and 6.70.020 of the ordinance. The 2025 Cost-Effectiveness Study (Attachment 3) is hereby incorporated into the record by reference as the supporting documentation demonstrating compliance with Public Resources Code § 25402.1(h)(2).

Electric Readiness (Section 6.70.020): When electrical work occurs within three feet of a gas appliance, the project must include conduit and panel capacity to accommodate a future electric appliance. This requirement mirrors those adopted in Sunnyvale and Mountain View and avoids requiring any service-panel upgrades.

Findings and Legal Compliance

Pursuant to California Health and Safety Code §§17958, 17958.5, and 17958.7, local jurisdictions may adopt more stringent standards if justified by local conditions. The ordinance includes findings identifying the Town's specific climatic, geologic, and topographic conditions, which, exacerbated by climate change, justify the adoption of both the home hardening and GHG reduction measures. The ordinance aligns with the General Plan and Sustainability Plan and allows mixed-fuel construction consistent with federal law while incentivizing all-electric options. Following adoption, staff will submit the amendments to CBSC and CEC for confirmation.

The Resolution (Attachment 1) formally affirms the Town's policy to reduce greenhouse gas emissions from buildings, declaring that the Reach Codes are integral to the Town's greenhouse gas reduction strategy in alignment with the Sustainability Plan and General Plan. This resolution also fulfills the requirements under AB 130 for consistency with adopted local GHG reduction strategies.

The Town Council adopts by reference the findings set forth in the Ordinance pursuant to California Health and Safety Code Sections 17958, 17958.5, and 17958.7 and Public Resources Code Section 25402.1(h)(2), determining that such amendments are reasonably necessary due to local climatic, geological, and topographical conditions.

Pursuant to California Health and Safety Code §§ 17958, 17958.5, and 17958.7, the Town Council finds that these local amendments are reasonably necessary due to local climatic, geological, and topographical conditions—specifically, heightened wildfire risk, steep terrain, and seismic hazards. The amendments are consistent with the Town's General Plan and Sustainability Plan and allow mixed-fuel construction consistent with federal law while incentivizing all-electric design. Following adoption, staff will submit the ordinance and findings to the California Building Standards Commission and California Energy Commission for confirmation of compliance under Public Resources Code § 25402.1(h)(2).

The Town Council must adopt the Ordinance (Attachment 2 or 4) with the findings as part of the first reading. These findings satisfy the requirements of Health and Safety Code §§ 17958,

17958.5, and 17958.7 and will be transmitted to the California Building Standards Commission and the California Energy Commission upon adoption.

The local amendments cannot be enforced until the Town files the adopted ordinance and findings with the CBSC and, for Energy Code amendments, receives CEC approval under PRC §25402.1(h)(2) (in addition to CBSC filing acknowledgment).

CONCLUSION:

Staff recommends the Town Council adopt the resolution and introduce the ordinance(s) as appropriate to ensure timely compliance with State mandates and local climate goals. Option 1 (with Reach Codes) advances the Town's sustainability and public health objectives; Option 2 (without Reach Codes) satisfies State adoption requirements.

The ordinance will become effective 30 days after adoption and shall apply to building permit applications submitted on or after January 1, 2026, consistent with the State's effective date for the 2025 California Building Standards Code.

ENVIRONMENTAL ASSESSMENT:

This action is not a project under the California Environmental Quality Act (CEQA) because it can be seen with certainty that adoption of these code amendments will not cause a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines § 15378). If considered a project, the ordinance is categorically exempt under CEQA Guidelines §§ 15307 (Actions for the Protection of Natural Resources) and 15308 (Actions for the Protection of the Environment).

COORDINATION:

The Community Development Department coordinated with the offices of the Town Manager, Town Attorney, and the Santa Clara County Fire Department in preparation of this report and proposed ordinances.

Attachments:

1. Draft Greenhouse Gas Emission Reduction Resolution
2. Draft Ordinance with Reach Codes (Sections 6.70.020 and 6.120.050)
3. 2025 Cost-Effectiveness Study
4. Draft Ordinance without Reach Codes
5. Redline Draft Ordinance

RESOLUTION 2025-__

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS CONFIRMING TOWN POLICY ON GREENHOUSE GAS EMISSION REDUCTIONS EMANATING FROM BUILDINGS

WHEREAS, the Town of Los Gatos Sustainability Plan addresses the major sources of greenhouse gas (GHG) emissions in Los Gatos and sets forth a detailed and long-term strategy that the Town and community can implement to achieve the GHG emissions reduction target; and

WHEREAS, Section 17958(b) of the California Health and Safety Code generally restrict local agencies from adopting changes applicable to residential units in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code unless the changes meet an exception; and

WHEREAS, Section 17958 (b) (5) of the California Health and Safety Code specifies that local changes applicable to residential units in the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code may be adopted if the changes or modifications are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy; and

WHEREAS, the Town of Los Gatos adopted a General Plan on June 30, 2022; and

WHEREAS, Policy 9.6 of the Environment and Sustainability Element of the Town of Los Gatos General Plan specifies to promote energy conservation in business and residential uses by encouraging installation of fixture and appliance upgrades, installation of solar panels, and other retrofits to existing structures; and

WHEREAS, the Town of Los Gatos has adopted a Sustainability Plan that identifies actions that the Town may take to reduce greenhouse gas emissions in commercial and residential buildings; and

WHEREAS, buildings constitute a significant source of greenhouse gas emissions in the Town of Los Gatos of approximately 42%, and taking reasonable regulatory actions to reduce

greenhouse gas emissions from buildings is an important component of the Town's strategy to reduce greenhouse gas emissions; and

WHEREAS, the Town intends to adopt ordinances making changes to the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code for residential units that require new and replaced air conditioning units to be capable of both heating and cooling, and to require certain building modifications to include electric readiness components.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos finds that:

1. As described in the Town's Sustainability Plan, it is the Town's policy to reduce greenhouse gas emissions, including by reducing greenhouse gas emissions from buildings.
2. The Town's proposed changes to the provisions adopted pursuant to Section 17922 and published in the California Building Standards Code for residential units are a part of the Town's adopted greenhouse gas emissions reduction strategy in its Sustainability Plan.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4th day of November 2025, by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS REPEALING CHAPTER 6, "BUILDING REGULATIONS," AND CHAPTER 9, "FIRE PREVENTION AND PROTECTION," AND REPLACING THEM WITH A NEW CHAPTER 6, "BUILDING CODES AND REGULATIONS," THAT INCLUDES THE NEW 2025 CALIFORNIA BUILDING, FIRE, AND REACH CODES AS AMENDED. AMENDMENTS INCLUDE UPDATED FIRE SAFETY REQUIREMENTS IN WILDLAND URBAN INTERFACE AREAS FOR NEW, RENOVATED, OR REPAIRED STRUCTURES, AS WELL AS REACH CODES AFFECTING AIR CONDITIONING REPLACEMENT AND ELECTRICAL READINESS IN RENOVATIONS/ALTERATIONS.

WHEREAS, the California Building Standards Commission (CBSC) is responsible for administering the proposal, review, adoption, and implementation of the codes and regulations that establish building standards throughout California contained in Title 24 of the California Code of Regulations, commonly referred to as the California Buildings Standards Code; and

WHEREAS, the 2025 California Building Standards Code was published July 1, 2025, and will go into effect on January 1, 2026; and

WHEREAS, local jurisdictions are required to adopt and enforce the triennial California Building Standards Code published by the CBSC with any local amendments by January 1 of their effective year, or be mandated to accept, by default, the version published by the State; and

WHEREAS, California Health and Safety Code Section 17958 requires cities to adopt building regulations that are substantially the same as those adopted by the CBSC and contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5 allow cities to enact more stringent standards to the California Building Standards Code, including but not limited to green building standards, based on express findings that such standards are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, human activities that release greenhouse gases into the atmosphere contribute to the increase of the worldwide average temperature, drought conditions, and duration of fire seasons; and

WHEREAS, according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and burning more than 4.5 million acres; and

WHEREAS, the Town of Los Gatos is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms; and

WHEREAS, Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130 allow local jurisdictions to make changes to state building standards affecting residential units so long as those changes are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy; and

WHEREAS, pursuant to Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130, the Town's proposed AC to heat pump and electric-readiness changes to building standards affecting residential units in the 2025 California Energy Code and 2025 California Green Building Standards Code are necessary to implement the Town's local code amendment; and

WHEREAS, pursuant to Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130, the Town's local code amendment is adopted to align with the Town's General Plan while permitting mixed-fuel residential construction and incentivizing electric construction as part of the Town's adopted greenhouse gas emission reduction strategy stated in its Sustainability Plan; and

WHEREAS, the Town's General Plan Environment and Sustainability Element, which was adopted on June 30, 2022, includes relevant Town goals and policies including "[s]upport initiatives, legislation, and actions to respond to climate change"; "[p]romote energy conservation in . . . residential uses by encouraging installation of fixture and appliance upgrades, . . . and other retrofits to existing structures"; and

WHEREAS, the Town's adopted greenhouse gas reduction strategy in its 2012 Sustainability Plan calls for "green building measures" to reduce greenhouse gas emissions, including by requiring energy-efficient design; "identify[ing] and remov[ing] regulatory or procedural barriers to implementing green building practices in the town, by updating codes, guidelines, and zoning"; and "develop[ing] green building policies and programs that are optimized on a regional scale"; and "encourage adoption of green building practices that include the design and development of environmentally responsible . . . residential development and retrofits"; and

WHEREAS the Town's adopted greenhouse gas reduction strategy in its 2012 Sustainability Plan also calls for "energy conservation measures" to reduce greenhouse gas emissions; and

WHEREAS, consistent with the Town's adopted greenhouse gas reduction strategy in its 2012 Sustainability Plan and the Town's General Plan, adopted on June 30, 2022, the proposed AC to heat pump and electric-readiness changes to the 2025 California Energy Code and 2025 California Green Building Standards Code establish requirements for existing single-family structures which will reduce demands for local energy resources, reduce regional pollution, and reduce the Town's collective contribution to greenhouse gas emissions; and

WHEREAS, consistent with the requirements of AB 130, the proposed AC to heat pump and electric-readiness changes imposed by this ordinance permits mixed-fuel residential construction; and

WHEREAS, consistent with the requirements of AB 130, the proposed AC to heat pump and electric-readiness changes imposed by this ordinance incentivize all-electric construction by encouraging the cost-effective installation of electric space conditioning appliances and reducing barriers to future electrification of various appliances types; and

WHEREAS, the most cost-effective time to improve the energy efficiency and encourage electrification of existing structures is during significant alterations and additions, when electrical infrastructure may be installed alongside other significant improvements; and

WHEREAS, Section 101.7.1 of the California Green Building Standards Code provides that local climatic, geological or topographical conditions include environmental conditions established by a city, county, or city and county through findings; and

WHEREAS, following adoption of this Ordinance, the Town will submit the local amendments to the 2025 California Building Standards Code and required findings to the CBSC for filing, in accordance with Health & Safety Code Section 17958.7(a); and

WHEREAS, Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code allow a local government to modify the state energy standards when the government finds that its modifications are cost-effective and the California Energy Commission finds that the modifications will require the diminution of energy consumption levels permitted by the Energy Code; and

WHEREAS, staff has reviewed the cost-effectiveness studies prepared by the California Statewide Codes and Standards Reach Code Program and finds them sufficient to show that the local AC to heat pump modifications will comply with the requirements of Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code; and

WHEREAS, based on these studies, the Town Council finds that the local AC to heat pump modifications are cost-effective and will required buildings to be designed to consume no more energy than permitted by the California Energy Code; and

WHEREAS, following adoption of this Ordinance, the Town will submit the local amendments to the energy standards in the 2025 California Green Building Standards Code along with the required findings to the California Energy Commission, in accordance with Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code (Cal. Code Regs. Title 24, Part 1);

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1.

LEGISLATIVE FINDINGS

A. The recitals set forth above are true and correct and are incorporated into this ordinance by reference as if fully set forth herein.

B. In accordance with Health and Safety Code Sections 17958 and following, the Town Council finds that local amendments are reasonably necessary because of the following local climatic, geological, or topographical conditions:

1. Climatic: The Town of Los Gatos experiences low humidity, high wind, and warm temperatures during the summer months, creating conditions that are particularly conducive to the ignition and spread of grass, brush, and structure fires.

2. Geologic: The Town of Los Gatos is situated adjacent to active earthquake faults capable of producing substantial seismic events.

3. Topographic: The Town of Los Gatos is partially located in rugged, steep, and heavily vegetated hillsides accessible over limited roadways that are steep, narrow, and circuitous.

4. Topographic: The Town of Los Gatos is divided by a creek, freeways, and other traffic corridors, and is partially located in hillside areas with limited access. The occurrence of a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more bridges collapse or be substantially damaged. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during a seismic event.

5. Climatic: Climate change exacerbates fire risk in the Town. Greenhouse gas emissions contribute to climate change. The State of California has outlined specific steps to reduce greenhouse gas emissions to prevent these negative impacts of a changing climate. This allows local governments to achieve greenhouse gas emission reductions with a climate-positive impact by powering buildings from clean electricity. The proposed Reach Code would reduce the amount of greenhouse gas emissions produced by the Town's existing housing and encourage the use of cleaner sources of energy that are in line with Mitigation Measure GHG-1 of the General Plan Environmental Impact Report. These climatic conditions along with the greenhouse emissions generated from existing structures require exceeding the energy standards for construction established in the 2025 California Buildings Standards Code.

6. Due to the Town's local climatic, geological, geographical, and topographical conditions, mitigation measures are necessary, such as automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials, and other safeguards to minimize the risks to citizens, firefighters, and property resulting from the severity of a fire threat and potential delays in responding to such threats.

C. In accordance with Health and Safety Code Sections 17958, 17958.5, and 17958.7, the Town Council finds that the AC to heat pump and electric-readiness changes to

building standards affecting residential units in the 2025 California Energy Code and 2025 California Green Building Standards Code are necessary to implement the Town's local code amendment adding an AC to heat pump and electric-readiness requirement, and that the local code amendment:

a. Is adopted to align with the Town's General Plan, specifically Section 8.5, "Climate Change/Greenhouse Gas Emissions," of Chapter 8, "Environment and Sustainability Element," and Policy 9.6, "Energy Conservation and Renewable Energy Use," adopted on June 30, 2022; and
b. Permits mixed-fuel residential construction consistent with federal law; and
c. Incentivize all-electric construction, as part of the Town's adopted greenhouse gas emissions reduction strategy in its 2012 Sustainability Plan.

In accordance with Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code (Cal. Code Regs. Title 24, Part 1), the Town Council finds that the Town's AC to heat pump reach code modifications to the energy standards in the California Green Building Standards Code (Cal. Code Regs. Title 24, Part 11) ("CALGreen") are cost-effective, and that the modifications will require the diminution of energy consumption levels permitted by the Energy Code.

7. The Town Council finds that all codes adopted herein related to residential structures are substantially equivalent to prior local amendments, or are related to home hardening and wildfire safety, consistent with the requirements of Assembly Bill 130.

Section 2.

CHAPTER 6, "Buildings and Building Regulations," and CHAPTER 9 "Fire Prevention and Protection," of the Los Gatos Town Code ARE REPEALED IN THEIR ENTIRETY AND REPLACED WITH A NEW CHAPTER 6. "Building Codes and Regulations," to read as follows:

Chapter 6 BUILDING CODES and REGULATIONS
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ARTICLE I. CALIFORNIA ADMINISTRATIVE CODE

Sec. 6.10.010 Adopted.
Sec. 6.10.020 Conflicting Provisions.
Sec. 6.10.030 Qualifying Alterations.

ARTICLE II. CALIFORNIA BUILDING CODE

Sec. 6.20.010 Adopted.
Sec. 6.20.020 IBC Oversight.
Sec. 6.20.030 Schedule of Permit Fees.
Sec. 6.20.040 Automatic Sprinkler Systems.
Sec. 6.20.050 Smoke Control Systems.

Sec. 6.20.060 Roof Drainage.
Sec. 6.20.070 Roof Covering Requirements in a Wildland-Urban Interface Fire Area and other areas.
Sec. 6.20.080 Concrete Strength.
Sec. 6.20.090 Limits on methods using Gypsum Board and Cement Plaster

ARTICLE III. CALIFORNIA RESIDENTIAL CODE

Sec. 6.30.010 Adopted.
Sec. 6.30.020 Automatic Sprinkler Systems.
Sec. 6.30.030 Energy Storage Systems.
Sec. 6.30.040 Limits on methods using Gypsum Board and Cement Plaster.

ARTICLE IV. CALIFORNIA ELECTRIC CODE

Sec. 6.40.010 Adopted.

ARTICLE V. CALIFORNIA MECHANICAL CODE

Sec. 6.50.010 Adopted.

ARTICLE VI. CALIFORNIA PLUMBING CODE

Sec. 6.60.010 Adopted.
Sec. 6.60.020 Backflow protection.

ARTICLE VII. CALIFORNIA ENERGY CODE

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ARTICLE IX. CALIFORNIA HISTORICAL BUILDING CODE

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Sec. 6.100.090 Emergency Responder Communication Coverage.
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ARTICLE XII. CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 6.120.010 Adopted.
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ARTICLE XIII. CALIFORNIA REFERENCE STANDARDS CODE

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ARTICLE I. CALIFORNIA ADMINISTRATIVE CODE

Sec 6.10.010. – Adopted.

The 2025 California Administrative Code, California Code of Regulations, Title 24, Part 1, is adopted by reference.

Sec. 6.10.020. – Conflicting Provisions.

When any provisions of the administrative sections of the codes adopted in Chapter 6 conflict with the administrative provisions found in the California Administrative and Building Codes, the California Administrative and Building Codes shall apply. If any code

adopted in this Chapter does not include administrative provisions, the administrative provisions of the California Administrative and Building Codes shall apply.

Sec 6.10.030. – Qualifying alterations.

Substantial renovations/alterations that include replacement of over fifty (50) percent of the existing foundation for purposes other than a repair or reinforcement, as defined in California Existing Building Code, Section 202; or where over fifty (50) percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall meet the new construction requirements of California Code of Regulations, Title 24 as modified by the Town of Los Gatos. If either of these criteria are met within three years, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the new construction requirements.

ARTICLE II. CALIFORNIA BUILDING CODE

Sec. 6.20.010 – Adopted.

The 2024 International Building Code (IBC), as amended by the State of California Building Standards Commission and known as the 2025 California Building Code (CBC), California Code of Regulations Title 24, Part 2, Volumes 1 and 2, with Appendix I, is adopted by reference and amended as follows:

Sec. 6.20.020 – IBC Oversight.

The California adoption of the new 2024 International Building Code may have inadvertently eliminated some construction requirements by oversight or erroneous reference to another code. In cases where the code adoption has inadvertently deleted or mis-referenced necessary construction requirements, the Town of Los Gatos Building Official may authorize use of construction requirements from the last previously adopted International Codes.

Sec. 6.20.030 – Schedule of Permit Fees.

Section 109.2 is amended to read as follows:

Section 109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the (Town Council).

Section 109.2.1 is added to read as follows:

109.2.1. Plan Review Fees. When submittal documents are required by Section 109, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The plan review fee shall be 65 percent of the building permit fee. The plan

review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees.
When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the per-hour plan review rate as adopted by the Town of Los Gatos.

Section 109.6.1 is added to read as follows:

109.6.1. Refunds. The building official may authorize refunds of Building Division fees which were erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work or inspections have been done under an issued permit.

The building official may authorize refunding of not more than 80 percent of the collected plan review fee when the plan check application is withdrawn or cancelled prior to any plan review work being done.

The building official shall not authorize refunding of any collected fee until a written request for a refund by the original permittee or applicant is received. Requests must be received no later than 180 days after the date of the fee payment.

Sec. 6.20.040 – Automatic Sprinkler Systems.

Section 903.2 of the California Building Code adopted by this article is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in either this Section or in Sections 903.2.1 through 903.2.12.

For the purposes of this Section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
    a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.
    b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.
    c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:

i. Noncombustible construction.

ii. Maximum 5,000 square feet in building area.

iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.

iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.

d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.

2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

Exception: Accessory Dwelling Unit, provided that all of the following are met:

a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

b. The existing primary residence does not have automatic fire sprinklers.

c. The accessory dwelling unit does not exceed 1,200 square feet in size.

d. The unit is on the same lot as the primary residence.

e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

Exception: Additions where all of the following are met:

a. Building addition does not exceed 500 square feet.
b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.

6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the Fire Code Official or building official, would place the building into a more hazardous

division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety[1] or increased fire risk[2], shall require the installation of an approved fire automatic fire sprinkler system.

[1] Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

[2] Fire Risks – Shall include but not be limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

A Section 903.2.11.7 is added to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection.
Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing and maintenance.
The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with California Fire Code Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.

Sec. 6.20.050 – Smoke Control Systems

Section 909.22.1 is added to read as follows:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

Sec. 6.20.060 – Roof Drainage.

Section 1502 is amended to add Section 1502.5 to read as follows:

Section 1502.5 Over Public Property.
Roof drainage water from a building shall not be permitted to flow over public property.

Exception(s):
1) Group R3, and Group U Occupancies
2) Other occupancies where the drainage plan and method of drainage have been approved by the “Building Official."

Sec. 6.20.070 – **Roof Covering Requirements in a Wildland-Urban Interface Fire Area and other areas.**

Section 1505.1.2 is amended to read as follows:

1505.1.2 Roof coverings within all other areas.
The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

Sec. 6.20.080 – Concrete Strength.

Section 1705.3, Exception 1, is amended to read as follows:

Exception: Special inspections and tests shall not be required for:
1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength, f’c, not more than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

Sec. 6.20.090 – Limits on methods using Gypsum Board and Cement Plaster

Table 2308.10.1 Wall Bracing Requirements is amended to read as follows:

The title of Table 2308.10.1 is amended to read:

TABLE 2308.10.1[a, f, g]

Footnotes “f” and “g” are added to Table 2308.6.1, to read as follows:

f. Methods PBS, HPS, and SFB are not permitted in Seismic Design Categories D or E.

g. Methods GB, DWB, and PCP are not permitted in Seismic Design Category E.

ARTICLE III. CALIFORNIA RESIDENTIAL CODE

Sec. 6.30.010. – Adopted.

The 2024 International Residential Code (IRC) as amended by the State of California Building Standards Commission and known as the 2025 California Residential Code (CRC), California Code of Regulations, Title 24, Part 2.5, with Appendices BF, BG, BH, and CJ is adopted by reference and amended as follows:

Sec. 6.30.020 – Automatic Sprinkler Systems.

R309.2 One- and two-family dwellings automatic fire sprinkler systems is amended to read as follows:

R309.2 One- and two-family dwellings automatic sprinkler systems.
An automatic sprinkler system shall be installed in all new and existing one- and two-family dwellings when additions are made that increase the fire area to more than 3,600 square feet.

Exceptions:

1. Accessory Dwelling Unit, provided that all of the following are met:
   1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
   1.2. The existing primary residence does not have automatic fire sprinklers.
   1.3. The accessory dwelling unit does not exceed 1,200 square feet in size.
   1.4. The unit is on the same lot as the primary residence.
   1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

2. When additions are made to existing structures, causing the fire area to exceed 3,600 square feet, and all of the following are met:
   2.1. Building addition does not exceed 500 square feet.
   2.2. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

Sec. 6.30.030 – Energy Storage Systems

Section 330.3.1 is amended to read as follows:

R330.3.1 Spacing. Individual ESS units shall be separated from each other by at least 3 feet (914 mm) except separation distances are documented to be adequate based on large-scale fire testing complying with Section 1207.1.7.

Section R330.4 is amended to read as follows:

R330.4 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6.
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, and shall not be located below or above any emergency escape and rescue openings.
4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8 -inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-closing or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4. ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms. (Material based on NFPA 855 2023 Ed.)

Section R330.7 is amended to read as follows:

R330.7 Fire detection. Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.
ESS installed in Group R-3 and townhomes shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314.

2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.

   Exceptions:
   1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.

   2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

R902.1.2 is amended to read as follows:

R902.1.2 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

Sec. 6.30.040. – Limits on methods using Gypsum Board and Cement Plaster.

Table R602.10.3(3) Bracing Requirements Based On Seismic Design Category is amended to read as follows:

The title of Table R602.10.3(3) is amended to read:

TABLE R602.10.3(3)[i, j]

Footnotes "i" and "j" are added to Table R602.10.3(3), to read:

i. Methods PBS, HPS, SFB and CS-SFB are not permitted in Seismic Design Categories D_0, D_1, and D_2.
j. Methods GB, DWB and PCP are not permitted in Seismic Design Categories D_0, D_1, and D_2 where S_1 is greater than or equal to 0.75.

ARTICLE IV. CALIFORNIA ELECTRICAL CODE

Sec. 6.40.010. – Adopted.

The 2023 National Electrical Code (NEC), as amended by the State of California Building Standards Commission, and known as the 2025 California Electric Code (CEC), California Code of Regulations, Title 24, Part 3, is adopted by reference.

ARTICLE V. CALIFORNIA MECHANICAL CODE

Sec. 6.50.010. – Adopted.

The 2024 Uniform Mechanical Code (UMC), as amended by the State of California Building Standards Commission, and known as the 2025 California Mechanical Code (CMC), California Code of Regulations, Title 24, Part 4, is adopted by reference.

ARTICLE VI. CALIFORNIA PLUMBING CODE

Sec. 6.60.010. – Adopted.

The 2024 Uniform Plumbing Code (UPC), as amended by the State of California Building Standards Commission, and known as the 2025 California Plumbing Code (CPC),

California Code of Regulations, Title 24, Part 5, with appendices A, B, D, G, H, I, J, K, and L only, are adopted by reference and amended as follows:

Sec. 6.60.020. – Backflow protection.

Section 710.1 is amended to read as follows:

710.1. Backflow Protection. Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Administrative Authority. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating, "backwater valve downstream."

ARTICLE VII. CALIFORNIA ENERGY CODE

Sec. 6.70.010. – Adopted.

The 2025 California Energy Code (CEC), California Code of Regulations, Title 24, Part 6, is adopted by reference and amended as follows.

Sec. 6.70.020 – Electric Readiness Reach Code.

Section 100.0 is modified to add a new section (i) to read as follows:

(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.
In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the electric readiness measures specified in Sections 150.0(w) shall be required for certain single family additions and alterations.

Section 100.1(b) is modified by adding the following definitions:

LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 40-ampere minimum branch circuit and a receptacle.
LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 20-ampere minimum branch circuit and a receptacle

A new Section, (w), is added to Section 150.0 as follows:

(w) **Electric Readiness for Alterations**

1. **Electric range.** Where branch circuits or receptacles are added or altered in a kitchen and the work requires an electrical permit, install electrical components in

accordance with the California Electrical Code. The electrical components shall include either of the following:

A. A 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor branch circuit rated at 50 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future Use".
B. A pathway for a future 240-volt 50-amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future electric range installation. The reserved space shall be permanently marked as "For Future 240V use". The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as "240V ready".

2. **Electric dryer.** Where a branch circuit is added or altered within 3 feet of a gas or propane clothes dryer and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
   A. A dedicated 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor branch circuit rated at 30 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word "spare" and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future Use"; or,
   B. A pathway for a future 240-volt 30-amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future heat pump dryer installation. The reserved space shall be permanently marked as "For Future 240V use". The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as "240V ready".

3. **Heat pump water heater**.
   A. If wall framing is removed or replaced within 3 feet of a gas or propane water heating appliance, space suitable for the future installation of a heat pump water heater (HPWH) shall be provided. The space shall be at least 2.5 feet by 2.5 feet wide and 7 feet tall and shall include a condensate drain that is no more than 2 inches higher than the base of an installed water heater and allows natural draining without pump assistance or installed piping or tubing within 3 feet of the water heater location to a condensate drain or exterior location. If pump assistance is needed, a receptacle on a 120 volt, minimum 15-amp branch circuit

for a condensate pump must be available within 3 feet of the water heater location.

B. Where branch circuits are altered or added within 3 feet of an existing gas or propane water heater or within 10 feet of the designated future location of a heat pump water heater as required under Section 150.0(w)3A, and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
    (i) A dedicated 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor, 10 AWG copper branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future 240V Use”; or
    (ii) A pathway for a future 240-volt 30-amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as “For Future 240V use”. The pathway shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

4. **Electrical Power Upgrades.** Increases in the electrical power infrastructure capacity serving a building shall only be permitted when all the following are documented and submitted to the building official:
    A. Calculations in accordance with California Electrical Code Article 220.83 determining future loads will exceed the capacity of the current electrical power infrastructure.
    B. Where data is available, calculations in accordance with California Electrical Code Article 220.87 determining that future loads exceed the capacity of the current electrical service infrastructure.
    C. Calculations for item (A) and item (B) above shall include at least one of the following:
        i. At least one power management or circuit controlling device, serving electric-only appliances such as:
            a. Water heater(s)
            b. Clothes dryer(s)
            c. Range(s)
            d. Level 2 EV Charging Receptacle or
            e. Low Power Level 2 EV Charging Receptacle
        ii. At least one of the following electric-only appliances operating on 120V:
            a. Water heater(s)

b. Clothes dryers(s)
c. Range(s)

iii. Circuit control between whole home load and Level 2 EV Charging Receptacle or Low Power Level 2 EV Charging Receptacle

Exception 1 to Section 150.0(w)4: The upgrade is solely the result of a project proposing electrical improvements supporting loads related to devices and uses not regulated by 150.0(w).

Exception 1 to Section 150.0(w): The project is solely related to a repair as defined by Title 24 Part 2 Section 202.
Exception 2 to Section 150.0(w): If an electrical permit is not otherwise required for the project other than compliance with this section.
Exception 3 to Section 150.0(w): Where upgrades to the existing electrical panel or utility service are not proposed, electrical panel capacity shall not be required to exceed the existing utility electrical service to the building to meet compliance with this section. Capacity and overcurrent protection spaces shall be reserved to the extent allowable under the existing electrical panel capacity using the methodology in Section 150(w)4. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.
Exception 4 to Section 150.0(w):): A Covered Single Family Project that consists solely of medically necessary improvements or solely of seismic safety improvements
Exception 5 to Section 150.0(w): Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).
Exception 6 to Section 150.0(w): Emergency Housing pursuant to Appendix P of the California Building Code.
Exception 7 to Section 150.0(w): Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.

Section 150.2(b) is modified to read:

(b) **Alterations**. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet either Item 1 or 2 below, in addition to the requirements of 150.0(*w*).

ARTICLE VIII. CALIFORNIA WILDLAND URBAN INTERFACE CODE

Sec. 6.80.010. – Adopted.

The 2024 International Wildland Urban Interface Code (IWUI), as amended by the State of California Building Standards Commission and known as the 2025 California Wildland Urban Interface Code (CWUI), California Code of Regulations, Title 24, Part 7, is adopted by reference, and amended as follows.

Sec. 6.80.020. – Scope.

Section 101.2 Scope is amended to read as follows.

[A]101.2 Scope. This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, and additions or alterations to existing buildings, located within a wildland-urban interface (WUI) area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.

Sec. 6.80.030. – Application.

Section 101.3.1 Application is amended as follows:

101.3.1 Application.
Exception 6: Land or water area acquired or managed for one or more of ht following purposes or uses:

6.1 Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.
6.2 Lands kept in a predominantly natural state as habitat for wildlife, plant, or animal communities.
6.3 Open space lands that are environmentally sensitive parklands.
6.4 Other lands having scenic values, as declared by the local agency, or by state or federal law.

Section 101.3.1.1 Application date and, where required, is amended to read as follows.

101.3.1.1 Application date and where required. New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA), including:

Moderate Fire Hazard Severity Zones.
High Fire Hazard Severity Zones.

Very High Fire Hazard Severity Zones.

All incorporated lands designated by the Town of Los Gatos as a Wildland-Urban Interface area, including Moderate, High, and Very High Fire Severity zones.

Sec. 6.80.040. – Additions and Alterations.

Section [A]101.5 Additions or alterations is adopted to read as follows.

[A]101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

ARTICLE IX. CALIFORNIA HISTORICAL BUILDING CODE

Sec. 6.90.010. – Adopted.

The 2025 California Historical Building Code (CHBC), California Code of Regulations, Title 24, Part 8, including Appendix A, is adopted by reference.

ARTICLE X. CALIFORNIA FIRE CODE

Sec. 6.100.010 – Adopted.

The 2024 International Fire Code (IFC), as amended by the State of California Building Standards Commission and known as the 2025 California Fire Code (CFC), California Code of Regulations Title 24, Part 9, with Appendices B, C, D, and P, is adopted by reference and amended as follows.

Sec. 6.100.020 – General.

Inclusion in Central Fire District; Definitions.

(a) The Town is included in the Santa Clara County Central Fire Protection District. The Town's inclusion is provided for in Ordinance No. 997 of the Town.

(b) As used in this Code, the following definitions shall apply:

(i) *"Fire Department"* means the Santa Clara County Central Fire Protection District.

(ii) *"Fire Chief"* means the Chief of the Fire Department.

Sec 6.100.030 – Administration and Enforcement.

Delegation of duties. Whenever a provision appears that requires or allows the Fire Chief to do some act or make certain inspections, it is to be construed to authorize the Fire Chief to designate, delegate, and authorize subordinates to perform the act or make the inspection unless the terms of the provision or section provide otherwise.

Plan review. The Fire Department will review all plans submitted to the Town for the construction of all buildings except the interior of dwellings for the purpose of ascertaining and causing to be corrected any condition liable to cause fire, to endanger life from fire, or to create or perpetuate any violation of the provisions or intent of this Code or State law affecting fire safety.

Citations. Fire Department officers authorized by the Fire Chief and State law may issue citations for violations of this chapter pursuant to the Code.

Abatement of hazards by Fire Chief.

(a) If any person fails to comply with the orders of the Fire Chief, or in the event the Fire Chief is unable to locate the responsible person within a reasonable time, the Fire Chief may take such steps to abate the fire hazard as are necessary for the protection of the public health and safety. In no event is notice necessary before abatement when the fire hazard constitutes a clear and present danger to the public welfare.

(b) The cost of any such abatement is a debt to the Town of the owner of the premises or of any person who, by act or inaction, caused or permitted the fire hazard to exist. The cost of the abatement shall become a lien on the premises when the need for the abatement and the amount of the cost have been established in the manner provided in Article 8 of Chapter 6 of this Code.

Fees for checking, inspection services and permits. The Town Council may, by resolution, establish a schedule of fees to be charged and collected for checking and inspection services performed and for the issuance and enforcement of permits and requirements under this chapter.

Building Official to forward plans. The Building Official will provide the Fire Chief with one (1) copy of any plans and specifications required to be reviewed by the Fire Department.

Sec. 6.100.040 – CHAPTER 1, DIVISION II Administration.

Chapter 1, Division II, of the 2025 California Fire Code is amended as follows:

Table 105.5.9 is amended to read as follows:

TABLE 105.5.9
PERMIT AMOUNTS FOR COMPRESSED GASES

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100lb)

Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications	875 (100 lb)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200
Highly toxic	Any Amount
Moderately toxic	Any Amount
Other Health Hazard Materials	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

Table 105.5.22 is amended to read as follows:

TABLE 105.<u>5.22</u>
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS

TYPE OF MATERIAL	AMOUNT
Combustible liquids	See Section 105.5.18
Corrosive materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Explosive materials	See Section 105.5.16
Flammable materials	
Gases	See Section 105.5.9
Liquids	See Section 105.5.18
Solids	100 pounds
Highly toxic materials	
Gases	See Section 105.5.9
Liquids	Any Amount
Solids	Any Amount
Moderately toxic materials	
Gases	See Section 105.5.9
Other health hazard materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Oxidizing materials	
Gases	See Section 105.5.9
Liquids	

Class 4	Any Amount
Class 3	1 gallon[a]
Class 2	10 gallons
Class 1	55 gallons
Solids	
Class 4	Any Amount
Class 3	10 pounds[b]
Class 2	100 pounds
Class 1	500 pounds
Organic peroxides	
Liquids	
Class I	Any Amount
Class II	Any Amount
Class III	1 gallon
Class IV	2 gallons
Class V	No Permit Required
Solids	
Class I	Any Amount
Class II	Any Amount
Class III	10 pounds
Class IV	20 pounds
Class V	No Permit Required
Pyrophoric materials	
Gases	Any Amount
Liquids	Any Amount
Solids	Any Amount
Toxic materials	
Gases	See Section 105.5.9
Liquids	10 gallons
Solids	100 pounds
Unstable (reactive) materials	
Liquids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	5 gallons
Class 1	10 gallons
Solids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	50 pounds
Class 1	100 pounds
Water-reactive materials	
Liquids	

Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds
Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

a. 22 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 22 gallons or less.

b. 220 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 220 pounds or less.

Section 105.5.60 is added to read as follows:

105.5.60 Institutions. An operational permit is required to operate any health facility as defined in Section 1250 of the California Health and Safety Code, with an occupant load of more than six (6) persons, or to operate any jail or facility where personal liberties of the occupants are restrained. See California Code of Regulations Title 24 Part 2.

Section 105.5.62 is added to read as follows:

105.5.61 Residential care facility. An operational permit is required to operate any residential care or service facility, as described in the California Building Code, accommodating more than six (6) persons.

Section 105.6.4 is amended to read as follows:

105.6.4 Cryogenic fluids. A construction permit is required for installation of or alteration to cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.5.11. Maintenance performed in accordance with this code is not considered to be an alteration and does not require a construction permit.

Section 108.2.1 is added to read as follows:

108.2.1 Construction permit fees. Construction permit fees and plan review fees for fire hydrant systems, fire extinguishing systems, and fire alarm systems shall be paid to the Santa Clara County Fire Department in accordance with the following table based on valuation. The valuation shall be limited to the value of the system installation for which the permit is being issued. Plan review fees are 65 percent of the Permit Fee

amount. For the purposes of determining the total fee amount for each permit, the plan review fee shall be added to the Permit Fee.

TOTAL VALUATIONS	**PERMIT FEE**
$1.00 TO $500.00	$23.50
$501.00 TO $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2001.00 TO $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 TO $50,000.00	$391.25 for the first $25,000.00 plus $4.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 TO $100,000.00	$630.15 for the first $50,000.00 plus $13.60for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$986.75 for the first $100,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001 to $1,000,000.00	$3,228.15 for the first $500,000.00 plus $5.35 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001 and up	$5,604.00 for the first $1,000,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof
Additional re-inspections, in connection with the permits above, are to be paid at $120.00 for each occurrence at the discretion of the fire code official.	
Cancelled inspections without advance notice are to be paid at $120.00 for each occurrence.	

Section 108.2.2 is added to read as follows:

108.2.2 Operational permit fees. Operational permit fees shall be paid to the Santa Clara County Fire Department as follows:

FACILITY TYPE		PERMIT FEE
1.	Institutional	
	A. More than 6 persons	$75.00 - Annually
	B. Over 50 persons	$100.00 - Annually
2.	Day Care Facilities	
	More than 6 clients	$35.00 - Annually
3.	Places of Assembly	
	A. 50-300 persons	$50.00 - Annually
	B. Over 300 persons	$85.00 - Annually
4.	Temporary Membrane Structures, Tents, and Canopies (Only those requiring permits in accordance with Section 105.6.47).	$85.00 – Each Occurrence

Section 109.5 is added to read as follows:

109.5 Final inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Department.

Section 113.4 is deleted.

Sec. 6.100.050 – Chapter 2, Definitions.

Section 202 is amended to amend and add the following definitions:

CORROSIVE LIQUID. Corrosive liquid is:
1) any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or
2) any liquid having a pH of 2 or less or 12.5 or more; or
3) any liquid classified as corrosive by the U.S. Department of Transportation; or
4) any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations §66261.22.

HEALTH HAZARD – OTHER. A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).

LARGE-SCALE FIRE TESTING. Testing a representative energy storage system that induces a significant fire into the device under test and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier.

MODERATELY TOXIC GAS. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

SECONDARY CONTAINMENT. Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy of the primary containment failure.

SPILL CONTROL. That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and prevents the materials from spreading to other parts of the room.

WORKSTATION. A defined space or an independent principal piece of equipment flammable or unstable (Class 3 or 4 as ranked by NFPA 704) hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

Sec. 6.100.060 – Fire Apparatus Access Roads.

Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and in accordance with the Fire Department's access standards**.**

Section 503.1.1 is amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements for this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. In other than R-3 or U occupancies, when the building is equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 the dimension may be increased to a maximum of 300 feet when approved by the fire code official.

2. When there are not more than two Group R-3 or accessory Group U occupancies, the dimension may be increased to a maximum of 200 feet.

3. When apparatus roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection shall be provided.

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) for engines, and 26 feet (7925 mm) for aerial fire apparatus exclusive of shoulders, except for approved gates or barricades in accordance with Sections 503.5.1 and 503.6. The unobstructed vertical clearance shall be a minimum of 13 feet 6 inches (4115 mm), or as determined by the fire code official.

Exception: When there are not more than two residential parcels, having only Group R, Division 3, or Group U occupancy structures, the access road width may be modified by the fire code official.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be a minimum of 30 feet (9144 mm) inside, and a minimum of 50 feet (15240 mm) outside.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15 percent, unless approved by the fire code official**.**

Section 503.5 is amended to read as follows:

503.5 Required gates or barricades. The Fire Code Official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including the public streets, alleys, or highways. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

Section 503.6 is amended to read as follows:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings.

Sec. 6.100.070 – Access to Building Openings and Roofs.

Section 504.5 is added to read as follows:

504.5 Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to within and throughout the building, are installed, such devices shall be approved by the fire code official. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location or otherwise approved by the fire code official. Access control devices must also comply with Chapter 10.

Sec. 6.100.080 – Premises Identification.

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following is a guideline for adequate address number dimensions:

- The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a half (½) inch stroke.

- The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1)

inch stroke.

- The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1½) inch stroke.

- The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least eighteen (18) inches high with a two (2) inch stroke.

- The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least twenty-four (24) inches high with a two and a half (2½) inch stroke.

Sec. 6.100.090 – Emergency Responder Communication Coverage.

Section 510.1 is amended to read as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided within all buildings meeting any one of the following conditions:

1. There are more than 3 stories above grade plane (as defined by the Building Code Section 202);

2. The total building area is 30,000 square feet or more;

3. The total basement area is 5,000 square feet or more;

4. Where required by the Fire Code Official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section 510.4.1

Exceptions:

1. Where approved by the Fire Code Official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved communications coverage system.

2. Where it is determined by the Fire Code Official that the communications coverage system is not needed.

3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the Fire Code Official shall have the authority to accept an automatically activated emergency responder communications

coverage system.

4. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the Silicon Valley Regional Interoperability Authority (SVRIA) P25 Phase 2 700 MHz Digital Trunked Radio System within the building in accordance with Section 510.4.1 without the use of an indoor radio coverage system.
   The radio coverage system shall be installed and maintained in accordance with Sections 510.4 through 510.6.4 of this code and with the applicable provisions of NFPA 1225, Standard for Emergency Services Communications.

   In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the Fire Code Official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems.

Section 510.1.1 is added to read as follows:

510.1.1 Obstruction by new buildings. No obstruction of the public safety system backhaul shall be allowed without an approved mitigating plan.

Section 510.3.1 is amended to read as follows:

510.3.1 Permit required. A construction permit for the installation of or modification to in-building emergency responder communications enhancement systems and related equipment is required as specified in Section 105.6.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. A frequency change made to an existing system is considered to be new construction and will require a construction permit.

Section 510.4 is amended to read as follows:

510.4 Technical requirements. Equipment required to provide in-building, two-way emergency responder communication coverage shall be listed in accordance with UL 2524 and the current Emergency Responders Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

Section 510.4.2 is amended to read as follows:

510.4.2 System design. The in-building emergency responder communications enhancement system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1225, and the current Emergency Responder Communications

Enhancement Systems Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5 is amended to read as follows:

510.5 Installation requirement. The installation of the emergency responder radio coverage system shall be in accordance with NFPA 1225 and the current Emergency Responder Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5.2 is amended to read as follows:

510.5.2 Approval prior to installation. Communications enhancement systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the Fire Code Official and the agency FCC license holder or systems administrator.

Section 510.5.4 is amended to read as follows:

510.5.4 Acceptance test procedure. Where an in-building emergency responder communications enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. Final system acceptance will require ERRCS power level and DAQ testing with agency FCC license holder, systems administrators, or designee.

Sec. 6.100.100 – Fire And Smoke Protection Features

Section 703.3 is added to read as follows:

703.3 Fire-resistant penetrations and joints. In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 100, and other occupancies as determined necessary special inspections for through-penetrations, membrane penetration firestops, fire resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with CBC Sections 714.4.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

Sec. 6.100.110 – Fire Protection and Life Safety Systems

Section 901.6.2 is amended to read as follows:

901.6.2 Integrated testing. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In

addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

901.6.2.1 High-rise buildings. For high-rise buildings, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

901.6.2.2 Smoke control systems. Where a fire alarm system is integrated with a smoke control system as outlined in Section 909, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

Section 901.6.3 is amended to read:

901.6.3 Records <u>Information</u>. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for a minimum of five years. See Sections 907.7 and 907.8 for fire alarm system inspection, testing and maintenance documentation requirements.

Sec. 6.100.120 – Automatic Sprinkler Systems

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in either this Section or in Sections 903.2.1 through 903.2.12, whichever is the more restrictive, and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:

a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.

b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.

c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:

   i. Noncombustible construction.

   ii. Maximum 5,000 square feet in building area.

   iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.

   iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.

d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.

2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

   Exception: Accessory Dwelling Unit, provided that all of the following are met:

   a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

   b. The existing primary residence does not have automatic fire sprinklers.

   c. The accessory dwelling unit does not exceed 1,200 square feet in size.

   d. The unit is on the same lot as the primary residence.

   e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

   Exception: Additions where all of the following are met:

a. Building addition does not exceed 500 square feet.
b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code.

5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.
6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the Fire Code Official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety[1] or increased fire risk[2], shall require the installation of an approved fire automatic fire sprinkler system.

[1] Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

[2] Fire Risks – Shall include, but not limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

Section 903.2.11.7 is added to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection.
Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Sec. 6.100.130 – Fire Alarm and Detection Systems.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing, and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1

through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.

Sec. 6.100.140 – Smoke Control Systems.

Section 909.22.1 is amended to read as follows:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

Sec. 6.100.150 – Energy Systems.
Section 1202.1.1 is amended to read as follows:

1202.1 Definitions. The following terms are defined in Chapter 2:

BATTERY SYSTEM, STATIONARY STORAGE.
BATTERY TYPES.
CAPACITOR ENERGY STORAGE SYSTEM.
CRITICAL CIRCUIT.
EMERGENCY POWER SYSTEM.
ENERGY STORAGE MANAGEMENT SYSTEMS.
ENERGY STORAGE SYSTEM (ESS).
ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.
ENERGY STORAGE SYSTEM, MOBILE.
ENERGY STORAGE SYSTEM, WALK-IN UNIT.
ENERGY STORAGE SYSTEM CABINET.
ENERGY STORAGE SYSTEM COMMISSIONING.
ENERGY STORAGE SYSTEM DECOMMISSIONING.
FUEL CELL POWER SYSTEM, STATIONARY.
LARGE-SCALE FIRE TESTING
PORTABLE GENERATOR.
STANDBY POWER SYSTEM.

Sec. 6.100.160 – Electrical Energy Storage Systems (ESS).

Section 1207.1.7 is amended to read as follows:

1207.1.7 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted in accordance with NFPA 855 as amended, and UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the fire-resistance rating of the room separation

specified in Section 1207.7.4. The test report shall be provided to the Fire Code Official for review and approval in accordance with Section 104.2.2.

Section 1207.2.2.1 is amended to read as follows:

1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual and made available to the Fire Code Official upon request.

Section 1207.5.2 is amended to read as follows:

1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5. The allowable number of fire areas, maximum allowable quantity, and fire-resistance rating of fire-barriers shall comply with Table 1207.5.1.

Exceptions:

1. Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.6 and large-scale fire testing complying with Section 1207.1.7.

2. Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.

3. Dedicated-use buildings in compliance with Section 1207.7.1.

TABLE 1207.5.1
DESIGN AND NUMBER OF ESS FIRE AREAS

STORY		PERCENTAGE OF MAXIMUM ALLOWABLE QUANTITY PER FIRE AREA	NUMBER OF FIRE AREAS PER STORY	FIRE-RESISTANCE RATING FOR FIRE BARRIERS IN HOURS
Above grade plan	Higher than 9	25	1	3
	7-9	50	2	2

	6	50	2	2
	5	50	2	2
	4	75	4	2
	3	100	6	2
	2	100	6	2
	1	100	6	2
Below grade plan	1	100	4	3
	2	50	2	3
	Lower than 2	Not Allowed	Not Allowed	Not Allowed

Section 1207.5.5 is amended to read as follows:

1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:

1. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) with a maximum stored energy capacity of 50 kWh, as described in Section 1207.5.1, shall be designed with a minimum density of 0.3 gpm/ft2 (1.14 L/min) based over the area of the room or 2,500 square-foot (232 m2) design area, whichever is larger, unless a lower density is approved based on large-scale fire testing in accordance with Section 1207.1.7.

2. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) exceeding 50 kWh shall use a density based on large-scale fire testing complying with Section 1207.1.7.

3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the Fire Code Official based on large-scale fire testing complying with Section 1207.1.7:

   3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.
   3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.
   3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.
   3.4. NFPA 2001, Standard on Clean Agent Fire-Extinguishing Systems.
   3.5. NFPA 2010, Standard for Fixed Aerosol Fire-Extinguishing Systems.

   Exceptions:

   1. Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.

   2. Lead-acid and nickel-cadmium systems that are used for DC power for control of substations and control or safe shutdown of generating stations under the

exclusive control of the electric utility, and located outdoors or in building spaces used exclusively for such installations, shall not be required to have a fire suppression system installed.

3. Lead-acid battery systems in uninterruptable power supplies listed and labeled in accordance with UL 1778, utilized for standby power applications, which is limited to not more than 10 percent of the floor area on the floor on which the ESS is located, shall not be required to have a fire suppression system. (Material based on NFPA 855 2023 Ed.)

Section 1207.11.3 is amended to read as follows:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.

2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section R302.6.

3. Outdoors or on the exterior side of the exterior walls not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit and not below or above any emergency escape and rescue openings.

4. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard.

ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms or in habitable spaces of dwelling units.

Section 1207.11.6 is amended to read as follows:

1207.11.6 Fire detection. ESS installed in Group R-3 and R-4 occupancies shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11.

2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units and attached garages where smoke alarms cannot be installed based on their listing.

   Exceptions:

1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.

2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

Sec. 6.100.170 – Fire Safety During Construction and Demolition.

Section 3303.5 is amended to read as follows:

3303.5 Fire watch. Where required by the Fire Code Official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for building construction. Fire watch is not intended to facilitate occupancy during ongoing construction in a new building.

Section 3303.7 is added to read as follows:

3303.7 Fire Walls. When firewalls are required in combustible construction, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather protected at the location of the wall(s)**.**

Sec. 6.100.180 – Fire Department Site Access and Water Supply.

Section 3307.1.2 is amended to read as follows:

3307.1.2 Stairways Required. Each level above the first story in multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

> **Exception:** For multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Section 3307.1.4 is added to read as follows:

3307.1.4 Required Means of Egress. All buildings under construction shall have at least one unobstructed means of egress. All means of egress shall be identified in the written site safety plan as required by Section 3303.1.

Section 3307.6 is added to read as follows:

3307.6 Fire Department Access Roadways. All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13 ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Fire Code Official, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted subbase and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95% and sealed. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

Sec. 6.100.190 – Completion Before Occupancy.

Section 3313.1 is added to read as follows:

Section 3313.1 Completion Before Occupancy. In buildings where an automatic sprinkler system is required by this Code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

In new buildings of combustible construction where automatic fire sprinkler systems are required to be installed, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire Department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior audible waterflow alarm shall be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the Fire Department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

Sec. 6.100.200 – Temporary Heating and Cooking Operations.

Section 4103.1 is amended to read as follows:

4103.1 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, B, E, I, R-1, R-2, R2.1, R2.2, R-3, R3.1 and R-4 and ambulatory care facilities.

Exceptions:

1. Portable unvented fuel-fired heaters listed and labeled in accordance with UL 647 are permitted to be used in one and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.

2. Portable outdoor gas-fired heating appliances in accordance with Section 4103.1.2.

Section 4103.1.2.1.1 is amended to read as follows:

4103.1.2.1.1 Prohibited locations. The storage or use of portable outdoor gas-fired heating appliances is prohibited in any of the following locations:

1. Inside of any occupancy where connected to the fuel gas container.
2. Inside of tents, canopies and membrane structures.
3. On exterior balconies, and rooftops.

Sec. 6.100.210 – Immersion Heaters.

Section 4106.1 is added to read as follows:

4106.1 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

Sec. 6.100.220 – Hazardous Materials-General Provisions.

Section 5001.2.2.2 is amended to read as follows:

5001.2.2.2 Health Hazards The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic and toxic materials.
2. Corrosive materials.
3. Moderately toxic gas.
4. Health hazards - Other.

Section 5002.1 is amended to read as follows:

5002.1 Definitions. The following terms are defined in Chapter 2:

BOILING POINT.
CEILING LIMIT.
CHEMICAL.
CHEMICAL NAME.
CLOSED CONTAINER.
CONTAINER.
CONTROL AREA.
CORROSIVE LIQUIDS.
CYLINDER.
DAY BOX.
DEFLAGRATION.
DESIGN PRESSURE.
DETACHED BUILDING.
DISPENSING.
EXCESS FLOW CONTROL.
EXHAUSTED ENCLOSURE.
EXPLOSION.
FLAMMABLE VAPORS OR FUMES.
GAS CABINET.
GAS ROOM.
HANDLING.
HAZARDOUS MATERIALS.
HEALTH HAZARD.
HEALTH HAZARD – OTHER.
IMMEDIATELY DANGEROUS TO LIFE AND HEALTH (IDLH).
INCOMPATIBLE MATERIALS.
LIQUID.
LOWER EXPLOSIVE LIMIT (LEL).
LOWER FLAMMABLE LIMIT (LFL).
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA.
MODERATELY TOXIC GAS.
NORMAL TEMPERATURE AND PRESSURE (NTP).
OUTDOOR CONTROL AREA.
PERMISSIBLE EXPOSURE LIMIT (PEL).
PESTICIDE.
PHYSICAL HAZARD.
PRESSURE VESSEL.
SAFETY CAN.
SAFETY DATA SHEET (SDS).
SECONDARY CONTAINMENT.
SEGREGATED.
SOLID.
SPILL CONTROL.
STORAGE, HAZARDOUS MATERIALS.

SYSTEM.
TANK, ATMOSPHERIC.
TANK, PORTABLE.
TANK, STATIONARY.
TANK VEHICLE.
UNAUTHORIZED DISCHARGE.
USE (MATERIAL).
VAPOR PRESSURE.

Section 5003.1.3.1 is added to read as follows:

5003.1.3.1 Toxic, Highly Toxic, Moderately Toxic Gases and Similarly Used or Handled Materials. The storage, use and handling of toxic, highly toxic and moderately toxic gases in amounts exceeding Table 6004.2.1.4 shall be in accordance with this chapter and Chapter 60. Any toxic, highly toxic or moderately toxic material that is used or handled as a gas or vapor shall be in accordance with the requirements for toxic, highly toxic or moderately toxic gases.

Section 5003.1.5 is added to read as follows:

5003.1.5 Health Hazards - Other. The storage, use and handling of materials classified as other health hazards including carcinogens, irritants and sensitizers in amounts exceeding 810 cubic feet for gases, 55 gallons for liquids and 5,000 pounds for solids shall be in accordance with Section 5003.

Section 5003.1.6 is added to read as follows:

5003.1.6 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2. An approved containment system is required for any quantity of hazardous materials that are liquids or solids at normal temperature, and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property or the environment. The approved containment system may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2.

Section 5003.2.2.1 is amended to read as follows:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.

2. Piping and tubing shall be identified in accordance with ASME A13.1 and the Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste to indicate the material conveyed.

3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:
    3.1. The point of use.
    3.2. The tank, cylinder or bulk source.

4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be clearly visible, provided with ready access and identified in an approved manner.

5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.

6. Where gases or liquids having a hazard ranking of:
    Health hazard Class 3 or 4
    Flammability Class 4
    Reactivity Class 4

    in accordance with NFPA 704 are carried in pressurized piping above 15 pounds per square inch gauge (psig)(103 Kpa), an approved means of leak detection, emergency shutoff or excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical.

    Exceptions:
    1. Piping for inlet connections designed to prevent backflow.
    2. Piping for pressure relief devices.

7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in Table 6004.2.1.4. Secondary containment includes, but is not limited to, double-walled piping.

    Exceptions:
    1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.
    2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.

8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

Section 5003.2.2.2 is amended to read as follows:

5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 shall be in accordance with ASME B31.3 and the following:

1. Piping and tubing utilized for the transmission of highly toxic, toxic, or highly volatile corrosive liquids and gases shall have welded or brazed connections throughout except for connections within an exhausted enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistance-rated construction or in concealed spaces in areas not classified as Group H Occupancies.

3. All primary piping for toxic, highly toxic and moderately toxic gases shall pass a helium leak test of 1x10-9 cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.

Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed spaces above other occupancies where installed in accordance with Section 415.11.7.4 of the *California Building Code* for Group H-5 occupancies.

Section 5003.5.2 is added to read as follows:

5003.5.2 Ventilation Ducting. Ducts venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

Section 5003.5.3 is added to read as follows:

5003.5.3 “H" Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

Section 5003.10.4 is amended to read as follows**:**

5003.10.4 Elevators utilized to transport hazardous materials.

5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.

5003.10.4.1.1 When transporting cryogenic or liquefied compressed gases, there shall be no occupants in the elevator.

5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).

5003.10.4.3 Toxic, moderately toxic, and highly-toxic gases shall be limited to a container of a maximum water capacity of 1 pound.

5003.10.4.4 When transporting cryogenic or liquefied compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.

Section 5004.2.1 is amended to read as follows:

5004.2.1 Spill Control for Hazardous Material Liquids. Rooms, buildings or areas used for storage of hazardous material shall be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel by one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations.
2. Liquid-tight floors in indoor and outdoor locations or similar areas provided with liquid-tight raised or recessed sills or dikes.
3. Sumps and collection systems
4. Other approved engineered systems.

Except for surfacing, the floors, sills, dikes, sumps and collection systems shall be constructed of noncombustible material, and the liquid-tight seal shall be compatible with the material stored. When liquid-tight sills or dikes are provided, they are not required at perimeter openings having an open-grate trench across the opening that connects to an approved collection system.

Section 5004.2.2.2 is amended to read as follows:

5004.2.2.2 Incompatible Materials. Incompatible materials shall be separated from each other in independent secondary containment systems.

Sec. 6.100.230 – Corrosive Materials.

Section 5402.1 is amended to read as follows:

5402.1 Definition. The following terms are defined in Chapter 2:

CORROSIVE.
CORROSIVE LIQUIDS.

Sec. 6.100.240 – Explosives and Fireworks.

Section 5601.1.3 is amended to read as follows:

5601.1. 3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California Office of the State Fire Marshal, are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.

2. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

Sec. 6.100.250 Flammable and Combustible Liquids.

Section 5704.2.7.5.8 is amended to read as follows:

5704.2.7.5.8 Overfill Prevention. An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Section 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

Section 5704.2.7.5.9 is added to read as follows:

5704.2.7.5.9 Automatic and/or Remote Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the Fire Code Official that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be

tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Sec. 6.100.260 – On-Demand Mobile Fueling Operations.

Section 5707 is amended to read as follows:

5707.3.3 Site plan. A site plan shall be developed for each location or area at which mobile fueling occurs. The site plan shall be in sufficient detail to indicate the following:

1. All buildings and structures.
2. Lot lines or property lines.
3. Electric car chargers.
4. Solar photovoltaic parking lot canopies.
5. Appurtenances on-site and their use or function.
6. All uses adjacent to the lot lines of the site.
7. Fueling locations.
8. Locations of all storm drain openings and adjacent waterways or wetlands.
9. Information regarding slope, natural drainage, curbing and impounding.
10. How a spill will be kept on the site property.
11. Scale of the site plan.

Sec. 6.100.270 – Flammable Gases and Flammable Cryogenic Fluids.

Section 5809.3.4 is amended to read as follows:

5809.3.4 Site plan. For other than emergency roadside service, a site plan shall be developed for each location at which mobile gaseous hydrogen fueling occurs. The site plan shall be in sufficient detail to indicate: all buildings, structures, lot lines, property lines and appurtenances on site and their use and function, and the scale of the site plan.

Sec. 6.100.280 – Highly Toxic and Toxic Materials.

Chapter 60 title is amended to read as follows:

CHAPTER 60 HIGHLY TOXIC MATERIAL, TOXIC MATERIALS and MODERATELY TOXIC GASSES

Section 6001.1 is amended to read as follows:

6001.1 Scope. The storage and use of highly toxic and toxic and/or moderately toxic materials shall comply with this Chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Conditions involving pesticides or agricultural products as follows:

    2.1 Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.

    2.2 Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.

    2.3 Storage in dwellings or private garages of pesticides registered by the US Environmental Protection Agency to be utilized in and around the home, garden, pool, spa and patio.

Section 6002.1 is amended to read as follows:

6002.1 Definitions.

The following terms are defined in Chapter 2:

CONTAINMENT SYSTEM.

CONTAINMENT VESSEL.

EXCESS FLOW VALVE.

HIGHLY TOXIC.

MODERATELY TOXIC GAS.

OZONE-GAS GENERATOR.

PHYSIOLOGICAL WARNING THRESHOLD.

REDUCED FLOW VALVE.

TOXIC.

Section 6004 title is amended to read as follows:

SECTION 6004 HIGHLY TOXIC, MODERATELY TOXIC, AND TOXIC COMPRESSED GASES

Section 6004.1 is amended to read as follows:

6004.1 General. The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

6004.1.1 Special limitations for indoor storage and use by occupancy. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.

6004.1.1.1 Group A, E, I or U occupancies. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used within Group A, E, I or U occupancies.

Exception: Cylinders not exceeding 20 cubic feet (0.566 m^3) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.

6004.1.1.2 Group R occupancies. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in Group R occupancies.

6004.1.1.3 Offices, retail sales and classrooms. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used in offices, retail sales or classroom portions of Group B, F, M or S occupancies.

Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m3) at NTP are allowed in gas cabinets or fume hoods.

Section 6004.2 is amended to read as follows:

6004.2 Indoor storage and use.
The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.

Section 6004.2.1 is amended to read as follows:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.

Section 6004.2.1.4 is added to read as follows:

6004.2.1.4 Quantities exceeding the minimum threshold quantities but not exceeding the maximum allowable quantities per control area. The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.4

Table 6004.2.1.4 is added to read as follows:

Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases for Indoor Storage and Use	
Highly Toxic	20
Toxic	405 cubic feet
Moderately Toxic	405 cubic feet

Section 6004.4 is added to read as follows:

6004.4. General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.4 through 6004.4.8.2

6004.4.1 Cylinder and tank location. Cylinders shall be located within gas cabinets, exhausted enclosures or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

Exceptions:

1. Where a gas detection system is provided in accordance with 6004.4.8

6004.4.2. Ventilated areas. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

6004.4.3. Piping and controls. In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

1. Stationary tanks, portable tanks, and cylinders in use shall be provided with a means of excess flow control on all tank and cylinder inlet or outlet connections.

Exceptions:

1. Inlet connections designed to prevent backflow.
2. Pressure relief devices.

6004.4.4 Gas rooms. Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.
2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire- extinguishing systems shall not be used.

6004.4.5 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures and gas rooms, required in Section 6004.4.1 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

Exceptions:

1. Highly toxic, toxic, and moderately toxic gases—storage. A treatment system is not required for cylinders, containers and tanks in storage where all of the following controls are provided:

    1.1 Valve outlets are equipped with gas- tight outlet plugs or caps.
    1.2 Hand wheel-operated valves have handles secured to prevent movement.
    1.3 Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.

2. Highly toxic, toxic, and moderately toxic gases —use. Treatment systems are not required for highly toxic, toxic, and moderately toxic gases supplied by stationary tanks, portable tanks, or cylinders where a gas detection system complying with Section 6004.4.8 and listed or approved automatic-closing fail- safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail- safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room.

6004.4.5.1. Design. Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

6004.4.5.2. Performance. Treatment systems shall be designed to reduce the maximum allowable dis- charge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

6004.4.5.3. Sizing. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest

vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.

6004.4.5.4 Stationary tanks. Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m3/s) of gas at normal temperature and pressure (NTP).

6004.4.5.5 Portable tanks and cylinders. The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.

6004.4.6. Emergency power. Emergency power shall be provided for the following systems in accordance with Section 1203:

1. Exhaust ventilation system.
2. Treatment system.
3. Gas detection system.
4. Smoke detection system.

6004.4.6.1. Fail-safe systems. Emergency power shall not be required for mechanical exhaust ventilation and treatment systems where approved fail-safe systems are installed and designed to stop gas flow.

6004.4.7. Automatic fire detection system. An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.

6004.4.8. Gas detection system. A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided.

Exceptions:

1. A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.

2. A gas detection system is not required for highly toxic, toxic, and moderately toxic gases where cylinders, portable tanks, and all non-continuously welded connects are within a gas cabinet or exhausted enclosures.

6004.4.8.1. Alarms. The gas detection system shall initiate a local alarm and transmit a signal to an approved location.

6004.4.8.2. Shut off of gas supply. The gas detection system shall automatically close the shut off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.

Exception: Automatic shutdown is not required for highly toxic, toxic, and moderately toxic compressed gas systems where all of the following controls are provided:

1. Constantly attended / supervised.
2. Provided with emergency shutoff valves that have ready access.

Sec. 6.100.290 – Pyrophoric Materials.

Section 6405.3.1 is added to read as follows:

6405.3.1 Silane distribution systems automatic shutdown.
Silane distribution systems shall automatically shut down at the source upon activation of the gas detection system at levels above the alarm level and/or failure of the ventilation system for the silane distribution system.

Sec. 6.100.300 – Appendix B-Fire Flow Requirements for Buildings.

Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions: [SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).

2. Safety roadside rest areas (SRRA), public restrooms.

3. Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.

4. Sand/salt storage buildings, storage of sand and salt.

The maximum fire flow reduction for all commercial buildings greater than 30,000 square feet and residential podium buildings shall not exceed 25 percent of the fire flow specified in Table B105.1(2). The maximum fire flow reduction for all other buildings shall not exceed 50 percent of the fire flow specified in Table B105.1(2).

Sec. 6.100.310 – Appendix C-Fire Hydrant Locations and Distribution.

Section C102.1 is amended to read as follows:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1, utilizing the base fire flow without fire sprinkler reduction.

Sec. 6.100.320 – Appendix D-Fire Apparatus Access Roads.

Section D103.2 is amended to read as follows:

D103.2 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official**.**

Section D103.3 is amended to read as follows:

D103.3 Turning radius. The required turning radius of fire apparatus access roads shall be a minimum of 30 feet inside, and a minimum of 50 feet outside.

Section D103.4 is amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads and/or driveways in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Santa Clara County Fire Department apparatus access and turnaround standards.

Section D103.6 is amended to read as follows:

D103.6 Signs. Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code and the Santa Clara County Fire Department A-6 Standard. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

ARTICLE XI. CALIFORNIA EXISTING BUILDING CODE

Sec. 6.110.010 – Adopted.

The 2024 International Existing Building Code (IEBC), as amended by the State of California Building Standards Commission and known as the 2025 California Existing Building Code (CEBC), California Code of Regulations, Title 24, Part 10, including Chapter 14, Appendices A1, A2, A3, A4, and A5, is adopted by reference.

ARTICLE XII. CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 6.120.010. – Adopted.

The 2025 California Green Building Standards Code (CGBSC), California Code of Regulations, Title 24, Part 11, Chapters 1 through 8 only, are adopted by reference and amended as follows.

Sec. 6.120.050 – AC to Heat Pump Reach Code

Section A4.204.1 is adopted and amended to read as follows:

A4.204.1 Energy Efficiency. Alterations to existing residential buildings shall comply with Section~~s~~ A4.204.1.1.

A4.204.1.1 Altered Space-Conditioning System Serving Existing Single-Family Dwelling Units – Mechanical Cooling. When a space-conditioning system serving an existing single-family dwelling unit is altered in climate zones 1 through 14 and 16 by installation or replacement of an air conditioner, the altered system shall comply with either a or b below in addition to the requirements for installation specified by Title 24, Part 6, Sections 150.2(b)1E and 150.2(b)1F:

a. A heat pump shall be the primary heating source and sized according to the system selection requirements specified by Title 24, Part 6 of Section 150.0(h)5. Supplemental heating may be provided by gas furnace or electric resistance heating as specified in Title 24, Part 6, Sections 150.0(h)7 and 150.0(i); or

b. An air conditioner shall meet all the requirements in either subsection I or II below:

   I. Systems with Existing Duct Distribution Systems:

      A. The duct system measured air leakage shall be equal to or less than 10 percent of the system air handler airflow as confirmed through field verification and diagnostic testing, per the requirements in Title 24, Part 6, Reference Residential Appendix Section RA3.1.4.3.1; and

         Exception 1 to A4.204.1.1bIA. If it is not possible to meet the duct sealing requirements, all accessible leaks shall be sealed and verified

through a visual inspection and a smoke test by a certified ECC-Rater utilizing the methods specified in Reference Residential Appendix Section RA3.1.4.3.5.

Exception 2 to A4.204.1.1bIA: Existing duct systems, constructed, insulated or sealed with asbestos.

B. Demonstrate, in every control mode, airflow greater than or equal to 300 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.45 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing, following the procedures outlined in Title 24, Part 6, Reference Residential Appendix RA3.3; and

Exception 1 to A4.204.1.1bIB: Systems unable to comply with the minimum airflow rate and system efficacy requirements shall demonstrate compliance by satisfying all of the following:

1. Following the procedures in Section RA3.3.3.1.5;
2. Installing a system thermostat that conforms to the specifications in Section 110.12;
3. For standard ducted systems (without zoning dampers), meet the applicable minimum total return filter grille nominal area requirements in Table 150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in Reference Residential Appendix Sections RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements specified by Section 150.0(m)12D for the system air filter(s) shall conform to the requirements given in Tables 150.0-B and 150.0-C.

Exception 2 to Section A4.204.1.1bIB: Multispeed compressor systems or variable speed compressor systems shall verify air flow (cfm/ton) and fan efficacy (Watt/cfm) for system operation at the maximum compressor speed and the maximum air handler fan speed.

Exception 3 to Section A4.204.1.1bIB: Gas furnace air-handling units manufactured prior to July 3, 2019, shall comply with a fan efficacy value less than or equal to 0.58 W/cfm as confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

C. ~~IV.~~ In all climate zones, refrigerant charge verification requirements shall meet the requirements in Title 24, Part 6 Section 150.2(b)1Fiib, including the minimum airflow rate specified in Section 150.2(b)1Fiia; and

D. ~~V.~~ Vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation

alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section A4.204.1.1(b)ID: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1(b)ID: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1(b)ID: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section A4.204.1.1(b)ID: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

E. ~~VI.~~ Air seal all accessible areas of the ceiling plane between the attic and the conditioned space including all joints, penetrations and other openings that are potential sources of air leakage by caulking, gasketing, weather-stripping or otherwise sealing to limit infiltration and exfiltration.

Exception 1 to Section A4.204.1.1bIE: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1 bIE: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIE: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

II. Entirely New or Complete Replacement Duct Systems:

A. R-8 duct insulation shall be installed for all new ducts located in unconditioned space; and

B. The total duct system measured air leakage shall be equal to or less than 5 percent of the system air handler airflow as confirmed through field verification and diagnostic testing, per the requirements in Title 24, Part 6, Reference Residential Appendix Section RA3.1.4.3.1; and

C. Demonstrate, in every control mode, airflow greater than or equal to 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.35 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing,

following the procedures outlined in Title 24, Part 6, Reference Residential Appendix RA3.3; and

D. In all climate zones, refrigerant charge verification requirements shall meet the requirements in Title 24, Part 6 Section 150.2(b)1Fiib; and

E. In Climate Zones 1-4, 6, and 8-16 if the air handler and ducts are located within a vented attic, vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section A4.204.1.1bIIE: In Climate Zones 1, 3, and 6, dwelling units with at least R-19 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1bIIE: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIIE: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section A4.204.1.1bIIE: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

F. In Climate Zones 2, 4, and 8-16, air seal all accessible areas of the ceiling plane between the attic and the conditioned space including all joints, penetrations and other openings that are potential sources of air leakage by caulking, gasketing, weather-stripping or otherwise sealing to limit infiltration and exfiltration.

Exception 1 to Section A4.204.1.1bIIF: Dwelling units with at least R-19 existing
insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1bIIF: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIIF: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

Exception 1 to Section A4.204.1.1: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air

conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section A4.204.1.1: Where the required capacity of a heat pump to meet the system selection requirements of Section 150.0(h)5 is greater than or equal to 12,000 Btu/h more than the greater of the required capacity of an air conditioner to meet the design cooling load OR the capacity of the existing air conditioner. Documentation of heating and cooling load calculations in accordance with 150.0(h) must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

ARTICLE XIII. CALIFORNIA REFERENCE STANDARDS CODE

Sec. 6.130.010. – Adopted.

The 2025 California Referenced Standards Code, California Code of Regulations, Title 24, Part 12, is adopted by reference.

ARTICLE XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 6.140.010. – Adopted.

The 2024 International Property Maintenance Code, as published by the International Code Council (ICC), is adopted by reference with Section 102.3 is amended to read as follows.

Sec. 6.140.020. – Application of other codes.

Sec. 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Residential Code, California Plumbing Code, California Electrical Code, California Mechanical Code, and California Wildland Urban Interface Code. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of the Town of Los Gatos Zoning Code.

ARTICLE XV. – EXPEDITED PERMIT PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Sec. 6.150.010 – Purpose and intent.

These provisions are intended to establish an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014, CA Govt. Code Section 65850.5) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. These provisions are intended to encourage the use of solar systems by removing unreasonable barriers, minimizing costs

to property owners and the Town, and expanding the ability of property owners to install solar energy systems. These provisions allow the Town to achieve these goals while protecting the public health and safety.

Sec. 6.150.020 – Definitions.

The following words, terms, and phrases, when used in this division, shall have the following meanings ascribed to them in this section:

Electronic signature means a digital signature or digital stamp that is issued by a certificate authority approved by the California Secretary of State, and which meets the requirements of Government Code Section 16.5.

Electronic submittal means the utilization of one (1) or more of the following:

1. Email;
2. The Internet;
3. Facsimile.

Reasonable restrictions on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.

Restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance means:

2. *For Water Heater Systems or Solar Swimming Pool Heating Systems:* an amount exceeding ten (10) percent of the cost of the system, but in no case more than one thousand dollars ($1,000.00), or decreasing the efficiency of the solar energy system by an amount exceeding ten (10) percent, as originally specified and proposed.
3. *For Photovoltaic Systems:* an amount not to exceed one thousand dollars ($1,000.00) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding ten (10) percent as originally specified and proposed.

Small residential rooftop solar energy system means all of the following:

1. A solar energy system that is no larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the Town and all state and Town health and safety standards.
3. A solar energy system that is installed on a single or duplex-family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by the Town.

Solar Energy System means either of the following:

1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Sec. 6.150.030 – Applicability.

(a) These provisions apply to the permitting of all small residential rooftop solar energy systems in the Town.
(b) Small residential rooftop solar energy systems legally established or permitted prior to October 31, 2015, are not subject to the requirements of these provisions unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

Sec. 6.150.040 – Solar energy system requirements.

(a) All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state and the Town.
(b) Solar energy systems for heating water in single-family residences and for heating water in commercial buildings or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.
(c) Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

Sec. 6.150.050 – Applications and documents.

(a) All documents required for the submission of an expedited solar energy system application shall be made available on the publicly accessible Town website.
(b) Electronic submittal of the required permit application and documents by email, or the Internet, shall be made available to all small residential rooftop solar energy system permit applicants.
(c) An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
(d) The Town's Building Division shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.
(e) The small residential rooftop solar system permit process, standard plan(s), and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.

(f) All fees prescribed for the permitting of small residential rooftop solar energy system must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951.

Sec. 6.150.060 – Permit review and inspection requirements.

(a) The Town's Building Division shall adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems. The Building Division shall issue a building permit, the issuance of which is nondiscretionary, on the same day for over-the-counter applications or within one (1) to three (3) business days for electronic applications upon receipt of a complete application that meets the requirements of the approved checklist and standard plan. The Building Official may require an applicant to apply for a minor residential permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Town Planning Commission.
(b) Review of the application shall be limited to the Building Official's review of whether the application meets local, state, and federal health and safety requirements.
(c) If a minor residential permit is required, the Town may deny an application for the minor residential if it makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Town Planning Commission.
(d) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.
(e) A feasible method to satisfactorily mitigate or avoid the specific, adverse impact includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the Town on another similarly situated application in a prior successful application for a permit. The Town shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.
(f) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.
(g) Only one (1) inspection shall be required and performed by the Town for small residential rooftop solar energy systems eligible for expedited review.
(h) The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two (2) business days of a request and provide a two-hour inspection window.

(i) If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of these provisions.

ARTICLE XVI. BUILDING RELOCATION CODE OF THE TOWN

DIVISION 1. GENERALLY

Sec. 6.160.010. – Title.

This article is the Building Relocation Code of the Town of Los Gatos.

Sec. 6.160.020. – Interference with demolition or removal of building.

It shall be unlawful for any person to interfere with or obstruct the Building Official, any person engaged by the Town, or any representative of any surety, engaged in inspection or in the work of completing, demolishing, or removing any building or structure for which a building relocation permit has been issued under Division 2 of this article, after a default has occurred in timely completion of the work or in the performance of the other terms or conditions of the permit.

DIVISION 2. PERMIT

Sec. 6.160.030 – Required, exceptions.

It shall be unlawful for any person to move any building or structure on any parcel of land in the Town (except a contractor's tool house, construction building or similar structure which is moved as construction work requires) without first obtaining a permit and posting a bond as provided in this article.

Sec. 6.160.040 – Application.

An application for a permit required by the provisions of this division shall be made in writing on the form provided by the Town. The application shall:

(1) Be signed by the permittee or the permittee's authorized agent (who may be required to submit evidence proving authority);
(2) Be accompanied by plans, photographs or other substantiating data as reasonably may be required by the Building Official; and
(3) Contain such information as reasonably may be required by the Building Official in order to carry out the purposes of this chapter.

Sec. 6.160.050 – Review of application, duty of applicant.

The application for a permit required by the provisions of this division, including the plans and other data filed with it, shall be checked by the Building Official, who is

authorized to conduct any investigation in connection therewith may be deemed reasonably necessary. If, when the Building Official has completed such investigation and has notified the applicant that a permit will issue, the applicant fails for a period of sixty (60) days to post the bond and any other instrument required by this division, the application shall become void.

Sec. 6.160.060 – Issuance, fees.

(a) Subject to the requirements contained in this article, if in the judgment of the Building Official the conditions of the building or structure can be effectively and practically repaired or restored to comply with this Code, the Building Official shall issue a permit to the owner of the property where the building or structure is to be located.
(b) A permit fee shall be paid at the time of issuance of the permit. The amount of the fee shall be fixed by resolution of the Town Council.

Sec. 6.160.070 – When issuance prohibited.

The Building Official shall not issue a permit under this division for any building or structure:

(1) Which does not or cannot be repaired or modified to comply with this code, as it presently exists or hereafter may be amended;
(2) Which is so constructed or in such condition as to be a substandard building;
(3) Which is infested with pests or is unsanitary;
(4) Which is so dilapidated, defective, unsightly, or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the existing improvements on nearby property;
(5) If the proposed use is prohibited by the zoning ordinance;
(6) If the structure is of a type prohibited at the site of the proposed relocation by this code, or any other statute or ordinance; or
(7) If the structure or site has not received approval as prescribed in sections 29.20.140 through 29.20.155 of the Town Code. The body granting such approval shall first consider and determine that the proposed site and building are compatible in use, size and architecture with other buildings and structures in the area of the proposed relocation.

Sec. 6.160.080 – Conditions of issuance.

In connection with the issuance of any permit under this division, the Building Official or the body granting architecture and site approval or both may attach to the permit such conditions which are necessary to assure compliance with the purposes of this article and the zoning ordinance, and to assure that the building or structure when relocated will be compatible with and not detrimental or injurious to the buildings or structures in the area of the proposed relocation. Such conditions may include, but are not limited to:
(1) A limitation of the period of time required to complete the work of relocation;
(2) Requirements for changes, alterations, additions or repairs;

(3) The providing of all utility services by the time the building relocation is finished;
(4) Provision for any improvement work or dedication provided for by the zoning ordinance;
(5) The applicant's written agreement to indemnify the Town for any and all damages or injury to Town property incurred in the course of the moving, including but not limited to damage or injury to streets, thoroughfares, pavements, curbs, gutters, sidewalks, sewers, public lighting equipment and plants.

Sec. 6.160.090 – Bond required.

(a) As a condition precedent to the issuance of any building relocation permit, the applicant shall post a surety bond, the form of which is subject to approval by the Town Attorney, issued by a surety company conducting business in the State. The penal sum of the bond shall be an amount equal to the estimated cost, plus ten (10) percent, of all the work required to perform the relocation to comply with all of the conditions of the permit. The cost estimate is made by the Building Official.
(b) The applicant, in lieu of posting a surety bond, may deposit with the town an amount equal to the required bond amount, in cash.

Sec. 6.160.100 – Conditions of bond.

A surety bond shall contain, and any deposit shall be subject to, the following conditions:

(1) All work, including performance of conditions of the permit (except for performance of conditions such as street improvements when provision is made in a contract with the Town to do the work at a later time) shall be performed and completed within one hundred twenty (120) days after the date of issuance of the permit. After that time, the permit expires.
(2) The time limit and expiration date of the permit may be extended for good cause after written request of both the principal and the surety. The request may be made either during or after the one-hundred-twenty-day period. If the Building Official decides to grant the request the Building Official shall notify the principal and surety in writing stating the new deadline. The Building Official need not grant the request if the work is not being done continuously and diligently, or if reasonable progress has not been made.
(3) The term of each bond shall begin on the date the bond instrument is delivered to the town and shall end upon the acceptance by the Building Official of performance of all the terms and conditions of the permit as satisfactory and complete.
(4) The Building Official, the surety and their representatives shall have access to the premises to inspect the progress of the work.
(5) Upon default by the principal, the surety shall be required to complete the work and to perform all conditions of the permit. The principal shall give the surety right-of-entry onto the site for those purposes.
(6) In the event of any default in the performance of any term or condition of the permit, or failure to complete the work before the permit expires, the surety or any

person employed or engaged on its behalf, or the building official, or any person employed or engaged on behalf of the Town may go on the premises to complete the required work or to remove or demolish the building or structure, and clear, clean and restore the site.

Sec. 6.160.110 – Default on bond.

(a) If the permittee as principal on the bond defaults in the performance of the conditions required by the permit, or fails to complete the work before the permit expires, the Building Official shall give notice in writing to the principal and the surety, stating the conditions which have not been complied with and the period of time deemed by the Building Official to be reasonably necessary for the completion of the work.
(b) After receipt of the notice, the surety, within the time therein specified, shall finish the work. When the principal has defaulted in any way, the surety, at its option, in lieu of completing the work required, may remove or demolish the building or structure and clear, clean and restore the site.

Sec. 6.160.120 – Bond other than surety bond--Default.

If a deposit has been made as provided in Section 6.140.090, the Building Official shall give notice of default, as provided in section 6.140.110, to the permittee. If the permittee does not perform within the time specified in the notice, the Building Official shall proceed without delay and without further notice or proceeding whatever to use the deposit, or any portion of the deposit necessary to cause the required work to be done by contract or otherwise at the Building Official's discretion, upon the completion of the work. The balance, if any, of the deposit, shall be returned to the depositor or to the depositor's successors or assigns after deducting the cost of the work plus ten (10) percent of the cost, which is an amount to defray the Town's cost in enforcement and administration.

Sec. 6.160.130 – Same--Release.

When a deposit has been made as provided in Section 6.140.090 and all requirements of the permit have been completed, the Building Official shall return the deposit to the depositor or to the depositor's successors or assigns, except any portion thereof that may have been used or deducted as provided in this section.

Section 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This Town Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the ordinance be enforced.

Section 4. Effect of Ordinance. Except as expressly modified in this Ordinance, all other sections set forth in the Los Gatos Town Code shall remain unchanged and shall be in full force and effect. However, all prior resolutions, , or portions thereof, that are inconsistent with this Ordinance are repealed and of no further force and effect.

Section 5. Effective Date. This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 7, 2025, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 21, 2025, and becomes effective January 1, 2026.

Section 6. Publication. The Town Clerk will publish this ordinance in a newspaper of general circulation within 15 days of its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its adoption, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

Section 7. CEQA. Adoption of this ordinance is not a project subject to CEQA, because it can be seen with certainty that it will not impact the physical environment. (CEQA Guidelines Section 15378.) If adoption of this ordinance were a project, it would be categorically exempt from CEQA as an action by a regulatory agency for the protection of natural resources (CEQA Guidelines Section 15307) and the environment (CEQA Guidelines Section 15308).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

_____
WENDY WOOD
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

CALIFORNIA ENERGY CODES & STANDARDS
A STATEWIDE UTILITY PROGRAM



2025 Cost-Effectiveness Study: Single Family AC to Heat Pump Replacement

Prepared by:
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Last modified: 2025/08/08

SDGE
SOUTHERN CALIFORNIA EDISON Energy for What's Ahead
Pacific Gas and Electric Company

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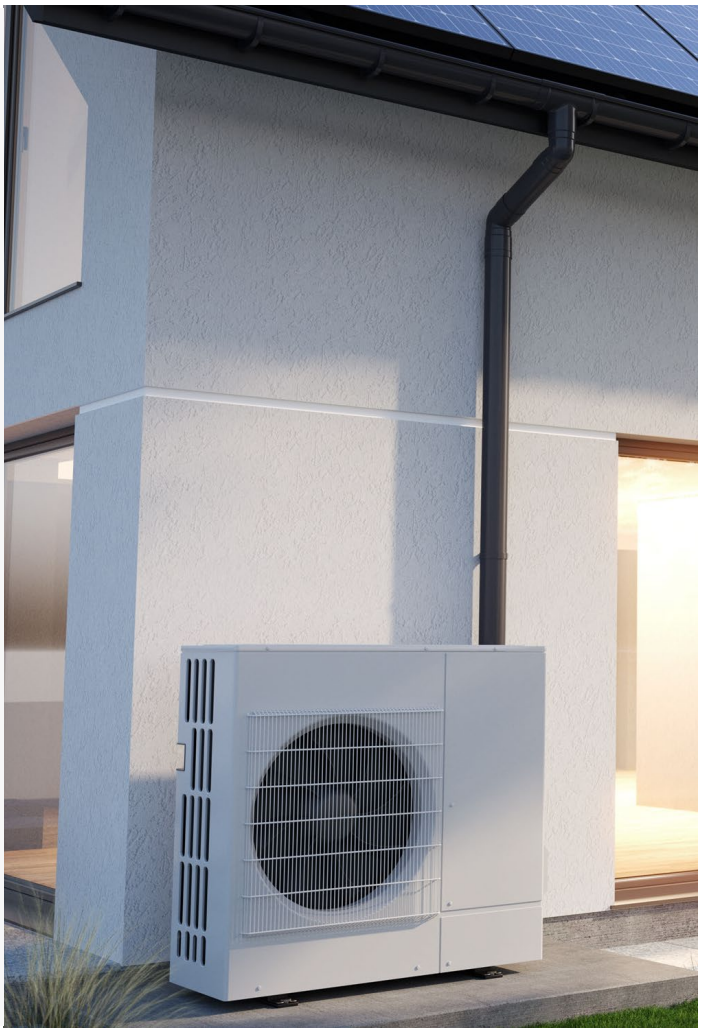


Table 1. Summary of Revisions

Date	Description	Reference (page or section)
6/09/2025	Original Release	N/A
8/08/2025	The following issues were corrected in this report. Note that none of the issues flipped cost-effectiveness results from cost-effective to not cost-effective or vice versa in any climate zone except for the DFHP in the 1978-1991 vintage in CZ 15 is now LSC cost-effective. 1. 30-year DFHP results for all sizes except the 3-ton system have been impacted. Increase in cost-effectiveness for Climate Zones 2,4,8-15, decrease in cost effectiveness in Climate Zone 3.	Table 7, Table 8, Table 9, Table 12, Table 15, Table 22, Table 25, Table 28, Table 31, Section 4: Recommendations and Discussion

	2. Incremental cost tables 7-9 had incorrect condensing furnace costs. 3. Zero NOx discussion in the recommendations and discussion section was based on the high gas escalation rates but were compared against the modest escalation standard results. The discussion has been corrected to compare against the high gas escalation standard results instead.	

Acronym List

AC – Air conditioner

ACH50 – Air Changes per Hour at 50 pascals pressure differential

AFUE – Annual Fuel Utilization Efficiency

B/C – Lifecycle Benefit-to-Cost Ratio

BSC – Building Standards Commission

CA IOUs – California Investor-Owned Utilities

CARE – California Alternate Rates for Energy

CASE – Codes and Standards Enhancement

CBECC-Res – Computer program developed by the California Energy Commission for demonstrating compliance with the California Residential Building Energy Efficiency Standards

CFM – Cubic Feet per Minute

CO_2 – Carbon Dioxide

CPAU – City of Palo Alto Utilities

CPUC – California Public Utilities Commission

CZ – California Climate Zone

DFHP – Dual Fuel Heat Pump

DHW – Domestic Hot Water

DOE – Department of Energy

EDR – Energy Design Rating

EER – Energy Efficiency Ratio

EF – Energy Factor

GHG – Greenhouse Gas

HPWH – Heat Pump Water Heater

HSPF – Heating Seasonal Performance Factor

HVAC – Heating, Ventilation, and Air Conditioning

IOU – Investor Owned Utility

kBtu – kilo-British thermal unit

kWh – Kilowatt Hour

LCC – Lifecycle Cost

LLAHU – Low Leakage Air Handler Unit

VLLDCS – Verified Low Leakage Ducts in Conditioned Space

NEEA – Northwest Energy Efficiency Alliance

NEM – Net Energy Metering

NPV – Net Present Value

PG&E – Pacific Gas and Electric Company

PV – Photovoltaic

SCE – Southern California Edison

SDG&E – San Diego Gas and Electric

SEER – Seasonal Energy Efficiency Ratio

SF – Single Family

SMUD – Sacramento Municipal Utility District

SoCalGas – Southern California Gas Company

TDV – Time Dependent Valuation

Therm – Unit for quantity of heat that equals 100,000 British thermal units

Title 24 – Title 24, Part 6

TOU – Time-Of-Use

UEF – Uniform Energy Factor

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Executive Summary

The California Codes and Standards (C&S) Reach Codes program, also known as the Local Energy Codes program, provides technical support to local governments considering adopting a local ordinance (reach code) intended to support meeting local and/or statewide energy efficiency and greenhouse gas (GHG) reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing resources such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

It is important to note that there is a voluntary measure in the 2025 CALGreen for replacing an air conditioner with a heat pump at time of air conditioner replacement, which can be adopted as is. This report seeks to provide options to modify the heat pump measure and demonstrate the cost-effectiveness of these options.

This analysis used two different metrics to assess the cost-effectiveness of the proposed upgrades for a 1,665 square foot single family home prototype with an attached garage. Both methodologies require estimating and quantifying the incremental costs and energy savings associated with each energy efficiency measure over a 30-year analysis period. On-Bill cost-effectiveness is an occupant-based lifecycle cost (LCC) approach that values energy based upon estimated site energy usage and customer utility bill savings using today's electricity and natural gas utility tariffs. To reflect how natural gas prices fluctuate with seasonal supply and demand, a normalized curve was used to estimate the cost for the remaining months relative to today's rates. Long-term Systemwide Cost (LSC) is the California Energy Commission's metric for determining cost-effectiveness of efficiency measures in the 2025 Energy Code. This metric is intended to capture the long-term projected cost of energy including costs for providing energy during peak periods of demand, carbon emissions, grid transmission and distribution impacts.

Local jurisdictions may adopt ordinances that amend different parts of the California Building Standards Code or may elect to amend other state or municipal codes. The decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. For example, reach codes that amend Part 6 of the California Building Code (the Energy Code) and require energy performance beyond state code minimums must demonstrate the proposed changes are cost-effective and obtain approval from the Energy Commission as well as the Building Standards Commission (BSC). Amendments to Part 11, such as requirements for increased water efficiency or electric vehicle infrastructure only require BSC approval and do not require the Energy Commission approval. Although a cost-effectiveness study is only required to amend Part 6 of the California Building Code, this study provides valuable context for jurisdictions pursuing other ordinance paths to understand the economic impacts of the policy decision. This study documents the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance based on the results to help residents, local leadership, and other stakeholders make informed policy decisions.

The following summarizes key results:

1. Heat pumps are significantly more efficient than gas furnaces, requiring less than half the energy to meet the heating load. However, despite this reduction in heating energy use, the cost of heating a home using electricity (heat pump) could be higher than the cost to heat that same home with natural gas (furnace), depending on the electricity tariffs relative to the gas tariffs. Therefore, while a heat pump measure could be deemed as cost-effective over its lifecycle, installing a heat pump could result in a decrease *or* an increase in utility costs in the first years relative to a gas furnace and AC system.
2. The study assumes utility rates escalate over time. Because it is very difficult to predict how the rates will change, the analysis presents two escalation scenarios (modest and high gas escalation) to represent a range of outcomes.
3. The LSC metric most often produces more favorable cost-effectiveness results relative to the results produced using actual utility costs (On-Bill). When the analysis assumes a higher escalation rate for natural gas costs relative to electricity in future years (high gas escalation), the On-Bill results are more favorable in some cases.
    a. In the oldest (pre-1978) vintage, all three measures (dual fuel heat pump with existing furnace, standard heat pump space heater, and high efficiency heat pump space heater) are cost-effective using the LSC metric in all climate zones. When using the On-Bill metric, the measures remain cost-effective in most climate zones.
    b. In the newer (1978-1991 and 1992-2010) vintages, the dual fuel heat pump (DFHP Existing Furnace) and the standard efficiency HPSH are cost-effective based on LSC in all cases except for Climate Zone 15 when using both the standard and California Alternate Rates for Energy (CARE) tariff.
4. Using the CARE tariff results in higher cost savings and cost-effectiveness relative to standard rates, with almost all cases yielding first year utility cost savings. The DFHP Existing Furnace is On-Bill cost-effective based on the high gas escalation scenario in all cases in the pre-1978 vintage, and almost all cases in the 1978-1991 and 1992-2010 vintage. It is also On-Bill cost-effective in most climate zones for the modest gas escalation scenario across all vintages. In Climate Zones 5, 8, 9, 10, 14, and 15, cost-effectiveness declines relative to other areas, and in some cases is not cost-effective from an On-Bill perspective. This is the case for both the CARE tariff and the standard rate.
5. The analysis also modeled the cost impact of using a standard time-of-use electricity tariff versus switching to a newer electrification tariff, designed to reduce costs in homes with heat pumps and/or electric vehicles. Older homes tend to be the least efficient and achieve the most savings from improving equipment efficiency. In most of the state, because older homes tend to use more electricity than a similarly sized, newer vintage home, they realize more costs savings under the electrification tariff. Newer homes tend to use less electricity and therefore do not realize the same cost

savings from switching tariffs; they generally perform better under the standard tariff. This trend is different in milder climate zones in SCE territory (excluding CZ 15), where newer homes realize more cost savings. Both the standard and electrification tariffs in SCE territory include a daily allocation of lower-cost baseline electricity and a second, higher-priced tier when the baseline is exceeded. In many newer homes, a higher percentage of overall electricity use is within the baseline allocation, resulting in greater cost savings.

6. Higher efficiency equipment reduces utility costs in all cases and improves cost-effectiveness in many climate zones in the oldest vintage relative to standard efficiency equipment. However, in more efficient newer homes, where cost-effectiveness is generally lower, the savings are insufficient to offset the roughly $3,000 increase in incremental cost.
7. Given the adopted Bay Area Air Quality Management District (BAAD) Zero NOx rule, and the proposed California Air Resource Board or South Coast Air Quality Management District (SCAQMD) Zero-NOx rules, and gas furnaces are no longer available or less available to be installed in 2030, a sensitivity analysis was performed for the Zero NOx scenario and found that cost-effectiveness declines in many cases except in Climate Zones 8-10, some results improve enough to become cost-effective. The improved cost-effectiveness in Climate Zones 8-10 is due to the higher baseline cost when a HPSH must be installed at year 10 when the furnace must be replaced. However, the overall magnitude of 30-year On-Bill cost-effectiveness is lower because there are only 10 years of utility cost savings. After year 10 the base case and upgrade measures are both heat pumps.

This report documents the key results and conclusions from the Reach Codes Team analysis. A full dataset of all results can be downloaded at https://localenergycodes.com/content/resources. Results alongside policy options can also be explored using the Cost-effectiveness Explorer at https://explorer.localenergycodes.com/. Model ordinance language and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance may contact the program for further technical support at info@localenergycodes.com.

1 Introduction

The California Codes and Standards Reach Codes program, also known as the Local Energy Codes program, provides technical support to local governments considering adopting a local ordinance intended to support meeting local and/or statewide energy efficiency and greenhouse gas (GHG) reduction goals. The program facilitates adoption and implementation of the code when requested by local jurisdictions by providing resources such as cost-effectiveness studies, model language, sample findings, and other supporting documentation.

Local jurisdictions may adopt ordinances that amend different parts of the California Building Standards Code or may elect to amend other state or municipal codes. The decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. For example, reach codes that amend Part 6 of the California Building Code (the Energy Code) (CEC, 2025) and require energy performance beyond state code minimums must demonstrate the proposed changes are cost-effective and obtain approval from the Energy Commission as well as the Building Standards Commission (BSC). Amendments to Part 11, such as requirements for increased water efficiency or electric vehicle infrastructure only require BSC approval and do not require the Energy Commission approval. Although a cost-effectiveness study is only required to amend Part 6 of the California Building Code, this study provides valuable context for jurisdictions pursuing other ordinance paths to understand the economic impacts of the policy decision. This study documents the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance based on the results to help residents, local leadership, and other stakeholders make informed policy decisions.

This report is an update to the *2022 Single Family Retrofit Cost-effectiveness Study* (Statewide Reach Codes Team, 2024) focused on an ordinance structure that encourages air conditioner (AC) to heat pump replacement. The methodology, prototype characteristics, and relevant measure packages are retained from the main study referenced above. The study includes updated utility rates, revised costs based on the TECH Clean California[1] incremental cost study data, estimated costs for the AC path, updated and expanded AC path options, and a new cost-effectiveness scenario that considers upcoming proposed zero-NOx emission regulations (SCAQMD, 2025) (California Air Resources Board, 2022) (BAAD, 2025).

Local jurisdictions in California may consider adopting local energy ordinances to achieve energy savings beyond what will be accomplished by enforcing building efficiency requirements that apply statewide.

Local jurisdictions may also adopt ordinances that amend different parts of the California Building Standards Code or may elect to amend other state or municipal codes. The

[1] https://techcleanca.com/

decision regarding which code to amend will determine the specific requirements that must be followed for an ordinance to be legally enforceable. Although a cost-effectiveness study is only required to amend Part 6 of the CA Building Code, it is important to understand the economic impacts of any policy decision. This study documents the estimated costs, benefits, energy impacts and greenhouse gas emission reductions that may result from implementing an ordinance based on the results to help local leadership, residents, and other stakeholders make informed policy decisions.

This report was developed in coordination with the California Statewide Investor-Owned Utilities (IOUs) Codes and Standards Program, the California Energy Commission (CEC), key consultants, and engaged cities—collectively known as the Statewide Reach Codes Team. Model ordinance language and other resources are posted on the C&S Reach Codes Program website at LocalEnergyCodes.com. Local jurisdictions that are considering adopting an ordinance may contact the program for further technical support at info@localenergycodes.com.

2 Methodology and Assumptions

This study evaluates a potential reach code that encourages a heat pump or dual fuel system that includes a heat pump combined with a furnace when an air conditioner is replaced or installed new in existing single family homes. The ordinance structure and this analysis is based on the voluntary requirements adopted in 2025 Title 24, Part 11 California Green Building Standards Code (CALGreen), Section A4.204.1.1 for heat pump space conditioning alterations in single family homes (California Energy Commission, 2025). The proposed reach code also defines pathways for air conditioning equipment to be installed combined with additional efficiency measures. The heat pump path requires the heat pump as the primary heat source, with backup heating allowable either provided by electric resistance or natural gas. In cases where the existing furnace remains, the heat pump is installed alongside the existing furnace with integrated controls to allow for the furnace to provide backup heating. In alignment with the 2025 Energy Code requirements the heat pump must be sized to satisfy the heating load at the design heating temperature without the use of backup heat.

All methodology and assumptions are consistent with prior statewide analysis (Statewide Reach Codes Team, 2024) with the following exceptions:

1. Updated utility rates to January 2025
2. Equipment costs based on TECH data where available; the original report was based on Statewide contractor survey costs
3. Cost estimates were obtained for the AC path
4. Expanded AC path options
5. Cost-effectiveness results for the scenario if gas furnaces are no longer available for sale in California in 2030

2.1 Modeling

The Reach Codes Team performed energy simulations using the 2025 research version of the Residential California Building Energy Code Compliance software (CBECC). The 2025 version of CBECC includes updated weather files, metrics, and the weather stations were changed in Climate Zones 4 and 6 from San Jose to Paso Robles and Torrance to Los Angeles International Airport, respectively. Note that at the time of this report, the Energy Commission was working on integrating a new heat pump model into the CBECC-Res software to better reflect the actual energy use of heat pumps. The updated model results in lower heating energy use than is currently estimated. Once the revised software is released, the reach codes team plans to update this analysis.

Three unique building vintages are included: pre-1978, 1978-1991, and 1992-2010. The vintages were defined based on review of historic building code requirements and defining periods with distinguishing features. The proposed measures were modeled to determine the projected site energy (therm and kWh), source energy, GHG emissions, and long-term systemwide cost (LSC) impacts. Annual utility costs were calculated using hourly data

output from CBECC, and updated (as of 1/1/2025) electricity and natural gas tariffs for each of the investor-owned utilities (IOUs) as appropriate for that climate zone.

Site energy results are similar between CBECC-Res 2022 and 2025. The 2025 compliance metrics include assumptions that more appliances will be electric in the future. This is predicted to result in higher natural gas retail rates as a result of gas utilities continuing to maintain safe and reliable infrastructure amidst declining natural gas use.

Equivalent CO_2 emission reductions were calculated based on outputs from the CBECC-Res simulation software. Electricity emissions vary by region and by hour of the year. CBECC-Res applies two distinct hourly profiles, one for Climate Zones 1 through 5 and 11 through 13 and another for Climate Zones 6 through 10 and 14 through 16. Natural gas emissions do not vary hourly. To compare the mixed-fuel and all-electric cases side-by-side, GHG emissions are presented as pounds of CO_2-equivalent (CO_2e) emissions.

The Statewide Reach Codes Team designed the approach and selected measures for evaluation based on the 2019 existing building single family reach code analysis (Statewide Reach Codes Team, 2021) and supporting analysis used in the 2025 Energy Code development cycle as well as from outreach to architects, builders, and engineers.

2.2 Prototype Characteristics

The Energy Commission defines building prototypes which it uses to evaluate the cost-effectiveness of proposed changes to Energy Code requirements. Average home size has steadily increased over time, and the Energy Commission single family new construction prototypes are larger than many existing single family homes across California. For this analysis, a 1,665 square foot prototype was evaluated. Table 2 describes the basic characteristics of the single family prototype. Additions are not evaluated in this analysis as they are already addressed in Section 150.2 of the Energy Code. In the 2025 Energy Code heat pumps are prescriptively required for space and water heating for additions (California Energy Commission, 2023).

Table 2. Residential Prototype Characteristics

Climate Zone	Specification
Existing Conditioned Floor Area	1,665 ft^2
Num. of Stories	1
Num. of Bedrooms	3
Window-to-Floor Area Ratio	13%
Attached Garage	2-car garage

Three building vintages were evaluated to determine sensitivity of existing building performance on cost-effectiveness of upgrades. For example, it is widely recognized that adding attic insulation in an older home with no insulation is cost-effective, however, newer homes will likely have existing attic insulation reducing the cost-effectiveness of an incremental addition of insulation. The building characteristics for each vintage were

determined based on either prescriptive requirements from the building code that were in effect or standard construction practice during that time period. For example, homes built under 2001 Title 24 are subject to prescriptive envelope code requirements very similar to homes built under the 2005 code cycle, which was in effect until January 1, 2010.

Table 3 summarizes the assumptions for each of the three vintages. Additionally, the analysis assumed the following features when modeling the prototype buildings.

- Efficiencies were defined by year of the most recent equipment replacement based on standard equipment lifetimes.
- Individual space conditioning and water heating systems, one per single family building.
- Split-system air conditioner with natural gas furnace.
- Gas cooktop, oven, and clothes dryer.

The methodology applied in the analyses begins with a design that matches the specifications as described in Table 3 for each of the three vintages. Heat pump space conditioning measures were modeled to determine the projected energy performance and utility cost impacts relative to the baseline vintage.

Table 3. Efficiency Characteristics for Three Vintage Cases

Building Component Efficiency Feature	Pre-1978 Vintage	1978-1991 Vintage	1992-2010 Vintage
Envelope			
Exterior Walls	2x4, 16-inch on center wood frame, R-0[2]	2x4 16 inch on center wood frame, R-11	2x4 16 inch on center wood frame, R-13
Foundation Type & Insulation	Uninsulated slab (CZ 2-15) Raised floor, R-0 (CZ 1 & 16)	Uninsulated slab (CZ 2-15) Raised floor, R-0 (CZ 1 & 16)	Uninsulated slab (CZ 2-15) Raised floor, R-19 (CZ 1 & 16)
Ceiling Insulation & Attic Type	Vented attic, R-5 @ ceiling level for CZ 6 & 7, Vented attic, R-11 @ ceiling level (all other CZs)	Vented attic, R-19 @ ceiling level	Vented attic, R-30 @ ceiling level
Roofing Material & Color	Asphalt shingles, dark (0.10 reflectance, 0.85 emittance)	Asphalt shingles, dark (0.10 reflectance, 0.85 emittance)	Asphalt shingles, dark (0.10 reflectance, 0.85 emittance)
Radiant Barrier	No	No	No
Window Type: U-factor/SHGC[3]	Metal, single pane: 1.16/0.76	Metal, dual pane: 0.79/0.70	Vinyl, dual pane Low-E: 0.55/0.40
House Infiltration at 50 Pascals	15 ACH50	10 ACH50	7 ACH50
HVAC Equipment			
Heating Efficiency	78 AFUE (assumes 2 replacements)	78 AFUE (assumes 1 replacement)	78 AFUE
Cooling Efficiency	10 SEER (assumes 2 replacements)	10 SEER (assumes 1 replacement)	13 SEER, 11 EER
Duct Location & Details	Attic, R-2.1, 30% leakage at 25 Pa	Attic, R-2.1, 25% leakage at 25 Pa	Attic, R-4.2, 15% leakage at 25 Pa
Whole Building Mechanical Ventilation	None	None	None
Water Heating Equipment			
Water Heater Efficiency	0.575 Energy Factor (assumes 2 replacements)	0.575 Energy Factor (assumes 1 replacement)	0.575 Energy Factor
Water Heater Type	40-gallon gas storage	40-gallon gas storage	40-gallon gas storage
Pipe Insulation	None	None	None
Hot Water Fixtures	Standard, non-low flow	Standard, non-low flow	Standard, non-low flow

[2] Pre-1978 wall modeled with R-5 cavity insulation to better align wall system performance with monitored field data and not overestimate energy use.
[3] Window type selections were made based on conversations with window industry expert, Ken Nittler. If a technology was entering the market during the time period (e.g., Low-E during 1992-2010 or dual-pane during 1978-1991) that technology was included in the analysis. This provides a conservative assumption for overall building performance and additional measures may be cost-effective for buildings with lower performing windows, for example buildings with metal single pane windows in the 1978-1991 vintage

2.3 Cost-Effectiveness Approach

2.3.1 Benefits

This analysis used two different metrics to assess the cost-effectiveness of the proposed upgrades. Both methodologies require estimating and quantifying the incremental costs and energy savings associated with each energy efficiency measure. The main difference between the methodologies is the way they value energy impacts:

- **On-Bill:** Customer-based lifecycle cost approach that values energy based upon estimated site energy usage and customer On-Bill savings using electricity and natural gas utility rate schedules over a 30-year duration, accounting for a three percent discount rate and energy cost inflation per Appendix 6.3.7.
- **Long-term Systemwide Cost (LSC):** Formerly known as Time Dependent Valuation (TDV) energy cost savings, LSC reflects the Energy Commission's current lifecycle cost (LCC) methodology, which is intended to capture the total value or cost of energy use over 30 years. This method accounts for the hourly cost of marginal generation, transmission and distribution, fuel, capacity, losses, and cap-and-trade-based CO_2 emissions (California Energy Commission, 2023). This is the methodology used by the Energy Commission in evaluating cost-effectiveness for measures in the 2025 Energy Code.

Energy simulations were completed using the 2025 research version of the Residential California Building Energy Code Compliance software (CBECC).

2.3.2 Costs

The Reach Codes Team assessed the incremental costs and savings of the packages over the lifecycle of 30-years. Incremental costs represent the equipment, installation, replacement, and maintenance costs of the proposed measure relative to the 2025 Energy Code minimum requirements or standard industry practices.

In February 2024, the TECH Clean California statewide program completed an incremental cost study from cost data collected from 64 contractor participants (Opinion Dynamics, 2024). This report directly uses the TECH costs for all the scenarios for which there was TECH cost data available. These costs were supplemented with measure costs the Reach Codes Team obtained from a contractor survey conducted in the summer of 2023. Additional detail on the contractor cost survey is available in the prior existing building statewide study (Statewide Reach Codes Team, 2024). The following summarizes key assumptions in this costing approach.

- Average statewide costs from the TECH Study were used, no regional specific costs were applied.
- Costs for 3-ton and 4-ton units were scaled for smaller and larger systems based on linear interpolation between the 3-ton and 4-ton costs.

- The TECH study provided cost for a minimum efficiency 60,000 Btu/h gas furnace. However, beginning in 2028, newly installed residential gas furnaces must comply with updated federal efficiency standards requiring a minimum of 95% AFUE[4]. Because the TECH study did not include cost estimates for a 95% AFUE condensing furnace, an adjustment was made using data from the statewide contractor cost survey. For systems requiring larger furnace capacities, cost estimates were derived as follows:
    - **80,000 Btu/h furnaces** (serving systems sized 3 tons): The cost difference between the minimum efficiency and 95% AFUE versions of the 80,000 Btu/h furnace and the cost difference between the minimum efficiency 80,000 Btu/h furnace and the minimum efficiency 60,000 Btu/h furnace, as reported in the contractor survey, was added to the TECH cost for the 60,000 Btu/h unit.
    - **100,000 Btu/h furnaces** (serving systems 4 tons and larger): The same method was applied using the corresponding cost differential for 100,000 Btu/h units.
- At time of replacement for the heat pump, based on heating loads and contractor feedback it is assumed an electric resistance backup coil would be installed with the air handler for Climate Zones 1 and 16. The CBECC-Res software applies back up electric resistance heating for all climate zones whenever it is assumed that the heat pump cannot meet the heating load based on the performance of currently available products (Heinemeier, 2025).The TECH costs did not include this option. The $819 incremental cost from the statewide study was added in this case.
- At the time of replacement for a furnace when it fails, the statewide study assumed a fan motor replacement. The TECH costs did not include this option. A $1,200 incremental cost was added to the TECH cost.
- At time of replacement for high efficiency heat pump, the sum of the TECH cost for standard efficiency heat pump and the incremental cost difference from the statewide study for high efficiency and standard efficiency heat pump was applied.

Costs were applied based on the system capacity from heating and cooling load calculations in CBECC-Res as presented in Table 4. Air conditioner nominal capacity was calculated as the CBECC-Res cooling load, rounded up to the nearest half ton. Heat pump nominal capacity was calculated as the maximum of either the CBECC-Res heating or cooling load, rounded up to the nearest half ton. In both cases a minimum capacity of 1.5-ton was applied as this represents the typical smallest available split system heat pump equipment. Load calculations revealed that Climate Zones 2 through 15 were cooling-dominated, whereas Climate Zones 1 and 16 were heating-dominated. In these heating-

[4] https://www.energy.gov/articles/doe-finalizes-energy-efficiency-standards-residential-furnaces-save-americans-15-billion#:~:text=These%20furnace%20efficiency%20standards%20were,heat%20for%20the%20living%20space.

dominated zones, the heat pump was upsized compared to an air conditioner designed solely for cooling to ensure adequate heating performance.

Table 4. System Sizing by Climate Zone

Climate Zone	Air Conditioner Capacity (tons)	Heat Pump Capacity (tons)
1	1.5	3.0
2	3.5	3.5
3	2.5	2.5
4	3.5	3.5
5	3.0	3.0
6	3.0	3.0
7	3.0	3.0
8	4.0	4.0
9	4.0	4.0
10	4.0	4.0
11	4.5	4.5
12	4.0	4.0
13	4.5	4.5
14	4.0	4.0
15	5.0	5.0
16	3.5	4.0

2.3.3 Metrics

Cost-effectiveness is presented using net present value (NPV).

- NPV: The Reach Codes Team uses net savings (NPV benefits minus NPV costs) as the cost-effectiveness metric. If the net savings of a measure or package is positive, it is considered cost effective. Negative net savings represent net costs to the consumer. A measure that has negative energy cost benefits (energy cost increase) can still be cost effective if the costs to implement the measure are even more negative (i.e., construction and maintenance cost savings).

Improving the energy performance of a building often requires an initial investment. In most cases the benefit is represented by annual On-Bill utility or LSC savings, and the cost by incremental first cost and replacement costs. However, some packages result in initial construction cost savings (negative incremental cost), and either energy cost savings (positive benefits), or increased energy costs (negative benefits). In cases where both construction costs and energy-related savings are negative, the construction cost savings are treated as the benefit while the increased energy costs are the cost. In cases where a measure or package is cost-effective immediately (i.e., upfront construction cost savings and lifetime energy cost savings).

2.3.4 Utility Rates

In coordination with the CA IOU rates team (comprised of representatives from Pacific Gas and Electric (PG&E), Southern California Edison (SCE) and San Diego Gas and Electric (SDG&E)) and two Publicly-Owned-Utilities (POUs) (Sacramento Municipal Utility District (SMUD) and City of Palo Alto Utilities (CPAU)), the Reach Codes Team determined appropriate utility rates for each climate zone to calculate utility costs and determine On-Bill cost-effectiveness for the proposed measures and packages. The utility tariffs, summarized in Table 5 and Table 6 with details in Section 6.2.26.2.2, were determined based on the appropriate rate for each. Utility rates were applied to each climate zone based on the predominant IOU serving the population of each zone, with a few climate zones evaluated multiple times under different utility scenarios. Climate Zones 10 and 14 were evaluated with both SCE for electricity and Southern California Gas Company (SoCalGas) for gas and SDG&E tariffs for both electricity and gas since each utility has customers within these climate zones. Climate Zone 5 is evaluated under both PG&E and SoCalGas natural gas rates. Two POU or municipal utility rates were also evaluated: SMUD in Climate Zone 12 and CPAU in Climate Zone 4.

First-year utility costs were calculated using hourly electricity and natural gas output from CBECC-Res and applying the utility tariffs summarized in Table 5 and Table 6. Homes with a heat pump in IOU territory are eligible for either the electrification or the standard tariff. Utility costs were calculated under both tariffs with results presented using the one that yielded the lower annual utility cost. The electrification tariff resulted in better utility costs savings when there was high kWh usage, typically in older, less efficient homes. Conversely, newer homes which are more efficient, tend to benefit more under the standard tariff. However, in SCE's milder climate zones, older homes benefit more under the standard tariff. Annual costs were also estimated for IOU customers eligible for the CARE tariff discounts on both electricity and natural gas bills.

Table 5. Investor-Owned Utility Tariffs Used Based on Climate Zone

Climate Zones	Electric / Gas Utility	Electricity Tariff: Standard Rate	Electricity Tariff: Electrification Rate	Natural Gas Tariff
1-5,11-13,16	PG&E / PG&E	E-TOU-C	E-ELEC	G1
5	PG&E / SoCalGas	E-TOU-C	E-ELEC	GR
6, 8-10, 14, 15	SCE / SoCalGas	TOU-D-4-9	TOU-D-PRIME	GR
7, 10, 14	SDG&E / SDG&E	TOU-DR-1	EV-TOU-5	GR

Table 6. Publicly Owned Utility Tariffs Used Based on Climate Zone

Climate Zones	Electric / Gas Utility Electricity Tariff: Standard Rate	Electricity Tariff: Electrification Rate	Natural Gas Tariff
4	CPAU / CPAU	E-1	G1
12	SMUD / PG&E	R-TOD	G1

Utility rates are assumed to escalate over time. Because it is very difficult to predict how rates will change, two escalation scenarios are presented in this study to represent a range of outcomes. See Appendix 6.3.7 Fuel Escalation Assumptions for details.

1) Modest Gas Escalation: This scenario is based on assumptions from the CPUC 2021 En Banc hearings on utility costs through 2030 (California Public Utilities Commission, 2021a). Escalation rates throughout the remainder of the 30-year evaluation period are based on the escalation rate assumptions within the 2022 Energy Code TDV factors developed by the Energy Commission (California Energy Commission. 2021b).
2) High Gas Escalation: This scenario is based on escalation rates developed by the Energy Commission and used within the 2025 Energy Code LSC factors (LSC replaces TDV in the 2025 Energy Code) which assumed steep increases in gas rates in the latter half of the analysis period.

Electricity tariff structures will evolve over time. Most recently, the CPUC approved an income-graduated fixed charge intended to benefit low-income customers and support electrification measures.[5] The IOUs are currently developing tariffs that meet the direction given by the CPUC in this proceeding. These tariffs were not available at the time of this study, but this analysis may be re-evaluated later in 2025 once the rates are finalized.

[5] https://www.cpuc.ca.gov/industries-and-topics/electrical-energy/electric-costs/demand-response-dr/demand-flexibility-rulemaking

2.4 Measure Details and Cost

This section describes the details of the measures and documents incremental costs. All measure costs were obtained from the TECH cost survey and contractor survey unless otherwise noted. These surveys reflect the cost to the customer and include equipment, labor, permit fees, and required HERS testing.

The following heat pump space heater (HPSH) measures were evaluated as described below. All included HERS verified refrigerant charge, 10% duct sealing, and 300 CFM/ton airflow, aligned with the proposed code requirements for the 2025 Title 24 code.

1) **Dual Fuel Heat Pump (DFHP Existing Furnace)**: Replace existing ducted AC with an electric heat pump and install controls to operate the heat pump as the primary space conditioning source and to use the existing gas furnace (78 AFUE) for backup heat when heating demands cannot be met by the heat pump. In this report, dual fuel heat pumps were modeled to disable furnace operation above an outdoor temperature of 35°F in compliance with Energy Code Section 150.0(h)7, which requires this lockout for any heat pump with supplemental heating. A minimum federal efficiency (14.3 SEER2, 11.7 EER2, 7.5 HSPF2) heat pump was evaluated. Savings are compared to a new AC (14.3 SEER2, 11.7 EER2) alongside the existing furnace (78 AFUE). A new evaporator coil is assumed to be installed with the AC system.
2) **HPSH**: Replace existing ducted AC and natural gas furnace with an electric heat pump and air handler. Minimum federal efficiency (14.3 SEER2, 11.7 EER2, 7.5 HSPF2) heat pumps were evaluated. Savings are compared to a new ducted natural gas furnace and AC (14.3 SEER2, 11.7 EER2, 80 AFUE).
3) **High Efficiency HPSH**: Replace existing ducted AC and natural gas furnace with an electric heat pump and air handler. Higher efficiency (17 SEER2, 12.48 EER2, 9.5 HSPF2) heat pumps were evaluated. Savings are compared to a new ducted natural gas furnace and AC (14.3 SEER2, 11.7 EER2, 80 AFUE).

Over the 30-year analysis period, certain changes are assumed when the equipment is replaced that impact both lifetime costs and energy use. Table 7 and Table 8 present the lifetime scenario for the DFHP Existing Furnace and HPSH measures, respectively. The analysis assumed a 20-year effective useful lifetime (EUL) for a furnace, a 15-year EUL for an air conditioner and a 15-year EUL for a heat pump. Lifetimes are based on the Database for Energy Efficient Resources (DEER) (California Public Utilities Commission, 2021b). The existing furnace is assumed to be halfway through its EUL at the beginning of the analysis period. After 10 years when the furnace reaches the end of its life and needs to be replaced, it will be subject to new federal efficiency standards for residential gas furnaces that go into effect in 2028 requiring 95 AFUE[6]. Five years later the air conditioner reaches the end of its life and is replaced with a new air conditioner.

[6] https://www.energy.gov/articles/doe-finalizes-energy-efficiency-standards-residential-furnaces-save-americans-15-billion#:~:text=These%20furnace%20efficiency%20standards%20were,heat%20for%20the%20living%20space.

For the DFHP upgrade case, after 10 years when the furnace fails it's expected that the furnace is abandoned in place since the heat pump serves primary heating and was sized to provide the full design heating load. In this case it is assumed that the fan motor is replaced with a new aftermarket unit and operates another five years until the heat pump fails and is replaced with a new heat pump and air handler. Table 7 through Table 8 present the lifecycle incremental cost breakdown for a 4-ton system. The heat pump is sized for each climate zone based on the heating and cooling load as shown in Table 4, and the 4-ton system was selected as an example to show the lifecycle cost breakdown.

Table 7. Lifecycle Incremental Cost Breakdown for a 4-Ton DFHP Existing Furnace

Calendar Year	Baseline AC Replacement Schedule	Baseline Future Cost	Baseline Present Value Cost	Heat Pump	Heat Pump Future Cost	Heat Pump Present Value Cost
2026	AC fails, install new AC, keep existing furnace	$10,431	$10,431	AC fails, install new HP, keep existing furnace	$12,347	$12,347
2036	Furnace fails, install new 95AFUE furnace	$7,879	$5,863	Furnace fails, replace fan motor	$1,200	$893
2041	AC fails, install new AC	$10,431	$6,695	HP fails, install new HP and air handler	$14,529	$9,326
Total			$22,989			$22,566
Incremental Cost						**-$424**

Table 8. Lifecycle Incremental Cost Breakdown for 4-Ton HPSH

Calendar Year	Baseline AC Replacement Schedule	Baseline Future Cost	Baseline Present Value Cost	Heat Pump	Heat Pump Future Cost	Heat Pump Present Value Cost
2026	AC fails, install new AC & furnace	$13,808	$13,808	AC fails, install new HP & AHU	$14,529	$14,529
2041	AC fails, install new AC	$10,431	$6,695	HP fails, install new HP & AHU	$13,529	$8,684
2046	Furnace fails, install new 95AFUE furnace	$7,879	$4,363	-	-	-
2056	Remaining useful life for furnace	-	-$1,623	-	-	-
Total			$23,243			$23,213
Incremental Cost						**-$30**

Table **9** presents estimated first and lifetime costs for the baseline and heat pump scenarios for 4-ton equipment. Costs include all material and installation labor including providing new 240 V electrical service to the air handler location for all new air handler installations and decommissioning of the furnace for the cases where the furnace is removed. DFHP costs incorporate controls installation and commissioning to ensure the heat pump and the furnace communicate properly and don't operate at the same time. Future replacement costs do not include any initial costs associated with 240V electrical service or furnace decommissioning.

Table 9. HVAC Measure Cost Assumptions – 4-Ton Electric Replacements

Measure Case	AC + Evaporator Coil	Gas Furnace /AC	DFHP Existing Furnace	HPSH	High Efficiency HPSH
Base Case	**-**	**-**	**AC + Evaporator Coil**	**Gas Furnace /AC**	**Gas Furnace /AC**
First Cost	$10,431	$13,808	$12,347	$14,529	$17,506
Replacement Cost (Future Value)	$18,310	$18,310	$15,729	$13,529	$16,506
Replacement Cost (Present Value)	$12,558	$11,058	$10,219	$8,684	$10,594
Remaining Value at Year 30	$0	-$1,623	$0	$0	$0
Total Lifecycle Cost	$22,989	$23,243	$22,566	$23,213	$28,100
Incremental Cost	-	-	**-$424**	**-$30**	**$4,857**

2.4.1 Lifecycle Cost Assuming Zero-NOx Standards for Space Heating After 2030

The California Air Resource Board proposed a strategy for reducing emissions in their 2022 Scoping Plan for Achieving Carbon Neutrality that includes a zero-emission standard for space and water heaters sold in California that would go into effect in 2030 (California Air Resources Board, 2022).

The South Coast Air Quality Management District (SCAQMD) proposed Rule 1111 for the Reduction of NOx Emissions from Natural Gas-Fired Furnaces. This rule applies to furnaces less than 175,000 Btu/hr and sets compliance goals for manufacturers with the proposed dates in Table 10. The sale of gas furnaces above the compliance target will incur a mitigation fee (SCAQMD, 2025).

Table 10. SCAQMD Rule 1111 Proposed Manufacturer Compliance Targets

Target Dates	2027-2028	2029-2032	2033-2035	2036 and after
NOx Emitting Units (e.g. gas)	70%	50%	25%	10%
Zero-Emission Units	30%	50%	75%	90%

The Bay Area Air Quality Management District (BAAD) adopted Rule 9-4 that similarly requires zero NOx standards for space heating systems sold in the Bay Area. Implementation for residential furnaces will begin January 2029 (BAAD, 2025).

The BAAD Rule 9-4 has been adopted, but both the California Air Resources Board and SCAQMD Rule 1111 are proposed rules that have not yet been adopted, but given the implications these rulings would have on the 30-year cost-effectiveness if gas furnaces were very limited or no longer available in 2030, a sensitivity analysis for this scenario is included in this study for the DFHP Existing Furnace scenario. The other heat pump measures would also be impacted by this ruling; however, for simplicity the team selected one measure to give a sense of the impact on the results. The following costs reflect the scenario where gas furnaces are not available in 2030. This 30-year lifecycle analysis assumes that in 10 years when the furnace reaches the end of its useful life and needs to be replaced, it will be subjected to the SCAQMD Rule 1111 or California Air Resources Board proposal and will be replaced with a heat pump.

Table 11. Lifecycle Incremental Cost Breakdown for 4-Ton System with no Gas Furnaces after 2030

Calendar Year	Baseline AC Replacement Schedule	Baseline Future Cost	Baseline Present Value Cost	Heat Pump	Heat Pump Future Cost	Heat Pump Present Value Cost
2026	AC fails, install new AC, keep existing furnace	$10,431	$10,431	AC fails, install new HP, keep existing furnace	$12,347	$12,347
2036	Furnace fails, install new HP	$14,529	$10,811	Furnace fails, replace fan motor	$1,200	$893
2041	-	-	-	HP fails, install new HP and air handler	$14,529	$9,326
2051	HP fails, install new HP	$13,529	$6,462	-	-	-
2056	Remaining useful life for HP	-	-$4,459	-	-	-
Total			$23,244			$22,566
Incremental Cost						-$679

3 Results

The primary objective of the evaluation is to identify cost-effective HPSH upgrade measures for existing single family buildings, to support the design of local ordinances encouraging installation of a heat pump when replacing an air conditioner. While this section focuses primarily on the results of the cost-effectiveness analysis, it is important to highlight that the associated greenhouse gas (GHG) emissions savings are significant – averaging a 25% annual reduction across the climate zones and vintages. A full dataset of all results, including site energy, source energy, LSC and GHG emissions, can be downloaded at https://localenergycodes.com/content/resources. Results alongside policy options can also be explored using the Cost-effectiveness Explorer at https://explorer.localenergycodes.com/.

3.1 Cost-Effectiveness Results

Table 12 through Table 14 present results across the 16 climate zones for the 1992-2010 vintage using standard tariffs and Table 15 through Table 17 present results across the 16 climate zones and three vintages using CARE tariffs. Results show the incremental cost and utility bill savings for the first year along with cost effectiveness results for LSC and On-Bill under both the modest and high gas escalation scenarios. Results for additional vintages using standard tariffs are in Appendix 6.2 Cost-Effectiveness Results.

3.1.1 Cost Effectiveness Results Using Standard Tariffs

Table 12. [1992-2010] DFHP Existing Furnace

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$2,405	$60	$10,843	$5,471	$21,616
CZ02	PGE	$1,670	($86)	$8,462	$2,312	$12,767
CZ03	PGE	$1,178	$15	$8,302	$4,810	$13,877
CZ04	PGE	$1,670	($68)	$7,396	$1,955	$10,123
CZ04	CPAU	$1,670	($9)	$7,396	$2,207	$7,179
CZ05	PGE	$1,424	($12)	$6,848	$3,425	$11,150
CZ05	PGE/SCG	$1,424	($195)	$6,848	($1,864)	$2,099
CZ06	SCE/SCG	$1,424	($34)	$2,647	$675	$1,468
CZ07	SDGE	$1,424	($36)	$2,691	$599	$1,734
CZ08	SCE/SCG	$1,916	($65)	$2,028	($662)	$311
CZ09	SCE/SCG	$1,916	($90)	$2,749	($1,037)	$437
CZ10	SCE/SCG	$1,916	($79)	$2,444	($833)	$543
CZ10	SDGE	$1,916	$54	$2,444	$2,350	$4,857
CZ11	PGE	$2,162	$68	$7,672	$4,713	$14,750
CZ12	PGE	$1,916	$44	$8,466	$4,851	$15,371
CZ12	SMUD/PGE	$1,916	$353	$8,466	$11,771	$22,513
CZ13	PGE	$2,162	$76	$5,318	$3,972	$11,212
CZ14	SCE/SCG	$1,916	($179)	$4,803	($2,215)	$1,489
CZ14	SDGE	$1,916	($22)	$4,803	$1,431	$7,207
CZ15	SCE/SCG	$2,408	($133)	($122)	($3,289)	($3,060)
CZ16	PGE	$2,243	($66)	$8,842	$1,260	$11,982

Table 13. [1992-2010] Standard Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$3,067	($145)	$10,949	($34)	$17,899
CZ02	PGE	$652	($229)	$9,362	($702)	$11,825
CZ03	PGE	$514	($62)	$8,244	$2,373	$11,665
CZ04	PGE	$652	($205)	$8,680	($572)	$10,753
CZ04	CPAU	$652	($85)	$8,680	$556	$7,194
CZ05	PGE	$583	($113)	$6,957	$752	$9,206
CZ05	PGE/SCG	$583	($316)	$6,957	($5,101)	($811)
CZ06	SCE/SCG	$583	($37)	$2,134	($63)	$716
CZ07	SDGE	$583	($39)	$2,156	($149)	$981
CZ08	SCE/SCG	$721	($79)	$1,812	($1,356)	($371)
CZ09	SCE/SCG	$721	($118)	$2,589	($2,038)	($524)
CZ10	SCE/SCG	$721	($103)	$2,311	($1,723)	($259)
CZ10	SDGE	$721	$34	$2,311	$1,533	$4,218
CZ11	PGE	$790	($35)	$8,817	$2,833	$14,504
CZ12	PGE	$721	($94)	$9,199	$1,812	$13,563
CZ12	SMUD/PGE	$721	$363	$9,199	$12,027	$24,107
CZ13	PGE	$790	$6	$5,948	$2,558	$10,687
CZ14	SCE/SCG	$721	($412)	$6,635	($6,964)	($1,073)
CZ14	SDGE	$721	($107)	$6,635	$166	$10,249
CZ15	SCE/SCG	$859	($139)	($112)	($3,434)	($3,186)
CZ16	PGE	$2,095	($385)	$13,600	($2,842)	$19,424

Table 14. [1992-2010] High Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$5,998	$56	$9,783	($350)	$17,727
CZ02	PGE	$3,606	($94)	$7,527	($2,544)	$10,080
CZ03	PGE	$3,422	$59	$5,701	$312	$9,692
CZ04	PGE	$3,606	($61)	$6,961	($2,193)	$9,235
CZ04	CPAU	$3,606	$0	$6,961	($2,389)	$4,310
CZ05	PGE	$3,514	$4	$4,176	($1,450)	$7,088
CZ05	PGE/SCG	$3,514	($199)	$4,176	($7,303)	($2,929)
CZ06	SCE/SCG	$3,514	($14)	($2,162)	($4,367)	($3,567)
CZ07	SDGE	$3,514	($12)	($2,090)	($4,312)	($3,191)
CZ08	SCE/SCG	$3,698	$13	($1,660)	($4,217)	($3,149)
CZ09	SCE/SCG	$3,698	($26)	($750)	($4,883)	($3,284)
CZ10	SCE/SCG	$3,698	($4)	($844)	($4,418)	($2,864)
CZ10	SDGE	$3,698	$132	($844)	($1,068)	$1,587
CZ11	PGE	$3,789	$186	$7,738	$2,845	$14,675
CZ12	PGE	$3,698	$88	$7,575	$996	$12,879
CZ12	SMUD/PGE	$3,698	$422	$7,575	$8,459	$20,580
CZ13	PGE	$3,789	$208	$4,419	$2,165	$10,439
CZ14	SCE/SCG	$3,698	($219)	$5,760	($7,575)	($1,506)
CZ14	SDGE	$3,698	$77	$5,760	($424)	$9,604
CZ15	SCE/SCG	$3,881	$50	($2,144)	($4,209)	($3,786)
CZ16	PGE	$5,071	($97)	$14,557	($1,291)	$21,181

3.1.2 Cost Effectiveness Results Using CARE Tariffs

Table 15. [1992-2010] DFHP Existing Furnace CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$2,405	$153	$10,843	$6,436	$19,266
CZ02	PGE	$1,670	$18	$8,462	$3,916	$12,233
CZ03	PGE	$1,178	$73	$8,302	$5,493	$12,696
CZ04	PGE	$1,670	$14	$7,396	$3,217	$9,716
CZ04	CPAU	$1,670	$0	$7,396	$786	$786
CZ05	PGE	$1,424	$47	$6,848	$4,198	$10,337
CZ05	PGE/SCG	$1,424	($98)	$6,848	$23	$3,191
CZ06	SCE/SCG	$1,424	($18)	$2,647	$967	$1,600
CZ07	SDGE	$1,424	($16)	$2,691	$1,000	$1,887
CZ08	SCE/SCG	$1,916	($38)	$2,028	($136)	$644
CZ09	SCE/SCG	$1,916	($52)	$2,749	($301)	$879
CZ10	SCE/SCG	$1,916	($45)	$2,444	($182)	$920
CZ10	SDGE	$1,916	$51	$2,444	$2,147	$4,112
CZ11	PGE	$2,162	$115	$7,672	$5,068	$13,039
CZ12	PGE	$1,916	$103	$8,466	$5,436	$13,792
CZ12	SMUD/PGE	$1,916	$418	$8,466	$12,488	$21,071
CZ13	PGE	$2,162	$100	$5,318	$4,013	$9,760
CZ14	SCE/SCG	$1,916	($98)	$4,803	($700)	$2,268
CZ14	SDGE	$1,916	$23	$4,803	$2,156	$6,677
CZ15	SCE/SCG	$2,408	($88)	($122)	($2,307)	($2,111)
CZ16	PGE	$2,243	$33	$8,842	$2,737	$11,267

Table 16. [1992-2010] Standard Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$3,067	$33	$10,949	$2,703	$16,973
CZ02	PGE	$652	($59)	$9,362	$2,211	$12,188
CZ03	PGE	$514	$25	$8,244	$3,685	$11,074
CZ04	PGE	$652	($53)	$8,680	$2,048	$11,067
CZ04	CPAU	$652	$0	$8,680	$255	$255
CZ05	PGE	$583	($13)	$6,957	$2,389	$9,117
CZ05	PGE/SCG	$583	($173)	$6,957	($2,232)	$1,208
CZ06	SCE/SCG	$583	($20)	$2,134	$249	$872
CZ07	SDGE	$583	($18)	$2,156	$279	$1,161
CZ08	SCE/SCG	$721	($47)	$1,812	($728)	$62
CZ09	SCE/SCG	$721	($70)	$2,589	($1,094)	$122
CZ10	SCE/SCG	$721	($61)	$2,311	($892)	$281
CZ10	SDGE	$721	$39	$2,311	$1,509	$3,612
CZ11	PGE	$790	$60	$8,817	$4,141	$13,421
CZ12	PGE	$721	$22	$9,199	$3,592	$12,940
CZ12	SMUD/PGE	$721	$471	$9,199	$13,622	$23,292
CZ13	PGE	$790	$61	$5,948	$3,234	$9,693
CZ14	SCE/SCG	$721	($241)	$6,635	($3,632)	$1,098
CZ14	SDGE	$721	($5)	$6,635	$1,996	$9,885
CZ15	SCE/SCG	$859	($91)	($112)	($2,414)	($2,201)
CZ16	PGE	$2,095	($92)	$13,600	$2,163	$19,892

Table 17. [1992-2010] High Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$5,998	$164	$9,783	$813	$15,177
CZ02	PGE	$3,606	$28	$7,527	($683)	$9,357
CZ03	PGE	$3,422	$104	$5,701	$674	$8,120
CZ04	PGE	$3,606	$41	$6,961	($703)	$8,383
CZ04	CPAU	$3,606	$0	$6,961	($4,595)	($4,595)
CZ05	PGE	$3,514	$62	$4,176	($727)	$6,056
CZ05	PGE/SCG	$3,514	($98)	$4,176	($5,348)	($1,853)
CZ06	SCE/SCG	$3,514	($5)	($2,162)	($4,219)	($3,583)
CZ07	SDGE	$3,514	($0)	($2,090)	($4,112)	($3,235)
CZ08	SCE/SCG	$3,698	$15	($1,660)	($4,248)	($3,401)
CZ09	SCE/SCG	$3,698	($8)	($750)	($4,603)	($3,330)
CZ10	SCE/SCG	$3,698	$6	($844)	($4,300)	($3,065)
CZ10	SDGE	$3,698	$103	($844)	($1,892)	$191
CZ11	PGE	$3,789	$203	$7,738	$2,425	$11,808
CZ12	PGE	$3,698	$141	$7,575	$1,351	$10,784
CZ12	SMUD/PGE	$3,698	$471	$7,575	$8,735	$18,405
CZ13	PGE	$3,789	$192	$4,419	$1,255	$7,809
CZ14	SCE/SCG	$3,698	($111)	$5,760	($5,632)	($783)
CZ14	SDGE	$3,698	$115	$5,760	($98)	$7,755
CZ15	SCE/SCG	$3,881	$36	($2,144)	($4,549)	($4,220)
CZ16	PGE	$5,071	$95	$14,557	$1,460	$19,324

3.2 Zero-NOx Scenario Results

This section presents cost-effectiveness results for the DFHP Existing Furnace under the scenario where proposed air quality district zero-NOx rules go into effect over the next 10 years. In the base case, at time of replacement of the gas furnace at year 10 a heat pump is installed. The energy profile between the base case and the heat pump upgrade case are subsequently identical for the remaining 20 years of the 30-year analysis period. As a result, energy and cost savings only persist for the first 10 years.

Table 18 shows the On-Bill NPV cost-effectiveness results assuming high gas escalation. The high gas escalation was used for the zero-NOx analysis because the high gas escalation is built on the assumption that gas furnaces are no longer available to be installed due to zero-NOx regulations or similar policies. Table 19 shows the LSC cost-effectiveness results for all three vintages. 2025 LSC savings were calculated using individual year multipliers for the first 10 years, 2026 through 2035.

Table 18. DFHP Existing Furnace On-Bill NPV with High Gas Escalation (Zero-NOx Rule)

Climate Zone	Electric/ Gas Utility	On-Bill NPV		
		Pre-1978	1978-1991	1992-2010
CZ01	PGE	$5,473	$4,136	$2,349
CZ02	PGE	$1,785	$1,031	$1,101
CZ03	PGE	$2,863	$2,097	$2,052
CZ04	PGE	$2,133	$1,162	$1,019
CZ04	CPAU	$2,340	$1,599	$1,213
CZ05	PGE	$1,918	$1,486	$1,576
CZ05	PGE/SCG	($1,308)	($834)	($491)
CZ06	SCE/SCG	$401	$605	$635
CZ07	SDGE	$1,473	$999	$641
CZ08	SCE/SCG	($125)	$99	$195
CZ09	SCE/SCG	($563)	($183)	$22
CZ10	SCE/SCG	($259)	$53	$110
CZ10	SDGE	$2,985	$2,261	$1,430
CZ11	PGE	$3,287	$2,866	$2,279
CZ12	PGE	$2,935	$2,578	$2,202
CZ12	SMUD/PGE	$7,877	$5,978	$5,040
CZ13	PGE	$2,927	$2,556	$2,053
CZ14	SCE/SCG	($864)	($943)	($543)
CZ14	SDGE	$2,204	$1,655	$1,064
CZ15	SCE/SCG	$1,338	$396	($688)
CZ16	PGE	$1,192	$1,071	$1,096

Table 19. DFHP Existing Furnace LSC Savings (Zero-NOx Rule)

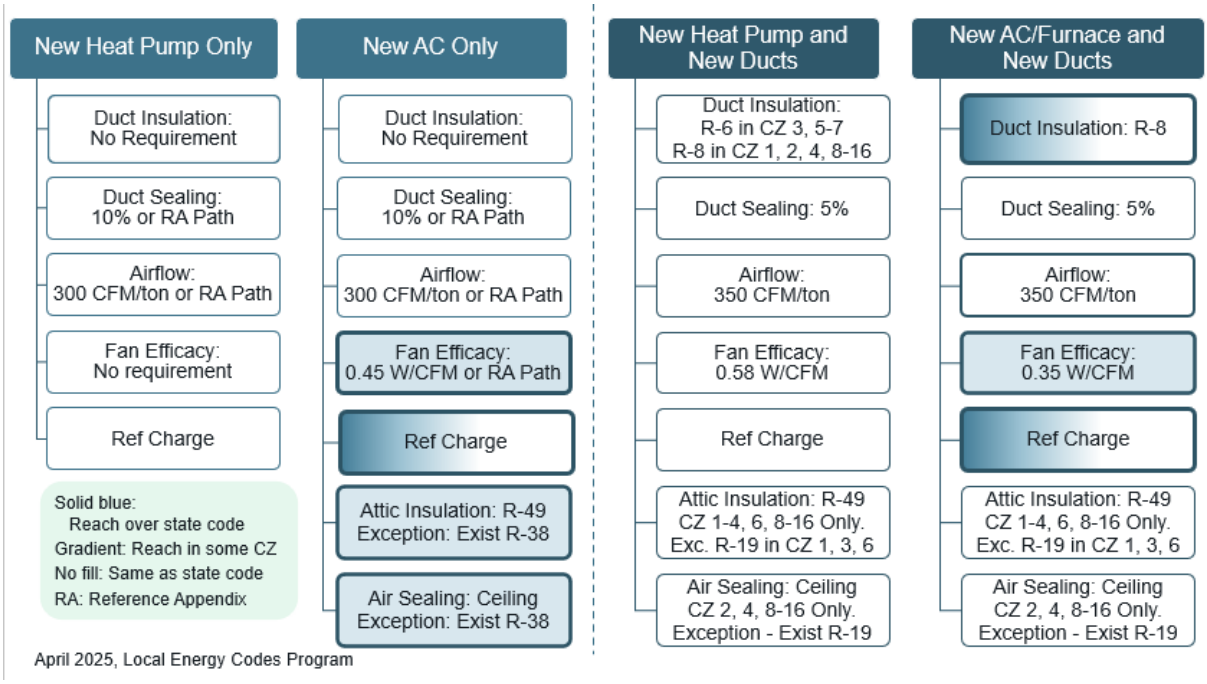
Climate Zone	Electric/ Gas Utility	LSC NPV		
		Pre-1978	1978-1991	1992-2010
CZ01	PGE	$3,019	$2,510	$1,558
CZ02	PGE	$1,256	$1,025	$1,006
CZ03	PGE	$1,460	$1,120	$1,036
CZ04	PGE	$1,242	$949	$887
CZ04	CPAU	$1,242	$949	$887
CZ05	PGE	$1,127	$816	$820
CZ05	PGE/SCG	$1,127	$816	$820
CZ06	SCE/SCG	$545	$318	$251
CZ07	SDGE	$639	$403	$314
CZ08	SCE/SCG	$428	$279	$244
CZ09	SCE/SCG	$608	$424	$372
CZ10	SCE/SCG	$469	$320	$293
CZ10	SDGE	$469	$320	$293
CZ11	PGE	$1,871	$1,475	$1,263
CZ12	PGE	$1,924	$1,539	$1,356
CZ12	SMUD/PGE	$1,375	$1,090	$939
CZ13	PGE	($206)	($186)	$50
CZ14	SCE/SCG	($206)	($186)	$50
CZ14	SDGE	$127	$60	$38
CZ15	SCE/SCG	($185)	($12)	$77
CZ16	PGE	$3,019	$2,510	$1,558

3.3 AC Pathways for Heat Pump Replacements

Many jurisdictions are interested in seeing alternative pathways for residents who may prefer to replace an air conditioner with similar equipment, rather than migrating to a heat pump system. Alternative packages analyzed to support this request include air conditioning equipment combined with additional efficiency measures resulting in options that are reasonably energy or LSC cost equivalent to a heat pump system, to the extent feasible.

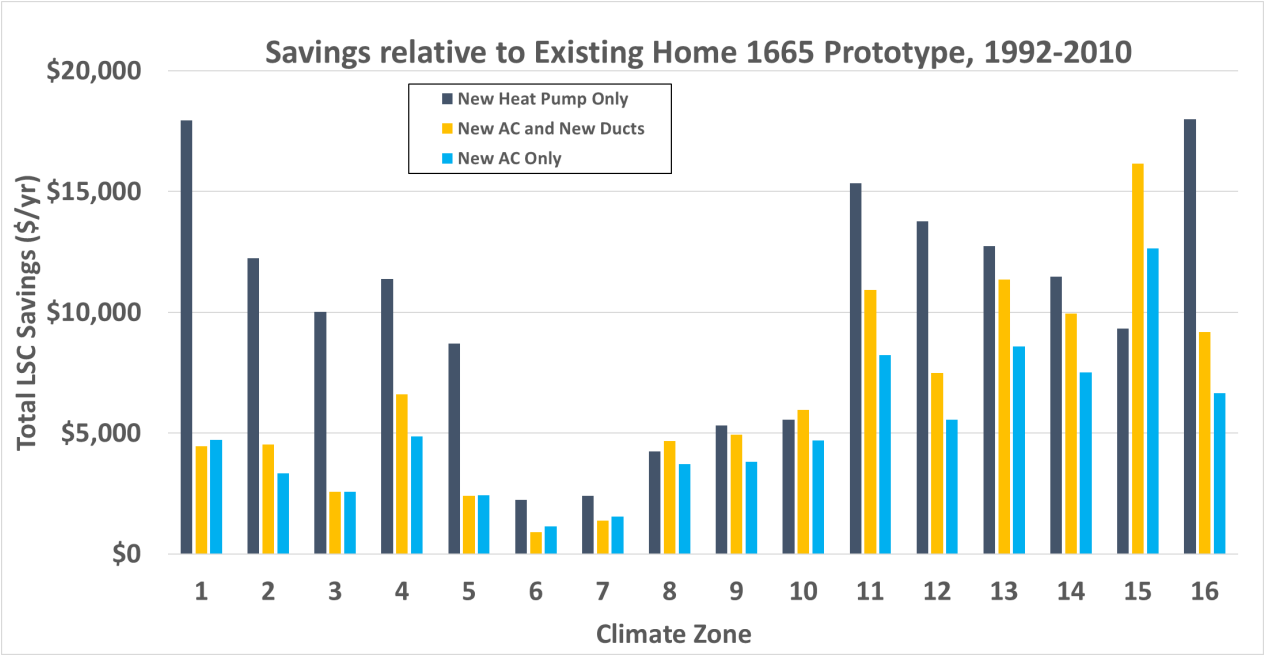
Figure 1 shows two AC pathways, one with an existing duct system and another path with a new duct system, alongside the heat pump pathways. The figure presents the proposed efficiency upgrade measures that would be part of a reach code (solid blue) along with the relevant requirements from Title 24, Part 6 that are triggered as part of equipment replacements (white or gradient blue). A reach code that establishes requirements when an air conditioner is replaced or installed new could allow for either a heat pump to be installed or an AC as long as the performance measures listed below are met.

Figure 1. AC vs. Heat Pump Pathway Requirements



The heat pump only and two AC pathways are presented in Figure 2 comparing total LSC energy use relative to the existing home for the 1992-2010 vintage. The heat pump path is represented by the DFHP Existing Furnace scenario. In most climate zones, the heat pump path results in higher energy savings, in the milder climates the AC and new ducts and New AC Only paths save marginally more energy.

Figure 2. AC vs. Heat Pump Energy Comparison



Though the AC path does not need to meet cost-effectiveness criteria to be adopted as a reach code since it's an alternative path, in order to understand the implications of the AC path on the customer, Table 20 and Table 21 present estimated costs for the new AC only and the new AC + new ducts paths respectively.

Table 20. New AC Only Path Cost Estimates

New AC Only Path	Pre-1978	1978-1991	1992-2010
Fan Efficacy: 0.45 W/CFM	-	-	-
Refrigerant Charge Verification	$100	$100	$100[7]
R-49 Attic Insulation	$5,483	$3,612	$1,827
Air Sealing	$1,963	$1,963	$1,963
Total	**$7,546**	**$5,675**	**$3,790**

Table 21. New AC/Furnace and New Ducts Path Cost Estimates

New AC and New Ducts Path	Pre-1978	1978-1991	1992-2010
New R-8 Ducts	$6,311	$6,311	$6,311
Furnace	$5,951	$5,951	$5,951
Fan Efficacy: 0.35 W/CFM	$500	$500	$500
Refrigerant Charge Verification	$100	$100	$100
Total	**$12,862**	**$12,862**	**$12,862**

[7] *This is an incremental cost and in some climate zones, refrigerant charge verification is required so there is no incremental cost added.*

4 Recommendations and Discussion

This analysis evaluated the feasibility and cost-effectiveness of AC to heat pump measures in California existing homes built before 2010. To meet the needs of jurisdictions evaluating this option, Statewide Reach Codes Team used both On-Bill and LSC-based lifecycle cost approaches to evaluate cost-effectiveness and quantify the energy cost savings associated with energy efficiency measures compared to the incremental costs associated with the measures.

Conclusions and Discussion:

1. Heat pumps are significantly more efficient than gas furnaces, requiring less than half the energy to meet the heating load. However, despite this reduction in heating energy use, the cost of heating a home using electricity (heat pump) could be higher than the cost to heat that same home with natural gas (furnace), depending on the electricity tariffs relative to the gas tariffs. Therefore, while a heat pump measure could be deemed as cost-effective over its lifecycle, installing a heat pump could result in a decrease *or* an increase in utility costs in the first years relative to a gas furnace and AC system. For example, the heat pump space heater measure in climate zone 12 in the newest vintage results in the customer saving money on their utility bill in SMUD territory but paying more on their utility bill in PG&E territory. Both PG&E and SMUD territory use PG&E gas rates, but SMUD has lower electricity rates than PG&E. With fuel switching measures like the AC to HP measure, the electricity to gas ratio has a significant impact on the savings or costs the customer will see by switching from gas to an electric heat pump space heater.
2. The LSC metric most often produces more favorable cost-effectiveness results relative to the results produced using actual utility costs (On-Bill). When the analysis assumes a higher escalation rate for natural gas costs relative to electricity in future years (high gas escalation), the On-Bill results are more favorable in some cases.
    a. In the oldest (pre-1978) vintage, all three measures (dual fuel heat pump with existing furnace, standard heat pump space heater, and high efficiency heat pump space heater) are cost-effective using the LSC metric in all climate zones. When using the On-Bill metric, the measures remain cost-effective in most climate zones.
    b. In the newer (1978-1991 and 1992-2010) vintages, the dual fuel heat pump (DFHP Existing Furnace) and the standard efficiency HPSH are cost-effective based on LSC in all cases except for Climate Zone 15 when using both the standard and California Alternative Rates for Energy (CARE) tariff.
3. Using the CARE tariff results in higher cost savings and cost-effectiveness relative to standard rates, with almost all cases yielding first year utility cost savings. The DFHP Existing Furnace is On-Bill cost-effective based on the high gas escalation scenario in all cases in the pre-1978 vintage, and almost all cases in the 1978-1991 and 1992-2010 vintage. It is also On-Bill cost-effective in most climate zones for the

modest gas escalation scenario across all vintages. In Climate Zones 5, 8, 9, 10, 14, and 15, cost-effectiveness declines relative to other areas, and in some cases is not cost-effective from an On-Bill perspective. This is the case for both the CARE tariff and the standard rate.

4. The analysis also modeled the cost impact of using a standard time-of-use electricity tariff versus switching to a newer electrification tariff, designed to reduce costs in homes with heat pumps and/or electric vehicles. Older homes tend to be the least efficient and achieve the most savings from improving equipment efficiency. In most of the state, because older homes tend to use more electricity than a similarly sized, newer vintage home, they realize more costs savings under the electrification tariff. Newer homes tend to use less electricity and therefore do not realize the same cost savings from switching tariffs; they generally perform better under the standard tariff. This trend is different in milder climate zones in SCE territory (excluding CZ 15), where newer homes realize more cost savings than older homes. Both the standard and electrification tariffs in SCE territory include a daily allocation of lower-cost baseline electricity and a second, higher-priced tier when the baseline is exceeded. In many newer homes, a higher percentage of overall electricity use is within the baseline allocation, resulting in greater cost savings.
5. Higher efficiency equipment reduces utility costs in all cases and improves cost-effectiveness in many climate zones in the oldest vintage relative to standard efficiency equipment. However, in more efficient newer homes, where cost-effectiveness is generally lower, the savings are insufficient to offset the roughly $3,000 increase in incremental cost.
6. Given the adopted Bay Area Air Quality Management District Zero NOx rule, and the proposed California Air Resource Board or South Coast Air Quality Management District (SCAQMD) Zero-NOx rules, and gas furnaces may not be available to be installed in 2030, a sensitivity analysis was performed for the Zero NOx scenario and found that cost-effectiveness decreases in many cases except in Climate Zone 15. The improved cost-effectiveness is due to the higher baseline cost when HPSH must be installed at year 10 when the furnace must be replaced. It is also important to note that Climate Zone 15 is the only climate zone that utilizes a 5-ton HPSH, which has a much higher cost than the smaller sized systems, resulting in cost-effectiveness improvements under the Zero-Nox rules.
7. While not evaluated in this report, the *2022 Single Family Retrofit Cost-effectiveness Study* (Statewide Reach Codes Team, 2024) shows it is beneficial to combine a heat pump space conditioning system with photovoltaics (PV) because the additional electricity required by the heat pump can be met by the PV system and result in reduced utility bills.
8. In this study the dual fuel heat pump is evaluated with an existing furnace, however the homeowner could choose to replace the existing furnace with a new furnace at this time as well. This measure (DFHP New Furnace) was evaluated in the *2022*

Single Family Retrofit Cost-effectiveness Study (Statewide Reach Codes Team, 2024) but found to be less cost-effective than the DFHP Existing Furnace case.

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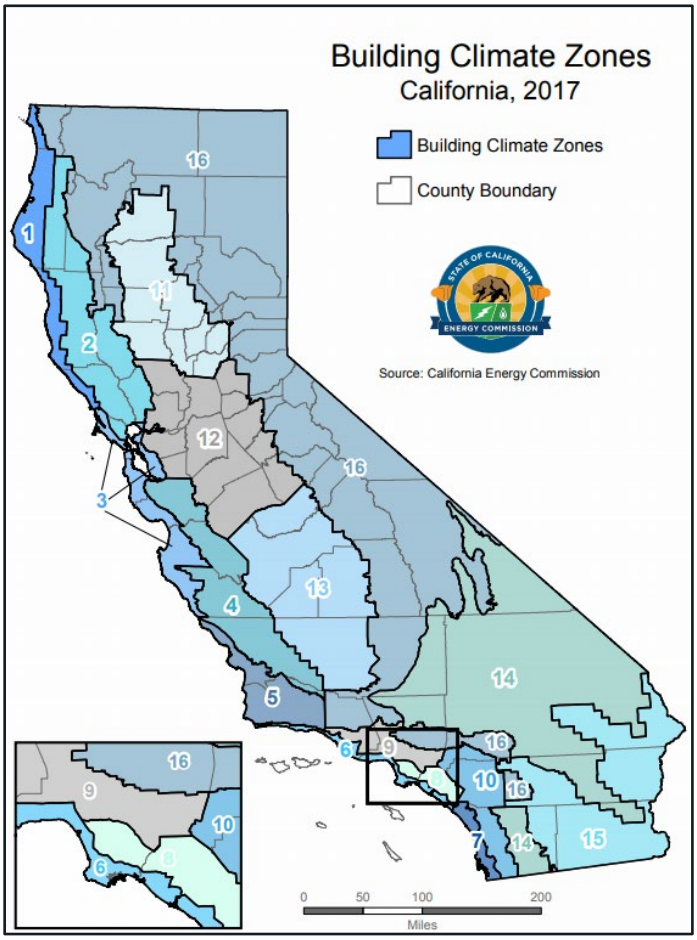
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6 Appendices

6.1 Map of California Climate Zones

Climate zone geographical boundaries are depicted in Figure 3. The map in Figure 3 along with a zip-code search directory is available at:
https://ww2.energy.ca.gov/maps/renewable/building_climate_zones.html

Figure 3. Map of California climate zones.



6.2 Cost-Effectiveness Results

6.2.1 Standard Rates

The following tables present results across the 16 climate zones for the pre-1978 (Table 22 through Table 24) and the 1978-1991 (Table 25 through Table 27) vintages supplementing the results in Section 3.

Table 22. [Pre-1978] DFHP Existing Furnace

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$2,405	$155	$25,223	$14,524	$51,831
CZ02	PGE	$1,670	($81)	$11,625	$4,391	$20,880
CZ03	PGE	$1,178	$39	$11,599	$7,167	$21,825
CZ04	PGE	$1,670	($7)	$10,648	$5,023	$18,395
CZ04	CPAU	$1,670	$63	$10,648	$5,251	$14,605
CZ05	PGE	$1,424	($29)	$9,462	$4,574	$16,955
CZ05	PGE/SCG	$1,424	($314)	$9,462	($3,674)	$2,838
CZ06	SCE/SCG	$1,424	($70)	$4,223	$179	$1,795
CZ07	SDGE	$1,424	$41	$4,278	$2,725	$5,055
CZ08	SCE/SCG	$1,916	($111)	$3,365	($1,358)	$524
CZ09	SCE/SCG	$1,916	($168)	$4,387	($2,351)	$274
CZ10	SCE/SCG	$1,916	($133)	$3,904	($1,625)	$923
CZ10	SDGE	$1,916	$201	$3,904	$6,324	$10,832
CZ11	PGE	$2,162	$93	$12,045	$7,668	$25,025
CZ12	PGE	$1,916	$46	$12,451	$7,097	$24,339
CZ12	SMUD/PGE	$1,916	$584	$12,451	$19,146	$36,775
CZ13	PGE	$2,162	$112	$8,254	$6,448	$18,815
CZ14	SCE/SCG	$1,916	($244)	$6,795	($2,777)	$3,481
CZ14	SDGE	$1,916	$65	$6,795	$4,352	$13,446
CZ15	SCE/SCG	$2,408	$80	$550	$1,655	$2,681
CZ16	PGE	$2,243	($199)	$17,538	$2,333	$25,276

Table 23. [Pre-1978] Standard Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$3,067	($127)	$27,155	$7,800	$48,445
CZ02	PGE	$652	($242)	$13,342	$1,420	$21,282
CZ03	PGE	$514	($46)	$11,946	$4,614	$19,670
CZ04	PGE	$652	($139)	$13,059	$3,274	$21,888
CZ04	CPAU	$652	($48)	$13,059	$3,194	$15,372
CZ05	PGE	$583	($131)	$9,998	$2,045	$15,648
CZ05	PGE/SCG	$583	($449)	$9,998	($7,152)	($94)
CZ06	SCE/SCG	$583	($76)	$3,860	($652)	$931
CZ07	SDGE	$583	$35	$3,876	$1,901	$4,218
CZ08	SCE/SCG	$721	($128)	$3,305	($2,112)	($199)
CZ09	SCE/SCG	$721	($219)	$4,415	($3,839)	($1,141)
CZ10	SCE/SCG	$721	($188)	$3,982	($3,168)	($483)
CZ10	SDGE	$721	$166	$3,982	$5,200	$10,049
CZ11	PGE	$790	($74)	$14,045	$4,727	$24,836
CZ12	PGE	$721	($179)	$13,850	$2,374	$21,622
CZ12	SMUD/PGE	$721	$601	$13,850	$19,845	$39,654
CZ13	PGE	$790	($14)	$9,394	$3,998	$17,858
CZ14	SCE/SCG	$721	($450)	$10,103	($6,294)	$4,015
CZ14	SDGE	$721	($66)	$10,103	$2,757	$18,994
CZ15	SCE/SCG	$859	$68	$643	$1,364	$2,430
CZ16	PGE	$2,095	($484)	$27,492	$2,918	$49,419

Table 24. [Pre-1978] High Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$5,998	$249	$30,518	$11,401	$52,316
CZ02	PGE	$3,606	($24)	$13,354	$1,431	$21,449
CZ03	PGE	$3,422	$100	$10,768	$3,122	$18,282
CZ04	PGE	$3,606	$118	$13,537	$4,185	$22,984
CZ04	CPAU	$3,606	$101	$13,537	$1,665	$13,950
CZ05	PGE	$3,514	$10	$8,416	$384	$14,087
CZ05	PGE/SCG	$3,514	($308)	$8,416	($8,814)	($1,654)
CZ06	SCE/SCG	$3,514	$3	$380	($3,709)	($2,052)
CZ07	SDGE	$3,514	$114	$430	($1,063)	$1,230
CZ08	SCE/SCG	$3,698	$31	$1,065	($3,478)	($1,420)
CZ09	SCE/SCG	$3,698	($40)	$2,358	($4,759)	($1,897)
CZ10	SCE/SCG	$3,698	$6	$2,191	($3,746)	($882)
CZ10	SDGE	$3,698	$344	$2,191	$4,481	$9,276
CZ11	PGE	$3,789	$283	$15,614	$7,801	$28,167
CZ12	PGE	$3,698	$152	$14,490	$4,899	$24,385
CZ12	SMUD/PGE	$3,698	$708	$14,490	$17,350	$37,236
CZ13	PGE	$3,789	$326	$10,164	$6,697	$20,802
CZ14	SCE/SCG	$3,698	($173)	$11,876	($5,041)	$5,522
CZ14	SDGE	$3,698	$244	$11,876	$5,111	$21,254
CZ15	SCE/SCG	$3,881	$335	$393	$2,323	$3,635
CZ16	PGE	$5,071	$45	$34,043	$9,856	$56,737

Table 25. [1978-1991] DFHP Existing Furnace

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$2,405	$99	$20,184	$10,746	$40,368
CZ02	PGE	$1,670	($114)	$9,216	$2,259	$14,435
CZ03	PGE	$1,178	$3	$8,952	$5,020	$15,543
CZ04	PGE	$1,670	($68)	$8,234	$2,394	$11,893
CZ04	CPAU	$1,670	$18	$8,234	$3,236	$9,492
CZ05	PGE	$1,424	($32)	$7,070	$3,268	$11,902
CZ05	PGE/SCG	$1,424	($238)	$7,070	($2,666)	$1,747
CZ06	SCE/SCG	$1,424	($39)	$2,941	$614	$1,557
CZ07	SDGE	$1,424	$1	$3,046	$1,512	$2,837
CZ08	SCE/SCG	$1,916	($78)	$2,294	($877)	$294
CZ09	SCE/SCG	$1,916	($116)	$3,127	($1,506)	$271
CZ10	SCE/SCG	$1,916	($89)	$2,755	($947)	$720
CZ10	SDGE	$1,916	$139	$2,755	$4,470	$7,469
CZ11	PGE	$2,162	$103	$9,192	$6,313	$18,851
CZ12	PGE	$1,916	$60	$9,753	$5,919	$18,655
CZ12	SMUD/PGE	$1,916	$430	$9,753	$14,208	$27,211
CZ13	PGE	$2,162	$111	$6,312	$5,317	$14,322
CZ14	SCE/SCG	$1,916	($230)	$5,080	($3,128)	$1,188
CZ14	SDGE	$1,916	$35	$5,080	$2,942	$9,420
CZ15	SCE/SCG	$2,408	($17)	$50	($658)	($161)
CZ16	PGE	$2,243	($161)	$14,397	$1,740	$20,318

Table 26. [1978-1991] Standard Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$3,067	($128)	$21,427	$5,043	$37,346
CZ02	PGE	$652	($235)	$10,428	($90)	$14,711
CZ03	PGE	$514	($67)	$8,999	$2,767	$13,608
CZ04	PGE	$652	($164)	$9,984	$1,062	$14,605
CZ04	CPAU	$652	($66)	$9,984	$1,535	$9,914
CZ05	PGE	$583	($132)	$7,290	$703	$10,264
CZ05	PGE/SCG	$583	($361)	$7,290	($5,939)	($1,104)
CZ06	SCE/SCG	$583	($43)	$2,450	($151)	$775
CZ07	SDGE	$583	($3)	$2,539	$747	$2,065
CZ08	SCE/SCG	$721	($96)	$2,111	($1,658)	($472)
CZ09	SCE/SCG	$721	($152)	$3,022	($2,659)	($831)
CZ10	SCE/SCG	$721	($121)	$2,672	($2,017)	($239)
CZ10	SDGE	$721	$114	$2,672	$3,568	$6,801
CZ11	PGE	$790	($46)	$10,682	$3,545	$18,156
CZ12	PGE	$721	($110)	$10,747	$2,278	$16,574
CZ12	SMUD/PGE	$721	$445	$10,747	$14,697	$29,392
CZ13	PGE	$790	$1	$7,141	$3,112	$13,232
CZ14	SCE/SCG	$721	($398)	$7,556	($6,191)	$1,058
CZ14	SDGE	$721	($53)	$7,556	$1,909	$13,834
CZ15	SCE/SCG	$859	($25)	$71	($848)	($322)
CZ16	PGE	$2,095	($445)	$22,236	$708	$37,873

Table 27. [1978-1991] High Efficiency HPSH

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$5,998	$169	$23,092	$6,895	$39,412
CZ02	PGE	$3,606	($75)	$9,242	($1,370)	$13,547
CZ03	PGE	$3,422	$53	$6,872	$675	$11,602
CZ04	PGE	$3,606	$26	$9,114	$463	$14,143
CZ04	CPAU	$3,606	$43	$9,114	($868)	$7,590
CZ05	PGE	$3,514	($16)	$4,859	($1,522)	$8,122
CZ05	PGE/SCG	$3,514	($246)	$4,859	($8,164)	($3,246)
CZ06	SCE/SCG	$3,514	($1)	($1,546)	($4,024)	($3,059)
CZ07	SDGE	$3,514	$47	($1,407)	($2,879)	($1,576)
CZ08	SCE/SCG	$3,698	$37	($828)	($3,608)	($2,300)
CZ09	SCE/SCG	$3,698	($17)	$232	($4,573)	($2,623)
CZ10	SCE/SCG	$3,698	$20	$82	($3,764)	($1,856)
CZ10	SDGE	$3,698	$251	$82	$1,869	$5,060
CZ11	PGE	$3,789	$259	$10,685	$5,452	$20,283
CZ12	PGE	$3,698	$138	$10,023	$2,954	$17,430
CZ12	SMUD/PGE	$3,698	$525	$10,023	$11,609	$26,363
CZ13	PGE	$3,789	$289	$6,612	$4,624	$14,951
CZ14	SCE/SCG	$3,698	($188)	$7,697	($6,429)	$1,012
CZ14	SDGE	$3,698	$182	$7,697	$2,525	$14,378
CZ15	SCE/SCG	$3,881	$193	($1,111)	($992)	($267)
CZ16	PGE	$5,071	($30)	$26,407	$5,118	$42,581

6.2.2 CARE tariffs

Table 28. [Pre-1978] DFHP Existing Furnace CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$2,405	$364	$25,223	$16,641	$46,300
CZ02	PGE	$1,670	$64	$11,625	$6,507	$19,628
CZ03	PGE	$1,178	$128	$11,599	$8,167	$19,817
CZ04	PGE	$1,670	$90	$10,648	$6,273	$16,909
CZ04	CPAU	$1,670	$0	$10,648	$786	$786
CZ05	PGE	$1,424	$69	$9,462	$5,901	$15,746
CZ05	PGE/SCG	$1,424	($157)	$9,462	($613)	$4,598
CZ06	SCE/SCG	$1,424	($37)	$4,223	$776	$2,067
CZ07	SDGE	$1,424	$42	$4,278	$2,609	$4,434
CZ08	SCE/SCG	$1,916	($63)	$3,365	($446)	$1,060
CZ09	SCE/SCG	$1,916	($97)	$4,387	($983)	$1,121
CZ10	SCE/SCG	$1,916	($75)	$3,904	($511)	$1,528
CZ10	SDGE	$1,916	$160	$3,904	$5,112	$8,649
CZ11	PGE	$2,162	$183	$12,119	$8,564	$22,361
CZ12	PGE	$1,916	$152	$12,451	$8,275	$21,982
CZ12	SMUD/PGE	$1,916	$686	$12,451	$20,229	$34,321
CZ13	PGE	$2,162	$160	$8,329	$6,744	$16,567
CZ14	SCE/SCG	$1,916	($126)	$6,795	($630)	$4,382
CZ14	SDGE	$1,916	$101	$6,795	$4,679	$11,801
CZ15	SCE/SCG	$2,408	$60	$550	$1,131	$1,937
CZ16	PGE	$2,243	$34	$17,538	$5,963	$24,236

Table 29. [Pre-1978] Standard Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$3,067	$205	$27,155	$12,440	$44,777
CZ02	PGE	$652	($16)	$13,342	$5,095	$20,910
CZ03	PGE	$514	$76	$11,946	$6,319	$18,293
CZ04	PGE	$652	$41	$13,059	$6,031	$20,843
CZ04	CPAU	$652	$0	$13,059	$255	$255
CZ05	PGE	$583	$12	$9,998	$4,285	$15,110
CZ05	PGE/SCG	$583	($240)	$9,998	($2,978)	$2,679
CZ06	SCE/SCG	$583	($42)	$3,860	($7)	$1,259
CZ07	SDGE	$583	$37	$3,876	$1,837	$3,652
CZ08	SCE/SCG	$721	($75)	$3,305	($1,076)	$457
CZ09	SCE/SCG	$721	($131)	$4,415	($2,095)	$72
CZ10	SCE/SCG	$721	($110)	$3,982	($1,649)	$504
CZ10	SDGE	$721	$139	$3,982	$4,305	$8,106
CZ11	PGE	$790	$94	$14,045	$7,108	$23,108
CZ12	PGE	$721	$20	$13,850	$5,506	$20,829
CZ12	SMUD/PGE	$721	$772	$13,850	$22,326	$38,189
CZ13	PGE	$790	$89	$9,394	$5,347	$16,369
CZ14	SCE/SCG	$721	($241)	$10,103	($2,418)	$5,836
CZ14	SDGE	$721	$62	$10,103	$4,832	$17,541
CZ15	SCE/SCG	$859	$52	$643	$930	$1,769
CZ16	PGE	$2,095	$16	$27,492	$10,883	$47,907

Table 30. [Pre-1978] High Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$5,998	$450	$30,518	$13,096	$45,609
CZ02	PGE	$3,606	$126	$13,354	$3,405	$19,322
CZ03	PGE	$3,422	$172	$10,768	$3,678	$15,720
CZ04	PGE	$3,606	$209	$13,537	$4,926	$19,859
CZ04	CPAU	$3,606	$0	$13,537	($4,595)	($4,595)
CZ05	PGE	$3,514	$103	$8,416	$1,521	$12,412
CZ05	PGE/SCG	$3,514	($148)	$8,416	($5,742)	($19)
CZ06	SCE/SCG	$3,514	$11	$380	($3,634)	($2,319)
CZ07	SDGE	$3,514	$89	$430	($1,774)	$25
CZ08	SCE/SCG	$3,698	$33	$1,065	($3,586)	($1,955)
CZ09	SCE/SCG	$3,698	($10)	$2,358	($4,304)	($2,027)
CZ10	SCE/SCG	$3,698	$21	$2,191	($3,628)	($1,354)
CZ10	SDGE	$3,698	$255	$2,191	$2,127	$5,893
CZ11	PGE	$3,789	$327	$15,614	$7,382	$23,549
CZ12	PGE	$3,698	$236	$14,490	$5,437	$20,914
CZ12	SMUD/PGE	$3,698	$772	$14,490	$17,439	$33,302
CZ13	PGE	$3,789	$310	$10,164	$5,378	$16,558
CZ14	SCE/SCG	$3,698	($54)	$11,876	($3,161)	$5,265
CZ14	SDGE	$3,698	$263	$11,876	$4,651	$17,300
CZ15	SCE/SCG	$3,881	$232	$393	($35)	$970
CZ16	PGE	$5,071	$360	$34,043	$13,682	$50,953

Table 31. [1978-1991] DFHP Existing Furnace CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$2,405	$273	$20,184	$12,619	$36,168
CZ02	PGE	$1,670	$12	$9,216	$4,240	$13,931
CZ03	PGE	$1,178	$76	$8,952	$5,930	$14,293
CZ04	PGE	$1,670	$23	$8,234	$3,777	$11,336
CZ04	CPAU	$1,670	$0	$8,234	$786	$786
CZ05	PGE	$1,424	$40	$7,070	$4,285	$11,150
CZ05	PGE/SCG	$1,424	($122)	$7,070	($400)	$3,130
CZ06	SCE/SCG	$1,424	($21)	$2,941	$952	$1,705
CZ07	SDGE	$1,424	$9	$3,046	$1,631	$2,667
CZ08	SCE/SCG	$1,916	($45)	$2,294	($246)	$693
CZ09	SCE/SCG	$1,916	($67)	$3,127	($563)	$861
CZ10	SCE/SCG	$1,916	($50)	$2,755	($208)	$1,125
CZ10	SDGE	$1,916	$110	$2,755	$3,621	$5,975
CZ11	PGE	$2,162	$155	$9,192	$6,617	$16,577
CZ12	PGE	$1,916	$128	$9,753	$6,583	$16,702
CZ12	SMUD/PGE	$1,916	$506	$9,753	$15,028	$25,418
CZ13	PGE	$2,162	$135	$6,312	$5,245	$12,393
CZ14	SCE/SCG	$1,916	($128)	$5,080	($1,202)	$2,261
CZ14	SDGE	$1,916	$65	$5,080	$3,272	$8,344
CZ15	SCE/SCG	$2,408	($9)	$50	($504)	($107)
CZ16	PGE	$2,243	$28	$14,397	$4,676	$19,471

Table 32. [1978-1991] Standard Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$3,067	$146	$21,427	$8,941	$34,641
CZ02	PGE	$652	($47)	$10,428	$3,076	$14,864
CZ03	PGE	$514	$33	$8,999	$4,259	$12,882
CZ04	PGE	$652	($10)	$9,984	$3,558	$14,338
CZ04	CPAU	$652	$0	$9,984	$255	$255
CZ05	PGE	$583	($18)	$7,290	$2,586	$10,196
CZ05	PGE/SCG	$583	($199)	$7,290	($2,659)	$1,219
CZ06	SCE/SCG	$583	($24)	$2,450	$215	$956
CZ07	SDGE	$583	$6	$2,539	$898	$1,929
CZ08	SCE/SCG	$721	($57)	$2,111	($896)	$57
CZ09	SCE/SCG	$721	($91)	$3,022	($1,455)	$13
CZ10	SCE/SCG	$721	($71)	$2,672	($1,035)	$390
CZ10	SDGE	$721	$96	$2,672	$2,939	$5,474
CZ11	PGE	$790	$74	$10,682	$5,209	$16,830
CZ12	PGE	$721	$30	$10,747	$4,418	$15,794
CZ12	SMUD/PGE	$721	$573	$10,747	$16,567	$28,332
CZ13	PGE	$790	$72	$7,141	$4,003	$12,047
CZ14	SCE/SCG	$721	($224)	$7,556	($2,880)	$2,930
CZ14	SDGE	$721	$42	$7,556	$3,476	$12,809
CZ15	SCE/SCG	$859	($13)	$71	($639)	($219)
CZ16	PGE	$2,095	($25)	$22,236	$7,529	$37,120

Table 33. [1978-1991] High Efficiency HPSH CARE

Climate Zone	Electric/ Gas Utility	First Incremental Cost	First-year Utility Savings	Lifecycle NPV Savings		
				2025 LSC NPV	On-Bill NPV Modest Gas Escalation	On-Bill NPV High Gas Escalation
CZ01	PGE	$5,998	$339	$23,092	$8,460	$34,300
CZ02	PGE	$3,606	$57	$9,242	$547	$12,409
CZ03	PGE	$3,422	$111	$6,872	$1,228	$9,907
CZ04	PGE	$3,606	$113	$9,114	$1,472	$12,340
CZ04	CPAU	$3,606	$0	$9,114	($4,595)	($4,595)
CZ05	PGE	$3,514	$58	$4,859	($544)	$7,120
CZ05	PGE/SCG	$3,514	($124)	$4,859	($5,789)	($1,857)
CZ06	SCE/SCG	$3,514	$5	($1,546)	($3,963)	($3,196)
CZ07	SDGE	$3,514	$39	($1,407)	($3,143)	($2,122)
CZ08	SCE/SCG	$3,698	$32	($828)	($3,800)	($2,766)
CZ09	SCE/SCG	$3,698	($0)	$232	($4,336)	($2,784)
CZ10	SCE/SCG	$3,698	$25	$82	($3,803)	($2,290)
CZ10	SDGE	$3,698	$184	$82	$124	$2,631
CZ11	PGE	$3,789	$272	$10,685	$4,725	$16,488
CZ12	PGE	$3,698	$191	$10,023	$3,148	$14,639
CZ12	SMUD/PGE	$3,698	$573	$10,023	$11,680	$23,445
CZ13	PGE	$3,789	$259	$6,612	$3,262	$11,441
CZ14	SCE/SCG	$3,698	($82)	$7,697	($4,629)	$1,311
CZ14	SDGE	$3,698	$195	$7,697	$2,166	$11,452
CZ15	SCE/SCG	$3,881	$133	($1,111)	($2,349)	($1,794)
CZ16	PGE	$5,071	$245	$26,407	$8,685	$38,470

6.3 Utility Rate Schedules

6.3.1 Pacific Gas & Electric

The following pages provide details on the PG&E electricity and natural gas tariffs applied in this study. Table 34 describes the baseline territories that were assumed for each climate zone. A net surplus compensation rate of $ 0.03396/ kWh was applied to any net annual electricity generation based on a one-year average of the rates between February 2024 and January 2025.

Table 34. PG&E Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ01	V
CZ02	X
CZ03	T
CZ04	X
CZ05	T
CZ11	R
CZ12	S
CZ13	R
CZ16	Y

The PG&E monthly gas rate in $/therm was applied on a monthly basis according to the rates shown in Table 35. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from PG&E's monthly residential tariffs between 2015 and 2024. 12-month curves were created from monthly gas rates for each of the ten years. The ten annual curves were then averaged to arrive at an average normalized annual curve. The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 35 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point, and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. Corresponding CARE tariffs reflect the 20 percent discount per the GL-1 tariff.

Table 35. PG&E Monthly Gas Rate ($/therm)

Month	Total Charge	
	Baseline	Excess
January	$2.63	$3.15
February	$2.64	$3.16
March	$2.41	$2.94
April	$2.24	$2.77
May	$2.21	$2.74
June	$2.23	$2.77
July	$2.26	$2.80
August	$2.36	$2.90
September	$2.42	$2.98
October	$2.52	$3.07
November	$2.63	$3.17
December	$2.70	$3.23

Residential
GAS
Baseline Territories and Quantities [1/]

Effective April 1, 2022 - Present

BASELINE QUANTITIES (Therms **Per Day** Per Dwelling Unit)

Individually Metered

Baseline Territories	Summer (April-October) Effective Apr. 1, 2022	Winter Off-Peak (Nov, Feb, Mar) Effective Nov. 1, 2022	Winter On-Peak (Dec, Jan) Effective Dec. 1, 2022
P	0.39	1.88	2.19
Q	0.56	1.48	2.00
R	0.36	1.24	1.81
S	0.39	1.38	1.94
T	0.56	1.31	1.68
V	0.59	1.51	1.71
W	0.39	1.14	1.68
X	0.49	1.48	2.00
Y	0.72	2.22	2.58

Master Metered

Baseline Territories	Summer (April-October) Effective Apr. 1, 2022	Winter Off-Peak (Nov, Feb, Mar) Effective Nov. 1, 2022	Winter On-Peak (Dec, Jan) Effective Dec. 1, 2022
P	0.29	1.01	1.13
Q	0.56	0.67	0.77
R	0.33	0.87	1.16
S	0.29	0.61	0.65
T	0.56	1.01	1.10
V	0.59	1.28	1.32
W	0.26	0.71	0.87
X	0.33	0.67	0.77
Y	0.52	1.01	1.13

Summer Season: Apr-Oct
Winter Off-Peak: Nov, Feb, Mar
Winter On-Peak: Dec, Jan

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Pacific Gas and Electric Company
U 39 Oakland, California

Revised Cal. P.U.C. Sheet No. 59120-E
Cancelling Revised Cal. P.U.C. Sheet No. 58758-E

ELECTRIC SCHEDULE E-TOU-C Sheet 2
RESIDENTIAL TIME-OF-USE (PEAK PRICING 4 - 9 p.m. EVERY DAY)

RATES: (Cont'd.)

E-TOU-C TOTAL BUNDLED RATES

Total Energy Rates ($ per kWh)	PEAK		OFF-PEAK	
Summer				
Total Usage	$0.60729	(R)	$0.50429	(R)
Baseline Credit (Applied to Baseline Usage Only)	($0.10135)	(R)	($0.10135)	(R)
Winter				
Total Usage	$0.49312	(R)	$0.46312	(R)
Baseline Credit (Applied to Baseline Usage Only)	($0.10135)	(R)	($0.10135)	(R)
Delivery Minimum Bill Amount ($ per meter per day)	$0.39167			
California Climate Credit (per household, per semi-annual payment occurring in the April and October bill cycles)	($58.23)	(R)		

Total bundled service charges shown on customer's bills are unbundled according to the component rates shown below. Where the delivery minimum bill amount applies, the customer's bill will equal the sum of (1) the delivery minimum bill amount plus (2) for bundled service, the generation rate times the number of kWh used. For revenue accounting purposes, the revenues from the delivery minimum bill amount will be assigned to the Transmission, Transmission Rate Adjustments, Reliability Services, Public Purpose Programs, Nuclear Decommissioning, Competition Transition Charges, Energy Cost Recovery Amount, Wildfire Fund Charge, and New System Generation Charges based on kWh usage times the corresponding unbundled rate component per kWh, with any residual revenue assigned to Distribution.

(Continued)

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Vice President
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Pacific Gas and Electric Company
U 39 Oakland, California

Cancelling Revised Cal. P.U.C. Sheet No. 59121-E
Cancelling Revised Cal. P.U.C. Sheet No. 58759-E

ELECTRIC SCHEDULE E-TOU-C Sheet 3
RESIDENTIAL TIME-OF-USE (PEAK PRICING 4 - 9 p.m. EVERY DAY)

RATES: (Cont'd.)

UNBUNDLING OF E-TOU-C TOTAL RATES

Energy Rates by Component ($ per kWh)	PEAK		OFF-PEAK	
Generation:				
Summer (all usage)	$0.24730	(I)	$0.16430	(I)
Winter (all usage)	$0.18725	(I)	$0.16057	(I)
Distribution:**				
Summer (all usage)	$0.24056	(I)	$0.22056	(I)
Winter (all usage)	$0.18645	(I)	$0.18313	(I)

Conservation Incentive Adjustment (Baseline Usage)	($0.03733)	(I)
Conservation Incentive Adjustment (Over Baseline Usage)	$0.06402	(I)
Transmission* (all usage)	$0.05122	(I)
Transmission Rate Adjustments* (all usage)	($0.01509)	(R)
Reliability Services* (all usage)	$0.00032	(I)
Public Purpose Programs (all usage)	$0.02644	(R)
Nuclear Decommissioning (all usage)	($0.00013)	(I)
Competition Transition Charges (all usage)	($0.00072)	(R)
Energy Cost Recovery Amount (all usage)	$0.00001	(I)
Wildfire Fund Charge (all usage)	$0.00595	(I)
New System Generation Charge (all usage)**	$0.00574	(R)
Wildfire Hardening Charge (all usage)	$0.00494	
Recovery Bond Charge (all usage)	$0.00650	
Recovery Bond Credit (all usage)	($0.00650)	
Bundled Power Charge Indifference Adjustment (all usage)***	($0.02327)	(R)

* Transmission, Transmission Rate Adjustments and Reliability Service charges are combined for presentation on customer bills.
** Distribution and New System Generation Charges are combined for presentation on customer bills.
*** Direct Access, Community Choice Aggregation and Transitional Bundled Service Customers pay the applicable Vintaged Power Charge Indifference Adjustment. Generation and Bundled PCIA are combined for presentation on bundled customer bills.

(Continued)

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U 39 Oakland, California

Cancelling Revised Cal. P.U.C. Sheet No. 59109-E
Cancelling Revised Cal. P.U.C. Sheet No. 58755-E

ELECTRIC SCHEDULE E-ELEC Sheet 2
RESIDENTIAL TIME-OF-USE (ELECTRIC HOME)
SERVICE FOR CUSTOMERS WITH QUALIFYING ELECTRIC TECHNOLOGIES

RATES:(Cont'd.)

Direct Access (DA) and Community Choice Aggregation (CCA) charges shall be calculated in accordance with the paragraph in this rate schedule titled Billing.

TOTAL BUNDLED RATES

Base Services Charge ($ per meter per day)	$0.49281	

Total Energy Rates ($ per kWh)	PEAK		PART-PEAK		OFF-PEAK	
Summer Usage	$0.60728	(R)	$0.44540	(R)	$0.38872	(R)
Winter Usage	$0.37577	(R)	$0.35368	(R)	$0.33982	(R)

California Climate Credit (per household, per semi-annual payment occurring in the April and October bill cycles)	($58.23)	(R)

Total bundled service charges shown on a customer's bills are unbundled according to the component rates shown below.

UNBUNDLING OF TOTAL RATES

Energy Rates by Component ($ per kWh)	PEAK		PART-PEAK		OFF-PEAK	
Generation:						
Summer Usage	$0.31659	(I)	$0.21748	(I)	$0.17238	(I)
Winter Usage	$0.15446	(I)	$0.13449	(I)	$0.12114	(I)
Distribution:**						
Summer Usage	$0.23528	(I)	$0.17251	(I)	$0.16093	(I)
Winter Usage	$0.16590	(I)	$0.16378	(I)	$0.16327	(I)
Transmission* (all usage)	$0.05122	(I)	$0.05122	(I)	$0.05122	(I)
Transmission Rate Adjustments* (all usage)	($0.01509)	(R)	($0.01509)	(R)	($0.01509)	(R)
Reliability Services* (all usage)	$0.00032	(I)	$0.00032	(I)	$0.00032	(I)
Public Purpose Programs (all usage)	$0.02644	(R)	$0.02644	(R)	$0.02644	(R)
Nuclear Decommissioning (all usage)	($0.00013)	(I)	($0.00013)	(I)	($0.00013)	(I)
Competition Transition Charges (all usage)	($0.00072)	(R)	($0.00072)	(R)	($0.00072)	(R)
Energy Cost Recovery Amount (all usage)	$0.00001	(I)	$0.00001	(I)	$0.00001	(I)
Wildfire Fund Charge (all usage)	$0.00595	(I)	$0.00595	(I)	$0.00595	(I)
New System Generation Charge (all usage)**	$0.00574	(R)	$0.00574	(R)	$0.00574	(R)
Wildfire Hardening Charge (all usage)	$0.00494		$0.00494		$0.00494	
Recovery Bond Charge (all usage)	$0.00650		$0.00650		$0.00650	
Recovery Bond Credit (all usage)	($0.00650)		($0.00650)		($0.00650)	
Bundled Power Charge Indifference Adjustment (all usage)***	($0.02327)	(R)	($0.02327)	(R)	($0.02327)	(R)

* Transmission, Transmission Rate Adjustments and Reliability Service charges are combined for presentation on customer bills.
** Distribution and New System Generation Charges are combined for presentation on customer bills.
*** Direct Access, Community Choice Aggregation and Transitional Bundled Service Customers pay the applicable Vintaged Power Charge Indifference Adjustment. Generation and Bundled PCIA are combined for presentation on bundled customer bills.

(Continued)

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Pacific Gas and Electric Company
U 39 San Francisco, California

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ELECTRIC SCHEDULE E-ELEC Sheet 3 (N)
RESIDENTIAL TIME-OF-USE (ELECTRIC HOME) (N)
SERVICE FOR CUSTOMERS WITH QUALIFYING ELECTRIC TECHNOLOGIES

SPECIAL CONDITIONS:

1. TIME PERIODS: Times of the year and times of the day are defined as follows: (N)

   All Year:

   Peak: 4:00 p.m. to 9:00 p.m. every day including weekends and holidays.

   Partial-Peak: 3:00 p.m. to 4:00 p.m. and 9:00 p.m. to 12:00 a.m. every day including weekends and holidays.

   Off-Peak: All other hours.

2. SEASONAL CHANGES: The summer season is June 1 through September 30 and the winter season is October 1 through May 31. When billing includes use in both the summer and winter periods, charges will be prorated based upon the number of days in each period.

3. ADDITIONAL METERS: If a residential dwelling unit is served by more than one electric meter, the customer must designate which meter is the primary meter and which is (are) the additional meter(s).

4. BILLING: A customer's bill is calculated based on the option applicable to the customer.

   Bundled Service Customers receive generation and delivery services solely from PG&E. The customer's bill is based on the Unbundling of Total Rates set forth above.

   Transitional Bundled Service (TBS) Customers take TBS as prescribed in Rules 22.1 and 23.1, or take PG&E bundled service prior to the end of the six (6) month advance notice period required to elect PG&E bundled service as prescribed in Rules 22.1 and 23.1. TBS customers shall pay all charges shown in the Unbundling of Total Rates except for the Bundled Power Charge Indifference Adjustment and the generation charge. TBS customers shall also pay for their applicable Vintaged Power Charge Indifference Adjustment provided in the table below, and the short-term commodity prices as set forth in Schedule TBCC. (N)

(Continued)

Advice	6768-E	Issued by	Submitted	November 18, 2022
Decision	D.21-11-016	**Meredith Allen**	Effective	December 1, 2022
		Vice President, Regulatory Affairs	Resolution	

Pacific Gas and Electric Company
U 39 Oakland, California

Revised Cal. P.U.C. Sheet No. 59329-E
Cancelling Revised Cal. P.U.C. Sheet No. 59086-E

ELECTRIC SCHEDULE D-CARE Sheet 1
LINE-ITEM DISCOUNT FOR CALIFORNIA ALTERNATE RATES FOR ENERGY (CARE) CUSTOMERS

APPLICABILITY: This schedule is applicable to single-phase and polyphase residential service in single-family dwellings and in flats and apartments separately metered by PG&E and domestic submetered tenants residing in multifamily accommodations, mobilehome parks and to qualifying recreational vehicle parks and marinas and to farm service on the premises operated by the person whose residence is supplied through the same meter, where the applicant qualifies for California Alternate Rates for Energy (CARE) under the eligibility and certification criteria set forth in Electric Rule 19.1. CARE service is available on Schedules E-1, E-TOU-B, E-TOU-C, E-TOU-D, EV2, E-ELEC, EM, ES, ESR, ET and EM-TOU.

TERRITORY: This rate schedule applies everywhere PG&E provides electric service.

RATES: Customers taking service on this rate schedule whose otherwise applicable rate schedule has no Delivery Minimum Bill Amount (Schedule E-ELEC) will receive a CARE percentage discount of 38.351% (R) on their total bundled charges (except for the California Climate Credit, which will not be discounted). Customers taking service on this rate schedule whose otherwise applicable rate schedule has a Delivery Minimum Bill Amount (all other schedules) will receive a CARE percentage discount ("A" or "C" below) on their total bundled charges less charges from which they are exempt (Wildfire Fund Charge, Recovery Bond Charge, Recovery Bond Credit, and the CARE surcharge portion of the public purpose program charge used to fund the CARE discount) on their otherwise applicable rate schedule (except for the California Climate Credit, which will not be discounted) and also will receive a percentage discount ("B" or "D" below) on the delivery minimum bill amount, if applicable. The CARE discount will be calculated for direct access and community choice aggregation customers based on the total charges as if they were subject to bundled service rates. Discounts will be applied as a reduction to distribution charges. These conditions also apply to master-metered customers and to qualified sub-metered tenants where the master-meter customer is jointly served under PG&E's Rate Schedule D-CARE and either Schedule EM, ES, ESR, ET, or EM-TOU.

For master-metered customers where one or more of the submetered tenants qualifies for CARE rates under the eligibility and certification criteria set forth in Rule 19.1, 19.2, or 19.3, the CARE discount is equal to a percentage ("C" below) of the total bundled charges, multiplied by the number of CARE units divided by the total number of units. In addition, master-metered customers eligible for D-CARE will receive a percentage discount ("D" below) on the delivery minimum bill amount, if applicable.

It is the responsibility of the master-metered customer to advise PG&E within 15 days following any change in the number of dwelling units and/or any decrease in the number of qualifying CARE applicants that results when such applicants move out of their submetered or non-submetered dwelling unit, or submetered permanent-residence RV or permanent-residence boat.

(Continued)

Advice 7516-E
Decision

Issued by
Shilpa Ramaiya
Vice President
Regulatory Proceedings and Rates

Submitted February 26, 2025
Effective March 1, 2025
Resolution

Pacific Gas and Electric Company
U 39 Oakland, California

Revised Cal. P.U.C. Sheet No. 59087-E
Cancelling Revised Cal. P.U.C. Sheet No. 58198-E

ELECTRIC SCHEDULE D-CARE Sheet 2
LINE-ITEM DISCOUNT FOR CALIFORNIA ALTERNATE RATES FOR ENERGY (CARE) CUSTOMERS

RATES: (Cont'd)

A.	D-CARE Discount:	35.000	% (Percent)	(I)
B.	Delivery Minimum Bill Discount:	50.000	% (Percent)	
C.	Master-Meter D-CARE Discount:	35.000	% (Percent)	(I)
D.	Master-Meter Delivery Minimum Bill Discount:	50.000	% (Percent)	

SPECIAL CONDITIONS:

1. OTHERWISE APPLICABLE SCHEDULE: The Special Conditions of the Customer's otherwise applicable rate schedule will apply to this schedule.

2. ELIGIBILITY: To be eligible to receive D-CARE the applicant must qualify under the criteria set forth in PG&E's Electric Rules 19.1, 19.2, and 19.3 and meet the certification requirements thereof to the satisfaction of PG&E. Qualifying Direct Access, Community Choice Aggregation Service, and Transitional Bundled Service customers are also eligible to take service on Schedule D-CARE. Applicants may qualify for D-CARE at their primary residence only. Customers or sub-metered tenants participating in the Family Electric Rate Assistance (FERA) program cannot concurrently participate in the CARE program.

Advice 7469-E
Decision

Issued by
Shilpa Ramaiya
Vice President
Regulatory Proceedings and Rates

Submitted December 30, 2024
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Resolution

6.3.2 Southern California Edison

The following pages provide details on the SCE electricity tariffs applied in this study. Table describes the baseline territories that were assumed for each climate zone. A net surplus compensation rate of $ 0.01532/ kWh was applied to any net annual electricity generation based on a one-year average of the rates between February 2024 and January 2025.

Table 36. SCE Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ06	6
CZ08	8
CZ09	9
CZ10	10
CZ14	14
CZ15	15

Summer Daily Allocations (June through September)

Baseline Region Number	Daily kWh Allocation	All-Electric Allocation
5	17.2	17.9
6	11.4	8.8
8	12.6	9.8
9	16.5	12.4
10	18.9	15.8
13	22.0	24.6
14	18.7	18.3
15	46.4	24.1
16	14.4	13.5

Winter Daily Allocations (October through May)

Baseline Region Number	Daily kWh Allocation	All-Electric Allocation
5	18.7	29.1
6	11.3	13.0
8	10.6	12.7
9	12.3	14.3
10	12.5	17.0
13	12.6	24.3
14	12.0	21.3
15	9.9	18.2
16	12.6	23.1

Schedule TOU-D
TIME-OF-USE
DOMESTIC
(Continued)

Sheet 12 (T)

SPECIAL CONDITIONS

1. Applicable rate time periods are defined as follows:

Option 4-9 PM, Option 4-9 PM-CPP, Option PRIME, Option PRIME-CPP : (T)

TOU Period	Weekdays		Weekends and Holidays	
	Summer	Winter	Summer	Winter
On-Peak	4 p.m. - 9 p.m.	N/A	N/A	N/A
Mid-Peak	N/A	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.
Off-Peak	All other hours	9 p.m. - 8 a.m.	All other hours	9 p.m. - 8 a.m.
Super-Off-Peak	N/A	8 a.m. - 4 p.m.	N/A	8 a.m. - 4 p.m.
CPP Event Period	4 p.m. - 9 p.m.	4 p.m. - 9 p.m.	N/A	N/A

EDISON

Southern California Edison Revised Cal. PUC Sheet No. 89278-E
Rosemead, California (U 338-E) Cancelling Revised Cal. PUC Sheet No. 88856-E

Schedule TOU-D
TIME-OF-USE
DOMESTIC
(Continued)

Sheet 2

RATES

Customers receiving service under this Schedule will be charged the applicable rates under Option 4-9 PM, Option 4-9 PM-CPP, Option 5-8 PM, Option 5-8 PM-CPP, Option PRIME, Option PRIME-CPP Option A, Option A-CPP, Option B, or Option B-CPP, as listed below. CPP Event Charges will apply to all energy usage during CPP Event Energy Charge periods and CPP Non-Event Energy Credits will apply as a reduction on CPP Non-Event Energy Credit Periods during Summer Season days, 4:00 p.m. to 9:00 p.m., as described in Special Conditions 1 and 3, below:

		Delivery Service Total[1]	Generation[2] UG***	Generation[2] DWREC[3]
Option 4-9 PM / Option 4-9 PM-CPP				
Energy Charge - $/kWh				
	Summer Season - On-Peak	0.35546 (I)	0.24264 (R)	0.00000
	Mid-Peak	0.35546 (I)	0.12948 (R)	0.00000
	Off-Peak	0.30374 (I)	0.06976 (R)	0.00000
	Winter Season - Mid-Peak	0.35546 (I)	0.17237 (R)	0.00000
	Off-Peak	0.30374 (I)	0.09602 (R)	0.00000
	Super-Off-Peak	0.28513 (I)	0.07779 (R)	0.00000
Baseline Credit**** - $/kWh		(0.09514) (I)	0.00000	
Fixed Recovery Charge - $/kWh		0.00198 (I)		
MCAM Charge[5] - $/kWh		0.00160 (I)		
Basic Charge - $/day				
	Single-Family Residence	0.031		
	Multi-Family Residence	0.024		
Minimum Charge** - $/day				
	Single Family Residence	0.346		
	Multi-Family Residence	0.346		
Minimum Charge (Medical Baseline)** - $/day				
	Single Family Residence	0.173		
	Multi-Family Residence	0.173		
California Climate Credit[4]		(56.00) (R)		
California Alternate Rates for Energy Discount - %		100.00*		
Family Electric Rate Assistance Discount - %		100.00		
Option 4-9 PM-CPP				
CPP Event Energy Charge - $/kWh			0.80000	
Summer CPP Non-Event Credit On-Peak Energy Credit - $/kWh			(0.15170)	
Maximum Available Credit - $/kWh*****				
	Summer Season		(0.54821) (R)	

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.
** The Minimum Charge is applicable when the Delivery Service Energy Charge, plus the applicable Basic Charge is less than the Minimum Charge.
*** The ongoing Competition Transition Charge CTC of ($0.00058) per kWh is recovered in the UG component of Generation. (R)
**** The Baseline Credit applies up to 100% of the Baseline Allocation, regardless of Time-of-Use time period. Additional Baseline Allocations apply for Customers with Heat Pump Water Heaters served under this Option. The Baseline Allocations are set forth in Preliminary Statement, Part H.
***** The Maximum Available Credit is the capped credit amount for CPP Customers dual participating in other demand response programs.
1 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.
2 Generation = The Gen rates are applicable only to Bundled Service Customers. See Special Condition below for PCIA recovery.
3 DWREC = Department of Water Resources (DWR) Energy Credit – For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.
4 Applied on an equal basis, per household, semi-annually. See the Special Conditions of this Schedule for more information.
5 The Modified Cost Allocation Mechanism (MCAM) charge recovers the net cost associated with system reliability procurement ordered by the CPUC that SCE has procured on behalf of customers whose generation services are provided by certain Electric Service Providers or Community Choice Aggregators.

(Continued)

(To be inserted by utility)
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Vice President

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2C7

Southern California Edison
Rosemead, California (U 338-E)

Revised Cal. PUC Sheet No. 89282-E
Cancelling Revised Cal. PUC Sheet No. 88860-E

Schedule TOU-D
TIME-OF-USE
DOMESTIC
(Continued)

Sheet 6

RATES (Continued)

		Delivery Service Total[1]	Generation[2] UG**	Generation[2] DWREC[3]
Option PRIME / Option PRIME-CPP				
Energy Charge - $/kWh/Meter/Day				
Summer Season				
	On-Peak	0.28716 (I)	0.28317 (R)	0.00000
	Mid-Peak	0.28716 (I)	0.10077 (R)	0.00000
	Off-Peak	0.20039 (I)	0.06728 (R)	0.00000
Winter Season				
	Mid-Peak	0.29246 (I)	0.24759 (R)	0.00000
	Off-Peak	0.19215 (I)	0.05686 (R)	0.00000
	Super-Off-Peak	0.19215 (I)	0.05686 (R)	0.00000
Fixed Recovery Charge - $/kWh		0.00198 (I)		
MCAM Charge[5] - $/kWh		0.00160 (I)		
Basic Charge - $/Meter/Day		0.539 (R)		
EV Meter Credit (Separately Metered EV Option) - $/Meter/Day		(0.408) (I)		
EV Submeter Credit - $/Meter/Day		(0.139) (I)		
California Climate Credit[4]		(56.00) (R)		
California Alternate Rates for Energy Discount - %		100.00*		
Family Electric Rate Assistance Discount - %		100.00		
Medical Line Item Discount - %		100.000		
Option PRIME-CPP				
CPP Event Energy Charge - $/kWh			0.80000	
Summer CPP Non-Event Credit				
On-Peak Energy Credit - $/kWh			(0.15170)	
Maximum Available Credit - $/kWh****				
	Summer Season		(0.54821) (R)	

* Represents 100% of the discount percentage as shown in the applicable Special Condition of this Schedule.
** The ongoing Competition Transition Charge (CTC) of ($0.00058) per kWh is recovered in the UG component of Generation. (R)
**** The Maximum Available Credit is the capped credit amount for CPP Customers dual participating in other demand response programs.
1 Total = Total Delivery Service rates are applicable to Bundled Service, Direct Access (DA) and Community Choice Aggregation Service (CCA Service) Customers, except DA and CCA Service Customers are not subject to the DWRBC rate component of this Schedule but instead pay the DWRBC as provided by Schedule DA-CRS or Schedule CCA-CRS.
2 Generation = The Gen rates are applicable only to Bundled Service Customers. See Special Condition below for PCIA recovery.
3 DWREC = Department of Water Resources (DWR) Energy Credit – For more information on the DWR Energy Credit, see the Billing Calculation Special Condition of this Schedule.
4 Applied on an equal basis, per household, semi-annually. See the Special Conditions of this Schedule for more information.
5 The Modified Cost Allocation Mechanism (MCAM) charge recovers the net cost associated with system reliability procurement ordered by the CPUC that SCE has procured on behalf of customers whose generation services are provided by certain Electric Service Providers or Community Choice Aggregators.

(Continued)

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6C9

Southern California Edison
Rosemead, California (U 338-E)

Revised Cal. PUC Sheet No. 89277-E
Cancelling Revised Cal. PUC Sheet No. 88502-E

Schedule D-CARE Sheet 1
CALIFORNIA ALTERNATE RATES FOR ENERGY
DOMESTIC SERVICE

APPLICABILITY

Applicable to domestic service to California Alternate Rates for Energy (CARE) households residing in a permanent Single-Family Accommodation or Multifamily Accommodation where the customer meets all the Special Conditions of this Schedule. Customers enrolled in the CARE program are not eligible for the Family Electric Rate Assistance (FERA) program.

Pursuant to Special Condition 12 herein, customers receiving service under this Schedule are eligible to receive the California Climate Credit as shown in the Rates section below.

TERRITORY

Within the entire territory served.

RATES

The applicable charges set forth in Schedule D shall apply to Customers served under this Schedule.

CARE Discount:

A 32.5 percent discount is applied to a CARE Customer's bill prior to the application of the Public Utilities Commission Reimbursement Fee (PUCRF) and any applicable user fees, taxes, and late payment charges. CARE Customers are required to pay the PUCRF and any applicable user fees, taxes, and late payment charges in full. In addition, CARE Customers are exempt from paying the CARE Surcharge of $0.01435 per kWh, the Wildfire Fund Non-Bypassable Charge of $0.00595 per kWh, and the Fixed Recovery Charge of $0.00198 per kWh.. (I) (I) (I)

(Continued)

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Vice President

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1H14

6.3.3 Southern California Gas

Following are the SoCalGas natural gas tariffs applied in this study. Table 37 describes the baseline territories that were assumed for each climate zone.

Table 37. SoCalGas Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ05	2
CZ06	1
CZ08	1
CZ09	1
CZ10	1
CZ14	2
CZ15	1

The SoCalGas monthly gas rate in $/therm applied in this analysis is shown in Table 38. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from SoCalGas's monthly residential tariffs between 2015 and 2024. 12-month curves were created from monthly gas rates for each of the ten years. The ten annual curves were then averaged to arrive at an average normalized annual curve. Long-term historical natural gas rate data was only available for SoCalGas' procurement charges.[8] The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 38 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point, and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. CARE tariffs reflect the 20 percent discount per the GR tariff.

[8] The SoCalGas procurement and transmission charges were obtained from the following site: https://www.socalgas.com/for-your-business/energy-market-services/gas-prices RES2023.xlsx (live.com)

Table 38. SoCalGas Monthly Gas Rate ($/therm)

Month	Procurement Charge	Transportation Charge		Total Charge	
		Baseline	Excess	Baseline	Excess
January	$0.45	$0.98	$1.40	$1.43	$1.85
February	$0.31	$0.98	$1.40	$1.29	$1.71
March	$0.26	$0.98	$1.40	$1.24	$1.66
April	$0.21	$0.98	$1.40	$1.19	$1.62
May	$0.22	$0.98	$1.40	$1.20	$1.62
June	$0.25	$0.98	$1.40	$1.23	$1.65
July	$0.26	$0.98	$1.40	$1.24	$1.66
August	$0.29	$0.98	$1.40	$1.27	$1.70
September	$0.27	$0.98	$1.40	$1.25	$1.67
October	$0.26	$0.98	$1.40	$1.24	$1.66
November	$0.29	$0.98	$1.40	$1.27	$1.69
December	$0.33	$0.98	$1.40	$1.31	$1.73

6.3.4 San Diego Gas & Electric

Following are the SDG&E electricity and natural gas tariffs applied in this study. Table 39 describes the baseline territories that were assumed for each climate zone. A net surplus compensation rate of $ 0.01837/ kWh was applied to any net annual electricity generation based on a one-year average of the rates between February 2024 and January 2025.

Table 39. SDG&E Baseline Territory by Climate Zone

Climate Zone	Baseline Territory
CZ07	Coastal
CZ10	Inland
CZ14	Mountain

The SDG&E monthly gas rate in $/therm was applied on a monthly basis according to the rates shown in Table 40. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from SDG&E's monthly residential tariffs between 2015 and 2024. 12-month curves were created from monthly gas rates for each of the ten years. The ten annual curves were then averaged to arrive at an average normalized annual curve. The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 40 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point, and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. CARE tariffs reflect the 20 percent discount per the G-CARE tariff.

Table 40. SDG&E Monthly Gas Rate ($/therm)

Month	Total Charge	
	Baseline	Excess
January	$2.07	$2.36
February	$2.01	$2.30
March	$1.93	$2.22
April	$1.86	$2.16
May	$1.88	$2.18
June	$1.94	$2.24
July	$1.95	$2.25
August	$2.02	$2.32
September	$1.97	$2.27
October	$1.94	$2.24
November	$1.97	$2.27
December	$2.07	$2.37

Baseline Usage: The following quantities of gas used in individually metered residences are to be billed at the baseline rates:

All Customers:	Daily Therm Allowance
Summer (May to Oct)	0.359
Winter On-Peak (Dec, Jan & Feb)	1.233
Winter Off-Peak (Nov, Mar, & Apr)	0.692

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 62556-E
Canceling Revised Cal. P.U.C. Sheet No. 62360-E

Sheet 2

SCHEDULE TOU-DR1
RESIDENTIAL TIME-OF-USE

RATES

Total Rates:

Description – TOU DR1	UDC Total Rate	DWR BC + WF-NBC	EECC Rate	Total Rate
Summer:				
On-Peak	0.28222	0.00561	0.41736	0.70519
Off-Peak	0.28222	0.00561	0.18792	0.47575
Super Off-Peak	0.28222	0.00561	0.06741	0.35524
Winter:				
On-Peak	0.41439	0.00561	0.14115	0.56115
Off-Peak	0.41439	0.00561	0.07928	0.49928
Super Off-Peak	0.41439	0.00561	0.06133	0.48133
Summer Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)
Winter Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)
Minimum Bill ($/day)	0.392			0.392

Description – TOU DR1-CARE	UDC Total Rate	DWR BC + WF-NBC	EECC Rate	Total Rate	Total Effective Care Rate	
Summer – CARE Rates:						
On-Peak	0.28222	0.00000	0.41736	0.69958	0.46249	R
Off-Peak	0.28222	0.00000	0.18792	0.47014	0.30762	R
Super Off-Peak	0.28222	0.00000	0.06741	0.34963	0.22627	R
Winter – CARE Rates:						
On-Peak	0.41439	0.00000	0.14115	0.55554	0.36526	R
Off-Peak	0.41439	0.00000	0.07928	0.49367	0.32350	R
Super Off-Peak	0.41439	0.00000	0.06133	0.47572	0.31138	R
Summer Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)	(0.07117)	I
Winter Baseline Adjustment Credit up to 130% of Baseline	(0.10543)			(0.10543)	(0.07117)	I
Minimum Bill ($/day)	0.196			0.196	0.196	

Note:
(1) Total Rates consist of UDC, Schedule DWR-BC (Department of Water Resources Bond Charge), Schedule WF-NBC (CA Wildfire Fund charge) and Schedule EECC (Electric Energy Commodity Cost) rates. EECC rates are applicable to bundled customers only. See Special Condition 16 for PCIA (Power Charge Indifference Adjustment) recovery.
(2) Total Rates presented are for customers that receive commodity supply and delivery service from Utility.
(3) DWR-BC and WF-NBC charges do not apply to CARE customers.
(4) As identified in the rates tables, customer bills will also include line-item summer and winter credits for usage up to 130% of baseline to provide the rate capping benefits adopted by Assembly Bill 1X and Senate Bill 695.
(5) WF-NBC rate is 0.00561 + DWR-BC Bond Charge is 0.00000 .

(Continued)

2H10
Issued by
Dan Skopec
Senior Vice President
Regulatory Affairs

Submitted Dec 30, 2024
Effective Jan 1, 2025
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Advice Ltr. No. 4582-E
Decision No. D.24-05-028

SCHEDULE TOU-DR1

Sheet 5

RESIDENTIAL TIME-OF-USE

Minimum Bill

The minimum bill to recover Distribution and TRAC costs is calculated as the minimum bill charge of $0.402 per day times the number of days in the billing cycle with a 50% discount applied for CARE or Family Electric Rate Assistance Program (FERA) customers resulting in a minimum bill charge of $0.201 per day.

Rate Components

The Utility Distribution Company Total Rates (UDC Total) shown above are comprised of the following components (if applicable): (1) Transmission (Trans) Charges, (2) Distribution (Distr) Charges, (3) Public Purpose Program (PPP) Charges, (4) Nuclear Decommissioning (ND) Charge, (5) Ongoing Competition Transition Charges (CTC), (6) Local Generation Charge (LGC), (7) Reliability Services (RS), and (8) the Total Rate Adjustment Component (TRAC).

Customers taking service under this Schedule may be eligible for a California Alternate Rates for Energy (CARE) discount on their bill, if they qualify to receive service under the terms and conditions of Schedule E-CARE. In addition, qualified CARE customers are exempt from paying the CARE surcharge of $0.01230 Per kWh. Customers that are eligible and receive both CARE and medical baseline will be given the additional medical baseline allotment for which they qualify and will receive the total effective CARE and medical baseline discounts identified in Schedule E-CARE.

Franchise Fee Differential

A Franchise Fee Differential of 5.78% will be applied to the monthly billings calculated under this Schedule for all customers within the corporate limits of the City of San Diego. Such Franchise Fee Differential shall be so indicated and added as a separate item to bills rendered to such customers.

Time Periods

All time periods listed are applicable to local time. The definition of time will be based upon the date service is rendered.

TOU Periods – Weekdays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	6:00 a.m. – 4:00 p.m.; 9:00 p.m. - midnight	6:00 a.m. – 4:00 p.m. Excluding 10:00 a.m. – 2:00 p.m. in March and April; 9:00 p.m. - midnight
Super Off-Peak	Midnight – 6:00 a.m.	Midnight – 6:00 a.m. 10:00 a.m. – 2:00 p.m. in March and April
TOU Period – Weekends and Holidays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	2:00 p.m. – 4:00 p.m.; 9:00 p.m. - midnight	2:00 p.m. – 4:00 p.m.; 9:00 p.m. - midnight
Super Off-Peak	Midnight – 2:00 p.m.	Midnight – 2:00 p.m.

Seasons: Summer June 1 – October 31
Winter November 1 – May 31

Schedule EV-TOU-5 - DOMESTIC TIME-OF-USE FOR HOUSEHOLDS WITH ELECTRIC VEHICLES provides domestic residential service for customers who own qualifying electric vehicles. Effective 10/1/2024

SCHEDULE EV-TOU-5										Schedule WF-NBC + DWR-BC Rate	Schedule EECC Rate	Total Electric Rate
Energy Charges ($/kWh)		Transm	Distr	PPP	ND	CTC	LGC	RS	TRAC	UDC Total			
Summer													
On-Peak		0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.38826	0.67789
Off-Peak		0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.14305	0.43268
Super Off-Peak		0.00000	0.01496	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.05728	0.00561	0.06741	0.13030
Winter													
On-Peak		0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.16516	0.45479
Off-Peak		0.05840	0.18330	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.28402	0.00561	0.11850	0.40813
Super Off-Peak		0.00000	0.01496	0.01654	0.00007	0.00054	0.02516	0.00001	0.00000	0.05728	0.00561	0.06133	0.12422
Other Charges/Discounts													
Basic Service Fee	($/month)	0.00	16.00	0.00	0.00	0.00	0.00	0.00	0.00	16.00			16.00

Notes:
1) The total rates presented reflect the UDC rates associated with service under Schedule EV-TOU-5 and the generation rates associated with Schedule EECC, in addition to the rates associated with Schedules DWR-BC and WF-NBC. The UDC rate-by-rate components presented are associated with service under Schedule EV-TOU-5 as presented in the utility's tariff book.
2) Unbundled customers are those who take generation from other providers, such as Direct Access (DA) or Community Choice Aggregation (CCA). Unbundled customers do not pay SDG&E's commodity rates. The Total Energy Charge for an unbundled customer includes UDC, WF-NBC, DWR-BC and Power Charge Indifference Adjustment (PCIA) rates. PCIA rates by vintage are included below. Please see Schedules DA-CRS or CCA-CRS for more information regarding PCIA rates.

SCHEDULE EV-TOU-5

Sheet 4

COST-BASED DOMESTIC TIME-OF-USE FOR HOUSEHOLDS WITH ELECTRIC VEHICLES

Notes: Transmission Energy charges include the Transmission Revenue Balancing Account Adjustment (TRBAA) of $(0.00289) per kWh and the Transmission Access Charge Balancing Account Adjustment (TACBAA) of $(0.01656) per kWh. PPP Energy charges includes Low Income PPP rate (LI-PPP) $0.01515/kWh, Non-low Income PPP rate (Non-LI-PPP) $0.00031/kWh (pursuant to PU Code Section 399.8, the Non-LI-PPP rate may not exceed January 1, 2000 levels), and California Solar Initiative rate (CSI) of $(0.00075)/kWh and Self-Generation Incentive Program rate (SGIP) $0.00149/kWh. The basic service fee of $16 per month is applied to a customer's bill and a 50% discount is applied for CARE, Medical Baseline, or Family Electric Rate Assistance Program (FERA) customers resulting in their basic service fees to be $8 per month.

Rate Components

The Utility Distribution Company Total Rates (UDC Total) shown above are comprised of the following components (if applicable): (1) Transmission (Trans) Charges, (2) Distribution (Distr) Charges, (3) Public Purpose Program (PPP) Charges, (4) Nuclear Decommissioning (ND) Charge, (5) Ongoing Competition Transition Charges (CTC), (6) Local Generation Charge (LGC), (7) Reliability Services (RS), and (8) the Total Rate Adjustment Component (TRAC).

Certain Direct Access customers are exempt from the TRAC, as defined in Rule 1 – Definitions.

Franchise Fee Differential

A Franchise Fee Differential of 5.78% will be applied to the monthly billings calculated under this schedule for all customers within the corporate limits of the City of San Diego. Such Franchise Fee Differential shall be so indicated and added as a separate item to bills rendered to such customers.

Time Periods:

All time periods listed are applicable to actual "clock" time)

TOU Period – Weekdays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	6:00 a.m. – 4:00 p.m.; 9:00 p.m. – midnight	6:00 a.m. – 4:00 p.m. Excluding 10:00 a.m.–2:00 p.m.in March and April; 9:00 p.m. - midnight
Super-Off-Peak	Midnight – 6:00 a.m.	Midnight – 6:00 a.m. 10:00 a.m. – 2:00 p.m. in March and April

TOU Period – Weekends and Holidays	Summer	Winter
On-Peak	4:00 p.m. – 9:00 p.m.	4:00 p.m. – 9:00 p.m.
Off-Peak	2:00 p.m. – 4:00 p.m.; 9:00 p.m. – midnight	2:00 p.m. – 4:00 p.m. 9:00 p.m. - midnight
Super-Off-Peak	Midnight – 2:00 p.m.	Midnight – 2:00 p.m.

Seasons:

Summer June 1 – October 31

Winter November 1 – May 31

San Diego Gas & Electric Company
San Diego, California

Revised Cal. P.U.C. Sheet No. 62755-E
Canceling Revised Cal. P.U.C. Sheet No. 35718-E

SCHEDULE E-CARE Sheet 1

CALIFORNIA ALTERNATE RATES FOR ENERGY

APPLICABILITY

This schedule provides a California Alternate Rates for Energy (CARE) discount to each of the following types of customers listed below that meet the requirements for CARE eligibility as defined in Rule 1, Definitions, and herein, and is taken in conjunction with the customer's otherwise applicable service schedule.

1) Customers residing in a permanent single-family accommodation, separately metered by the Utility.

2) Multi-family dwelling units and mobile home parks supplied through one meter on a single premises where the individual unit is submetered.

3) Non-profit group living facilities.

4) Agricultural employee housing facilities.

TERRITORY

Within the entire territory served by the Utility.

DISCOUNT

1) Residential CARE:

Pursuant to D.24-05-028, the applicable CARE discount rate is to be between 30% and 35%, with the intended CARE discount rate to be 35% for SDG&E, specifically, applied as a fixed CARE line-item discount. T N N

In addition to the CARE line-item discount, the total effective CARE discount consists of: (a) exemptions from paying the CARE Surcharge, Department of Water Resources Bond Charge (DWR-BC), California Wildfire Fund Charge (WF-NBC), Vehicle-Grid Integration (VGI) costs, and California Solar Initiative (CSI) and (b) a 50% minimum bill relative to Non-CARE.

(Continued)

1H6
Advice Ltr. No. 4572-E-A
Decision No. D.24-05-028

Issued by
Dan Skopec
Senior Vice President
Regulatory Affairs

Submitted Jan 24, 2025
Effective Jan 1, 2025
Resolution No.

6.3.5 City of Palo Alto Utilities

Following are the CPAU electricity and natural gas tariffs applied in this study. The CPAU monthly gas rate in $/therm was applied on a monthly basis according to the rates shown in Table 41. The gas rates were developed based on the latest available gas rate for January 2025 and a curve to reflect how natural gas prices fluctuate with seasonal supply and demand. The seasonal curve was estimated from CPAU's monthly residential tariffs between 2018 and 2024. 12-month curves were created from monthly gas rates for each of the seven years. The seven annual curves were then averaged to arrive at an average normalized annual curve. The baseline and excess transmission charges were found to be consistent over the course of a year and applied for the entire year based on January 2025 rates. The costs presented in Table 41 were then derived by establishing the baseline and excess rates from the latest January 2025 tariff as a reference point and then using the normalized curve to estimate the cost for the remaining months relative to the January rates. The monthly service charge applied was $16.93 per month per the January 2025 G-1 tariff.

Table 41. CPAU Monthly Gas Rate ($/therm)

Month	G1 Volumetric Total Baseline	G1 Volumetric Total Excess
January	$1.74	$3.02
February	$1.33	$2.53
March	$1.24	$2.43
April	$1.21	$2.39
May	$1.21	$2.39
June	$1.23	$2.42
July	$1.31	$2.64
August	$1.37	$2.71
September	$1.36	$2.71
October	$1.38	$2.72
November	$1.45	$2.80
December	$1.57	$2.96

RESIDENTIAL ELECTRIC SERVICE

UTILITY RATE SCHEDULE E-1

A. APPLICABILITY:

This Rate Schedule applies to separately metered single-family residential dwellings receiving Electric Service from the City of Palo Alto Utilities.

B. TERRITORY:

This rate schedule applies everywhere the City of Palo Alto provides Electric Service.

C. UNBUNDLED RATES:

Per kilowatt-hour (kWh)	Commodity	Distribution	Public Benefits	Total
Tier 1 usage	$ 0.10270	$ 0.08642	$ 0.00549	$ 0.19461
Tier 2 usage Any usage over Tier 1	0.13240	0.08079	0.00549	0.21868
Customer Charge ($/month)				4.64

D. SPECIAL NOTES:

1. Calculation of Cost Components

The actual bill amount is calculated based on the applicable rates in Section C above and adjusted for any applicable discounts, surcharges and/or taxes. On a Customer's bill statement, the bill amount may be broken down into appropriate components as calculated under Section C.

2. Calculation of Usage Tiers

Tier 1 Electricity usage shall be calculated and billed based upon a level of 15 kWh per day, prorated by Meter reading days of Service. As an example, for a 30-day bill, the Tier 1 level would be 450 kWh. For further discussion of bill calculation and proration, refer to Rule and Regulation 11.

{End}

6.3.6 Sacramento Municipal Utilities District (Electric Only)

Following are the SMUD electricity tariffs applied in this study. The rates effective January 2025 were used.

Residential Time-of-Day Service
Rate Schedule R-TOD

II. Firm Service Rates

A. Time-of-Day (5-8 p.m.) Rate

	Effective as of January 1, 2023	Effective as of January 1, 2024	Effective as of May 1, 2024	Effective as of January 1, 2025	Effective as of May 1, 2025
Time-of-Day (5-8 p.m.) Rate (RT02)					
Non-Summer Season (October - May)					
System Infrastructure Fixed Charge *per month per meter*	$23.50	$24.15	$24.80	$25.50	$26.20
Electricity Usage Charge					
Peak *$/kWh*	$0.1547	$0.1590	$0.1633	$0.1678	$0.1724
Off-Peak *$/kWh*	$0.1120	$0.1151	$0.1183	$0.1215	$0.1248
Summer Season (June - September)					
System Infrastructure Fixed Charge *per month per meter*	$23.50	$24.15	$24.80	$25.50	$26.20
Electricity Usage Charge					
Peak *$/kWh*	$0.3279	$0.3369	$0.3462	$0.3557	$0.3655
Mid-Peak *$/kWh*	$0.1864	$0.1914	$0.1967	$0.2021	$0.2077
Off-Peak *$/kWh*	$0.1350	$0.1387	$0.1425	$0.1464	$0.1505

B. Optional Critical Peak Pricing Rate

1. The CPP Rate base prices per time-of-day period are the same as the prices per time-of-day period for TOD (5-8 p.m.).
2. The CPP Rate provides a discount per kWh on the Mid-Peak and Off-Peak prices during summer months.
3. During CPP Events, customers will be charged for energy used at the applicable time-of-day period rate plus the CPP Rate Event Price per kWh as shown on www.smud.org.
4. During CPP Events, energy exported to the grid will be compensated at the CPP Rate Event Price per kWh as shown on www.smud.org.
5. The CPP Rate Event Price and discount will be updated annually at SMUD's discretion and posted on www.smud.org.

C. Plug-In Electric Vehicle Credit (rate categories RT02 and RTC1)

This credit is for residential customers who have a licensed passenger battery electric plug-in or plug-in hybrid electric vehicle. Credit applies to all electricity usage charges from midnight to 6:00 a.m. daily.

Electric Vehicle Credit..... -$0.0150/kWh

III. Electricity Usage Surcharges

Refer to the following rate schedules for details on these surcharges.

A. Hydro Generation Adjustment (HGA). Refer to Rate Schedule HGA.

IV. Rate Option Menu

A. Energy Assistance Program Rate. Refer to Rate Schedule EAPR.

B. Medical Equipment Discount Program. Refer to Rate Schedule MED.

C. Joint Participation in Medical Equipment Discount and Energy Assistance Program Rate. Refer to Rate Schedule MED.

SACRAMENTO MUNICIPAL UTILITY DISTRICT Sheet No. **R-TOD-2**
Resolution No. 23-09-09 adopted September 21, 2023 Effective: **September 22, 2023**

V. Conditions of Service

A. Time-of-Day Billing Periods

Summer (Jun 1 - Sept 30)	**Peak**	Weekdays between 5:00 p.m. and 8:00 p.m.
	Mid-Peak	Weekdays between noon and midnight except during the Peak hours.
	Off-Peak	All other hours, including weekends and holidays[1].
Non-Summer (Oct 1 - May 31)	**Peak**	Weekdays between 5:00 p.m. and 8:00 p.m.
	Off-Peak	All other hours, including weekends and holidays[1].

[1] See Section V. Conditions of Service

6.3.7 Fuel Escalation Assumptions

The average annual escalation rates in Table 42 and Table 43 were used in this study. Table 42 rates are based on assumptions from the CPUC 2021 En Banc hearings on utility costs through 2030 (California Public Utilities Commission, 2021a). Escalation rates through the remainder of the 30-year evaluation period are based on the escalation rate assumptions within the 2022 TDV factors. No data was available to estimate electricity escalation rates for CPAU and SMUD, therefore electricity escalation rates for PG&E and statewide natural gas escalation rates were applied. Table 43 rates are based on the escalation rate assumptions within the 2025 LSC factors from 2026 through 2055.[9] These rates were developed for electricity use statewide (not utility-specific) and assume steep increases in gas rates in the latter half of the analysis period. Data was not available for the year 2026 and so the CPUC En Banc assumptions were applied for those years using the average rate across the three IOUs for statewide electricity escalation.

[9] https://www.energy.ca.gov/files/2025-energy-code-hourly-factors. (California Energy Commission, 2023). Actual escalation factors were provided by consultants E3.

Table 42. Real Utility Rate Escalation Rate Assumptions, CPUC En Banc and 2022 TDV Basis

	Statewide Natural Gas Residential Average Rate (%/year, real)	Electric Residential Average Rate (%/year, real)		
		PG&E	SCE	SDG&E
2026	4.6%	1.8%	1.6%	2.8%
2027	4.6%	1.8%	1.6%	2.8%
2028	4.6%	1.8%	1.6%	2.8%
2029	4.6%	1.8%	1.6%	2.8%
2030	4.6%	1.8%	1.6%	2.8%
2031	2.0%	0.6%	0.6%	0.6%
2032	2.4%	0.6%	0.6%	0.6%
2033	2.1%	0.6%	0.6%	0.6%
2034	1.9%	0.6%	0.6%	0.6%
2035	1.9%	0.6%	0.6%	0.6%
2036	1.8%	0.6%	0.6%	0.6%
2037	1.7%	0.6%	0.6%	0.6%
2038	1.6%	0.6%	0.6%	0.6%
2039	2.1%	0.6%	0.6%	0.6%
2040	1.6%	0.6%	0.6%	0.6%
2041	2.2%	0.6%	0.6%	0.6%
2042	2.2%	0.6%	0.6%	0.6%
2043	2.3%	0.6%	0.6%	0.6%
2044	2.4%	0.6%	0.6%	0.6%
2045	2.5%	0.6%	0.6%	0.6%
2046	1.5%	0.6%	0.6%	0.6%
2047	1.3%	0.6%	0.6%	0.6%
2048	1.6%	0.6%	0.6%	0.6%
2049	1.3%	0.6%	0.6%	0.6%
2050	1.5%	0.6%	0.6%	0.6%
2051	1.8%	0.6%	0.6%	0.6%
2052	1.8%	0.6%	0.6%	0.6%
2053	1.8%	0.6%	0.6%	0.6%
2054	1.8%	0.6%	0.6%	0.6%
2055	1.8%	0.6%	0.6%	0.6%

Table 43. Real Utility Rate Escalation Rate Assumptions, 2025 LSC Basis

Year	Statewide Natural Gas Residential Average Rate (%/year, real)	Statewide Electricity Residential Average Rate (%/year, real)
2026	4.6%	2.1%
2027	4.2%	0.6%
2028	3.2%	1.9%
2029	3.6%	1.6%
2030	6.6%	1.3%
2031	6.7%	1.0%
2032	7.7%	1.2%
2033	8.2%	1.1%
2034	8.2%	1.1%
2035	8.2%	0.9%
2036	8.2%	1.1%
2037	8.2%	1.1%
2038	8.2%	1.0%
2039	8.2%	1.1%
2040	8.2%	1.1%
2041	8.2%	1.1%
2042	8.2%	1.1%
2043	8.2%	1.1%
2044	8.2%	1.1%
2045	8.2%	1.1%
2046	8.2%	1.1%
2047	3.1%	1.1%
2048	-0.5%	1.1%
2049	-0.6%	1.1%
2050	-0.5%	1.1%
2051	-0.6%	1.1%
2052	-0.6%	1.1%
2053	-0.6%	1.1%
2054	-0.6%	1.1%
2055	-0.6%	1.1%

Get In Touch

The adoption of reach codes can differentiate jurisdictions as efficiency leaders and help accelerate the adoption of new equipment, technologies, code compliance, and energy savings strategies.

As part of the Statewide Codes & Standards Program, the Reach Codes Subprogram is a resource available to any local jurisdiction located throughout the state of California.

Our experts develop robust toolkits as well as provide specific technical assistance to local jurisdictions (cities and counties) considering adopting energy reach codes. These include cost-effectiveness research and analysis, model ordinance language and other code development and implementation tools, and specific technical assistance throughout the code adoption process.

If you are interested in finding out more about local energy reach codes, the Reach Codes Team stands ready to assist jurisdictions at any stage of a reach code project.

Visit

LocalEnergyCodes.com to access our resources and sign up for newsletters

Contact

info@localenergycodes.com for no-charge assistance from expert Reach Code advisors

Explore

The Cost-Effectiveness Explorer is a free resource to help California local governments and stakeholders develop energy policies for buildings.

Follow

us on Linkedin

Revision: 1.0
Last modified: 2025/06/09

ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS REPEALING CHAPTER 6, "BUILDING REGULATIONS," AND CHAPTER 9, "FIRE PREVENTION AND PROTECTION," AND REPLACING THEM WITH A NEW CHAPTER 6, "BUILDING CODES AND REGULATIONS," THAT INCLUDES THE NEW 2025 CALIFORNIA BUILDING, FIRE CODES AS AMENDED. AMENDMENTS INCLUDE UPDATED FIRE SAFETY REQUIREMENTS IN WILDLAND URBAN INTERFACE AREAS FOR NEW, RENOVATED, OR REPAIRED STRUCTURES.

WHEREAS, the California Building Standards Commission (CBSC) is responsible for administering the proposal, review, adoption, and implementation of the codes and regulations that establish building standards throughout California contained in Title 24 of the California Code of Regulations, commonly referred to as the California Buildings Standards Code; and

WHEREAS, the 2025 California Building Standards Code was published July 1, 2025, and will go into effect on January 1, 2026; and

WHEREAS, local jurisdictions are required to adopt and enforce the triennial California Building Standards Code published by the CBSC with any local amendments by January 1 of their effective year, or be mandated to accept, by default, the version published by the State; and

WHEREAS, California Health and Safety Code Section 17958 requires cities to adopt building regulations that are substantially the same as those adopted by the CBSC and contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5 allow cities to enact more stringent standards to the California Building Standards Code, including but not limited to green building standards, based on express findings that such standards are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and burning more than 4.5 million acres; and

WHEREAS, the Town of Los Gatos is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms; and

WHEREAS, pursuant to Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130, the Town's proposed AC to heat pump and electric-readiness changes to building standards affecting residential units in the 2025 California Energy Code and 2025 California Green Building Standards Code are necessary to implement the Town's local code amendment; and

WHEREAS, the Town's General Plan Environment and Sustainability Element, which was adopted on June 30, 2022, includes relevant Town goals and policies including "[s]upport initiatives, legislation, and actions to respond to climate change"; "[p]romote energy conservation in . . . residential uses by encouraging installation of fixture and appliance upgrades, . . . and other retrofits to existing structures"; and

WHEREAS, Section 101.7.1 of the California Green Building Standards Code provides that local climatic, geological or topographical conditions include environmental conditions established by a city, county, or city and county through findings; and

WHEREAS, following adoption of this Ordinance, the Town will submit the local amendments to the 2025 California Building Standards Code and required findings to the CBSC for filing, in accordance with Health & Safety Code Section 17958.7(a);

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1.

LEGISLATIVE FINDINGS

A. The recitals set forth above are true and correct and are incorporated into this ordinance by reference as if fully set forth herein.

B. In accordance with Health and Safety Code Sections 17958 and following, the Town Council finds that local amendments are reasonably necessary because of the following local climatic, geological, or topographical conditions:

1. Climatic: The Town of Los Gatos experiences low humidity, high wind, and warm temperatures during the summer months, creating conditions that are particularly conducive to the ignition and spread of grass, brush, and structure fires.

2. Geologic: The Town of Los Gatos is situated adjacent to active earthquake faults capable of producing substantial seismic events.

3. Topographic: The Town of Los Gatos is partially located in rugged, steep, and heavily vegetated hillsides accessible over limited roadways that are steep, narrow, and circuitous.

4. Topographic: The Town of Los Gatos is divided by a creek, freeways, and other traffic corridors, and is partially located in hillside areas with limited access. The occurrence of a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more bridges collapse or be substantially damaged. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during a seismic event.

5. Due to the Town's local climatic, geological, geographical, and topographical conditions, mitigation measures are necessary, such as automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials, and other safeguards to minimize the risks to citizens, firefighters, and property resulting from the severity of a fire threat and potential delays in responding to such threats.

C. The Town Council finds that all codes adopted herein related to residential structures are substantially equivalent to prior local amendments, or are related to home hardening and wildfire safety, consistent with the requirements of Assembly Bill 130.

Section 2.

CHAPTER 6, "Buildings and Building Regulations," and CHAPTER 9 "Fire Prevention and Protection," of the Los Gatos Town Code ARE REPEALED IN THEIR ENTIRETY AND REPLACED WITH A NEW CHAPTER 6. "Building Codes and Regulations," to read as follows:

Chapter 6 BUILDING CODES and REGULATIONS
Table of Contents

ARTICLE I. CALIFORNIA ADMINISTRATIVE CODE

Sec. 6.10.010 Adopted.
Sec. 6.10.020 Conflicting Provisions.
Sec. 6.10.030 Qualifying Alterations.

ARTICLE II. CALIFORNIA BUILDING CODE

Sec. 6.20.010 Adopted.
Sec. 6.20.020 IBC Oversight.
Sec. 6.20.030 Schedule of Permit Fees.
Sec. 6.20.040 Automatic Sprinkler Systems.
Sec. 6.20.050 Smoke Control Systems.
Sec. 6.20.060 Roof Drainage.
Sec. 6.20.070 Roof Covering Requirements in a Wildland-Urban Interface Fire Area and other areas.
Sec. 6.20.080 Concrete Strength.
Sec. 6.20.090 Limits on methods using Gypsum Board and Cement Plaster

ARTICLE III. CALIFORNIA RESIDENTIAL CODE

Sec. 6.30.010 Adopted.
Sec. 6.30.020 Automatic Sprinkler Systems.
Sec. 6.30.030 Energy Storage Systems.
Sec. 6.30.040 Limits on methods using Gypsum Board and Cement Plaster.

ARTICLE IV. CALIFORNIA ELECTRIC CODE

Sec. 6.40.010 Adopted.

ARTICLE V. CALIFORNIA MECHANICAL CODE

Sec. 6.50.010 Adopted.

ARTICLE VI. CALIFORNIA PLUMBING CODE

Sec. 6.60.010 Adopted.
Sec. 6.60.020 Backflow protection.

ARTICLE VII. CALIFORNIA ENERGY CODE

Sec. 6.70.010 Adopted.

ARTICLE VIII. CALIFORNIA WILDLAND URBAN INTERFACE CODE

Sec. 6.80.010 Adopted.
Sec. 6.80.020 Scope.
Sec. 6.80.030 Application.
Sec. 6.80.040 Additions and Alterations.

ARTICLE IX. CALIFORNIA HISTORICAL BUILDING CODE

Sec. 6.90.010 Adopted.

ARTICLE X. CALIFORNIA FIRE CODE

Sec. 6.100.010 Adopted.
Sec. 6.100.020 General.
Sec. 6.100.030 Administration and Enforcement.
Sec. 6.100.040 CHAPTER 1, DIVISION II Administration.
Sec. 6.100.050 Chapter 2, Definitions.
Sec. 6.100.060 Fire Apparatus Access Roads.
Sec. 6.100.070 Access to Building Openings and Roofs.
Sec. 6.100.080 Premises Identification.
Sec. 6.100.090 Emergency Responder Communication Coverage.
Sec. 6.100.100 Fire and Smoke Protection Features.
Sec. 6.100.110 Fire Protection and Life Safety Systems.
Sec. 6.100.120 Automatic Sprinkler Systems.
Sec. 6.100.130 Fire Alarm and Detection Systems.
Sec. 6.100.140 Smoke Control Systems.
Sec. 6.100.150 Energy Systems.
Sec. 6.100.160 Electrical Energy Storage Systems (ESS).
Sec. 6.100.170 Fire Safety During Construction and Demolition.

Sec. 6.100.180 Fire Department Site Access and Water Supply.
Sec. 6.100.190 Completion Before Occupancy.
Sec. 6.100.200 Temporary Heating and Cooking Operations.
Sec. 6.100.210 Immersion Heaters.
Sec. 6.100.220 Hazardous Materials-General Provisions.
Sec. 6.100.230 Corrosive Materials.
Sec. 6.100.240 Explosives and Fireworks.
Sec. 6.100.250 Flammable and Combustible Liquids.
Sec. 6.100.260 On-Demand Mobile Fueling Operations.
Sec. 6.100.270 Flammable Gases and Flammable Cryogenic Fluids.
Sec. 6.100.280 Highly Toxic and Toxic Materials.
Sec. 6.100.290 Pyrophoric Materials.
Sec. 6.100.300 Appendix B-Fire Flow Requirements for Buildings.
Sec. 6.100.310 Appendix C-Fire Hydrant Locations and Distribution.
Sec. 6.100.320 Appendix D-Fire Apparatus Access Roads.

ARTICLE XI. CALIFORNIA EXISTING BUILDING CODE

Sec. 6.110.010 Adopted.

ARTICLE XII. CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 6.120.010 Adopted.

ARTICLE XIII. CALIFORNIA REFERENCE STANDARDS CODE

Sec. 6.130.010 Adopted.

ARTICLE XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 6.140.010 Adopted.
Sec. 6.140.020 Application of other codes.

ARTICLE XV. EXPEDITED PERMIT PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Sec. 6.150.010 Purpose and intent.
Sec. 6.150.020 Definitions.
Sec. 6.150.030 Applicability.
Sec. 6.150.040 Solar energy system requirements.
Sec. 6.150.050 Applications and documents.
Sec. 6.150.060 Permit review and inspection requirements.

ARTICLE XVI. BUILDING RELOCATION CODE OF THE TOWN

DIVISION 1. GENERALLY

Sec. 6.140.010 Title.

Sec. 6.140.020 Interference with demolition or removal of building.

DIVISION 2. PERMIT

Sec. 6.140.030 Required, exceptions.
Sec. 6.140.040 Application.
Sec. 6.140.050 Review of application, duty of applicant.
Sec. 6.140.060 Issuance, fees.
Sec. 6.140.070 When issuance prohibited.
Sec. 6.140.080 Conditions of issuance.
Sec. 6.140.090 Bond required.
Sec. 6.140.100 Conditions of bond.
Sec. 6.140.110 Default on bond.
Sec. 6.140.120 Bond other than surety bond—Default.
Sec. 6.140.130 Same—Release.

ARTICLE I. CALIFORNIA ADMINISTRATIVE CODE

Sec 6.10.010. – Adopted.

The 2025 California Administrative Code, California Code of Regulations, Title 24, Part 1, is adopted by reference.

Sec. 6.10.020. – Conflicting Provisions.

When any provisions of the administrative sections of the codes adopted in Chapter 6 conflict with the administrative provisions found in the California Administrative and Building Codes, the California Administrative and Building Codes shall apply. If any code adopted in this Chapter does not include administrative provisions, the administrative provisions of the California Administrative and Building Codes shall apply.

Sec 6.10.030. – Qualifying alterations.

Substantial renovations/alterations that include replacement of over fifty (50) percent of the existing foundation for purposes other than a repair or reinforcement, as defined in California Existing Building Code, Section 202; or where over fifty (50) percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall meet the new construction requirements of California Code of Regulations, Title 24 as modified by the Town of Los Gatos. If either of these criteria are met within three years, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the new construction requirements.

ARTICLE II. CALIFORNIA BUILDING CODE

Sec. 6.20.010 – Adopted.

The 2024 International Building Code (IBC), as amended by the State of California Building Standards Commission and known as the 2025 California Building Code (CBC), California Code of Regulations Title 24, Part 2, Volumes 1 and 2, with Appendix I, is adopted by reference and amended as follows:

Sec. 6.20.020 – IBC Oversight.

The California adoption of the new 2024 International Building Code may have inadvertently eliminated some construction requirements by oversight or erroneous reference to another code. In cases where the code adoption has inadvertently deleted or mis-referenced necessary construction requirements, the Town of Los Gatos Building Official may authorize use of construction requirements from the last previously adopted International Codes.

Sec. 6.20.030 – Schedule of Permit Fees.

Section 109.2 is amended to read as follows:

Section 109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the (Town Council).

Section 109.2.1 is added to read as follows:

109.2.1. Plan Review Fees. When submittal documents are required by Section 109, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The plan review fee shall be 65 percent of the building permit fee. The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees.
When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the per-hour plan review rate as adopted by the Town of Los Gatos.

Section 109.6.1 is added to read as follows:

109.6.1. Refunds. The building official may authorize refunds of Building Division fees which were erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work or inspections have been done under an issued permit.

The building official may authorize refunding of not more than 80 percent of the collected plan review fee when the plan check application is withdrawn or cancelled prior to any plan review work being done.

The building official shall not authorize refunding of any collected fee until a written request for a refund by the original permittee or applicant is received. Requests must be received no later than 180 days after the date of the fee payment.

Sec. 6.20.040 – Automatic Sprinkler Systems.

Section 903.2 of the California Building Code adopted by this article is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in either this Section or in Sections 903.2.1 through 903.2.12.

For the purposes of this Section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
    a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.
    b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.
    c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:
        i. Noncombustible construction.
        ii. Maximum 5,000 square feet in building area.
        iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.
        iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.
    d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.
2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

    Exception: Accessory Dwelling Unit, provided that all of the following are met:

    a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

b. The existing primary residence does not have automatic fire sprinklers.

c. The accessory dwelling unit does not exceed 1,200 square feet in size.

d. The unit is on the same lot as the primary residence.

e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

   Exception: Additions where all of the following are met:

   a. Building addition does not exceed 500 square feet.
   b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.

6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the Fire Code Official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety[1] or increased fire risk[2], shall require the installation of an approved fire automatic fire sprinkler system.

   [1] Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

   [2] Fire Risks – Shall include but not be limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

A Section 903.2.11.7 is added to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection.

Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing and maintenance.
The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with California Fire Code Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.

Sec. 6.20.050 – Smoke Control Systems

Section 909.22.1 is added to read as follows:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

Sec. 6.20.060 – Roof Drainage.

Section 1502 is amended to add Section 1502.5 to read as follows:

Section 1502.5 Over Public Property.
Roof drainage water from a building shall not be permitted to flow over public property.

Exception(s):
1) Group R3, and Group U Occupancies
2) Other occupancies where the drainage plan and method of drainage have been approved by the “Building Official."

Sec. 6.20.070 – **Roof Covering Requirements in a Wildland-Urban Interface Fire Area and other areas.**

Section 1505.1.2 is amended to read as follows:

1505.1.2 Roof coverings within all other areas.
The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every

new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

Sec. 6.20.080 – Concrete Strength.

Section 1705.3, Exception 1, is amended to read as follows:

Exception: Special inspections and tests shall not be required for:

1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength, f'c, not more than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

Sec. 6.20.090 – Limits on methods using Gypsum Board and Cement Plaster

Table 2308.10.1 Wall Bracing Requirements is amended to read as follows:

The title of Table 2308.10.1 is amended to read:

TABLE 2308.10.1[a, f, g]

Footnotes "f" and "g" are added to Table 2308.6.1, to read as follows:

f. Methods PBS, HPS, and SFB are not permitted in Seismic Design Categories D or E.
g. Methods GB, DWB, and PCP are not permitted in Seismic Design Category E.

ARTICLE III. CALIFORNIA RESIDENTIAL CODE

Sec. 6.30.010. – Adopted.

The 2024 International Residential Code (IRC) as amended by the State of California Building Standards Commission and known as the 2025 California Residential Code (CRC), California Code of Regulations, Title 24, Part 2.5, with Appendices BF, BG, BH, and CJ is adopted by reference and amended as follows:

Sec. 6.30.020 – Automatic Sprinkler Systems.

R309.2 One- and two-family dwellings automatic fire sprinkler systems is amended to read as follows:

R309.2 One- and two-family dwellings automatic sprinkler systems.

An automatic sprinkler system shall be installed in all new and existing one- and two-family dwellings when additions are made that increase the fire area to more than 3,600 square feet.

Exceptions:

1. Accessory Dwelling Unit, provided that all of the following are met:
   1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
   1.2. The existing primary residence does not have automatic fire sprinklers.
   1.3. The accessory dwelling unit does not exceed 1,200 square feet in size.
   1.4. The unit is on the same lot as the primary residence.
   1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

2. When additions are made to existing structures, causing the fire area to exceed 3,600 square feet, and all of the following are met:
   2.1. Building addition does not exceed 500 square feet.
   2.2. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

Sec. 6.30.030 – Energy Storage Systems

Section 330.3.1 is amended to read as follows:

R330.3.1 Spacing. Individual ESS units shall be separated from each other by at least 3 feet (914 mm) except separation distances are documented to be adequate based on large-scale fire testing complying with Section 1207.1.7.

Section R330.4 is amended to read as follows:

R330.4 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6.
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, and shall not be located below or above any emergency escape and rescue openings.
4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8 -inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-

closing or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4. ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms. (Material based on NFPA 855 2023 Ed.)

Section R330.7 is amended to read as follows:

R330.7 Fire detection. Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.
ESS installed in Group R-3 and townhomes shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314.

2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.

   Exceptions:
   1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.

   2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

R902.1.2 is amended to read as follows:

R902.1.2 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

Sec. 6.30.040. – Limits on methods using Gypsum Board and Cement Plaster.

Table R602.10.3(3) Bracing Requirements Based On Seismic Design Category is amended to read as follows:

The title of Table R602.10.3(3) is amended to read:
TABLE R602.10.3(3)[i, j]

Footnotes “i” and “j” are added to Table R602.10.3(3), to read:

i. Methods PBS, HPS, SFB and CS-SFB are not permitted in Seismic Design Categories D_0, D_1, and D_2.
j. Methods GB, DWB and PCP are not permitted in Seismic Design Categories D_0, D_1, and D_2 where S_1 is greater than or equal to 0.75.

ARTICLE IV. CALIFORNIA ELECTRICAL CODE

Sec. 6.40.010. – Adopted.

The 2023 National Electrical Code (NEC), as amended by the State of California Building Standards Commission, and known as the 2025 California Electric Code (CEC), California Code of Regulations, Title 24, Part 3, is adopted by reference.

ARTICLE V. CALIFORNIA MECHANICAL CODE

Sec. 6.50.010. – Adopted.

The 2024 Uniform Mechanical Code (UMC), as amended by the State of California Building Standards Commission, and known as the 2025 California Mechanical Code (CMC), California Code of Regulations, Title 24, Part 4, is adopted by reference.

ARTICLE VI. CALIFORNIA PLUMBING CODE

Sec. 6.60.010. – Adopted.

The 2024 Uniform Plumbing Code (UPC), as amended by the State of California Building Standards Commission, and known as the 2025 California Plumbing Code (CPC), California Code of Regulations, Title 24, Part 5, with appendices A, B, D, G, H, I, J, K, and L only, are adopted by reference and amended as follows:

Sec. 6.60.020. – Backflow protection.

Section 710.1 is amended to read as follows:

710.1. Backflow Protection. Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Administrative Authority. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating, “backwater valve downstream.”

ARTICLE VII. CALIFORNIA ENERGY CODE

Sec. 6.70.010. – Adopted.

The 2025 California Energy Code (CEC), California Code of Regulations, Title 24, Part 6, is adopted by reference.

ARTICLE VIII. CALIFORNIA WILDLAND URBAN INTERFACE CODE

Sec. 6.80.010. – Adopted.

The 2024 International Wildland Urban Interface Code (IWUI), as amended by the State of California Building Standards Commission and known as the 2025 California Wildland Urban Interface Code (CWUI), California Code of Regulations, Title 24, Part 7, is adopted by reference, and amended as follows.

Sec. 6.80.020. – Scope.

Section 101.2 Scope is amended to read as follows.

[A]101.2 Scope. This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, and additions or alterations to existing buildings, located within a wildland-urban interface (WUI) area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.

Sec. 6.80.030. – Application.

Section 101.3.1 Application is amended as follows:

101.3.1 Application.
Exception 6: Land or water area acquired or managed for one or more of ht following purposes or uses:

6.1 Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.
6.2 Lands kept in a predominantly natural state as habitat for wildlife, plant, or animal communities.
6.3 Open space lands that are environmentally sensitive parklands.
6.4 Other lands having scenic values, as declared by the local agency, or by state or federal law.

Section 101.3.1.1 Application date and, where required, is amended to read as follows.

101.3.1.1 Application date and where required. New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA), including:

Moderate Fire Hazard Severity Zones.
High Fire Hazard Severity Zones.
Very High Fire Hazard Severity Zones.

All incorporated lands designated by the Town of Los Gatos as a Wildland-Urban Interface area, including Moderate, High, and Very High Fire Severity zones.

Sec. 6.80.040. – Additions and Alterations.

Section [A]101.5 Additions or alterations is adopted to read as follows.

[A]101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

ARTICLE IX. CALIFORNIA HISTORICAL BUILDING CODE

Sec. 6.90.010. – Adopted.

The 2025 California Historical Building Code (CHBC), California Code of Regulations, Title 24, Part 8, including Appendix A, is adopted by reference.

ARTICLE X. CALIFORNIA FIRE CODE

Sec. 6.100.010 – Adopted.

The 2024 International Fire Code (IFC), as amended by the State of California Building Standards Commission and known as the 2025 California Fire Code (CFC), California Code of Regulations Title 24, Part 9, with Appendices B, C, D, and P, is adopted by reference and amended as follows.

Sec. 6.100.020 – General.

Inclusion in Central Fire District; Definitions.

(a) The Town is included in the Santa Clara County Central Fire Protection District. The Town's inclusion is provided for in Ordinance No. 997 of the Town.

(b) As used in this Code, the following definitions shall apply:

(i) *"Fire Department"* means the Santa Clara County Central Fire Protection District.
(ii) *"Fire Chief"* means the Chief of the Fire Department.

Sec 6.100.030 – Administration and Enforcement.

Delegation of duties. Whenever a provision appears that requires or allows the Fire Chief to do some act or make certain inspections, it is to be construed to authorize the Fire Chief to designate, delegate, and authorize subordinates to perform the act or make the inspection unless the terms of the provision or section provide otherwise.

Plan review. The Fire Department will review all plans submitted to the Town for the construction of all buildings except the interior of dwellings for the purpose of ascertaining and causing to be corrected any condition liable to cause fire, to endanger life from fire, or to create or perpetuate any violation of the provisions or intent of this Code or State law affecting fire safety.

Citations. Fire Department officers authorized by the Fire Chief and State law may issue citations for violations of this chapter pursuant to the Code.

Abatement of hazards by Fire Chief.

(a) If any person fails to comply with the orders of the Fire Chief, or in the event the Fire Chief is unable to locate the responsible person within a reasonable time, the Fire Chief may take such steps to abate the fire hazard as are necessary for the protection of the public health and safety. In no event is notice necessary before abatement when the fire hazard constitutes a clear and present danger to the public welfare.

(b) The cost of any such abatement is a debt to the Town of the owner of the premises or of any person who, by act or inaction, caused or permitted the fire hazard to exist. The cost of the abatement shall become a lien on the premises when the need for the abatement and the amount of the cost have been established in the manner provided in Article 8 of Chapter 6 of this Code.

Fees for checking, inspection services and permits. The Town Council may, by resolution, establish a schedule of fees to be charged and collected for checking and inspection services performed and for the issuance and enforcement of permits and requirements under this chapter.

Building Official to forward plans. The Building Official will provide the Fire Chief with one (1) copy of any plans and specifications required to be reviewed by the Fire Department.

Sec. 6.100.040 – CHAPTER 1, DIVISION II Administration.

Chapter 1, Division II, of the 2025 California Fire Code is amended as follows:

Table 105.5.9 is amended to read as follows:

TABLE 105.5.9
PERMIT AMOUNTS FOR COMPRESSED GASES

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100lb)
Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications	875 (100 lb)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200
Highly toxic	Any Amount
Moderately toxic	Any Amount
Other Health Hazard Materials	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

Table 105.5.22 is amended to read as follows:

TABLE 105.5.22
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS

TYPE OF MATERIAL	AMOUNT
Combustible liquids	See Section 105.5.18
Corrosive materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Explosive materials	See Section 105.5.16
Flammable materials	
Gases	See Section 105.5.9
Liquids	See Section 105.5.18
Solids	100 pounds
Highly toxic materials	
Gases	See Section 105.5.9
Liquids	Any Amount
Solids	Any Amount

Moderately toxic materials	
Gases	See Section 105.5.9
Other health hazard materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Oxidizing materials	
Gases	See Section 105.5.9
Liquids	
Class 4	Any Amount
Class 3	1 gallon[a]
Class 2	10 gallons
Class 1	55 gallons
Solids	
Class 4	Any Amount
Class 3	10 pounds[b]
Class 2	100 pounds
Class 1	500 pounds
Organic peroxides	
Liquids	
Class I	Any Amount
Class II	Any Amount
Class III	1 gallon
Class IV	2 gallons
Class V	No Permit Required
Solids	
Class I	Any Amount
Class II	Any Amount
Class III	10 pounds
Class IV	20 pounds
Class V	No Permit Required
Pyrophoric materials	
Gases	Any Amount
Liquids	Any Amount
Solids	Any Amount
Toxic materials	
Gases	See Section 105.5.9
Liquids	10 gallons
Solids	100 pounds
Unstable (reactive) materials	
Liquids	
Class 4	Any Amount
Class 3	Any Amount

Class 2	5 gallons
Class 1	10 gallons
Solids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	50 pounds
Class 1	100 pounds
Water-reactive materials	
Liquids	
Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds
Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

a. 22 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 22 gallons or less.

b. 220 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 220 pounds or less.

Section 105.5.60 is added to read as follows:

105.5.60 Institutions. An operational permit is required to operate any health facility as defined in Section 1250 of the California Health and Safety Code, with an occupant load of more than six (6) persons, or to operate any jail or facility where personal liberties of the occupants are restrained. See California Code of Regulations Title 24 Part 2.

Section 105.5.62 is added to read as follows:

105.5.61 Residential care facility. An operational permit is required to operate any residential care or service facility, as described in the California Building Code, accommodating more than six (6) persons.

Section 105.6.4 is amended to read as follows:

105.6.4 Cryogenic fluids. A construction permit is required for installation of or alteration to cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.5.11. Maintenance performed in accordance with this code is not considered to be an alteration and does not require a construction permit.

Section 108.2.1 is added to read as follows:

108.2.1 Construction permit fees. Construction permit fees and plan review fees for fire hydrant systems, fire extinguishing systems, and fire alarm systems shall be paid to the Santa Clara County Fire Department in accordance with the following table based on valuation. The valuation shall be limited to the value of the system installation for which the permit is being issued. Plan review fees are 65 percent of the Permit Fee amount. For the purposes of determining the total fee amount for each permit, the plan review fee shall be added to the Permit Fee.

TOTAL VALUATIONS	**PERMIT FEE**
$1.00 TO $500.00	$23.50
$501.00 TO $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2001.00 TO $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 TO $50,000.00	$391.25 for the first $25,000.00 plus $4.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 TO $100,000.00	$630.15 for the first $50,000.00 plus $13.60for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$986.75 for the first $100,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001 to $1,000,000.00	$3,228.15 for the first $500,000.00 plus $5.35 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001 and up	$5,604.00 for the first $1,000,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof
Additional re-inspections, in connection with the permits above, are to be paid at $120.00 for each occurrence at the discretion of the fire code official.	
Cancelled inspections without advance notice are to be paid at $120.00 for each occurrence.	

Section 108.2.2 is added to read as follows:

108.2.2 Operational permit fees. Operational permit fees shall be paid to the Santa Clara County Fire Department as follows:

FACILITY TYPE		PERMIT FEE
1.	Institutional	
	A. More than 6 persons	$75.00 - Annually
	B. Over 50 persons	$100.00 - Annually
2.	Day Care Facilities	
	More than 6 clients	$35.00 - Annually
3.	Places of Assembly	
	A. 50-300 persons	$50.00 - Annually
	B. Over 300 persons	$85.00 - Annually
4.	Temporary Membrane Structures, Tents, and Canopies (Only those requiring permits in accordance with Section 105.6.47).	$85.00 – Each Occurrence

Section 109.5 is added to read as follows:

109.5 Final inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Department.

Section 113.4 is deleted.

Sec. 6.100.050 – Chapter 2, Definitions.

Section 202 is amended to amend and add the following definitions:

CORROSIVE LIQUID. Corrosive liquid is:
1) any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or
2) any liquid having a pH of 2 or less or 12.5 or more; or
3) any liquid classified as corrosive by the U.S. Department of Transportation; or
4) any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations §66261.22.

HEALTH HAZARD – OTHER. A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).

LARGE-SCALE FIRE TESTING. Testing a representative energy storage system that induces a significant fire into the device under test and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier.

MODERATELY TOXIC GAS. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

SECONDARY CONTAINMENT. Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy of the primary containment failure.

SPILL CONTROL. That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and prevents the materials from spreading to other parts of the room.

WORKSTATION. A defined space or an independent principal piece of equipment flammable or unstable (Class 3 or 4 as ranked by NFPA 704) hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

Sec. 6.100.060 – Fire Apparatus Access Roads.

Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and in accordance with the Fire Department's access standards**.**

Section 503.1.1 is amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements for this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. In other than R-3 or U occupancies, when the building is equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 the dimension may be increased to a maximum of 300 feet when approved by the fire code official.

2. When there are not more than two Group R-3 or accessory Group U occupancies, the dimension may be increased to a maximum of 200 feet.

3. When apparatus roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection shall be provided.

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) for engines, and 26 feet (7925 mm) for aerial fire apparatus exclusive of shoulders, except for approved gates or barricades in accordance with Sections 503.5.1 and 503.6. The unobstructed vertical clearance shall be a minimum of 13 feet 6 inches (4115 mm), or as determined by the fire code official.

Exception: When there are not more than two residential parcels, having only Group R, Division 3, or Group U occupancy structures, the access road width may be modified by the fire code official.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be a minimum of 30 feet (9144 mm) inside, and a minimum of 50 feet (15240 mm) outside.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15 percent, unless approved by the fire code official**.**

Section 503.5 is amended to read as follows:

503.5 Required gates or barricades. The Fire Code Official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including the public streets, alleys, or highways. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

Section 503.6 is amended to read as follows:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings.

Sec. 6.100.070 – Access to Building Openings and Roofs.

Section 504.5 is added to read as follows:

504.5 Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to within and throughout the building, are installed, such devices shall be approved by the fire code official. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location or otherwise approved by the fire code official. Access control devices must also comply with Chapter 10.

Sec. 6.100.080 – Premises Identification.

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6 inches (153 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following is a guideline for adequate address number dimensions:

- The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a half (½) inch stroke.

- The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1)

inch stroke.

- The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1½) inch stroke.

- The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least eighteen (18) inches high with a two (2) inch stroke.

- The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least twenty-four (24) inches high with a two and a half (2½) inch stroke.

Sec. 6.100.090 – Emergency Responder Communication Coverage.

Section 510.1 is amended to read as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided within all buildings meeting any one of the following conditions:

1. There are more than 3 stories above grade plane (as defined by the Building Code Section 202);

2. The total building area is 30,000 square feet or more;

3. The total basement area is 5,000 square feet or more;

4. Where required by the Fire Code Official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section 510.4.1

Exceptions:

1. Where approved by the Fire Code Official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved communications coverage system.

2. Where it is determined by the Fire Code Official that the communications coverage system is not needed.

3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the Fire Code Official shall have the authority to accept an automatically activated emergency responder communications

coverage system.

4. Buildings and areas of buildings that have minimum radio coverage signal strength levels of the Silicon Valley Regional Interoperability Authority (SVRIA) P25 Phase 2 700 MHz Digital Trunked Radio System within the building in accordance with Section 510.4.1 without the use of an indoor radio coverage system.
   The radio coverage system shall be installed and maintained in accordance with Sections 510.4 through 510.6.4 of this code and with the applicable provisions of NFPA 1225, Standard for Emergency Services Communications.

   In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the Fire Code Official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems.

Section 510.1.1 is added to read as follows:

510.1.1 Obstruction by new buildings. No obstruction of the public safety system backhaul shall be allowed without an approved mitigating plan.

Section 510.3.1 is amended to read as follows:

510.3.1 Permit required. A construction permit for the installation of or modification to in-building emergency responder communications enhancement systems and related equipment is required as specified in Section 105.6.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. A frequency change made to an existing system is considered to be new construction and will require a construction permit.

Section 510.4 is amended to read as follows:

510.4 Technical requirements. Equipment required to provide in-building, two-way emergency responder communication coverage shall be listed in accordance with UL 2524 and the current Emergency Responders Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

Section 510.4.2 is amended to read as follows:

510.4.2 System design. The in-building emergency responder communications enhancement system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1225, and the current Emergency Responder Communications

Enhancement Systems Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5 is amended to read as follows:

510.5 Installation requirement. The installation of the emergency responder radio coverage system shall be in accordance with NFPA 1225 and the current Emergency Responder Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5.2 is amended to read as follows:

510.5.2 Approval prior to installation. Communications enhancement systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the Fire Code Official and the agency FCC license holder or systems administrator.

Section 510.5.4 is amended to read as follows:

510.5.4 Acceptance test procedure. Where an in-building emergency responder communications enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. Final system acceptance will require ERRCS power level and DAQ testing with agency FCC license holder, systems administrators, or designee.

Sec. 6.100.100 – Fire And Smoke Protection Features

Section 703.3 is added to read as follows:

703.3 Fire-resistant penetrations and joints. In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 100, and other occupancies as determined necessary special inspections for through-penetrations, membrane penetration firestops, fire resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with CBC Sections 714.4.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

Sec. 6.100.110 – Fire Protection and Life Safety Systems

Section 901.6.2 is amended to read as follows:

901.6.2 Integrated testing. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In

addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

901.6.2.1 High-rise buildings. For high-rise buildings, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

901.6.2.2 Smoke control systems. Where a fire alarm system is integrated with a smoke control system as outlined in Section 909, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

Section 901.6.3 is amended to read:

901.6.3 Records <u>Information</u>. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained on the premises for a minimum of five years. See Sections 907.7 and 907.8 for fire alarm system inspection, testing and maintenance documentation requirements.

Sec. 6.100.120 – Automatic Sprinkler Systems

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in either this Section or in Sections 903.2.1 through 903.2.12, whichever is the more restrictive, and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:

a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.

b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.

c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:

   i. Noncombustible construction.

   ii. Maximum 5,000 square feet in building area.

   iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.

   iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.

d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.

2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

   Exception: Accessory Dwelling Unit, provided that all of the following are met:

   a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

   b. The existing primary residence does not have automatic fire sprinklers.

   c. The accessory dwelling unit does not exceed 1,200 square feet in size.

   d. The unit is on the same lot as the primary residence.

   e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

   Exception: Additions where all of the following are met:

   a. Building addition does not exceed 500 square feet.

b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code.

5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.
6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the Fire Code Official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety[1] or increased fire risk[2], shall require the installation of an approved fire automatic fire sprinkler system.

[1] Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

[2] Fire Risks – Shall include, but not limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

Section 903.2.11.7 is added to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection.
Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Sec. 6.100.130 – Fire Alarm and Detection Systems.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing, and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.

Sec. 6.100.140 – Smoke Control Systems.

Section 909.22.1 is amended to read as follows:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

Sec. 6.100.150 – Energy Systems.
Section 1202.1.1 is amended to read as follows:

1202.1 Definitions. The following terms are defined in Chapter 2:

BATTERY SYSTEM, STATIONARY STORAGE.
BATTERY TYPES.
CAPACITOR ENERGY STORAGE SYSTEM.
CRITICAL CIRCUIT.
EMERGENCY POWER SYSTEM.
ENERGY STORAGE MANAGEMENT SYSTEMS.
ENERGY STORAGE SYSTEM (ESS).
ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.
ENERGY STORAGE SYSTEM, MOBILE.
ENERGY STORAGE SYSTEM, WALK-IN UNIT.
ENERGY STORAGE SYSTEM CABINET.
ENERGY STORAGE SYSTEM COMMISSIONING.
ENERGY STORAGE SYSTEM DECOMMISSIONING.
FUEL CELL POWER SYSTEM, STATIONARY.
LARGE-SCALE FIRE TESTING
PORTABLE GENERATOR.
STANDBY POWER SYSTEM.

Sec. 6.100.160 – Electrical Energy Storage Systems (ESS).

Section 1207.1.7 is amended to read as follows:

1207.1.7 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted in accordance with NFPA 855 as amended, and UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the fire-resistance rating of the room separation specified in Section 1207.7.4. The test report shall be provided to the Fire Code Official for review and approval in accordance with Section 104.2.2.

Section 1207.2.2.1 is amended to read as follows:

1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual and made available to the Fire Code Official upon request.

Section 1207.5.2 is amended to read as follows:

1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5. The allowable number of fire areas, maximum allowable quantity, and fire-resistance rating of fire-barriers shall comply with Table 1207.5.1.

Exceptions:

1. Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.6 and large-scale fire testing complying with Section 1207.1.7.

2. Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.

3. Dedicated-use buildings in compliance with Section 1207.7.1.

TABLE 1207.5.1
DESIGN AND NUMBER OF ESS FIRE AREAS

STORY		PERCENTAGE OF MAXIMUM ALLOWABLE QUANTITY PER FIRE AREA	NUMBER OF FIRE AREAS PER STORY	FIRE-RESISTANCE RATING FOR FIRE BARRIERS IN HOURS
Above grade plan	Higher than 9	25	1	3
	7-9	50	2	2
	6	50	2	2
	5	50	2	2
	4	75	4	2
	3	100	6	2
	2	100	6	2
	1	100	6	2
Below grade plan	1	100	4	3
	2	50	2	3
	Lower than 2	Not Allowed	Not Allowed	Not Allowed

Section 1207.5.5 is amended to read as follows:

1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:

1. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) with a maximum stored energy capacity of 50 kWh, as described in Section 1207.5.1, shall be designed with a minimum density of 0.3 gpm/ft2 (1.14 L/min) based over the area of the room or 2,500 square-foot (232 m2) design area, whichever is larger, unless a lower density is approved based on large-scale fire testing in accordance with Section 1207.1.7.

2. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) exceeding 50 kWh shall use a density based on large-scale fire testing complying with Section 1207.1.7.

3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the Fire Code Official based on large-scale fire testing complying with Section 1207.1.7:

   3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.
   3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.
   3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.
   3.4. NFPA 2001, Standard on Clean Agent Fire-Extinguishing Systems.
   3.5. NFPA 2010, Standard for Fixed Aerosol Fire-Extinguishing Systems.

   Exceptions:

   1. Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.

   2. Lead-acid and nickel-cadmium systems that are used for DC power for control of substations and control or safe shutdown of generating stations under the exclusive control of the electric utility, and located outdoors or in building spaces used exclusively for such installations, shall not be required to have a fire suppression system installed.

   3. Lead-acid battery systems in uninterruptable power supplies listed and labeled in accordance with UL 1778, utilized for standby power applications, which is limited to not more than 10 percent of the floor area on the floor on which the ESS is located, shall not be required to have a fire suppression system. (Material based on NFPA 855 2023 Ed.)

Section 1207.11.3 is amended to read as follows:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.

2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section R302.6.

3. Outdoors or on the exterior side of the exterior walls not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit and not below or above any emergency escape and rescue openings.

4. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard.

ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms or in habitable spaces of dwelling units.

Section 1207.11.6 is amended to read as follows:

1207.11.6 Fire detection. ESS installed in Group R-3 and R-4 occupancies shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11.

2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units and attached garages where smoke alarms cannot be installed based on their listing.

   Exceptions:
   1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.

   2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

Sec. 6.100.170 – Fire Safety During Construction and Demolition.

Section 3303.5 is amended to read as follows:

3303.5 Fire watch. Where required by the Fire Code Official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for building construction. Fire watch is not intended to facilitate occupancy during ongoing construction in a new building.

Section 3303.7 is added to read as follows:

3303.7 Fire Walls. When firewalls are required in combustible construction, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather protected at the location of the wall(s)**.**

Sec. 6.100.180 – Fire Department Site Access and Water Supply.

Section 3307.1.2 is amended to read as follows:

3307.1.2 Stairways Required. Each level above the first story in multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

> **Exception:** For multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Section 3307.1.4 is added to read as follows:

3307.1.4 Required Means of Egress. All buildings under construction shall have at least one unobstructed means of egress. All means of egress shall be identified in the written site safety plan as required by Section 3303.1.

Section 3307.6 is added to read as follows:

3307.6 Fire Department Access Roadways. All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13 ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Fire Code Official, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted subbase and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95% and sealed. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other

approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

Sec. 6.100.190 – Completion Before Occupancy.

Section 3313.1 is added to read as follows:

Section 3313.1 Completion Before Occupancy. In buildings where an automatic sprinkler system is required by this Code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

In new buildings of combustible construction where automatic fire sprinkler systems are required to be installed, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire Department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior audible waterflow alarm shall be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the Fire Department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

Sec. 6.100.200 – Temporary Heating and Cooking Operations.

Section 4103.1 is amended to read as follows:

4103.1 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, B, E, I, R-1, R-2, R2.1, R2.2, R-3, R3.1 and R-4 and ambulatory care facilities.

Exceptions:

1. Portable unvented fuel-fired heaters listed and labeled in accordance with UL 647 are permitted to be used in one and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.

2. Portable outdoor gas-fired heating appliances in accordance with Section 4103.1.2.

Section 4103.1.2.1.1 is amended to read as follows:

4103.1.2.1.1 Prohibited locations. The storage or use of portable outdoor gas-fired heating appliances is prohibited in any of the following locations:

1. Inside of any occupancy where connected to the fuel gas container.
2. Inside of tents, canopies and membrane structures.
3. On exterior balconies, and rooftops.

Sec. 6.100.210 – Immersion Heaters.

Section 4106.1 is added to read as follows:

4106.1 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

Sec. 6.100.220 – Hazardous Materials-General Provisions.

Section 5001.2.2.2 is amended to read as follows:

5001.2.2.2 Health Hazards The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic and toxic materials.
2. Corrosive materials.
3. Moderately toxic gas.
4. Health hazards - Other.

Section 5002.1 is amended to read as follows:

5002.1 Definitions. The following terms are defined in Chapter 2:

BOILING POINT.
CEILING LIMIT.
CHEMICAL.
CHEMICAL NAME.
CLOSED CONTAINER.
CONTAINER.
CONTROL AREA.
CORROSIVE LIQUIDS.
CYLINDER.
DAY BOX.
DEFLAGRATION.

DESIGN PRESSURE.
DETACHED BUILDING.
DISPENSING.
EXCESS FLOW CONTROL.
EXHAUSTED ENCLOSURE.
EXPLOSION.
FLAMMABLE VAPORS OR FUMES.
GAS CABINET.
GAS ROOM.
HANDLING.
HAZARDOUS MATERIALS.
HEALTH HAZARD.
HEALTH HAZARD – OTHER.
IMMEDIATELY DANGEROUS TO LIFE AND HEALTH (IDLH).
INCOMPATIBLE MATERIALS.
LIQUID.
LOWER EXPLOSIVE LIMIT (LEL).
LOWER FLAMMABLE LIMIT (LFL).
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA.
MODERATELY TOXIC GAS.
NORMAL TEMPERATURE AND PRESSURE (NTP).
OUTDOOR CONTROL AREA.
PERMISSIBLE EXPOSURE LIMIT (PEL).
PESTICIDE.
PHYSICAL HAZARD.
PRESSURE VESSEL.
SAFETY CAN.
SAFETY DATA SHEET (SDS).
SECONDARY CONTAINMENT.
SEGREGATED.
SOLID.
SPILL CONTROL.
STORAGE, HAZARDOUS MATERIALS.
SYSTEM.
TANK, ATMOSPHERIC.
TANK, PORTABLE.
TANK, STATIONARY.
TANK VEHICLE.
UNAUTHORIZED DISCHARGE.
USE (MATERIAL).
VAPOR PRESSURE.

Section 5003.1.3.1 is added to read as follows:

5003.1.3.1 Toxic, Highly Toxic, Moderately Toxic Gases and Similarly Used or Handled Materials. The storage, use and handling of toxic, highly toxic and moderately toxic gases in amounts exceeding Table 6004.2.1.4 shall be in accordance with this chapter and Chapter 60. Any toxic, highly toxic or moderately toxic material that is used or handled as a gas or vapor shall be in accordance with the requirements for toxic, highly toxic or moderately toxic gases.

Section 5003.1.5 is added to read as follows:

5003.1.5 Health Hazards - Other. The storage, use and handling of materials classified as other health hazards including carcinogens, irritants and sensitizers in amounts exceeding 810 cubic feet for gases, 55 gallons for liquids and 5,000 pounds for solids shall be in accordance with Section 5003.

Section 5003.1.6 is added to read as follows:

5003.1.6 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2. An approved containment system is required for any quantity of hazardous materials that are liquids or solids at normal temperature, and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property or the environment. The approved containment system may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2.

Section 5003.2.2.1 is amended to read as follows:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.

2. Piping and tubing shall be identified in accordance with ASME A13.1 and the Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste to indicate the material conveyed.

3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:
    3.1. The point of use.
    3.2. The tank, cylinder or bulk source.

4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be clearly visible, provided with ready access and identified in an approved manner.

5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.

6. Where gases or liquids having a hazard ranking of:
   Health hazard Class 3 or 4
   Flammability Class 4
   Reactivity Class 4

   in accordance with NFPA 704 are carried in pressurized piping above 15 pounds per square inch gauge (psig)(103 Kpa), an approved means of leak detection, emergency shutoff or excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical.

   Exceptions:
   1. Piping for inlet connections designed to prevent backflow.
   2. Piping for pressure relief devices.

7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in Table 6004.2.1.4. Secondary containment includes, but is not limited to, double-walled piping.

   Exceptions:
   1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.
   2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.

8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

Section 5003.2.2.2 is amended to read as follows:

5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 shall be in accordance with ASME B31.3 and the following:

1. Piping and tubing utilized for the transmission of highly toxic, toxic, or highly volatile corrosive liquids and gases shall have welded or brazed connections throughout except for connections within an exhausted enclosure if the material is

a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistance-rated construction or in concealed spaces in areas not classified as Group H Occupancies.

3. All primary piping for toxic, highly toxic and moderately toxic gases shall pass a helium leak test of 1x10-9 cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.

Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed spaces above other occupancies where installed in accordance with Section 415.11.7.4 of the *California Building Code* for Group H-5 occupancies.

Section 5003.5.2 is added to read as follows:

5003.5.2 Ventilation Ducting. Ducts venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

Section 5003.5.3 is added to read as follows:

5003.5.3 “H" Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

Section 5003.10.4 is amended to read as follows**:**

5003.10.4 Elevators utilized to transport hazardous materials.

5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.

5003.10.4.1.1 When transporting cryogenic or liquefied compressed gases, there shall be no occupants in the elevator.

5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).

5003.10.4.3 Toxic, moderately toxic, and highly-toxic gases shall be limited to a container of a maximum water capacity of 1 pound.

5003.10.4.4 When transporting cryogenic or liquefied compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.

Section 5004.2.1 is amended to read as follows:

5004.2.1 Spill Control for Hazardous Material Liquids. Rooms, buildings or areas used for storage of hazardous material shall be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel by one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations.
2. Liquid-tight floors in indoor and outdoor locations or similar areas provided with liquid-tight raised or recessed sills or dikes.
3. Sumps and collection systems
4. Other approved engineered systems.

Except for surfacing, the floors, sills, dikes, sumps and collection systems shall be constructed of noncombustible material, and the liquid-tight seal shall be compatible with the material stored. When liquid-tight sills or dikes are provided, they are not required at perimeter openings having an open-grate trench across the opening that connects to an approved collection system.

Section 5004.2.2.2 is amended to read as follows:

5004.2.2.2 Incompatible Materials. Incompatible materials shall be separated from each other in independent secondary containment systems.

Sec. 6.100.230 – Corrosive Materials.

Section 5402.1 is amended to read as follows:

5402.1 Definition. The following terms are defined in Chapter 2:

CORROSIVE.
CORROSIVE LIQUIDS.

Sec. 6.100.240 – Explosives and Fireworks.

Section 5601.1.3 is amended to read as follows:

5601.1. 3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California Office of the State Fire Marshal, are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.

2. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

Sec. 6.100.250 Flammable and Combustible Liquids.

Section 5704.2.7.5.8 is amended to read as follows:

5704.2.7.5.8 Overfill Prevention. An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Section 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

Section 5704.2.7.5.9 is added to read as follows:

5704.2.7.5.9 Automatic and/or Remote Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the Fire Code Official that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Sec. 6.100.260 – On-Demand Mobile Fueling Operations.

Section 5707 is amended to read as follows:

5707.3.3 Site plan. A site plan shall be developed for each location or area at which mobile fueling occurs. The site plan shall be in sufficient detail to indicate the following:

1. All buildings and structures.
2. Lot lines or property lines.
3. Electric car chargers.

4. Solar photovoltaic parking lot canopies.
5. Appurtenances on-site and their use or function.
6. All uses adjacent to the lot lines of the site.
7. Fueling locations.
8. Locations of all storm drain openings and adjacent waterways or wetlands.
9. Information regarding slope, natural drainage, curbing and impounding.
10. How a spill will be kept on the site property.
11. Scale of the site plan.

Sec. 6.100.270 – Flammable Gases and Flammable Cryogenic Fluids.

Section 5809.3.4 is amended to read as follows:

5809.3.4 Site plan. For other than emergency roadside service, a site plan shall be developed for each location at which mobile gaseous hydrogen fueling occurs. The site plan shall be in sufficient detail to indicate: all buildings, structures, lot lines, property lines and appurtenances on site and their use and function, and the scale of the site plan.

Sec. 6.100.280 – Highly Toxic and Toxic Materials.

Chapter 60 title is amended to read as follows:

CHAPTER 60 HIGHLY TOXIC MATERIAL, TOXIC MATERIALS and MODERATELY TOXIC GASSES

Section 6001.1 is amended to read as follows:

6001.1 Scope. The storage and use of highly toxic and toxic and/or moderately toxic materials shall comply with this Chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Conditions involving pesticides or agricultural products as follows:

    2.1 Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.

    2.2 Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.

2.3 Storage in dwellings or private garages of pesticides registered by the US Environmental Protection Agency to be utilized in and around the home, garden, pool, spa and patio.

Section 6002.1 is amended to read as follows:

6002.1 Definitions.

The following terms are defined in Chapter 2:

CONTAINMENT SYSTEM.

CONTAINMENT VESSEL.

EXCESS FLOW VALVE.

HIGHLY TOXIC.

MODERATELY TOXIC GAS.

OZONE-GAS GENERATOR.

PHYSIOLOGICAL WARNING THRESHOLD.

REDUCED FLOW VALVE.

TOXIC.

Section 6004 title is amended to read as follows:

SECTION 6004 HIGHLY TOXIC, MODERATELY TOXIC, AND TOXIC COMPRESSED GASES

Section 6004.1 is amended to read as follows:

6004.1 General. The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

6004.1.1 Special limitations for indoor storage and use by occupancy. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.

6004.1.1.1 Group A, E, I or U occupancies. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used within Group A, E, I or U occupancies.

Exception: Cylinders not exceeding 20 cubic feet (0.566 m^3) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.

6004.1.1.2 Group R occupancies. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in Group R occupancies.

6004.1.1.3 Offices, retail sales and classrooms. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used in offices, retail sales or classroom portions of Group B, F, M or S occupancies.

Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m3) at NTP are allowed in gas cabinets or fume hoods.

Section 6004.2 is amended to read as follows:

6004.2 Indoor storage and use.
The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.

Section 6004.2.1 is amended to read as follows:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.

Section 6004.2.1.4 is added to read as follows:

6004.2.1.4 Quantities exceeding the minimum threshold quantities but not exceeding the maximum allowable quantities per control area. The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.4

Table 6004.2.1.4 is added to read as follows:

Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases for Indoor Storage and Use	
Highly Toxic	20
Toxic	405 cubic feet
Moderately Toxic	405 cubic feet

Section 6004.4 is added to read as follows:

6004.4. General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.4 through 6004.4.8.2

6004.4.1 Cylinder and tank location. Cylinders shall be located within gas cabinets, exhausted enclosures or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

Exceptions:

1. Where a gas detection system is provided in accordance with 6004.4.8

6004.4.2. Ventilated areas. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

6004.4.3. Piping and controls. In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

1. Stationary tanks, portable tanks, and cylinders in use shall be provided with a means of excess flow control on all tank and cylinder inlet or outlet connections.

Exceptions:

1. Inlet connections designed to prevent backflow.
2. Pressure relief devices.

6004.4.4 Gas rooms. Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.
2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire- extinguishing systems shall not be used.

6004.4.5 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures and gas rooms, required in Section 6004.4.1 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

Exceptions:

1. Highly toxic, toxic, and moderately toxic gases—storage. A treatment system is not required for cylinders, containers and tanks in storage where all of the following controls are provided:

1.1 Valve outlets are equipped with gas- tight outlet plugs or caps.
1.2 Hand wheel-operated valves have handles secured to prevent movement.
1.3 Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.

2. Highly toxic, toxic, and moderately toxic gases —use. Treatment systems are not required for highly toxic, toxic, and moderately toxic gases supplied by stationary tanks, portable tanks, or cylinders where a gas detection system complying with Section 6004.4.8 and listed or approved automatic-closing fail- safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail- safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room.

6004.4.5.1. Design. Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

6004.4.5.2. Performance. Treatment systems shall be designed to reduce the maximum allowable dis- charge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

6004.4.5.3. Sizing. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.

6004.4.5.4 Stationary tanks. Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m3/s) of gas at normal temperature and pressure (NTP).

6004.4.5.5 Portable tanks and cylinders. The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the

cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.

6004.4.6. Emergency power. Emergency power shall be provided for the following systems in accordance with Section 1203:

1. Exhaust ventilation system.
2. Treatment system.
3. Gas detection system.
4. Smoke detection system.

6004.4.6.1. Fail-safe systems. Emergency power shall not be required for mechanical exhaust ventilation and treatment systems where approved fail-safe systems are installed and designed to stop gas flow.

6004.4.7. Automatic fire detection system. An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.

6004.4.8. Gas detection system. A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided.

Exceptions:

1. A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.

2. A gas detection system is not required for highly toxic, toxic, and moderately toxic gases where cylinders, portable tanks, and all non-continuously welded connects are within a gas cabinet or exhausted enclosures.

6004.4.8.1. Alarms. The gas detection system shall initiate a local alarm and transmit a signal to an approved location.

6004.4.8.2. Shut off of gas supply. The gas detection system shall automatically close the shut off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.

Exception: Automatic shutdown is not required for highly toxic, toxic, and moderately toxic compressed gas systems where all of the following controls are provided:

1. Constantly attended / supervised.
2. Provided with emergency shutoff valves that have ready access.

Sec. 6.100.290 – Pyrophoric Materials.

Section 6405.3.1 is added to read as follows:

6405.3.1 Silane distribution systems automatic shutdown.
Silane distribution systems shall automatically shut down at the source upon activation of the gas detection system at levels above the alarm level and/or failure of the ventilation system for the silane distribution system.

Sec. 6.100.300 – Appendix B-Fire Flow Requirements for Buildings.

Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions: [SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest areas (SRRA), public restrooms.
3. Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

The maximum fire flow reduction for all commercial buildings greater than 30,000 square feet and residential podium buildings shall not exceed 25 percent of the fire flow specified in Table B105.1(2). The maximum fire flow reduction for all other buildings shall not exceed 50 percent of the fire flow specified in Table B105.1(2).

Sec. 6.100.310 – Appendix C-Fire Hydrant Locations and Distribution.

Section C102.1 is amended to read as follows:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1, utilizing the base fire flow without fire sprinkler reduction.

Sec. 6.100.320 – Appendix D-Fire Apparatus Access Roads.

Section D103.2 is amended to read as follows:

D103.2 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official**.**

Section D103.3 is amended to read as follows:

D103.3 Turning radius. The required turning radius of fire apparatus access roads shall be a minimum of 30 feet inside, and a minimum of 50 feet outside.

Section D103.4 is amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads and/or driveways in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Santa Clara County Fire Department apparatus access and turnaround standards.

Section D103.6 is amended to read as follows:

D103.6 Signs. Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code and the Santa Clara County Fire Department A-6 Standard. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

ARTICLE XI. CALIFORNIA EXISTING BUILDING CODE

Sec. 6.110.010 – Adopted.

The 2024 International Existing Building Code (IEBC), as amended by the State of California Building Standards Commission and known as the 2025 California Existing Building Code (CEBC), California Code of Regulations, Title 24, Part 10, including Chapter 14, Appendices A1, A2, A3, A4, and A5, is adopted by reference.

ARTICLE XII. CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 6.120.010. – Adopted.

The 2025 California Green Building Standards Code (CGBSC), California Code of Regulations, Title 24, Part 11, Chapters 1 through 8 only, are adopted by reference.

ARTICLE XIII. CALIFORNIA REFERENCE STANDARDS CODE

Sec. 6.130.010. – Adopted.

The 2025 California Referenced Standards Code, California Code of Regulations, Title 24, Part 12, is adopted by reference.

ARTICLE XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 6.140.010. – Adopted.

The 2024 International Property Maintenance Code, as published by the International Code Council (ICC), is adopted by reference with Section 102.3 is amended to read as follows.

Sec. 6.140.020. – Application of other codes.

Sec. 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the California Building Code, California Residential Code, California Plumbing Code, California Electrical Code, California Mechanical Code, and California Wildland Urban Interface Code. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of the Town of Los Gatos Zoning Code.

ARTICLE XV. – EXPEDITED PERMIT PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Sec. 6.150.010 – Purpose and intent.

These provisions are intended to establish an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014, CA Govt. Code Section 65850.5) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. These provisions are intended to encourage the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the Town, and expanding the ability of property owners to install solar energy systems. These provisions allow the Town to achieve these goals while protecting the public health and safety.

Sec. 6.150.020 – Definitions.

The following words, terms, and phrases, when used in this division, shall have the following meanings ascribed to them in this section:

Electronic signature means a digital signature or digital stamp that is issued by a certificate authority approved by the California Secretary of State, and which meets the requirements of Government Code Section 16.5.

Electronic submittal means the utilization of one (1) or more of the following:

1. Email;
2. The Internet;
3. Facsimile.

Reasonable restrictions on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.

Restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance means:

2. *For Water Heater Systems or Solar Swimming Pool Heating Systems:* an amount exceeding ten (10) percent of the cost of the system, but in no case more than one thousand dollars ($1,000.00), or decreasing the efficiency of the solar energy system by an amount exceeding ten (10) percent, as originally specified and proposed.
3. *For Photovoltaic Systems:* an amount not to exceed one thousand dollars ($1,000.00) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding ten (10) percent as originally specified and proposed.

Small residential rooftop solar energy system means all of the following:

1. A solar energy system that is no larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the Town and all state and Town health and safety standards.
3. A solar energy system that is installed on a single or duplex-family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by the Town.

Solar Energy System means either of the following:

1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Sec. 6.150.030 – Applicability.

(a) These provisions apply to the permitting of all small residential rooftop solar energy systems in the Town.
(b) Small residential rooftop solar energy systems legally established or permitted prior to October 31, 2015, are not subject to the requirements of these provisions unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

Sec. 6.150.040 – Solar energy system requirements.

(a) All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state and the Town.
(b) Solar energy systems for heating water in single-family residences and for heating water in commercial buildings or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.
(c) Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

Sec. 6.150.050 – Applications and documents.

(a) All documents required for the submission of an expedited solar energy system application shall be made available on the publicly accessible Town website.
(b) Electronic submittal of the required permit application and documents by email, or the Internet, shall be made available to all small residential rooftop solar energy system permit applicants.
(c) An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
(d) The Town's Building Division shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.
(e) The small residential rooftop solar system permit process, standard plan(s), and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.
(f) All fees prescribed for the permitting of small residential rooftop solar energy system must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951.

Sec. 6.150.060 – Permit review and inspection requirements.

(a) The Town's Building Division shall adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems. The Building Division shall issue a building permit, the issuance of which is nondiscretionary, on the same day for over-the-counter applications or within one (1) to three (3) business days for electronic applications upon receipt of a complete application that meets the requirements of the approved checklist and standard plan. The Building Official may require an applicant to apply for a minor residential permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Town Planning Commission.
(b) Review of the application shall be limited to the Building Official's review of whether the application meets local, state, and federal health and safety requirements.
(c) If a minor residential permit is required, the Town may deny an application for the minor residential if it makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Town Planning Commission.
(d) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.
(e) A feasible method to satisfactorily mitigate or avoid the specific, adverse impact includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the Town on another similarly situated application in a prior successful application for a permit. The Town shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.
(f) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.
(g) Only one (1) inspection shall be required and performed by the Town for small residential rooftop solar energy systems eligible for expedited review.
(h) The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two (2) business days of a request and provide a two-hour inspection window.
(i) If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of these provisions.

ARTICLE XVI. BUILDING RELOCATION CODE OF THE TOWN

DIVISION 1. GENERALLY

Sec. 6.160.010. – Title.

This article is the Building Relocation Code of the Town of Los Gatos.

Sec. 6.160.020. – Interference with demolition or removal of building.

It shall be unlawful for any person to interfere with or obstruct the Building Official, any person engaged by the Town, or any representative of any surety, engaged in inspection or in the work of completing, demolishing, or removing any building or structure for which a building relocation permit has been issued under Division 2 of this article, after a default has occurred in timely completion of the work or in the performance of the other terms or conditions of the permit.

DIVISION 2. PERMIT

Sec. 6.160.030 – Required, exceptions.

It shall be unlawful for any person to move any building or structure on any parcel of land in the Town (except a contractor's tool house, construction building or similar structure which is moved as construction work requires) without first obtaining a permit and posting a bond as provided in this article.

Sec. 6.160.040 – Application.

An application for a permit required by the provisions of this division shall be made in writing on the form provided by the Town. The application shall:

(1) Be signed by the permittee or the permittee's authorized agent (who may be required to submit evidence proving authority);
(2) Be accompanied by plans, photographs or other substantiating data as reasonably may be required by the Building Official; and
(3) Contain such information as reasonably may be required by the Building Official in order to carry out the purposes of this chapter.

Sec. 6.160.050 – Review of application, duty of applicant.

The application for a permit required by the provisions of this division, including the plans and other data filed with it, shall be checked by the Building Official, who is authorized to conduct any investigation in connection therewith may be deemed reasonably necessary. If, when the Building Official has completed such investigation and has notified the applicant that a permit will issue, the applicant fails for a period of sixty (60) days to post the bond and any other instrument required by this division, the application shall become void.

Sec. 6.160.060 – Issuance, fees.

(a) Subject to the requirements contained in this article, if in the judgment of the Building Official the conditions of the building or structure can be effectively and practically repaired or restored to comply with this Code, the Building Official shall issue a permit to the owner of the property where the building or structure is to be located.
(b) A permit fee shall be paid at the time of issuance of the permit. The amount of the fee shall be fixed by resolution of the Town Council.

Sec. 6.160.070 – When issuance prohibited.

The Building Official shall not issue a permit under this division for any building or structure:

(1) Which does not or cannot be repaired or modified to comply with this code, as it presently exists or hereafter may be amended;
(2) Which is so constructed or in such condition as to be a substandard building;
(3) Which is infested with pests or is unsanitary;
(4) Which is so dilapidated, defective, unsightly, or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the existing improvements on nearby property;
(5) If the proposed use is prohibited by the zoning ordinance;
(6) If the structure is of a type prohibited at the site of the proposed relocation by this code, or any other statute or ordinance; or
(7) If the structure or site has not received approval as prescribed in sections 29.20.140 through 29.20.155 of the Town Code. The body granting such approval shall first consider and determine that the proposed site and building are compatible in use, size and architecture with other buildings and structures in the area of the proposed relocation.

Sec. 6.160.080 – Conditions of issuance.

In connection with the issuance of any permit under this division, the Building Official or the body granting architecture and site approval or both may attach to the permit such conditions which are necessary to assure compliance with the purposes of this article and the zoning ordinance, and to assure that the building or structure when relocated will be compatible with and not detrimental or injurious to the buildings or structures in the area of the proposed relocation. Such conditions may include, but are not limited to:
(1) A limitation of the period of time required to complete the work of relocation;
(2) Requirements for changes, alterations, additions or repairs;
(3) The providing of all utility services by the time the building relocation is finished;
(4) Provision for any improvement work or dedication provided for by the zoning ordinance;
(5) The applicant's written agreement to indemnify the Town for any and all damages or injury to Town property incurred in the course of the moving, including but not limited to damage or injury to streets, thoroughfares, pavements, curbs, gutters, sidewalks, sewers, public lighting equipment and plants.

Sec. 6.160.090 – Bond required.

(a) As a condition precedent to the issuance of any building relocation permit, the applicant shall post a surety bond, the form of which is subject to approval by the Town Attorney, issued by a surety company conducting business in the State. The penal sum of the bond shall be an amount equal to the estimated cost, plus ten (10) percent, of all the work required to perform the relocation to comply with all of the conditions of the permit. The cost estimate is made by the Building Official.
(b) The applicant, in lieu of posting a surety bond, may deposit with the town an amount equal to the required bond amount, in cash.

Sec. 6.160.100 – Conditions of bond.

A surety bond shall contain, and any deposit shall be subject to, the following conditions:

(1) All work, including performance of conditions of the permit (except for performance of conditions such as street improvements when provision is made in a contract with the Town to do the work at a later time) shall be performed and completed within one hundred twenty (120) days after the date of issuance of the permit. After that time, the permit expires.
(2) The time limit and expiration date of the permit may be extended for good cause after written request of both the principal and the surety. The request may be made either during or after the one-hundred-twenty-day period. If the Building Official decides to grant the request the Building Official shall notify the principal and surety in writing stating the new deadline. The Building Official need not grant the request if the work is not being done continuously and diligently, or if reasonable progress has not been made.
(3) The term of each bond shall begin on the date the bond instrument is delivered to the town and shall end upon the acceptance by the Building Official of performance of all the terms and conditions of the permit as satisfactory and complete.
(4) The Building Official, the surety and their representatives shall have access to the premises to inspect the progress of the work.
(5) Upon default by the principal, the surety shall be required to complete the work and to perform all conditions of the permit. The principal shall give the surety right-of-entry onto the site for those purposes.
(6) In the event of any default in the performance of any term or condition of the permit, or failure to complete the work before the permit expires, the surety or any person employed or engaged on its behalf, or the building official, or any person employed or engaged on behalf of the Town may go on the premises to complete the required work or to remove or demolish the building or structure, and clear, clean and restore the site.

Sec. 6.160.110 – Default on bond.

(a) If the permittee as principal on the bond defaults in the performance of the conditions required by the permit, or fails to complete the work before the permit expires, the Building Official shall give notice in writing to the principal and the surety, stating the conditions which have not been complied with and the period of time deemed by the Building Official to be reasonably necessary for the completion of the work.

(b) After receipt of the notice, the surety, within the time therein specified, shall finish the work. When the principal has defaulted in any way, the surety, at its option, in lieu of completing the work required, may remove or demolish the building or structure and clear, clean and restore the site.

Sec. 6.160.120 – Bond other than surety bond--Default.

If a deposit has been made as provided in Section 6.140.090, the Building Official shall give notice of default, as provided in section 6.140.110, to the permittee. If the permittee does not perform within the time specified in the notice, the Building Official shall proceed without delay and without further notice or proceeding whatever to use the deposit, or any portion of the deposit necessary to cause the required work to be done by contract or otherwise at the Building Official's discretion, upon the completion of the work. The balance, if any, of the deposit, shall be returned to the depositor or to the depositor's successors or assigns after deducting the cost of the work plus ten (10) percent of the cost, which is an amount to defray the Town's cost in enforcement and administration.

Sec. 6.160.130 – Same--Release.

When a deposit has been made as provided in Section 6.140.090 and all requirements of the permit have been completed, the Building Official shall return the deposit to the depositor or to the depositor's successors or assigns, except any portion thereof that may have been used or deducted as provided in this section.

Section 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This Town Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed, and the balance of the ordinance be enforced.

Section 4. Effect of Ordinance. Except as expressly modified in this Ordinance, all other sections set forth in the Los Gatos Town Code shall remain unchanged and shall be in full force and effect. However, all prior resolutions, ordinances, or portions thereof, that are inconsistent with this Ordinance are hereby repealed and of not further force and effect.

Section 5. Effective Date. This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 7, 2025, and adopted by the following vote

as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 21, 2025, and becomes effective January 1, 2026.

Section 6. Publication. The Town Clerk will publish this ordinance in a newspaper of general circulation within 15 days of its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its adoption, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

Section 7. CEQA. Adoption of this ordinance is not a project subject to CEQA, because it can be seen with certainty that it will not impact the physical environment. (CEQA Guidelines Section 15378.) If adoption of this ordinance were a project, it would be categorically exempt from CEQA as an action by a regulatory agency for the protection of natural resources (CEQA Guidelines Section 15307) and the environment (CEQA Guidelines Section 15308).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ATTEST:

_____
WENDY WOOD
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DATE: _____

ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS REPEALING CHAPTER 6, "BUILDING REGULATIONS," AND CHAPTER 9, "FIRE PREVENTION AND PROTECTION," AND REPLACING THEM WITH A NEW CHAPTER 6, "BUILDING CODES AND REGULATIONS," THAT INCLUDES THE NEW 2025 CALIFORNIA BUILDING, FIRE, AND REACH CODES AS AMENDED. AMENDMENTS INCLUDE UPDATED FIRE SAFETY REQUIREMENTS IN WILDLAND URBAN INTERFACE AREAS FOR NEW, RENOVATED, OR REPAIRED STRUCTURES, AS WELL AS REACH CODES AFFECTING AIR CONDITIONING REPLACEMENT AND ELECTRICAL READINESS IN RENOVATIONS/ALTERATIONS.

WHEREAS, the California Building Standards Commission (CBSC) is responsible for administering the proposal, review, adoption, and implementation of the codes and regulations that establish building standards throughout California contained in Title 24 of the California Code of Regulations, commonly referred to as the California Buildings Standards Code; and

WHEREAS, the 2025 California Building Standards Code was published July 1, 2025, and will go into effect on January 1, 2026; and

WHEREAS, local jurisdictions are required to adopt and enforce the triennial California Building Standards Code published by the CBSC with any local amendments by January 1 of their effective year, or be mandated to accept, by default, the version published by the State; and

WHEREAS, California Health and Safety Code Section 17958 requires cities to adopt building regulations that are substantially the same as those adopted by the CBSC and contained in the California Building Standards Code; and

WHEREAS, California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5 allow cities to enact more stringent standards to the California Building Standards Code, including but not limited to green building standards, based on express findings that such standards are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, human activities that release greenhouse gases into the atmosphere contribute to the increase of the worldwide average temperature, drought conditions, and duration of fire seasons; and

WHEREAS, according to the California Department of Forestry and Fire Protection, nine of the ten largest wildfires in California history have occurred since 2017, destroying nearly 10,000 structures and burning more than 4.5 million acres; and

WHEREAS, the Town of Los Gatos is situated along a wildland-urban interface and as a result is extremely vulnerable to wildfires and firestorms; and

WHEREAS, Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130 allow local jurisdictions to make changes to state building standards affecting residential units so long as those changes are necessary to implement a local code amendment that is adopted to align with a general plan approved on or before June 10, 2025, and that permits mixed-fuel residential construction consistent with federal law while also incentivizing all-electric construction as part of an adopted greenhouse gas emissions reduction strategy; and

WHEREAS, pursuant to Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130, the Town's proposed AC to heat pump and electric-readiness changes to building standards affecting residential units in the 2025 California Energy Code and 2025 California Green Building Standards Code are necessary to implement the Town's local code amendment; and

WHEREAS, pursuant to Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code as modified by AB 130, the Town's local code amendment is adopted to align with the Town's General Plan while permitting mixed-fuel residential construction and incentivizing electric construction as part of the Town's adopted greenhouse gas emission reduction strategy stated in its Sustainability Plan; and

WHEREAS, the Town's General Plan Environment and Sustainability Element, which was adopted on June 30, 2022, includes relevant Town goals and policies including "[s]upport initiatives, legislation, and actions to respond to climate change"; "[p]romote energy conservation in . . . residential uses by encouraging installation of fixture and appliance upgrades, . . . and other retrofits to existing structures"; and

WHEREAS, the Town's adopted greenhouse gas reduction strategy in its 2012 Sustainability Plan calls for "green building measures" to reduce greenhouse gas emissions, including by requiring energy-efficient design; "identify[ing] and remov[ing] regulatory or procedural barriers to implementing green building practices in the town, by updating codes, guidelines, and zoning"; and "develop[ing] green building policies and programs that are optimized on a regional scale"; and "encourage adoption of green building practices that include the design and development of environmentally responsible . . . residential development and retrofits"; and

WHEREAS the Town's adopted greenhouse gas reduction strategy in its 2012 Sustainability Plan also calls for "energy conservation measures" to reduce greenhouse gas emissions; and

WHEREAS, consistent with the Town's adopted greenhouse gas reduction strategy in its 2012 Sustainability Plan and the Town's General Plan, adopted on June 30, 2022, the proposed AC to heat pump and electric-readiness changes to the 2025 California Energy Code and 2025 California Green Building Standards Code establish requirements for existing single-family structures which will reduce demands for local energy resources, reduce regional pollution, and reduce the Town's collective contribution to greenhouse gas emissions; and

WHEREAS, consistent with the requirements of AB 130, the proposed AC to heat pump and electric-readiness changes imposed by this ordinance permits mixed-fuel residential construction; and

WHEREAS, consistent with the requirements of AB 130, the proposed AC to heat pump and electric-readiness changes imposed by this ordinance incentivize all-electric construction by encouraging the cost-effective installation of electric space conditioning appliances and reducing barriers to future electrification of various appliances types; and

WHEREAS, the most cost-effective time to improve the energy efficiency and encourage electrification of existing structures is during significant alterations and additions, when electrical infrastructure may be installed alongside other significant improvements; and

WHEREAS, Section 101.7.1 of the California Green Building Standards Code provides that local climatic, geological or topographical conditions include environmental conditions established by a city, county, or city and county through findings; and

WHEREAS, following adoption of this Ordinance, the Town will submit the local amendments to the 2025 California Building Standards Code and required findings to the CBSC for filing, in accordance with Health & Safety Code Section 17958.7(a); and

WHEREAS, Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code allow a local government to modify the state energy standards when the government finds that its modifications are cost-effective and the California Energy Commission finds that the modifications will require the diminution of energy consumption levels permitted by the Energy Code; and

WHEREAS, staff has reviewed the cost-effectiveness studies prepared by the California Statewide Codes and Standards Reach Code Program and finds them sufficient to show that the local AC to heat pump modifications will comply with the requirements of Public Resources Code section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code; and

WHEREAS, based on these studies, the Town Council finds that the local AC to heat pump modifications are cost-effective and will required buildings to be designed to consume no more energy than permitted by the California Energy Code; and

WHEREAS, following adoption of this Ordinance, the Town will submit the local amendments to the energy standards in the 2025 California Green Building Standards Code along with the required findings to the California Energy Commission, in accordance with Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code (Cal. Code Regs. Title 24, Part 1);

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES HEREBY ORDAIN AS FOLLOWS:

Section 1.

LEGISLATIVE FINDINGS

A. The recitals set forth above are true and correct and are incorporated into this ordinance by reference as if fully set forth herein.

B. In accordance with Health and Safety Code Sections 17958 and following, the Town Council finds that local amendments are reasonably necessary because of the following local climatic, geological, or topographical conditions:

1. Climatic: The Town of Los Gatos experiences low humidity, high wind, and warm temperatures during the summer months, creating conditions that are particularly conducive to the ignition and spread of grass, brush, and structure fires.

2. Geologic: The Town of Los Gatos is situated adjacent to active earthquake faults capable of producing substantial seismic events.

3. Topographic: The Town of Los Gatos is partially located in rugged, steep, and heavily vegetated hillsides accessible over limited roadways that are steep, narrow, and circuitous.

4. Topographic: The Town of Los Gatos is divided by a creek, freeways, and other traffic corridors, and is partially located in hillside areas with limited access. The occurrence of a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more bridges collapse or be substantially damaged. Additionally, fire suppression capabilities will be severely limited should the water system be extensively damaged during a seismic event.

5. Climatic: Climate change exacerbates fire risk in the Town. Greenhouse gas emissions contribute to climate change. The State of California has outlined specific steps to reduce greenhouse gas emissions to prevent these negative impacts of a changing climate. This allows local governments to achieve greenhouse gas emission reductions with a climate-positive impact by powering buildings from clean electricity. The proposed Reach Code would reduce the amount of greenhouse gas emissions produced by the Town's existing housing and encourage the use of cleaner sources of energy that are in line with Mitigation Measure GHG-1 of the General Plan Environmental Impact Report. These climatic conditions along with the greenhouse emissions generated from existing structures require exceeding the energy standards for construction established in the 2025 California Buildings Standards Code.

6. Due to the Town's local climatic, geological, geographical, and topographical conditions, mitigation measures are necessary, such as automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials, and other safeguards to minimize the risks to citizens, firefighters, and property resulting from the severity of a fire threat and potential delays in responding to such threats.

In accordance with Health and Safety Code Sections 17958, 17958.5, and 17958.7, the Town Council finds that the AC to heat pump and electric-readiness changes to building standards affecting residential units in the 2025 California Energy Code and 2025 California Green Building

Standards Code are necessary to implement the Town's local code amendment adding an AC to heat pump and electric-readiness requirement, and that the local code amendment:

a. Is adopted to align with the Town's General Plan adopted on June 30, 2022; and
b. Permits mixed-fuel residential construction consistent with federal law; and
c. Incentivize all-electric construction, as part of the Town's adopted greenhouse gas emissions reduction strategy in its 2012 Sustainability Plan.

In accordance with Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the 2025 California Administrative Code (Cal. Code Regs. Title 24, Part 1), the Town Council finds that the Town's AC to heat pump reach code modifications to the energy standards in the California Green Building Standards Code (Cal. Code Regs. Title 24, Part 11) ("CALGreen") are cost-effective, and that the modifications will require the diminution of energy consumption levels permitted by the Energy Code.

The Town Council finds that all codes adopted herein related to residential structures are substantially equivalent to prior local amendments, or are related to home hardening and wildfire safety, consistent with the requirements of Assembly Bill 130.

Section 2.

CHAPTER 6, "Buildings and Building Regulations," and CHAPTER 9 "Fire Prevention and Protection," of the Los Gatos Town Code ARE REPEALED IN THEIR ENTIRETY AND REPLACED WITH A NEW CHAPTER 6. "Building Codes and Regulations," to read as follows:

Chapter 6 BUILDING CODES and REGULATIONS
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ARTICLE II. CALIFORNIA BUILDING CODE

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Sec. 6.20.030 Schedule of Permit Fees.
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ARTICLE IV. CALIFORNIA ELECTRIC CODE

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ARTICLE V. CALIFORNIA MECHANICAL CODE

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ARTICLE VI. CALIFORNIA PLUMBING CODE

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ARTICLE I. CALIFORNIA ADMINISTRATIVE CODE

Sec 6.10.010. – Adopted.

The 2025 California Administrative Code, California Code of Regulations, Title 24, Part 1, is adopted by reference.

Sec. 6.10.020. – Conflicting Provisions.

When any provisions of the administrative sections of the codes adopted in Chapter 6 conflict with the administrative provisions found in the California Administrative and Building Codes, the California Administrative and Building Codes shall apply. If any code adopted in this Chapter does not include administrative provisions, the administrative provisions of the California Administrative and Building Codes shall apply.

Sec 6.10.030. – Qualifying alterations.

Substantial renovations/alterations that include replacement of over fifty (50) percent of the existing foundation for purposes other than a repair or reinforcement, as defined in California Existing Building Code, Section 202; or where over fifty (50) percent of the existing framing above the sill plate is removed or replaced for purposes other than repair, shall meet the new construction requirements of California Code of Regulations, Title 24 as modified by the Town of Los Gatos. If either of these criteria are met within three years, measured from the date of the most recent previously obtained permit final date, the project shall be subject to the new construction requirements.

ARTICLE II. CALIFORNIA BUILDING CODE

Sec. 6.20.010 – Adopted.

The 2024 International Building Code (IBC), as amended by the State of California Building Standards Commission and known as the 2025 California Building Code (CBC), California Code of Regulations Title 24, Part 2, Volumes 1 and 2, with Appendix I, is adopted by reference and amended as follows:

Sec. 6.20.020 – IBC Oversight.

The California adoption of the new 2024 International Building Code may have inadvertently eliminated some construction requirements by oversight or erroneous reference to another code. In cases where the code adoption has inadvertently deleted or mis-referenced necessary construction requirements, the Town of Los Gatos Building Official may authorize use of construction requirements from the last previously adopted International Codes.

Sec. 6.20.030 – Schedule of Permit Fees.

Section 109.2 is amended to read as follows:

Section 109.2 Schedule of permit fees. Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the (Town Council).

Section 109.2.1 is added to read as follows:

109.2.1. Plan Review Fees. When submittal documents are required by Section 109, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. The plan review fee shall be 65 percent of the building permit fee. The plan review fees specified in this section are separate fees from the permit fees and are in addition to the permit fees.
When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the per-hour plan review rate as adopted by the Town of Los Gatos.

Section 109.6.1 is added to read as follows:

109.6.1. Refunds. The building official may authorize refunds of Building Division fees which were erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work or inspections have been done under an issued permit.

The building official may authorize refunding of not more than 80 percent of the collected plan review fee when the plan check application is withdrawn or cancelled prior to any plan review work being done.

The building official shall not authorize refunding of any collected fee until a written request for a refund by the original permittee or applicant is received. Requests must be received no later than 180 days after the date of the fee payment.

Sec. 6.20.040 – Automatic Sprinkler Systems.

Section 903.2 of the California Building Code adopted by this article is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in either this Section or in Sections 903.2.1 through 903.2.12, ~~and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12 and Sections 903.2.14 through 903.2.21.~~

~~Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 or not less than 2-hour horizontal assemblies constructed in accordance with Section 711, or both.~~

For the purposes of this Section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
    a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.

b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.

c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:

i. Noncombustible construction.

ii. Maximum 5,000 square feet in building area.

iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.

iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.

d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.

2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

Exception: Accessory Dwelling Unit, provided that all of the following are met:

a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.

b. The existing primary residence does not have automatic fire sprinklers.

c. The accessory dwelling unit does not exceed 1,200 square feet in size.

d. The unit is on the same lot as the primary residence.

e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

Exception: Additions where all of the following are met:

a. Building addition does not exceed 500 square feet.
b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that

increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.

6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the Fire Code Official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety[1] or increased fire risk[2], shall require the installation of an approved fire automatic fire sprinkler system.

[1] Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

[2] Fire Risks – Shall include but not be limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

A Section 903.2.11.7 is added to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection.
Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing and maintenance.
The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with California Fire Code Sections 907.8.1 through 907.8.4 and NFPA 72. ~~of the California Fire Code.~~ Records of inspection, testing and maintenance shall be documented using NFPA 72 record of inspection and testing forms.

Sec. 6.20.050 – Smoke Control Systems

Section 909.22.1 is added to read as follows:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

Sec. 6.20.060 – Roof Drainage.

Section 1502 is amended to add Section 1502.5 to read as follows:

Section 1502.5 Over Public Property.
Roof drainage water from a building shall not be permitted to flow over public property.

Exception(s):
1) Group R3, and Group U Occupancies
2) Other occupancies where the drainage plan and method of drainage have been approved by the “Building Official."

Sec. 6.20.070 – **Roof Covering Requirements in a Wildland-Urban Interface Fire Area and other areas.**

Section 1505.1.2 is amended to read as follows:

1505.1.2 Roof coverings within all other areas.
The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least ~~Class C~~ Class A.

Sec. 6.20.080 – Concrete Strength.

Section 1705.3, Exception 1, is amended to read as follows:

Exception: Special inspections and tests shall not be required for:
1. Isolated spread concrete footings of buildings three stories or less above grade plane that are fully supported on earth or rock where the structural design of the footing is based on a specified compressive strength, f’c, not more than 2,500 pounds per square inch (psi) (17.2 Mpa) regardless of the compressive strength specified in the construction documents or used in the footing construction.

Sec. 6.20.090 – Limits on methods using Gypsum Board and Cement Plaster

Table 2308.10.1 Wall Bracing Requirements is amended to read as follows:

The title of Table 2308.10.1 is amended to read:

TABLE 2308.10.1[a, f, g]

Footnotes “f” and “g” are added to Table 2308.6.1, to read as follows:

f. Methods PBS, HPS, and SFB are not permitted in Seismic Design Categories D or E.
g. Methods GB, DWB, and PCP are not permitted in Seismic Design Category E.

ARTICLE III. CALIFORNIA RESIDENTIAL CODE

Sec. 6.30.010. – Adopted.

The 2024 International Residential Code (IRC) as amended by the State of California Building Standards Commission and known as the 2025 California Residential Code (CRC), California Code of Regulations, Title 24, Part 2.5, with Appendices BF, BG, BH, and CJ is adopted by reference and amended as follows:

Sec. 6.30.020 – Automatic Sprinkler Systems.

R309.2 One- and two-family dwellings automatic fire sprinkler systems is amended to read as follows:

R309.2 One- and two-family dwellings automatic sprinkler systems.
An automatic sprinkler system shall be installed in all new ~~one- and two-family dwellings~~ and existing one- and two-family dwellings when additions are made that increase the fire area to more than 3,600 square feet.

Exceptions:

1. Accessory Dwelling Unit, provided that all of the following are met:
   1.1. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
   1.2. The existing primary residence does not have automatic fire sprinklers.
   1.3. The accessory dwelling unit does not exceed 1,200 square feet in size.
   1.4. The unit is on the same lot as the primary residence.
   1.5. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

2. When additions are made to existing structures, causing the fire area to exceed 3,600 square feet, and all of the following are met:
   2.1. Building addition does not exceed 500 square feet.
   2.2. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

Sec. 6.30.030 – Energy Storage Systems

Section 330.3.1 is amended to read as follows:

R330.3.1 Spacing. Individual ESS units shall be separated from each other by at least 3 feet (914 mm) except ~~other separation distances are specified by the ESS listing and the manufacturer's installation instructions~~ separation distances are documented to be adequate based on large-scale fire testing complying with Section 1207.1.7.

Section R330.4 is amended to read as follows:

R330.4 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.
2. Attached garages separated from the dwelling unit living space in accordance with Section R302.6.
3. Outdoors or on the exterior side of exterior walls located not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit, ~~except where smaller separation distances are permitted by the UL 9540 listing and manufacturer's installation instructions~~ and shall not be located below or above any emergency escape and rescue openings.
4. Enclosed utility closets, basements, and storage or utility spaces within dwelling units and sleeping units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8 -inch (15.9 mm) Type X gypsum wallboard. Openings into the dwelling shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) in thickness, or doors with a 20-minute fire protection rating. Doors shall be self-latching and equipped with a self-closing or an automatic-closing device. Penetrations through the required gypsum wallboard into the dwelling shall be protected as required by Section R302.11, Item 4. ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms. (Material based on NFPA 855 2023 Ed.)

Section R330.7 is amended to read as follows:

R330.7 Fire detection. Rooms and areas within dwelling units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314. A heat detector, listed and interconnected to the smoke alarms, shall be installed in locations within dwelling units and attached garages where smoke alarms cannot be installed based on their listing.
ESS installed in Group R-3 and townhomes shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section R314.

2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units, and attached garages where smoke alarms cannot be installed based on their listing.

   Exceptions:
   1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.

   2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

R902.1.2 is amended to read as follows:

R902.1.2 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least ~~Class C~~ Class A.

Sec. 6.30.040. – Limits on methods using Gypsum Board and Cement Plaster.

Table R602.10.3(3) Bracing Requirements Based On Seismic Design Category is amended to read as follows:

The title of Table R602.10.3(3) is amended to read:

TABLE R602.10.3(3)$^{i, j}$

Footnotes “i” and “j” are added to Table R602.10.3(3), to read:

i. Methods PBS, HPS, SFB and CS-SFB are not permitted in Seismic Design Categories D_0, D_1, and D_2.
j. Methods GB, DWB and PCP are not permitted in Seismic Design Categories D_0, D_1, and D_2 where S_1 is greater than or equal to 0.75.

ARTICLE IV. CALIFORNIA ELECTRICAL CODE

Sec. 6.40.010. – Adopted.

The 2023 National Electrical Code (NEC), as amended by the State of California Building Standards Commission, and known as the 2025 California Electric Code (CEC), California Code of Regulations, Title 24, Part 3, is adopted by reference.

ARTICLE V. CALIFORNIA MECHANICAL CODE

Sec. 6.50.010. – Adopted.

The 2024 Uniform Mechanical Code (UMC), as amended by the State of California Building Standards Commission, and known as the 2025 California Mechanical Code (CMC), California Code of Regulations, Title 24, Part 4, is adopted by reference.

ARTICLE VI. CALIFORNIA PLUMBING CODE

Sec. 6.60.010. – Adopted.

The 2024 Uniform Plumbing Code (UPC), as amended by the State of California Building Standards Commission, and known as the 2025 California Plumbing Code (CPC), California Code of Regulations, Title 24, Part 5, with appendices A, B, D, G, H, I, J, K, and L only, are adopted by reference and amended as follows:

Sec. 6.60.020. – Backflow protection.

Section 710.1 is amended to read as follows:

710.1. Backflow Protection. ~~Fixtures installed on a floor level that is lower than the next upstream manhole cover of the public, or private sewer shall be protected from backflow of sewage by installing an approved type of backwater valve. Fixtures on such floor level that are not below the next upstream manhole cover shall not be required to be protected by a backwater valve. Fixtures on floor levels above such elevation shall not discharge through the backwater valve.~~ Drainage piping serving fixtures which have flood level rims less than twelve (12) inches (304.8 mm) above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved backwater valve. Fixtures above such elevation shall not discharge through the backwater valve, unless first approved by the Administrative Authority. Cleanouts for drains that pass through a backwater valve shall be clearly identified with a permanent label stating, “backwater valve downstream.”

ARTICLE VII. CALIFORNIA ENERGY CODE

Sec. 6.70.010. – Adopted.

The 2025 California Energy Code (CEC), California Code of Regulations, Title 24, Part 6, is adopted by reference and amended as follows.

Sec. 6.70.020 – Electric Readiness Reach Code.

Section 100.0 is modified to add a new section (i) to read as follows:

(i) Single Family Building Remodel Energy Reach Code - Purpose and Intent.

In addition to all requirements of the California Energy Code applicable to Single Family building additions and alterations, the electric readiness measures specified in Sections 150.0(w) shall be required for certain single family additions and alterations.

Section 100.1(b) is modified by adding the following definitions:

LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 40-ampere minimum branch circuit and a receptacle.
LOW POWER LEVEL 2 ELECTRIC VEHICLE (EV) CHARGING RECEPTACLE is a 208/240-volt 20-ampere minimum branch circuit and a receptacle

A new Section, (w), is added to Section 150.0 as follows:

(w) **Electric Readiness for Alterations**

1. **Electric range.** Where branch circuits or receptacles are added or altered in a kitchen and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
   A. A 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor branch circuit rated at 50 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”.
   B. A pathway for a future 240-volt 50-amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future electric range installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

2. **Electric dryer.** Where a branch circuit is added or altered within 3 feet of a gas or propane clothes dryer and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
   A. A dedicated 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor branch circuit rated at 30 amps minimum, within 3 feet from the appliance and accessible to the appliance with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future Use”; or,

B. A pathway for a future 240-volt 30-amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future heat pump dryer installation. The reserved space shall be permanently marked as “For Future 240V use”. The raceway or conductors shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

3. **Heat pump water heater**.
   A. If wall framing is removed or replaced within 3 feet of a gas or propane water heating appliance, space suitable for the future installation of a heat pump water heater (HPWH) shall be provided. The space shall be at least 2.5 feet by 2.5 feet wide and 7 feet tall and shall include a condensate drain that is no more than 2 inches higher than the base of an installed water heater and allows natural draining without pump assistance or installed piping or tubing within 3 feet of the water heater location to a condensate drain or exterior location. If pump assistance is needed, a receptacle on a 120 volt, minimum 15-amp branch circuit for a condensate pump must be available within 3 feet of the water heater location.
   B. Where branch circuits are altered or added within 3 feet of an existing gas or propane water heater or within 10 feet of the designated future location of a heat pump water heater as required under Section 150.0(w)3A, and the work requires an electrical permit, install electrical components in accordance with the California Electrical Code. The electrical components shall include either of the following:
      (i) A dedicated 125-volt, 20-amp electrical receptacle that is connected to the electric panel with a 120/240-volt 3 conductor, 10 AWG copper branch circuit rated at 30 amps minimum, within 3 feet from the water heater and accessible to the water heater with no obstructions. Both ends of the unused conductor shall be labeled with the word “spare” and be electrically isolated. Space shall be reserved for a single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words “Future 240V Use”; or
      (ii) A pathway for a future 240-volt 30-amp minimum branch circuit that shall consist of either conductors or raceway from the main electrical service panel. The main electric panel shall have space reserved to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as “For Future 240V use”. The pathway shall terminate at a junction box within 3 feet of the appliance. The blank cover shall be identified as “240V ready”.

4. **Electrical Power Upgrades.** Increases in the electrical power infrastructure capacity serving a building shall only be permitted when all the following are documented and submitted to the building official:

A. Calculations in accordance with California Electrical Code Article 220.83 determining future loads will exceed the capacity of the current electrical power infrastructure.
B. Where data is available, calculations in accordance with California Electrical Code Article 220.87 determining that future loads exceed the capacity of the current electrical service infrastructure.
C. Calculations for item (A) and item (B) above shall include at least one of the following:
    i. At least one power management or circuit controlling device, serving electric-only appliances such as:
        a. Water heater(s)
        b. Clothes dryer(s)
        c. Range(s)
        d. Level 2 EV Charging Receptacle or
        e. Low Power Level 2 EV Charging Receptacle
    ii. At least one of the following electric-only appliances operating on 120V:
        a. Water heater(s)
        b. Clothes dryers(s)
        c. Range(s)
    iii. Circuit control between whole home load and Level 2 EV Charging Receptacle or Low Power Level 2 EV Charging Receptacle

    Exception 1 to Section 150.0(w)4: The upgrade is solely the result of a project proposing electrical improvements supporting loads related to devices and uses not regulated by 150.0(w).

Exception 1 to Section 150.0(w): The project is solely related to a repair as defined by Title 24 Part 2 Section 202.
Exception 2 to Section 150.0(w): If an electrical permit is not otherwise required for the project other than compliance with this section.
Exception 3 to Section 150.0(w): Where upgrades to the existing electrical panel or utility service are not proposed, electrical panel capacity shall not be required to exceed the existing utility electrical service to the building to meet compliance with this section. Capacity and overcurrent protection spaces shall be reserved to the extent allowable under the existing electrical panel capacity using the methodology in Section 150(w)4. Tandem overcurrent protection devices shall be used to the extent permissible under the California Electrical Code.
Exception 4 to Section 150.0(w):): A Covered Single Family Project that consists solely of medically necessary improvements or solely of seismic safety improvements
Exception 5 to Section 150.0(w): Mobile Homes, Manufactured Housing, or Factory-built Housing as defined in Division 13 of the California Health and Safety 12 Code (commencing with Section 17000 of the Health and Safety Code).
Exception 6 to Section 150.0(w): Emergency Housing pursuant to Appendix P of the California Building Code.
Exception 7 to Section 150.0(w): Creation of a new accessory dwelling unit or junior accessory dwelling unit that is within the existing space of a single family dwelling or accessory structure and includes an expansion of not more than 150 square feet beyond

the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress. Or, if the project would not otherwise be a Covered Single Family Project were it not for the inclusion of an accessory dwelling unit or junior accessory dwelling unit that meets the criteria above.

Section 150.2(b) is modified to read:

(b) **Alterations**. Alterations to existing single-family residential buildings or alterations in conjunction with a change in building occupancy to a single-family residential occupancy shall meet either Item 1 or 2 below, in addition to the requirements of 150.0(*w*).

ARTICLE VIII. CALIFORNIA WILDLAND URBAN INTERFACE CODE

Sec. 6.80.010. – Adopted.

The 2024 International Wildland Urban Interface Code (IWUI), as amended by the State of California Building Standards Commission and known as the 2025 California Wildland Urban Interface Code (CWUI), California Code of Regulations, Title 24, Part 7, is adopted by reference, and amended as follows.

Sec. 6.80.020. – Scope.

Section 101.2 Scope is amended to read as follows.

[A]101.2 Scope. This code applies to building materials, systems and/or assemblies used in the exterior design and construction of new buildings, and additions or alterations to existing buildings, located within a wildland-urban interface (WUI) area and contains minimum requirements to mitigate conditions that might cause a fire originating in a structure to ignite vegetation in the wildland-urban interface (WUI) area, and conversely, a wildfire burning in vegetative fuels to transmit fire to buildings and threaten to destroy life, overwhelm fire suppression capabilities or result in large property losses.

Sec. 6.80.030. – Application.

Section 101.3.1 Application is amended as follows:

101.3.1 Application.
~~**Exception 5:** Additions to and remodels of buildings originally constructed prior to July 1, 2008.~~

Exception 6: Land or water area acquired or managed for one or more of ht following purposes or uses:

6.1 Habitat for endangered or threatened species, or any species that is a candidate for listing as an endangered or threatened species by the state or federal government.
6.2 Lands kept in a predominantly natural state as habitat for wildlife, plant, or animal communities.
6.3 Open space lands that are environmentally sensitive parklands.
6.4 Other lands having scenic values, as declared by the local agency, or by state or federal law.

Section 101.3.1.1 Application date and, where required, is amended to read as follows.

101.3.1.1 Application date and where required. New buildings for which an application for a building permit is submitted on or after July 1, 2008, located in any Fire Hazard Severity Zone or Wildland-Urban Interface Area shall comply with this code, including all of the following areas:

All unincorporated lands designated by the State Board of Forestry and Fire Protection as State Responsibility Area (SRA), including:

Moderate Fire Hazard Severity Zones.
High Fire Hazard Severity Zones.
Very High Fire Hazard Severity Zones.

All incorporated lands designated by the Town of Los Gatos as a Wildland-Urban Interface area, including Moderate, High, and Very High Fire Severity zones.
~~Land designated as a Very High Fire Hazard Severity Zone by cities and other local agencies.~~
~~Land designated as a wildland-urban interface area by cities and other local agencies.~~

~~Exceptions:~~

~~1. New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with this code.~~

~~2. New buildings located in any Fire Hazard Severity Zone within a State Responsibility Area or any wildland-urban interface area designated by cities and other local agencies for which an application for a building permit is submitted on or after December 1, 2005, but prior to July 1, 2008, shall only comply with the following sections of this chapter:~~

~~2.1.Section 507 – Replacement or Repair of Roof Coverings.~~

~~2.2.Section 504.10 – Vents.~~

Sec. 6.80.040. – Additions and Alterations.

Section [A]101.5 Additions or alterations is adopted to read as follows.

[A]101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that the addition or alteration conforms to that required for a new building or structure.

ARTICLE IX. CALIFORNIA HISTORICAL BUILDING CODE

Sec. 6.90.010. – Adopted.

The 2025 California Historical Building Code (CHBC), California Code of Regulations, Title 24, Part 8, including Appendix A, is adopted by reference.

ARTICLE X. CALIFORNIA FIRE CODE

Sec. 6.100.010 – Adopted.

The 2024 International Fire Code (IFC), as amended by the State of California Building Standards Commission and known as the 2025 California Fire Code (CFC), California Code of Regulations Title 24, Part 9, with Appendices B, C, D, and P, is adopted by reference and amended as follows.

Sec. 6.100.020 – General.

Inclusion in Central Fire District; Definitions.

(a) The Town is included in the Santa Clara County Central Fire Protection District. The Town's inclusion is provided for in Ordinance No. 997 of the Town.

(b) As used in this Code, the following definitions shall apply:

(i) *"Fire Department"* means the Santa Clara County Central Fire Protection District.

(ii) *"Fire Chief"* means the Chief of the Fire Department.

Sec 6.100.030 – Administration and Enforcement.

Delegation of duties. Whenever a provision appears that requires or allows the Fire Chief to do some act or make certain inspections, it is to be construed to authorize the Fire Chief to designate, delegate, and authorize subordinates to perform the act or make the inspection unless the terms of the provision or section provide otherwise.

Plan review. The Fire Department will review all plans submitted to the Town for the construction of all buildings except the interior of dwellings for the purpose of ascertaining and causing to be corrected any condition liable to cause fire, to endanger life from fire, or to create or perpetuate any violation of the provisions or intent of this Code or State law affecting fire safety.

Citations. Fire Department officers authorized by the Fire Chief and State law may issue citations for violations of this chapter pursuant to the Code.

Abatement of hazards by Fire Chief.

(a) If any person fails to comply with the orders of the Fire Chief, or in the event the Fire Chief is unable to locate the responsible person within a reasonable time, the Fire Chief may take such steps to abate the fire hazard as are necessary for the protection of the public health and safety. In no event is notice necessary before abatement when the fire hazard constitutes a clear and present danger to the public welfare.

(b) The cost of any such abatement is a debt to the Town of the owner of the premises or of any person who, by act or inaction, caused or permitted the fire hazard to exist. The cost of the abatement shall become a lien on the premises when the need for the abatement and the amount of the cost have been established in the manner provided in Article 8 of Chapter 6 of this Code.

Fees for checking, inspection services and permits. The Town Council may, by resolution, establish a schedule of fees to be charged and collected for checking and inspection services performed and for the issuance and enforcement of permits and requirements under this chapter.

Building Official to forward plans. The Building Official will provide the Fire Chief with one (1) copy of any plans and specifications required to be reviewed by the Fire Department.

Sec. 6.100.040 – CHAPTER 1, DIVISION II Administration.

Chapter 1, Division II, of the 2025 California Fire Code is amended as follows:

Table 105.5.9 is amended to read as follows:

TABLE 105.5.9
PERMIT AMOUNTS FOR COMPRESSED GASES

TYPE OF GAS	AMOUNT (cubic feet at NTP)
Carbon dioxide used in carbon dioxide enrichment systems	875 (100lb)
Carbon dioxide used in insulated liquid carbon dioxide beverage dispensing applications	875 (100 lb)
Corrosive	200
Flammable (except cryogenic fluids and liquefied petroleum gases)	200
Highly toxic	Any Amount

Moderately toxic	Any Amount
Other Health Hazard Materials	Any Amount
Inert and simple asphyxiant	6,000
Oxidizing (including oxygen)	504
Pyrophoric	Any Amount
Toxic	Any Amount

Table 105.5.22 is amended to read as follows:

TABLE 105.5.22
PERMIT AMOUNTS FOR HAZARDOUS MATERIALS

TYPE OF MATERIAL	AMOUNT
Combustible liquids	See Section 105.5.18
Corrosive materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Explosive materials	See Section 105.5.16
Flammable materials	
Gases	See Section 105.5.9
Liquids	See Section 105.5.18
Solids	100 pounds
Highly toxic materials	
Gases	See Section 105.5.9
Liquids	Any Amount
Solids	Any Amount
Moderately toxic materials	
Gases	See Section 105.5.9
Other health hazard materials	
Gases	See Section 105.5.9
Liquids	55 gallons
Solids	500 pounds
Oxidizing materials	
Gases	See Section 105.5.9
Liquids	
Class 4	Any Amount
Class 3	1 gallon[a]
Class 2	10 gallons
Class 1	55 gallons
Solids	
Class 4	Any Amount

Class 3	10 pounds[b]
Class 2	100 pounds
Class 1	500 pounds
Organic peroxides	
Liquids	
Class I	Any Amount
Class II	Any Amount
Class III	1 gallon
Class IV	2 gallons
Class V	No Permit Required
Solids	
Class I	Any Amount
Class II	Any Amount
Class III	10 pounds
Class IV	20 pounds
Class V	No Permit Required
Pyrophoric materials	
Gases	Any Amount
Liquids	Any Amount
Solids	Any Amount
Toxic materials	
Gases	See Section 105.5.9
Liquids	10 gallons
Solids	100 pounds
Unstable (reactive) materials	
Liquids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	5 gallons
Class 1	10 gallons
Solids	
Class 4	Any Amount
Class 3	Any Amount
Class 2	50 pounds
Class 1	100 pounds
Water-reactive materials	
Liquids	
Class 3	Any Amount
Class 2	5 gallons
Class 1	55 gallons
Solids	
Class 3	Any Amount
Class 2	50 pounds

Class 1	500 pounds

For SI: 1 gallon = 3.785 L, 1 pound = 0.454 kg.

a. 22 gallons when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 22 gallons or less.

b. 220 pounds when Table 5003.1.1(1) Note k applies and hazard identification signs in accordance with Section 5003.5 are provided for quantities of 220 pounds or less.

Section 105.5.60 is added to read as follows:

105.5.60 Institutions. An operational permit is required to operate any health facility as defined in Section 1250 of the California Health and Safety Code, with an occupant load of more than six (6) persons, or to operate any jail or facility where personal liberties of the occupants are restrained. See California Code of Regulations Title 24 Part 2.

Section 105.5.62 is added to read as follows:

105.5.61 Residential care facility. An operational permit is required to operate any residential care or service facility, as described in the California Building Code, accommodating more than six (6) persons.

Section 105.6.4 is amended to read as follows:

105.6.4 Cryogenic fluids. A construction permit is required for installation of or alteration to ~~outdoor stationary~~ cryogenic fluid storage systems where the system capacity exceeds the amounts listed in Table 105.5.11. Maintenance performed in accordance with this code is not considered to be an alteration and does not require a construction permit.

Section 108.2.1 is added to read as follows:

108.2.1 Construction permit fees. Construction permit fees and plan review fees for fire hydrant systems, fire extinguishing systems, and fire alarm systems shall be paid to the Santa Clara County Fire Department in accordance with the following table based on valuation. The valuation shall be limited to the value of the system installation for which the permit is being issued. Plan review fees are 65 percent of the Permit Fee amount. For the purposes of determining the total fee amount for each permit, the plan review fee shall be added to the Permit Fee.

TOTAL VALUATIONS	PERMIT FEE
$1.00 TO $500.00	$23.50

$501.00 TO $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2001.00 TO $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00 or fraction thereof, to and including $25,000.00
$25,001.00 TO $50,000.00	$391.25 for the first $25,000.00 plus $4.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 TO $100,000.00	$630.15 for the first $50,000.00 plus $13.60for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$986.75 for the first $100,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001 to $1,000,000.00	$3,228.15 for the first $500,000.00 plus $5.35 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001 and up	$5,604.00 for the first $1,000,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof
Additional re-inspections, in connection with the permits above, are to be paid at $120.00 for each occurrence at the discretion of the fire code official.	
Cancelled inspections without advance notice are to be paid at $120.00 for each occurrence.	

Section 108.2.2 is added to read as follows:

108.2.2 Operational permit fees. Operational permit fees shall be paid to the Santa Clara County Fire Department as follows:

	FACILITY TYPE	PERMIT FEE
1.	Institutional	
	A. More than 6 persons	$75.00 - Annually
	B. Over 50 persons	$100.00 - Annually
2.	Day Care Facilities	
	More than 6 clients	$35.00 - Annually
3.	Places of Assembly	
	A. 50-300 persons	$50.00 - Annually
	B. Over 300 persons	$85.00 - Annually
4.	Temporary Membrane Structures, Tents, and Canopies (Only those requiring permits in accordance with Section 105.6.47).	$85.00 – Each Occurrence

Section 109.5 is added to read as follows:

109.5 Final inspection. No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Department.

Section 113.4 is deleted.

~~**[A] 113.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUM-BER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~

Sec. 6.100.050 – Chapter 2, Definitions.

Section 202 is amended to amend and add the following definitions:

CORROSIVE LIQUID. Corrosive liquid is:

1) any liquid which, when in contact with living tissue, will cause destruction or irreversible alteration of such tissue by chemical action; or
2) any liquid having a pH of 2 or less or 12.5 or more; or
3) any liquid classified as corrosive by the U.S. Department of Transportation; or

4) any material exhibiting the characteristics of corrosivity in accordance with Title 22, California Code of Regulations §66261.22.

HEALTH HAZARD – OTHER. A hazardous material which affects target organs of the body, including but not limited to, those materials which produce liver damage, kidney damage, damage to the nervous system, act on the blood to decrease hemoglobin function, deprive the body tissue of oxygen or affect reproductive capabilities, including mutations (chromosomal damage), sensitizers or teratogens (effect on fetuses).

LARGE-SCALE FIRE TESTING. Testing a representative energy storage system that induces a significant fire into the device under test and evaluates whether the fire will spread to adjacent energy storage system units, surrounding equipment, or through an adjacent fire-resistance-rated barrier.

MODERATELY TOXIC GAS. A chemical or substance that has a median lethal concentration (LC50) in air more than 2000 parts per million but not more than 5000 parts per million by volume of gas or vapor, when administered by continuous inhalation for an hour, or less if death occurs within one hour, to albino rats weighing between 200 and 300 grams each.

SECONDARY CONTAINMENT. Secondary containment is that level of containment that is external to and separate from primary containment and is capable of safely and securely containing the material, without discharge, for a period of time reasonably necessary to ensure detection and remedy of the primary containment failure.

SPILL CONTROL. That level of containment that is external to and separate from the primary containment and is capable of safely and securely containing the contents of the largest container and prevents the materials from spreading to other parts of the room.

WORKSTATION. A defined space or an independent principal piece of equipment ~~HPM within a fabrication area~~ flammable or unstable (Class 3 or 4 as ranked by NFPA 704) hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, detection devices, electrical devices and other processing and scientific equipment.

Sec. 6.100.060 – Fire Apparatus Access Roads.

Section 503.1 is amended to read as follows:

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and in accordance with the Fire Department's access standards**.**

Section 503.1.1 is amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements for this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

~~1.The Fire Code Official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:~~

~~1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.~~

~~1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.~~

~~1.3. There are not more than two Group R-3 or Group U occupancies.~~

~~2.Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.~~

1. In other than R-3 or U occupancies, when the building is equipped throughout with an approved automatic sprinkler system, installed in accordance with Section 903.3.1.1 the dimension may be increased to a maximum of 300 feet when approved by the fire code official.

2. When there are not more than two Group R-3 or accessory Group U occupancies, the dimension may be increased to a maximum of 200 feet.

3. When apparatus roads cannot be installed because of topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection shall be provided.

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) for engines, and 26 feet (7925 mm) for aerial fire apparatus exclusive of shoulders, except for approved gates or barricades in accordance with Sections 503.5.1 and 503.6. The unobstructed vertical clearance shall be a minimum of 13 feet 6 inches (4115 mm), or as determined by the fire code official.

Exception: When there are not more than two residential parcels, having only Group R, Division 3, or Group U occupancy structures, the access road width may be modified by the fire code official.

Section 503.2.4 is amended to read as follows:

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be ~~determined by the Fire Code Official~~ a minimum of 30 feet (9144 mm) inside, and a minimum of 50 feet (15240 mm) outside.

Section 503.2.7 is amended to read as follows:

503.2.7 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15 percent, unless approved by the fire code official**.**

Section 503.5 is amended to read as follows:

503.5 Required gates or barricades. The Fire Code Official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails, or other accessways, not including the public streets, alleys, or highways. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200.

Section 503.6 is amended to read as follows:

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The minimum width for commercial applications is 20 feet (6096 mm), and 12 feet (4268 mm) for single-family dwellings.

Sec. 6.100.070 – Access to Building Openings and Roofs.

Section 504.5 is added to read as follows:

504.5 Access Control Devices. When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to within and throughout the building, are installed, such devices shall be approved by the fire code official. All electrically powered access control devices shall be provided with an approved means for deactivation or unlocking from a single location

or otherwise approved by the fire code official. Access control devices must also comply with Chapter 10.

Sec. 6.100.080 – Premises Identification.

Section 505.1 is amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than ~~4~~ 6 inches (153 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

The following is a guideline for adequate address number dimensions:

- The number posted up to 49 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a half (½) inch stroke.
- The number posted from 50 to 100 feet from the public street shall be of one solid color which is contrasting to the background and be at least six (6) inches high with a one (1) inch stroke.
- The number posted over 100 to 199 feet from the public street shall be of one solid color which is contrasting to the background and be at least ten (10) inches high with a one and a half (1½) inch stroke.
- The number posted over 200 to 299 feet from the public street shall be of one solid color which is contrasting to the background and be at least eighteen (18) inches high with a two (2) inch stroke.
- The number posted over 300 to 400 feet from the public street shall be of one solid color which is contrasting to the background and be at least twenty-four (24) inches high with a two and a half (2½) inch stroke.

Sec. 6.100.090 – Emergency Responder Communication Coverage.

Section 510.1 is amended to read as follows:

510.1 Emergency responder communications enhancement systems in new buildings. Approved in-building emergency responder communications enhancement system (ERCES) for emergency responders shall be provided within all ~~new~~ buildings meeting any one of the following conditions:

1. There are more than 3 stories above grade plane (as defined by the Building Code Section 202);

2. The total building area is 30,000 square feet or more;

3. The total basement area is 5,000 square feet or more;

4. Where required by the Fire Code Official and radio coverage signal strength levels are not consistent with the minimum levels set forth in Section 510.4.1

Exceptions:

1. Where approved by the Fire Code Official, a wired communication system in accordance with Section 907.2.13.2 shall be permitted to be installed or maintained in lieu of an approved communications coverage system.

2. Where it is determined by the Fire Code Official that the communications coverage system is not needed.

3. In facilities where emergency responder communications coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the Fire Code Official shall have the authority to accept an automatically activated emergency responder communications coverage system.

4. ~~One-story buildings not exceeding 12,000 square feet (1115 m2) with no below-ground area(s).~~Buildings and areas of buildings that have minimum radio coverage signal strength levels of the Silicon Valley Regional Interoperability Authority (SVRIA) P25 Phase 2 700 MHz Digital Trunked Radio System within the building in accordance with Section 510.4.1 without the use of an indoor radio coverage system.
   The radio coverage system shall be installed and maintained in accordance with Sections 510.4 through 510.6.4 of this code and with the applicable provisions of NFPA 1225, Standard for Emergency Services Communications.

   In-building ERCES within the building shall be based on the existing coverage levels of the public safety communications systems utilized by the jurisdiction, measured at the exterior of the building. The ERCES, where required, shall be of a type determined by the Fire Code Official and the frequency license holder(s). This section shall not require improvement of the existing public safety communications systems.

Section 510.1.1 is added to read as follows:

510.1.1 Obstruction by new buildings. No obstruction of the public safety system backhaul shall be allowed without an approved mitigating plan.

Section 510.3.1 is amended to read as follows:

510.3.1 Permit required. A construction permit for the installation of or modification to in-building emergency responder communications enhancement systems and related equipment is required as specified in Section 105.6.5. Maintenance performed in accordance with this code is not considered a modification and does not require a permit. A frequency change made to an existing system is considered to be new construction and will require a construction permit.

Section 510.4 is amended to read as follows:

510.4 Technical requirements. Equipment required to provide in-building, two-way emergency responder communication coverage shall be listed in accordance with UL 2524 and the current Emergency Responders Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department. Systems, components and equipment required to provide the emergency responder radio coverage system shall comply with Sections 510.4.1 through 510.4.2.8.

Section 510.4.2 is amended to read as follows:

510.4.2 System design. The in-building emergency responder communications enhancement system shall be designed in accordance with Sections 510.4.2.1 through 510.4.2.8 and NFPA 1225, and the current Emergency Responder Communications Enhancement Systems Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5 is amended to read as follows:

510.5 Installation requirement. The installation of the emergency responder radio coverage system shall be in accordance with NFPA 1225 and the current Emergency Responder Communications Enhancement Systems Standard Details & Specification enforced by the Santa Clara County Fire Department.

Section 510.5.2 is amended to read as follows:

510.5.2 Approval prior to installation. Communications enhancement systems capable of operating on frequencies licensed to any public safety agency by the FCC or other radio licensing authority shall not be installed without prior coordination and approval of the Fire Code Official and ~~frequency license holder~~ the agency FCC license holder or systems administrator.

Section 510.5.4 is amended to read as follows:

510.5.4 Acceptance test procedure. Where an in-building emergency responder communications enhancement system is required, and upon completion of installation, the building owner shall have the radio system tested to verify that two-way coverage on each floor of the building is not less than 95 percent. Final system acceptance will require ERRCS power level and DAQ testing with agency FCC license holder, systems administrators, or designee.

~~1.Each floor of the building shall be divided into a grid of 20 approximately equal test areas.~~
~~2.The test shall be conducted using a calibrated portable radio of the latest brand and model used by the agency talking through the agency's radio communications system or equipment approved by the fire code official.~~
~~3.Failure of more than one test area shall result in failure of the test.~~
~~4.In the event that two of the test areas fail the test, in order to be more statistically accurate, the floor shall be permitted to be divided into 40 equal test areas. Failure of not more than two nonadjacent test areas shall not result in failure of the test. If the system fails the 40-area test, the system shall be altered to meet the 95-percent coverage requirement.~~
~~5.A test location approximately in the center of each test area shall be selected for the test, with the radio enabled to verify two-way communications to and from the outside of the building through the public agency's radio communications system. Once the test location has been selected, that location shall represent the entire test area. Failure in the selected test location shall be considered to be a failure of that test area. Additional test locations shall not be permitted.~~
~~6.The gain values of all amplifiers shall be measured and the test measurement results shall be kept on file with the building owner so that the measurements can be verified during annual tests. In the event that the measurement results become lost, the building owner shall be required to rerun the acceptance test to reestablish the gain values.~~
~~7.As part of the installation, a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and at subsequent annual inspections.~~
~~8.Systems shall be tested using two portable radios simultaneously conducting subjective voice quality checks. One portable radio shall be positioned not greater than 10 feet (3048 mm) from the indoor antenna. The second portable radio shall be positioned at a distance that represents the farthest distance from any indoor antenna. With both portable radios simultaneously keyed up on different frequencies within the same band, subjective audio testing shall be conducted and comply with DAQ levels as specified in Sections 510.4.1.1 and 510.4.1.2.~~

Sec. 6.100.100 – Fire And Smoke Protection Features

Section 703.3 is added to read as follows:

703.3 Fire-resistant penetrations and joints. In high-rise buildings, in buildings assigned to Risk Category III or IV, or in fire areas containing Group R occupancies with an occupant load greater than 100, and other occupancies as determined necessary special inspections for through-penetrations, membrane penetration firestops, fire resistant joint systems and perimeter fire containment systems that are tested and listed in accordance with CBC Sections 714.4.1.2, 715.3.1 and 715.4 shall be in accordance with Section 1705.18.1 or 1705.18.2.

Sec. 6.100.110 – Fire Protection and Life Safety Systems

Section 901.6.2 is amended to read as follows:

901.6.2 Integrated testing. Where two or more fire protection or life safety systems are interconnected, the intended response of subordinate fire protection and life safety systems shall be verified when required testing of the initiating system is conducted. In addition, integrated testing shall be performed in accordance with Sections 901.6.2.1 and 901.6.2.2.

901.6.2.1 High-rise buildings. For high-rise buildings, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

901.6.2.2 Smoke control systems. Where a fire alarm system is integrated with a smoke control system as outlined in Section 909, integrated testing shall comply with NFPA 4, with an integrated test performed prior to issuance of the certificate of occupancy and at intervals not exceeding 10 years, unless otherwise specified by an integrated system test plan prepared in accordance with NFPA 4. If an equipment failure is detected during integrated testing, a repeat of the integrated test shall not be required, except as necessary to verify operation of fire protection or life safety functions that are initiated by equipment that was repaired or replaced. For existing buildings, the testing timeframe shall be specified by the integrated systems test plan prepared in accordance with NFPA 4 as approved by the fire code official.

Section 901.6.3 is amended to read:

901.6.3 Records Information. Records of all system inspections, tests and maintenance required by the referenced standard shall be maintained ~~in accordance with Section 110.3~~ on the premises for a minimum of five years. See Sections 907.7 and 907.8 for fire alarm system inspection, testing and maintenance documentation requirements.

Sec. 6.100.120 – Automatic Sprinkler Systems

Section 903.2 is amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in either this Section or in Sections 903.2.1 through 903.2.12, whichever is the more restrictive, and Sections 903.2.14 through 903.2.21.

For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.

1. An automatic sprinkler system shall be provided throughout all new buildings and structures, other than Group R occupancies, except as follows:
    a. Buildings and structures not located in any Wildland-Urban Interface and not exceeding 1,200 square feet of fire area.
    b. Buildings and structures located in any Wildland-Urban Interface Fire Area and not exceeding 500 square feet of fire area.
    c. Group S-2 or U occupancies, including photovoltaic support structures, used exclusively for vehicle parking which meet all of the following:
        i. Noncombustible construction.
        ii. Maximum 5,000 square feet in building area.
        iii. Structure is open on not less than three (3) sides nor 75% of structure perimeter.
        iv. Minimum of 10 feet separation from existing buildings, or similar structures, unless area is separated by fire walls complying with California Building Code 706.
    d. Canopies, constructed in accordance with CBC 406.7.2, used exclusively for weather protection of vehicle fueling pads per CBC 406.7.1 and not exceeding 5,000 square feet of fire area.
2. An automatic sprinkler system shall be installed throughout all new buildings with a Group R fire area.

    Exception: Accessory Dwelling Unit, provided that all of the following are met:

    a. The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2.
    b. The existing primary residence does not have automatic fire sprinklers.
    c. The accessory dwelling unit does not exceed 1,200 square feet in size.

d. The unit is on the same lot as the primary residence.

e. The unit meets all apparatus access and water supply requirements of Chapter 5 and Appendix B of the 2022 California Fire Code.

3. An approved automatic fire sprinkler system shall be installed in new manufactured homes (as defined in California Health and Safety Code Sections 18007 and 18009) and multifamily manufactured homes with two dwelling units (as defined in California Health and Safety Code Section 18008.7) in accordance with Title 25 of the California Code of Regulations.

4. An automatic sprinkler system shall be installed throughout existing buildings with a Group R fire area when additions are made causing the fire area to exceed 3,600 square feet.

   Exception: Additions where all of the following are met:

   a. Building addition does not exceed 500 square feet.
   b. The resultant structure meets all water supply requirements of Chapter 5 and Appendix B of the 2025 California Fire Code.

5. An automatic sprinkler system shall be provided throughout existing Group A, B, E, F, L, M, S and U buildings and structures, when additions are made that increase the fire area to more than 3,600 square feet or that create conditions described in Sections 903.2.1 through 903.2.18.

6. Any change in the character of occupancy or in use of any building with a fire area equal to or greater than 3,600 square feet which, in the opinion of the Fire Code Official or building official, would place the building into a more hazardous division of the same occupancy group or into a different group of occupancies and constitutes a greater degree of life safety[1] or increased fire risk[2], shall require the installation of an approved fire automatic fire sprinkler system.

   [1] Life Safety – Shall include, but not limited to: Increased occupant load, public assembly areas, public meeting areas, churches, indoor amusement attractions, buildings with complex exiting systems due to increased occupant loads, large schools/day-care facilities, large residential care facilities housing non-ambulatory clients.

   [2] Fire Risks – Shall include, but not limited to: High-piled combustible storage, woodworking operations, hazardous operations using hazardous materials, increased fuel loads (storage of moderate to highly combustible materials), increased sources of ignition (welding, automotive repair with the use of flammable liquids and open flames).

Section 903.2.11.7 is added to read as follows:

903.2.11.7 Chemical Fume Hood Fire Protection.

Approved automatic fire extinguishing systems shall be provided in chemical fume hoods in the following cases:

1. Existing hoods having interiors with a flame spread index greater than 25 in which flammable liquids are handled.
2. If a hazard assessment determines that an automatic extinguishing system is required for the chemical fume hood, then the applicable automatic fire protection system standard shall be followed.

Sec. 6.100.130 – Fire Alarm and Detection Systems.

Section 907.8 is amended to read as follows:

907.8 Inspection, testing, and maintenance. The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with Sections 907.8.1 through 907.8.4 and NFPA 72. Records of inspection, testing and maintenance shall be ~~maintained~~ documented using NFPA 72 record of inspection and testing forms.

Sec. 6.100.140 – Smoke Control Systems.

Section 909.22.1 is amended to read as follows:

909.22.1 Schedule. A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established and operational testing must occur at least annually.

Sec. 6.100.150 – Energy Systems.
Section 1202.1.1 is amended to read as follows:

1202.1 Definitions. The following terms are defined in Chapter 2:

BATTERY SYSTEM, STATIONARY STORAGE.
BATTERY TYPES.
CAPACITOR ENERGY STORAGE SYSTEM.
CRITICAL CIRCUIT.
EMERGENCY POWER SYSTEM.
ENERGY STORAGE MANAGEMENT SYSTEMS.
ENERGY STORAGE SYSTEM (ESS).
ENERGY STORAGE SYSTEM, ELECTROCHEMICAL.
ENERGY STORAGE SYSTEM, MOBILE.
ENERGY STORAGE SYSTEM, WALK-IN UNIT.
ENERGY STORAGE SYSTEM CABINET.
ENERGY STORAGE SYSTEM COMMISSIONING.
ENERGY STORAGE SYSTEM DECOMMISSIONING.
FUEL CELL POWER SYSTEM, STATIONARY.

LARGE-SCALE FIRE TESTING
PORTABLE GENERATOR.
STANDBY POWER SYSTEM.

Sec. 6.100.160 – Electrical Energy Storage Systems (ESS).

Section 1207.1.7 is amended to read as follows:

1207.1.7 Large-scale fire test. Where required elsewhere in Section 1207, large-scale fire testing shall be conducted ~~on a representative ESS~~ in accordance with NFPA 855 as amended, and UL 9540A. The testing shall be conducted or witnessed and reported by an approved testing laboratory and show that a fire involving one ESS will not propagate to an adjacent ESS, and where installed within buildings, enclosed areas and walk-in units will be contained within the room, enclosed area or walk-in unit for a duration equal to the fire-resistance rating of the room separation specified in Section 1207.7.4. The test report shall be provided to the Fire Code Official for review and approval in accordance with Section 104.2.2.

Section 1207.2.2.1 is amended to read as follows:

1207.2.2.1 Ongoing inspection and testing. Systems that monitor and protect the ESS installation shall be inspected and tested in accordance with the manufacturer's instructions and the operation and maintenance manual. Inspection and testing records shall be maintained in the operation and maintenance manual and made available to the Fire Code Official upon request.

Section 1207.5.2 is amended to read as follows:

1207.5.2 Maximum allowable quantities. Fire areas within rooms, areas and walk-in units containing electrochemical ESS shall not exceed the maximum allowable quantities in Table 1207.5. The allowable number of fire areas, maximum allowable quantity, and fire-resistance rating of fire-barriers shall comply with Table 1207.5.1.

Exceptions:

1. Where approved by the fire code official, rooms, areas and walk-in units containing electrochemical ESS that exceed the amounts in Table 1207.5 shall be permitted based on a hazardous mitigation analysis in accordance with Section 1207.1.6 and large-scale fire testing complying with Section 1207.1.7.

2. Lead-acid and nickel-cadmium battery systems installed in facilities under the exclusive control of communications utilities and operating at less than 50 VAC and 60 VDC in accordance with NFPA 76.

3. Dedicated-use buildings in compliance with Section 1207.7.1.

TABLE 1207.5.1 DESIGN AND NUMBER OF ESS FIRE AREAS				
STORY		PERCENTAGE OF MAXIMUM ALLOWABLE QUANTITY PER FIRE AREA	NUMBER OF FIRE AREAS PER STORY	FIRE-RESISTANCE RATING FOR FIRE BARRIERS IN HOURS
Above grade plan	Higher than 9	25	1	3
	7-9	50	2	2
	6	50	2	2
	5	50	2	2
	4	75	4	2
	3	100	6	2
	2	100	6	2
	1	100	6	2
Below grade plan	1	100	4	3
	2	50	2	3
	Lower than 2	Not Allowed	Not Allowed	Not Allowed

Section 1207.5.5 is amended to read as follows:

1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:

1. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) with a maximum stored energy capacity of 50 kWh, as described in Section 1207.5.1, shall be designed with a minimum density of 0.3 gpm/ft2 (1.14 L/min) based over the area of the room or 2,500 square-foot (232 m2) design area, whichever is ~~smaller~~ larger, unless a lower density is approved based on large-scale fire testing in accordance with Section 1207.1.7.

2. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) exceeding 50 kWh shall use a density based on large-scale fire testing complying with Section 1207.1.7.

3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the Fire Code Official based on large-scale fire testing complying with Section 1207.1.7:

   3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.
   3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.

3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.
3.4. NFPA 2001, Standard on Clean Agent Fire-Extinguishing Systems.
3.5. NFPA 2010, Standard for Fixed Aerosol Fire-Extinguishing Systems.

Exceptions:

1. Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.

2. Lead-acid and nickel-cadmium systems that are used for DC power for control of substations and control or safe shutdown of generating stations under the exclusive control of the electric utility, and located outdoors or in building spaces used exclusively for such installations, shall not be required to have a fire suppression system installed.

3. Lead-acid battery systems in uninterruptable power supplies listed and labeled in accordance with UL 1778, utilized for standby power applications, which is limited to not more than 10 percent of the floor area on the floor on which the ESS is located, shall not be required to have a fire suppression system. (Material based on NFPA 855 2023 Ed.)

Section 1207.11.3 is amended to read as follows:

1207.11.3 Location. ESS shall be installed only in the following locations:

1. Detached garages and detached accessory structures.

2. Attached garages separated from the dwelling unit living space and sleeping units in accordance with Section R302.6.

3. Outdoors or on the exterior side of the exterior walls not less than 3 feet (914 mm) from doors and windows directly entering the dwelling unit and not below or above any emergency escape and rescue openings.

4. Enclosed utility closets, basements, storage or utility spaces within dwelling units with finished or noncombustible walls and ceilings. Walls and ceilings of unfinished wood-framed construction shall be provided with not less than 5/8-inch (15.9 mm) Type X gypsum wallboard.

ESS shall not be installed in sleeping rooms, or in closets or spaces opening directly into sleeping rooms or in habitable spaces of dwelling units.

Section 1207.11.6 is amended to read as follows:

1207.11.6 Fire detection. ESS installed in Group R-3 and R-4 occupancies shall comply with the following:

1. Rooms and areas within dwellings units, sleeping units, basements and attached garages in which ESS are installed shall be protected by smoke alarms in accordance with Section 907.2.11.

2. A listed heat alarm interconnected to the smoke alarms shall be installed in locations within dwelling units, sleeping units and attached garages where smoke alarms cannot be installed based on their listing.

   Exceptions:
   1. A listed heat detector may be used in place of a heat alarm, so long as it is interconnected with devices that provide an audible alarm at all sleeping areas.

   2. A fire sprinkler associated with an approved automatic sprinkler system that triggers an audible alarm upon activation of the waterflow switch, may be used in place of a heat alarm.

Sec. 6.100.170 – Fire Safety During Construction and Demolition.

Section 3303.5 is amended to read as follows:

3303.5 Fire watch. Where required by the Fire Code Official or the site safety plan established in accordance with Section 3303.1, a fire watch shall be provided for building demolition and for building construction. Fire watch is not intended to facilitate occupancy during ongoing construction in a new building.

Section 3303.7 is added to read as follows:

3303.7 Fire Walls. When firewalls are required in combustible construction, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather protected at the location of the wall(s)**.**

Sec. 6.100.180 – Fire Department Site Access and Water Supply.

Section 3307.1.2 is amended to read as follows:

3307.1.2 Stairways Required. ~~Where building construction exceeds 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be provided. As construction progresses, such stairway shall be extended to within one floor of the highest point of construction having secured decking or flooring.~~ Each level above the first story in multi-story buildings that require two exit stairways shall be provided with at least two usable exit stairways after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with

openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

> **Exception:** For multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Section 3307.1.4 is added to read as follows:

3307.1.4 Required Means of Egress. All buildings under construction shall have at least one unobstructed means of egress. All means of egress shall be identified in the written site safety plan as required by Section 3303.1.

Section 3307.6 is added to read as follows:

3307.6 Fire Department Access Roadways. All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13 ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Fire Code Official, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted subbase and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95% and sealed. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

Sec. 6.100.190 – Completion Before Occupancy.

Section 3313.1 is added to read as follows:

Section 3313.1 Completion Before Occupancy. In buildings where an automatic sprinkler system is required by this Code or the California Building Code, it shall be unlawful to occupy any portion of a building or structure until the automatic sprinkler system installation has been tested and approved.

In new buildings of combustible construction where automatic fire sprinkler systems are required to be installed, the system shall be placed in service as soon as possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be

hydrostatically tested and inspected. After inspection approval from the Fire Department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior audible waterflow alarm shall be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the Fire Department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

Sec. 6.100.200 – Temporary Heating and Cooking Operations.

Section 4103.1 is amended to read as follows:

4103.1 Portable unvented heaters. Portable unvented fuel-fired heating equipment shall be prohibited in occupancies in Groups A, B, E, I, R-1, R-2, R2.1, R2.2, R-3, R3.1 and R-4 and ambulatory care facilities.

Exceptions:

1. Portable unvented fuel-fired heaters listed and labeled in accordance with UL 647 are permitted to be used in one and two-family dwellings, where operated and maintained in accordance with the manufacturer's instructions.

2. Portable outdoor gas-fired heating appliances in accordance with Section 4103.1.2.

Section 4103.1.2.1.1 is amended to read as follows:

4103.1.2.1.1 Prohibited locations. The storage or use of portable outdoor gas-fired heating appliances is prohibited in any of the following locations:

1. Inside of any occupancy where connected to the fuel gas container.
2. Inside of tents, canopies and membrane structures.
3. On exterior balconies, and rooftops.

~~Exception: As permitted in Chapter 61.~~

Sec. 6.100.210 – Immersion Heaters.

Section 4106.1 is added to read as follows:

4106.1 Immersion Heaters. All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

Sec. 6.100.220 – Hazardous Materials-General Provisions.

Section 5001.2.2.2 is amended to read as follows:

5001.2.2.2 Health Hazards The material categories listed in this section are classified as health hazards. A material with a primary classification as a health hazard can also pose a physical hazard.

1. Highly toxic and toxic materials.
2. Corrosive materials.
3. Moderately toxic gas.
4. Health hazards - Other.

Section 5002.1 is amended to read as follows:

5002.1 Definitions. The following terms are defined in Chapter 2:

BOILING POINT.
CEILING LIMIT.
CHEMICAL.
CHEMICAL NAME.
CLOSED CONTAINER.
CONTAINER.
CONTROL AREA.
CORROSIVE LIQUIDS.
CYLINDER.
DAY BOX.
DEFLAGRATION.
DESIGN PRESSURE.
DETACHED BUILDING.
DISPENSING.
EXCESS FLOW CONTROL.
EXHAUSTED ENCLOSURE.
EXPLOSION.
FLAMMABLE VAPORS OR FUMES.
GAS CABINET.
GAS ROOM.
HANDLING.
HAZARDOUS MATERIALS.
HEALTH HAZARD.
HEALTH HAZARD – OTHER.
IMMEDIATELY DANGEROUS TO LIFE AND HEALTH (IDLH).

INCOMPATIBLE MATERIALS.
LIQUID.
LOWER EXPLOSIVE LIMIT (LEL).
LOWER FLAMMABLE LIMIT (LFL).
MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA.
MODERATELY TOXIC GAS.
NORMAL TEMPERATURE AND PRESSURE (NTP).
OUTDOOR CONTROL AREA.
PERMISSIBLE EXPOSURE LIMIT (PEL).
PESTICIDE.
PHYSICAL HAZARD.
PRESSURE VESSEL.
SAFETY CAN.
SAFETY DATA SHEET (SDS).
SECONDARY CONTAINMENT.
SEGREGATED.
SOLID.
SPILL CONTROL.
STORAGE, HAZARDOUS MATERIALS.
SYSTEM.
TANK, ATMOSPHERIC.
TANK, PORTABLE.
TANK, STATIONARY.
TANK VEHICLE.
UNAUTHORIZED DISCHARGE.
USE (MATERIAL).
VAPOR PRESSURE.

Section 5003.1.3.1 is added to read as follows:

5003.1.3.1 Toxic, Highly Toxic, Moderately Toxic Gases and Similarly Used or Handled Materials. The storage, use and handling of toxic, highly toxic and moderately toxic gases in amounts exceeding Table 6004.2.1.4 shall be in accordance with this chapter and Chapter 60. Any toxic, highly toxic or moderately toxic material that is used or handled as a gas or vapor shall be in accordance with the requirements for toxic, highly toxic or moderately toxic gases.

Section 5003.1.5 is added to read as follows:

5003.1.5 Health Hazards - Other. The storage, use and handling of materials classified as other health hazards including carcinogens, irritants and sensitizers in amounts exceeding 810 cubic feet for gases, 55 gallons for liquids and 5,000 pounds for solids shall be in accordance with Section 5003.

Section 5003.1.6 is added to read as follows:

5003.1.6 Additional Spill Control and Secondary Containment Requirements. In addition to the requirements set forth in Section 5004.2. An approved containment system is required for any quantity of hazardous materials that are liquids or solids at normal temperature, and pressure (NTP) where a spill is determined to be a plausible event and where such an event would endanger people, property or the environment. The approved containment system may be required to include a combination of spill control and secondary containment meeting the design and construction requirements set forth in Section 5004.2.

Section 5003.2.2.1 is amended to read as follows:

5003.2.2.1 Design and Construction. Piping, tubing, valves, fittings and related components used for hazardous materials shall be in accordance with the following:

1. Piping, tubing, valves, fittings and related components shall be designed and fabricated from materials that are compatible with the material to be contained and shall be of adequate strength and durability to withstand the pressure, structural and seismic stress, and exposure to which they are subject.

2. Piping and tubing shall be identified in accordance with ASME A13.1 and the Santa Clara County Fire Chiefs Marking Requirements and Guidelines for Hazardous Materials and Hazardous Waste to indicate the material conveyed.

3. Manual valves or automatic remotely activated fail-safe emergency shutoff valves shall be installed on supply piping and tubing and provided with ready access at the following locations:
    3.1. The point of use.
    3.2. The tank, cylinder or bulk source.

4. Manual emergency shutoff valves and controls for remotely activated emergency shutoff valves shall be clearly visible, provided with ready access and identified in an approved manner.

5. Backflow prevention or check valves shall be provided where the backflow of hazardous materials could create a hazardous condition or cause the unauthorized discharge of hazardous materials.

6. Where gases or liquids having a hazard ranking of:
    Health hazard Class 3 or 4
    Flammability Class 4
    Reactivity Class 4

    in accordance with NFPA 704 are carried in pressurized piping above 15 pounds per square inch gauge (psig)(103 Kpa), an approved means of leak detection, emergency shutoff or excess flow control shall be provided. Where the piping originates from within a hazardous material storage room or area, the excess flow control shall be located within the storage

room or area. Where the piping originates from a bulk source, the excess flow control shall be located as close to the bulk source as practical.

Exceptions:

1. Piping for inlet connections designed to prevent backflow.
2. Piping for pressure relief devices.

7. Secondary containment or equivalent protection from spills or leaks shall be provided for piping for liquid hazardous materials and for highly toxic and toxic corrosive gases above threshold quantities listed in Table 6004.2.1.4. Secondary containment includes, but is not limited to, double-walled piping.

   Exceptions:

   1. Secondary containment is not required for toxic corrosive gases if the piping is constructed of inert materials.
   2. Piping under sub-atmospheric conditions if the piping is equipped with an alarm and fail-safe-to-close valve activated by a loss of vacuum.

8. Expansion chambers shall be provided between valves whenever the regulated gas may be subjected to thermal expansion. Chambers shall be sized to provide protection for piping and instrumentation and to accommodate the expansion of regulated materials.

Section 5003.2.2.2 is amended to read as follows:

5003.2.2.2 Additional Regulation for Supply Piping for Health Hazard Materials. Supply piping and tubing for gases and liquids having a health hazard ranking of 3 or 4 ~~in accordance with NFPA 704~~ shall be in accordance with ASME B31.3 and the following:

1. Piping and tubing utilized for the transmission of highly toxic, toxic, or highly volatile corrosive liquids and gases shall have welded or brazed connections ~~threaded or flanged connections~~ throughout except for connections within an exhausted ~~ventilated~~ enclosure if the material is a gas, or an approved method of drainage or containment is provided for connections if the material is a liquid.

2. Piping and tubing shall not be located within corridors, within any portion of a means of egress required to be enclosed in fire-resistance-rated construction or in concealed spaces in areas not classified as Group H Occupancies.

3. All primary piping for toxic, highly toxic and moderately toxic gases shall pass a helium leak test of 1x10-9 cubic centimeters/second where practical, or shall pass testing in accordance with an approved, nationally recognized standard. Tests shall be conducted by a qualified "third party" not involved with the construction of the piping and control systems.

Exception: Piping and tubing within the space defined by the walls of corridors and the floor or roof above or in concealed spaces above other occupancies where installed in

accordance with Section 415.11.7.4 of the *California Building Code* for Group H-5 occupancies.

Section 5003.5.2 is added to read as follows:

5003.5.2 Ventilation Ducting. Ducts venting hazardous materials operations shall be labeled with the hazard class of the material being vented and the direction of flow.

Section 5003.5.3 is added to read as follows:

5003.5.3 "H" Occupancies. In "H" occupancies, all piping and tubing may be required to be identified when there is any possibility of confusion with hazardous materials transport tubing or piping. Flow direction indicators are required.

Section 5003.10.4 is amended to read as follows**:**

5003.10.4 Elevators utilized to transport hazardous materials.

5003.10.4.1 When transporting hazardous materials, elevators shall have no other passengers other than the individual(s) handling the chemical transport cart.

5003.10.4.1.1 When transporting cryogenic or liquefied compressed gases, there shall be no occupants in the elevator.

5003.10.4.2 Hazardous materials liquid containers shall have a maximum capacity of 20 liters (5.28 gal).

5003.10.4.3 Toxic, moderately toxic, and highly-toxic gases shall be limited to a container of a maximum water capacity of 1 pound.

5003.10.4.4 When transporting cryogenic or liquefied compressed gases, means shall be provided to prevent the elevator from being summoned to other floors.

Section 5004.2.1 is amended to read as follows:

5004.2.1 Spill Control for Hazardous Material Liquids. Rooms, buildings or areas used for storage of hazardous material liquids ~~in individual vessels having a capacity of more than 55 gallons (208 L), or in which the aggregate capacity of multiple vessels exceeds 1,000 gallons (3785 L),~~ shall be provided with spill control to prevent the flow of liquids to adjoining areas. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel by one of the following methods:

1. Liquid-tight sloped or recessed floors in indoor locations or similar areas in outdoor locations.
2. Liquid-tight floors in indoor and outdoor locations or similar areas provided with liquid-tight raised or recessed sills or dikes.

3. Sumps and collection systems
4. Other approved engineered systems.

Except for surfacing, the floors, sills, dikes, sumps and collection systems shall be constructed of noncombustible material, and the liquid-tight seal shall be compatible with the material stored. When liquid-tight sills or dikes are provided, they are not required at perimeter openings having an open-grate trench across the opening that connects to an approved collection system.

Section 5004.2.2.2 is amended to read as follows:

5004.2.2.2 Incompatible Materials. Incompatible materials ~~used in open systems~~ shall be separated from each other in ~~the secondary containment system~~ independent secondary containment systems.

Sec. 6.100.230 – Corrosive Materials.

Section 5402.1 is amended to read as follows:

5402.1 Definition. The following terms are ~~is~~ defined in Chapter 2:

CORROSIVE.
CORROSIVE LIQUIDS.

Sec. 6.100.240 – Explosives and Fireworks.

Section 5601.1.3 is amended to read as follows:

5601.1. 3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California Office of the State Fire Marshal, are prohibited.

Exceptions:

1. Storage and handling of fireworks as allowed in Section 5604.

~~2. Manufacture, assembly and testing of fireworks as allowed in and Health and Safety Code Division 11.~~

~~3.~~ 2. The use of fireworks for fireworks displays pyrotechnics before a proximate audience and pyrotechnic special effects in motion pictures, television, theatrical or group entertainment productions as allowed in Title 19, Division 1, Chapter 6 Fireworks reprinted in Section 5608 and Health and Safety Code Division 11.

~~4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided that such fireworks and facilities comply with the 2006 edition of NFPA 1124, CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100–185, as applicable for consumer fireworks and Health and Safety Code Division 11.~~

Sec. 6.100.250 Flammable and Combustible Liquids.

Section 5704.2.7.5.8 is amended to read as follows:

5704.2.7.5.8 Overfill Prevention. An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Section 5706.4 or 5706.7 shall have overfill protection in accordance with API 2350.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

An approved means or method in accordance with Section 5704.2.9.7.5 shall be provided to prevent the overfilling of Class IIIB liquid storage tanks connected to fuel-burning equipment inside buildings.

Exception: Outside aboveground tanks with a capacity of 1320 gallons (5000 L) or less need only comply with Section 5704.2.9.7.5 (Item 1, Sub-item 1.1).

Section 5704.2.7.5.9 is added to read as follows:

5704.2.7.5.9 Automatic and/or Remote Filling of Tanks. Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the Fire Code Official that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

Sec. 6.100.260 – On-Demand Mobile Fueling Operations.

Section 5707 is amended to read as follows:

5707.3.3 Site plan. A site plan shall be developed for each location or area at which mobile fueling occurs. The site plan shall be in sufficient detail to indicate the following:

1. All buildings and structures.
2. Lot lines or property lines.
3. Electric car chargers.
4. Solar photovoltaic parking lot canopies.

5. Appurtenances on-site and their use or function.
6. All uses adjacent to the lot lines of the site.
7. Fueling locations.
8. Locations of all storm drain openings and adjacent waterways or wetlands.
9. Information regarding slope, natural drainage, curbing and impounding.
10. How a spill will be kept on the site property.
11. Scale of the site plan.

Sec. 6.100.270 – Flammable Gases and Flammable Cryogenic Fluids.

Section 5809.3.4 is amended to read as follows:

5809.3.4 Site plan. ~~Where required by the Fire Code Official~~ For other than emergency roadside service, a site plan shall be developed for each location at which mobile gaseous hydrogen fueling occurs. The site plan shall be in sufficient detail to indicate: all buildings, structures, lot lines, property lines and appurtenances on site and their use and function, and the scale of the site plan.

Sec. 6.100.280 – Highly Toxic and Toxic Materials.

Chapter 60 title is amended to read as follows:

CHAPTER 60 HIGHLY TOXIC MATERIAL, TOXIC MATERIALS and MODERATELY TOXIC GASSES

Section 6001.1 is amended to read as follows:

6001.1 Scope. The storage and use of highly toxic and toxic and/or moderately toxic materials shall comply with this Chapter. Compressed gases shall also comply with Chapter 53.

Exceptions:

1. Display and storage in Group M and storage in Group S occupancies complying with Section 5003.11.

2. Conditions involving pesticides or agricultural products as follows:

    2.1 Application and release of pesticide, agricultural products and materials intended for use in weed abatement, erosion control, soil amendment or similar applications when applied in accordance with the manufacturer's instruction and label directions.

    2.2 Transportation of pesticides in compliance with the Federal Hazardous Materials Transportation Act and regulations thereunder.

2.3 Storage in dwellings or private garages of pesticides registered by the US Environmental Protection Agency to be utilized in and around the home, garden, pool, spa and patio.

Section 6002.1 is amended to read as follows:

6002.1 Definitions.

The following terms are defined in Chapter 2:

CONTAINMENT SYSTEM.

CONTAINMENT VESSEL.

EXCESS FLOW VALVE.

HIGHLY TOXIC.

MODERATELY TOXIC GAS.

OZONE-GAS GENERATOR.

PHYSIOLOGICAL WARNING THRESHOLD.

REDUCED FLOW VALVE.

TOXIC.

Section 6004 title is amended to read as follows:

SECTION 6004 HIGHLY TOXIC, MODERATELY TOXIC, AND TOXIC COMPRESSED GASES

Section 6004.1 is amended to read as follows:

6004.1 General. The storage and use of highly toxic, toxic, and moderately toxic compressed gases shall comply with this section.

6004.1.1 Special limitations for indoor storage and use by occupancy. The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases in certain occupancies shall be subject to the limitations contained in Sections 6004.1.1.1 through 6004.1.1.3.

6004.1.1.1 Group A, E, I or U occupancies. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used within Group A, E, I or U occupancies.

Exception: Cylinders not exceeding 20 cubic feet (0.566 m^3) at normal temperature and pressure (NTP) are allowed within gas cabinets or fume hoods.

6004.1.1.2 Group R occupancies. Moderately toxic, toxic, and highly toxic compressed gases shall not be stored or used in Group R occupancies.

6004.1.1.3 Offices, retail sales and classrooms. Moderately toxic, toxic and highly toxic compressed gases shall not be stored or used in offices, retail sales or classroom portions of Group B, F, M or S occupancies.

Exception: In classrooms of Group B occupancies, cylinders with a capacity not exceeding 20 cubic feet (0.566 m3) at NTP are allowed in gas cabinets or fume hoods.

Section 6004.2 is amended to read as follows:

6004.2 Indoor storage and use.
The indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.2.1 through 6004.2.2.10.3.

Section 6004.2.1 is amended to read as follows:

6004.2.1 Applicability. The applicability of regulations governing the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be as set forth in Sections 6004.2.1.1 through 6004.2.1.4.

Section 6004.2.1.4 is added to read as follows:

6004.2.1.4 Quantities exceeding the minimum threshold quantities but not exceeding the maximum allowable quantities per control area. The indoor storage or use of highly toxic, toxic, and moderately toxic gases in amounts exceeding the minimum threshold quantities per control area set forth in Table 6004.2.1.4 but not exceeding maximum allowable quantity per control area set forth in Table 5003.1.1(2) shall be in accordance with Sections 5001, 5003, 6001, 6004.1, and 6004.4

Table 6004.2.1.4 is added to read as follows:

Minimum Threshold Quantities for Highly Toxic, Toxic and Moderately Toxic Gases for Indoor Storage and Use	
Highly Toxic	20
Toxic	405 cubic feet
Moderately Toxic	405 cubic feet

Section 6004.4 is added to read as follows:

6004.4. General indoor requirements. The general requirements applicable to the indoor storage and use of highly toxic, toxic, and moderately toxic compressed gases shall be in accordance with Sections 6004.4 through 6004.4.8.2

6004.4.1 Cylinder and tank location. Cylinders shall be located within gas cabinets, exhausted enclosures or gas rooms. Portable and stationary tanks shall be located within gas rooms or exhausted enclosures.

Exceptions:

1. Where a gas detection system is provided in accordance with 6004.4.8

6004.4.2. Ventilated areas. The room or area in which gas cabinets or exhausted enclosures are located shall be provided with exhaust ventilation. Gas cabinets or exhausted enclosures shall not be used as the sole means of exhaust for any room or area.

6004.4.3. Piping and controls. In addition to the requirements of Section 5003.2.2, piping and controls on stationary tanks, portable tanks, and cylinders shall comply with the following requirements:

1. Stationary tanks, portable tanks, and cylinders in use shall be provided with a means of excess flow control on all tank and cylinder inlet or outlet connections.

Exceptions:

1. Inlet connections designed to prevent backflow.
2. Pressure relief devices.

6004.4.4 Gas rooms. Gas rooms shall comply with Section 5003.8.4 and both of the following requirements:

1. The exhaust ventilation from gas rooms shall be directed to an exhaust system.
2. Gas rooms shall be equipped with an approved automatic sprinkler system. Alternative fire- extinguishing systems shall not be used.

6004.4.5 Treatment systems. The exhaust ventilation from gas cabinets, exhausted enclosures and gas rooms, required in Section 6004.4.1 shall be directed to a treatment system. The treatment system shall be utilized to handle the accidental release of gas and to process exhaust ventilation. The treatment system shall be designed in accordance with Sections 6004.2.2.7.1 through 6004.2.2.7.5 and Chapter 5 of the California Mechanical Code.

Exceptions:

1. Highly toxic, toxic, and moderately toxic gases—storage. A treatment system is not required for cylinders, containers and tanks in storage where all of the following controls are provided:

1.1 Valve outlets are equipped with gas- tight outlet plugs or caps.
1.2 Hand wheel-operated valves have handles secured to prevent movement.
1.3 Approved containment vessels or containment systems are provided in accordance with Section 6004.2.2.3.

2. Highly toxic, toxic, and moderately toxic gases —use. Treatment systems are not required for highly toxic, toxic, and moderately toxic gases supplied by stationary tanks, portable tanks, or cylinders where a gas detection system complying with Section 6004.4.8 and listed or approved automatic-closing fail- safe valves are provided. The gas detection system shall have a sensing interval not exceeding 5 minutes. Automatic-closing fail- safe valves shall be located immediately adjacent to cylinder valves and shall close when gas is detected at the permissible exposure limit (PEL) by a gas sensor monitoring the exhaust system at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room.

6004.4.5.1. Design. Treatment systems shall be capable of diluting, adsorbing, absorbing, containing, neutralizing, burning or otherwise processing the contents of the largest single vessel of compressed gas. Where a total containment system is used, the system shall be designed to handle the maximum anticipated pressure of release to the system when it reaches equilibrium.

6004.4.5.2. Performance. Treatment systems shall be designed to reduce the maximum allowable dis- charge concentrations of the gas to one-half immediate by dangerous to life and health (IDLH) at the point of discharge to the atmosphere. Where more than one gas is emitted to the treatment system, the treatment system shall be designed to handle the worst-case release based on the release rate, the quantity and the IDLH for all compressed gases stored or used.

6004.4.5.3. Sizing. Treatment systems shall be sized to process the maximum worst-case release of gas based on the maximum flow rate of release from the largest vessel utilized. The entire contents of the largest compressed gas vessel shall be considered.

6004.4.5.4 Stationary tanks. Stationary tanks shall be labeled with the maximum rate of release for the compressed gas contained based on valves or fittings that are inserted directly into the tank. Where multiple valves or fittings are provided, the maximum flow rate of release for valves or fittings with the highest flow rate shall be indicated. Where liquefied compressed gases are in contact with valves or fittings, the liquid flow rate shall be utilized for computation purposes. Flow rates indicated on the label shall be converted to cubic feet per minute (cfm/min) (m3/s) of gas at normal temperature and pressure (NTP).

6004.4.5.5 Portable tanks and cylinders. The maximum flow rate of release for portable tanks and cylinders shall be calculated based on the total release from the

cylinder or tank within the time specified in Table 6004.2.2.7.5. Where portable tanks or cylinders are equipped with approved excess flow or reduced flow valves, the worst-case release shall be determined by the maximum achievable flow from the valve as determined by the valve manufacturer or compressed gas supplier. Reduced flow and excess flow valves shall be permanently marked by the valve manufacturer to indicate the maximum design flow rate. Such markings shall indicate the flow rate for air under normal temperature and pressure.

6004.4.6. Emergency power. Emergency power shall be provided for the following systems in accordance with Section 1203:

1. Exhaust ventilation system.
2. Treatment system.
3. Gas detection system.
4. Smoke detection system.

6004.4.6.1. Fail-safe systems. Emergency power shall not be required for mechanical exhaust ventilation and treatment systems where approved fail-safe systems are installed and designed to stop gas flow.

6004.4.7. Automatic fire detection system. An approved automatic fire detection system shall be installed in rooms or areas where highly toxic, toxic, and moderately toxic compressed gases are stored or used. Activation of the detection system shall sound a local alarm. The fire detection system shall comply with Section 907.

6004.4.8. Gas detection system. A gas detection system complying with Section 916 shall be provided to detect the presence of gas at or below the PEL or ceiling limit of the gas for which detection is provided.

Exceptions:

1. A gas detection system is not required for toxic and moderately toxic gases when the physiological warning threshold level for the gas is at a level below the accepted PEL for the gas.

2. A gas detection system is not required for highly toxic, toxic, and moderately toxic gases where cylinders, portable tanks, and all non-continuously welded connects are within a gas cabinet or exhausted enclosures.

6004.4.8.1. Alarms. The gas detection system shall initiate a local alarm and transmit a signal to an approved location.

6004.4.8.2. Shut off of gas supply. The gas detection system shall automatically close the shut off valve at the source on gas supply piping and tubing related to the system being monitored for whichever gas is detected.

Exception: Automatic shutdown is not required for highly toxic, toxic, and moderately toxic compressed gas systems where all of the following controls are provided:

1. Constantly attended / supervised.
2. Provided with emergency shutoff valves that have ready access.

Sec. 6.100.290 – Pyrophoric Materials.

Section 6405.3.1 is added to read as follows:

6405.3.1 Silane distribution systems automatic shutdown.
Silane distribution systems shall automatically shut down at the source upon activation of the gas detection system at levels above the alarm level and/or failure of the ventilation system for the silane distribution system.

Sec. 6.100.300 – Appendix B-Fire Flow Requirements for Buildings.

Section B105.2 is amended to read as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.1(2) and B105.2.

Exceptions: [SFM] Group B, S-2 and U occupancies having a floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest areas (SRRA), public restrooms.
3. Truck inspection facilities (TIF), CHP office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

The maximum fire flow reduction for all commercial buildings greater than 30,000 square feet and residential podium buildings shall not exceed 25 percent of the fire flow specified in Table B105.1(2). The maximum fire flow reduction for all other buildings shall not exceed 50 percent of the fire flow specified in Table B105.1(2).

Sec. 6.100.310 – Appendix C-Fire Hydrant Locations and Distribution.

Section C102.1 is amended to read as follows:

C102.1 Minimum number of fire hydrants for a building. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1, utilizing the base fire flow without fire sprinkler reduction.

Sec. 6.100.320 – Appendix D-Fire Apparatus Access Roads.

Section D103.1 is deleted as follows:

~~**D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).~~

Section D103.2 is amended to read as follows:

D103.2 Grade. The maximum grade of a fire department apparatus access road shall not exceed 15-percent, unless approved by the fire code official**.**

Section D103.3 is amended to read as follows:

D103.3 Turning radius. The required turning radius of fire apparatus access roads shall be a minimum of 30 feet inside, and a minimum of 50 feet outside.

Section D103.4 is amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads and/or driveways in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Santa Clara County Fire Department apparatus access and turnaround standards. ~~Table D103.4~~

Section D103.6 is amended to read as follows:

D103.6 Signs. ~~Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6.~~ Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code and the Santa Clara County Fire Department A-6 Standard. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

ARTICLE XI. CALIFORNIA EXISTING BUILDING CODE

Sec. 6.110.010 – Adopted.

The 2024 International Existing Building Code (IEBC), as amended by the State of California Building Standards Commission and known as the 2025 California Existing

Building Code (CEBC), California Code of Regulations, Title 24, Part 10, including Chapter 14, Appendices A1, A2, A3, A4, and A5, is adopted by reference.

ARTICLE XII. CALIFORNIA GREEN BUILDING STANDARDS CODE

Sec. 6.120.010. – Adopted.

The 2025 California Green Building Standards Code (CGBSC), California Code of Regulations, Title 24, Part 11, Chapters 1 through 8 only, are adopted by reference and amended as follows.

Sec. 6.120.050 – AC to Heat Pump Reach Code

Section A4.204.1 is adopted and amended to read as follows:

A4.204.1 Energy Efficiency. Alterations to existing residential buildings shall comply with Section~~s~~ A4.204.1.1.

A4.204.1.1 Altered Space-Conditioning System Serving Existing Single-Family Dwelling Units – Mechanical Cooling. When a space-conditioning system serving an existing single-family dwelling unit is altered in climate zones 1 through 14 and 16 by installation or replacement of an air conditioner, the altered system shall comply with either a or b below in addition to the requirements for installation specified by Title 24, Part 6, Sections 150.2(b)1E and 150.2(b)1F:

a. A heat pump shall be the primary heating source and sized according to the system selection requirements specified by Title 24, Part 6 of Section 150.0(h)5. Supplemental heating may be provided by gas furnace or electric resistance heating as specified in Title 24, Part 6, Sections 150.0(h)7 and 150.0(i); or

b. An air conditioner shall meet ~~the following~~ all the requirements in either subsection I or II below:

I. Systems with Existing Duct Distribution Systems:

~~I. R-8 duct insulation for ducts located in unconditioned space; and~~

A. ~~II.~~ The duct system measured air leakage shall be equal to or less than ~~5~~10 percent of the system air handler airflow as confirmed through field verification and diagnostic testing, per the requirements in Title 24, Part 6, Reference Residential Appendix Section RA3.1.4.3.1; and

Exception 1 to A4.204.1.1bIA. If it is not possible to meet the duct sealing requirements, all accessible leaks shall be sealed and verified through a visual inspection and a smoke test by a certified ECC-Rater utilizing the methods specified in Reference Residential Appendix Section RA3.1.4.3.5.

Exception 2 to A4.204.1.1bIA: Existing duct systems, constructed, insulated or sealed with asbestos.

B. ~~III.~~ Demonstrate, in every control mode, airflow greater than or equal to ~~400~~ 300 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.45 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing, following the procedures outlined in Title 24, Part 6, Reference Residential Appendix RA3.3; and

Exception 1 to A4.204.1.1bIB: Systems unable to comply with the minimum airflow rate and system efficacy requirements shall demonstrate compliance by satisfying all of the following:

1. Following the procedures in Section RA3.3.3.1.5;
2. Installing a system thermostat that conforms to the specifications in Section 110.12;
3. For standard ducted systems (without zoning dampers), meet the applicable minimum total return filter grille nominal area requirements in Table 150.0-B or 150.0-C as confirmed by field verification and diagnostic testing in accordance with the procedures in Reference Residential Appendix Sections RA3.1.4.4 and RA3.1.4.5. The design clean-filter pressure drop requirements specified by Section 150.0(m)12D for the system air filter(s) shall conform to the requirements given in Tables 150.0-B and 150.0-C.

Exception 2 to Section A4.204.1.1bIB: Multispeed compressor systems or variable speed compressor systems shall verify air flow (cfm/ton) and fan efficacy (Watt/cfm) for system operation at the maximum compressor speed and the maximum air handler fan speed.

Exception 3 to Section A4.204.1.1bIB: Gas furnace air-handling units manufactured prior to July 3, 2019, shall comply with a fan efficacy value less than or equal to 0.58 W/cfm as confirmed by field verification and diagnostic testing in accordance with the procedures given in Reference Residential Appendix RA3.3.

C. ~~IV.~~ In all climate zones, refrigerant charge verification requirements shall meet the requirements in Title 24, Part 6 Section 150.2(b)1Fiib, including the minimum airflow rate specified in Section 150.2(b)1Fiia; and

D. ~~V.~~ Vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section A4.204.1.1(b)ID: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1(b)ID: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1(b)ID: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section A4.204.1.1(b)ID: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

E. ~~VI.~~ Air seal all accessible areas of the ceiling plane between the attic and the conditioned space including all joints, penetrations and other openings that are potential sources of air leakage by caulking, gasketing, weather-stripping or otherwise sealing to limit infiltration and exfiltration.

Exception 1 to Section A4.204.1.1bIE: Dwelling units with at least R-38 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1 bIE: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIE: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

II. Entirely New or Complete Replacement Duct Systems:

A. R-8 duct insulation shall be installed for all new ducts located in unconditioned space; and

B. The total duct system measured air leakage shall be equal to or less than 5 percent of the system air handler airflow as confirmed through field verification and diagnostic testing, per the requirements in Title 24, Part 6, Reference Residential Appendix Section RA3.1.4.3.1; and

C. Demonstrate, in every control mode, airflow greater than or equal to 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficacy less than or equal to 0.35 W/CFM. The airflow rate and fan efficacy requirements in this section shall be confirmed through field verification and diagnostic testing, following the procedures outlined in Title 24, Part 6, Reference Residential Appendix RA3.3; and

D. In all climate zones, refrigerant charge verification requirements shall meet the requirements in Title 24, Part 6 Section 150.2(b)1Fiib; and

E. In Climate Zones 1-4, 6, and 8-16 if the air handler and ducts are located within a vented attic, vented attics shall have insulation installed to achieve a U-factor of 0.020 or insulation installed at the ceiling level shall result in an insulated thermal resistance of R-49 or greater for the insulation alone; luminaires not rated for insulation contact must be replaced or retrofitted with a fireproof cover that allows for insulation to be installed directly over the cover; and

Exception 1 to Section A4.204.1.1bIIE: In Climate Zones 1, 3, and 6, dwelling units with at least R-19 existing insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1bIIE: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIIE: Dwelling units with knob and tube wiring located in the vented attic.

Exception 4 to Section A4.204.1.1bIIE: Where the accessible space in the attic is not large enough to accommodate the required R-value, the entire accessible space shall be filled with insulation provided such installation does not violate Section 806.3 of Title 24, Part 2.5.

F. In Climate Zones 2, 4, and 8-16, air seal all accessible areas of the ceiling plane between the attic and the conditioned space including all joints, penetrations and other openings that are potential sources of air leakage by caulking, gasketing, weather-stripping or otherwise sealing to limit infiltration and exfiltration.

Exception 1 to Section A4.204.1.1bIIF: Dwelling units with at least R-19 existing
insulation installed at the ceiling level.

Exception 2 to Section A4.204.1.1bIIF: Dwelling units where the alteration would directly cause the disturbance of asbestos unless the alteration is made in conjunction with asbestos abatement.

Exception 3 to Section A4.204.1.1bIIF: Dwelling units with atmospherically vented space heating or water heating combustion appliances located inside the pressure boundary of the dwelling unit.

Exception 1 to Section A4.204.1.1: Where the capacity of the existing main electrical service panel is insufficient to supply the electrical capacity of a heat pump and where the existing main electrical service panel is sufficient to supply a new or replacement air conditioner, as calculated according to the requirements of California Electrical Code Article 220.83 or Article 220.87. Documentation of electrical load calculations in accordance with Article 220 must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

Exception 2 to Section A4.204.1.1: Where the required capacity of a heat pump to meet the system selection requirements of Section 150.0(h)5 is greater than or equal to 12,000 Btu/h more than the greater of the required capacity of an air conditioner to meet the design cooling load OR the capacity of the existing air conditioner. Documentation of heating and cooling load calculations in accordance with 150.0(h) must be submitted to the enforcement agency prior to permitting for both the heat pump and proposed air conditioner.

ARTICLE XIII. CALIFORNIA REFERENCE STANDARDS CODE

Sec. 6.130.010. – Adopted.

The 2025 California Referenced Standards Code, California Code of Regulations, Title 24, Part 12, is adopted by reference.

ARTICLE XIV. INTERNATIONAL PROPERTY MAINTENANCE CODE

Sec. 6.140.010. – Adopted.

The 2024 International Property Maintenance Code, as published by the International Code Council (ICC), is adopted by reference with Section 102.3 is amended to read as follows.

Sec. 6.140.020. – Application of other codes.

Sec. 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the ~~IBC, IEBC, IECC, IFC, IFGC, IMC, IRC, IPC and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.~~ California Building Code, California Residential Code, California Plumbing Code, California Electrical Code, California Mechanical Code, and California Wildland Urban Interface Code. Nothing in this code shall be construed to cancel, modify, or set aside any provisions of the Town of Los Gatos Zoning Code.

ARTICLE XV. – EXPEDITED PERMIT PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR SYSTEMS

Sec. 6.150.010 – Purpose and intent.

These provisions are intended to establish an expedited, streamlined solar permitting process that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014, CA Govt. Code Section 65850.5) to achieve timely and cost-effective installations of small residential rooftop solar energy systems. These provisions are intended to encourage the use of solar systems by removing unreasonable barriers, minimizing costs to property owners and the Town, and expanding the ability of property owners to

install solar energy systems. These provisions allow the Town to achieve these goals while protecting the public health and safety.

Sec. 6.150.020 – Definitions.

The following words, terms, and phrases, when used in this division, shall have the following meanings ascribed to them in this section:

Electronic signature means a digital signature or digital stamp that is issued by a certificate authority approved by the California Secretary of State, and which meets the requirements of Government Code Section 16.5.

Electronic submittal means the utilization of one (1) or more of the following:

1. Email;
2. The Internet;
3. Facsimile.

Reasonable restrictions on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.

Restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance means:

2. *For Water Heater Systems or Solar Swimming Pool Heating Systems:* an amount exceeding ten (10) percent of the cost of the system, but in no case more than one thousand dollars ($1,000.00), or decreasing the efficiency of the solar energy system by an amount exceeding ten (10) percent, as originally specified and proposed.
3. *For Photovoltaic Systems:* an amount not to exceed one thousand dollars ($1,000.00) over the system cost as originally specified and proposed, or a decrease in system efficiency of an amount exceeding ten (10) percent as originally specified and proposed.

Small residential rooftop solar energy system means all of the following:

1. A solar energy system that is no larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the Town and all state and Town health and safety standards.
3. A solar energy system that is installed on a single or duplex-family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by the Town.

Solar Energy System means either of the following:

1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating or cooling, or for water heating.

Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Sec. 6.150.030 – Applicability.

(a) These provisions apply to the permitting of all small residential rooftop solar energy systems in the Town.
(b) Small residential rooftop solar energy systems legally established or permitted prior to October 31, 2015, are not subject to the requirements of these provisions unless physical modifications or alterations are undertaken that materially change the size, type, or components of a small rooftop energy system in such a way as to require new permitting. Routine operation and maintenance or like-kind replacements shall not require a permit.

Sec. 6.150.040 – Solar energy system requirements.

(a) All solar energy systems shall meet applicable health and safety standards and requirements imposed by the state and the Town.
(b) Solar energy systems for heating water in single-family residences and for heating water in commercial buildings or swimming pool applications shall be certified by an accredited listing agency as defined by the California Plumbing and Mechanical Code.
(c) Solar energy systems for producing electricity shall meet all applicable safety and performance standards established by the California Electrical Code, the Institute of Electrical and Electronics Engineers, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability.

Sec. 6.150.050 – Applications and documents.

(a) All documents required for the submission of an expedited solar energy system application shall be made available on the publicly accessible Town website.
(b) Electronic submittal of the required permit application and documents by email, or the Internet, shall be made available to all small residential rooftop solar energy system permit applicants.
(c) An applicant's electronic signature shall be accepted on all forms, applications, and other documents in lieu of a wet signature.
(d) The Town's Building Division shall adopt a standard plan and checklist of all requirements with which small residential rooftop solar energy systems shall comply to be eligible for expedited review.
(e) The small residential rooftop solar system permit process, standard plan(s), and checklist(s) shall substantially conform to recommendations for expedited permitting, including the checklist and standard plans contained in the most current version of the California Solar Permitting Guidebook adopted by the Governor's Office of Planning and Research.

(f) All fees prescribed for the permitting of small residential rooftop solar energy system must comply with Government Code Section 65850.55, Government Code Section 66015, Government Code Section 66016, and State Health and Safety Code Section 17951.

Sec. 6.150.060 – Permit review and inspection requirements.

(a) The Town's Building Division shall adopt an administrative, nondiscretionary review process to expedite approval of small residential rooftop solar energy systems. The Building Division shall issue a building permit, the issuance of which is nondiscretionary, on the same day for over-the-counter applications or within one (1) to three (3) business days for electronic applications upon receipt of a complete application that meets the requirements of the approved checklist and standard plan. The Building Official may require an applicant to apply for a minor residential permit if the official finds, based on substantial evidence, that the solar energy system could have a specific, adverse impact upon the public health and safety. Such decisions may be appealed to the Town Planning Commission.
(b) Review of the application shall be limited to the Building Official's review of whether the application meets local, state, and federal health and safety requirements.
(c) If a minor residential permit is required, the Town may deny an application for the minor residential if it makes written findings based upon substantive evidence in the record that the proposed installation would have a specific, adverse impact upon public health or safety and there is no feasible method to satisfactorily mitigate or avoid, as defined, the adverse impact. Such findings shall include the basis for the rejection of the potential feasible alternative for preventing the adverse impact. Such decisions may be appealed to the Town Planning Commission.
(d) Any condition imposed on an application shall be designed to mitigate the specific, adverse impact upon health and safety at the lowest possible cost.
(e) A feasible method to satisfactorily mitigate or avoid the specific, adverse impact includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the Town on another similarly situated application in a prior successful application for a permit. The Town shall use its best efforts to ensure that the selected method, condition, or mitigation meets the conditions of subparagraphs (A) and (B) of paragraph (1) of subdivision (d) of Section 714 of the Civil Code defining restrictions that do not significantly increase the cost of the system or decrease its efficiency or specified performance.
(f) If an application is deemed incomplete, a written correction notice detailing all deficiencies in the application and any additional information or documentation required to be eligible for expedited permit issuance shall be sent to the applicant for resubmission.
(g) Only one (1) inspection shall be required and performed by the Town for small residential rooftop solar energy systems eligible for expedited review.
(h) The inspection shall be done in a timely manner and should include consolidated inspections. An inspection will be scheduled within two (2) business days of a request and provide a two-hour inspection window.

(i) If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized but need not conform to the requirements of these provisions.

ARTICLE XVI. BUILDING RELOCATION CODE OF THE TOWN

DIVISION 1. GENERALLY

Sec. 6.160.010. – Title.

This article is the Building Relocation Code of the Town of Los Gatos.

Sec. 6.160.020. – Interference with demolition or removal of building.

It shall be unlawful for any person to interfere with or obstruct the Building Official, any person engaged by the Town, or any representative of any surety, engaged in inspection or in the work of completing, demolishing, or removing any building or structure for which a building relocation permit has been issued under Division 2 of this article, after a default has occurred in timely completion of the work or in the performance of the other terms or conditions of the permit.

DIVISION 2. PERMIT

Sec. 6.160.030 – Required, exceptions.

It shall be unlawful for any person to move any building or structure on any parcel of land in the Town (except a contractor's tool house, construction building or similar structure which is moved as construction work requires) without first obtaining a permit and posting a bond as provided in this article.

Sec. 6.160.040 – Application.

An application for a permit required by the provisions of this division shall be made in writing on the form provided by the Town. The application shall:

(1) Be signed by the permittee or the permittee's authorized agent (who may be required to submit evidence proving authority);
(2) Be accompanied by plans, photographs or other substantiating data as reasonably may be required by the Building Official; and
(3) Contain such information as reasonably may be required by the Building Official in order to carry out the purposes of this chapter.

Sec. 6.160.050 – Review of application, duty of applicant.

The application for a permit required by the provisions of this division, including the plans and other data filed with it, shall be checked by the Building Official, who is

authorized to conduct any investigation in connection therewith may be deemed reasonably necessary. If, when the Building Official has completed such investigation and has notified the applicant that a permit will issue, the applicant fails for a period of sixty (60) days to post the bond and any other instrument required by this division, the application shall become void.

Sec. 6.160.060 – Issuance, fees.

(a) Subject to the requirements contained in this article, if in the judgment of the Building Official the conditions of the building or structure can be effectively and practically repaired or restored to comply with this Code, the Building Official shall issue a permit to the owner of the property where the building or structure is to be located.
(b) A permit fee shall be paid at the time of issuance of the permit. The amount of the fee shall be fixed by resolution of the Town Council.

Sec. 6.160.070 – When issuance prohibited.

The Building Official shall not issue a permit under this division for any building or structure:

(1) Which does not or cannot be repaired or modified to comply with this code, as it presently exists or hereafter may be amended;
(2) Which is so constructed or in such condition as to be a substandard building;
(3) Which is infested with pests or is unsanitary;
(4) Which is so dilapidated, defective, unsightly, or in such a condition of deterioration or disrepair that its relocation at the proposed site would cause appreciable harm to or be materially detrimental to the existing improvements on nearby property;
(5) If the proposed use is prohibited by the zoning ordinance;
(6) If the structure is of a type prohibited at the site of the proposed relocation by this code, or any other statute or ordinance; or
(7) If the structure or site has not received approval as prescribed in sections 29.20.140 through 29.20.155 of the Town Code. The body granting such approval shall first consider and determine that the proposed site and building are compatible in use, size and architecture with other buildings and structures in the area of the proposed relocation.

Sec. 6.160.080 – Conditions of issuance.

In connection with the issuance of any permit under this division, the Building Official or the body granting architecture and site approval or both may attach to the permit such conditions which are necessary to assure compliance with the purposes of this article and the zoning ordinance, and to assure that the building or structure when relocated will be compatible with and not detrimental or injurious to the buildings or structures in the area of the proposed relocation. Such conditions may include, but are not limited to:
(1) A limitation of the period of time required to complete the work of relocation;
(2) Requirements for changes, alterations, additions or repairs;

(3) The providing of all utility services by the time the building relocation is finished;
(4) Provision for any improvement work or dedication provided for by the zoning ordinance;
(5) The applicant's written agreement to indemnify the Town for any and all damages or injury to Town property incurred in the course of the moving, including but not limited to damage or injury to streets, thoroughfares, pavements, curbs, gutters, sidewalks, sewers, public lighting equipment and plants.

Sec. 6.160.090 – Bond required.

(a) As a condition precedent to the issuance of any building relocation permit, the applicant shall post a surety bond, the form of which is subject to approval by the Town Attorney, issued by a surety company conducting business in the State. The penal sum of the bond shall be an amount equal to the estimated cost, plus ten (10) percent, of all the work required to perform the relocation to comply with all of the conditions of the permit. The cost estimate is made by the Building Official.
(b) The applicant, in lieu of posting a surety bond, may deposit with the town an amount equal to the required bond amount, in cash.

Sec. 6.160.100 – Conditions of bond.

A surety bond shall contain, and any deposit shall be subject to, the following conditions:

(1) All work, including performance of conditions of the permit (except for performance of conditions such as street improvements when provision is made in a contract with the Town to do the work at a later time) shall be performed and completed within one hundred twenty (120) days after the date of issuance of the permit. After that time, the permit expires.
(2) The time limit and expiration date of the permit may be extended for good cause after written request of both the principal and the surety. The request may be made either during or after the one-hundred-twenty-day period. If the Building Official decides to grant the request the Building Official shall notify the principal and surety in writing stating the new deadline. The Building Official need not grant the request if the work is not being done continuously and diligently, or if reasonable progress has not been made.
(3) The term of each bond shall begin on the date the bond instrument is delivered to the town and shall end upon the acceptance by the Building Official of performance of all the terms and conditions of the permit as satisfactory and complete.
(4) The Building Official, the surety and their representatives shall have access to the premises to inspect the progress of the work.
(5) Upon default by the principal, the surety shall be required to complete the work and to perform all conditions of the permit. The principal shall give the surety right-of-entry onto the site for those purposes.
(6) In the event of any default in the performance of any term or condition of the permit, or failure to complete the work before the permit expires, the surety or any

person employed or engaged on its behalf, or the building official, or any person employed or engaged on behalf of the Town may go on the premises to complete the required work or to remove or demolish the building or structure, and clear, clean and restore the site.

Sec. 6.160.110 – Default on bond.

(a) If the permittee as principal on the bond defaults in the performance of the conditions required by the permit, or fails to complete the work before the permit expires, the Building Official shall give notice in writing to the principal and the surety, stating the conditions which have not been complied with and the period of time deemed by the Building Official to be reasonably necessary for the completion of the work.
(b) After receipt of the notice, the surety, within the time therein specified, shall finish the work. When the principal has defaulted in any way, the surety, at its option, in lieu of completing the work required, may remove or demolish the building or structure and clear, clean and restore the site.

Sec. 6.160.120 – Bond other than surety bond--Default.

If a deposit has been made as provided in Section 6.140.090, the Building Official shall give notice of default, as provided in section 6.140.110, to the permittee. If the permittee does not perform within the time specified in the notice, the Building Official shall proceed without delay and without further notice or proceeding whatever to use the deposit, or any portion of the deposit necessary to cause the required work to be done by contract or otherwise at the Building Official's discretion, upon the completion of the work. The balance, if any, of the deposit, shall be returned to the depositor or to the depositor's successors or assigns after deducting the cost of the work plus ten (10) percent of the cost, which is an amount to defray the Town's cost in enforcement and administration.

Sec. 6.160.130 – Same--Release.

When a deposit has been made as provided in Section 6.140.090 and all requirements of the permit have been completed, the Building Official shall return the deposit to the depositor or to the depositor's successors or assigns, except any portion thereof that may have been used or deducted as provided in this section.

Section 3. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This Town Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any

particular portion thereof and intends that the invalid portions should be severed, and the balance of the ordinance be enforced.

Section 4. Effect of Ordinance. Except as expressly modified in this Ordinance, all other sections set forth in the Los Gatos Town Code shall remain unchanged and shall be in full force and effect. All prior resolutions, or portions thereof, that are inconsistent with this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on October 7, 2025, and adopted by the following vote as an ordinance of the Town of Los Gatos at a meeting of the Town Council of the Town of Los Gatos on October 21, 2025, and becomes effective January 1, 2026.

Section 6. Publication. The Town Clerk will publish this ordinance in a newspaper of general circulation within 15 days of its adoption. In lieu of publication of the full text of the ordinance within fifteen (15) days after its adoption, a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

Section 7. CEQA. Adoption of this ordinance is not a project subject to CEQA, because it can be seen with certainty that it will not impact the physical environment. (CEQA Guidelines Section 15378.) If adoption of this ordinance were a project, it would be categorically exempt from CEQA as an action by a regulatory agency for the protection of natural resources (CEQA Guidelines Section 15307) and the environment (CEQA Guidelines Section 15308).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____

WENDY WOOD
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 11

DATE: October 30, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Consider a Recommendation by the Planning Commission to Approve Architecture and Site and Zone Change Applications to Demolish the Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and Introduce an Ordinance Effecting a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). Located at 14331 Capri Drive. APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.**
Ordinance Title: An Ordinance of the Town Council of the Town of Los Gatos Amending the Zoning from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet) for Property Located at 14331 Capri Drive.

RECOMMENDATION: Accept the Planning Commission's recommendation and introduce an Ordinance effecting a Zone Change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet), and adopt a Resolution approving an Architecture and Site application to demolish an existing single-family residence and construct a new single-family residence with site improvements requiring a grading permit on property located at 14331 Capri Drive.

FISCAL IMPACT:

There is no fiscal impact associated with this action. Approving the Architecture and Site and Zone Change applications would not in itself result in an impact on the Town's budget.

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, Community Development Director, and Finance Director

STRATEGIC PRIORITY:

Not Applicable

BACKGROUND:

The subject property is located at the southwest corner of Capri Drive and Vasona Avenue (Attachment 1). The 13,092-square foot lot is zoned O (Office) and is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure which includes two permitted Accessory Dwelling Units (ADU), one on each floor.

The applicant submitted an Architecture and Site application to demolish the existing residence and construct a new, two-story single-family residence and associated site grading, and a Zone Change application to change the property zoning from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet) to match the existing and proposed use and underlying General Plan Land Use Designation of Low Density Residential.

The existing residence was built in 1940 and, therefore, was considered historic per Town Code as it was built prior to 1941. In 2023, the applicant submitted for Historic Preservation Committee review to remove the pre-1941 property from the Historic Resources Inventory. On June 28, 2023, the Historic Preservation Committee approved the request. The existing ADUs were permitted in 1989 and are allowed to remain.

The Architecture and Site and Zone Change applications were reviewed by the Planning Commission on June 25, 2025, and September 10, 2025, and a recommendation of approval was forwarded to the Town Council on both applications, with recommended design modifications on the Architecture and Site application.

DISCUSSION:

A. Project Summary:

The applicant proposes construction of a new two-story residence with site improvements requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet) (Attachment 4, Exhibit 5). Full discussion and analysis of the project is provided in the June 25, 2025, Planning Commission Staff Report (Attachment 4).

B. Planning Commission:

On June 25, 2025, the Planning Commission received the staff report, the applicant's presentation, and public comments on the proposed project (Attachments 4 through 6). Two separate motions were made on the two applications. For the Zone Change application, the Planning Commission voted unanimously to recommend approval to the Town Council.

The Architecture and Site application was also brought before the Planning Commission due to concerns with neighborhood compatibility. At the time of the June 25, 2025, Planning Commission hearing, the proposed residence would have resulted in the first two-story home, the largest residence in terms of square footage by 1,237 square feet, and the largest residence in terms of FAR in the immediate neighborhood. The Consulting Architect's primary concerns were with size and massing compatibility of the proposed residence, but also provided nine specific design recommendations, in which the application addressed seven and provided justification for the other two. A detailed analysis of neighborhood compatibility and the Consulting Architect's review is provided in the June 25, 2025, Planning Commission staff report in Attachment 4

For the Architecture and Site application for the new residence and associated site grading, the Planning Commission voted (4-2) to recommend approval to the Town Council with the incorporation of recommended design modifications (Condition of Approval 3 in Attachment 2, Exhibit A). Specifically, the Planning Commission's motion included the following (Attachment 6):

- Incorporate a five-foot second-floor setback along the Capri Drive elevation, consistent with Residential Design Guideline 3.3.2;
- Reduce the master bedroom window size (as offered by the applicant during the hearing when discussing neighbor concerns);
- Recess the master bedroom wall (as offered by the applicant during the hearing); and
- Incorporate planting screening on the southern side of the home (as offered by the applicant during the hearing).

Following the June 25, 2025, Planning Commission hearing and in consultation with the Town Attorney, it was determined that the Zone Change application did not receive proper public notification pursuant to Government Code Section 65854. Therefore, the Zone Change application was brought back before the Planning Commission, with the proper noticing, on September 10, 2025. The Planning Commission again voted unanimously to recommend approval of the Zone Change application to the Town Council (Attachments 7 and 8).

C. Plan Revisions:

In response to the Planning Commission's motion on the Architecture and Site application, the applicant provided revised project plans to incorporate each of the recommended design modifications (Attachments 9 and 10). The updated project plans in Attachment 9 show the following changes:

- The second-floor elevation facing Capri Drive has been setback five feet from the first-floor wall below;
- The master bedroom windows have been reduced from three windows (approximately 48 square feet) to two windows (approximately 28 square feet);
- The master bedroom wall pop-out has been recessed one-foot to be flush with the rest of this wall; and
- Six new privacy screen trees are now proposed on the southern side of the home.

As a result of these design changes, the proposed home was reduced by 338 square feet (from 3,511 square feet to 3,171 square feet). The home would no longer have the largest FAR in the immediate neighborhood with this change, but would still be the largest in terms of house floor area by 897 square feet. This size and massing reduction further addresses the Consulting Architect's primary concern that the proposed house would be considerably larger than the other homes in the immediate neighborhood.

PUBLIC COMMENTS:

Story poles and signage were installed on the site, and a written notice was sent to property owners and tenants located within 300 feet of the subject property. Project signs were updated following the Planning Commission hearing dates to show the Town Council hearing date and time. At the time of publication of this report, no additional public comments were received beyond what was provided to the Planning Commission.

CONCLUSION:

The applicant requests approval of an Architecture and Site application to demolish the existing residence and construct a new, two-story single-family residence and associated site grading, and a Zone Change application to change the property zoning from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet) to match the existing and proposed use and underlining General Plan Land Use Designation of Low Density Residential. As detailed above, the Planning Commission voted unanimously to recommend approval of the Zone Change to Town Council and voted (4-2) to recommend approval of the Architecture and Site application to Town Council with the incorporation of design revisions. The applicant has provided updated project plans in Attachment 9, which address the Planning Commission design recommendations.

RECOMMENDATION:

Staff recommends that the Town Council take the following actions:

1. Introduce the Ordinance effecting the Zone Change (Attachment 2);
2. Adopt the Resolution making the required findings and considerations to approve the Architecture and Site application (Attachment 3); and
3. Approve Zone Change application Z-23-005 to introduce the Zone Change Ordinance (Attachment 2), approve Architecture and Site application S-24-043 inclusive of the recommended Conditions of Approval included as Exhibit A of Attachment 3, and the development plans included as Exhibit 11 of Attachment 4, and the revised architectural plans included in Attachment 9.

ALTERNATIVES:

Alternatively, the Council can:

1. Approve the applications with additional and/or modified conditions; or
2. Continue the matter to a date certain with specific direction; or
3. Deny the applications and make the required findings for denial.

COORDINATION:

This report was coordinated with the offices of the Town Manager and Town Attorney.

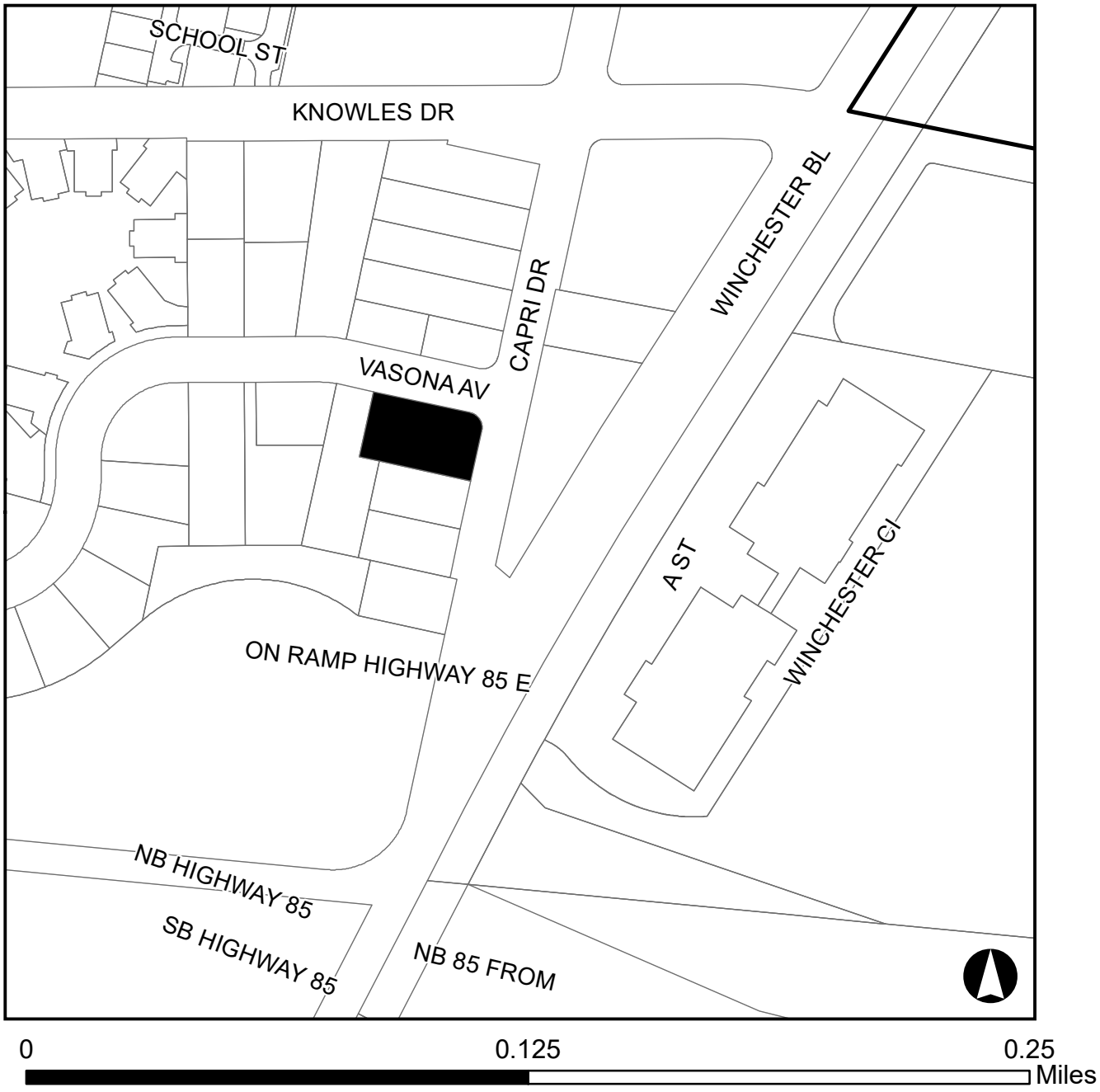
ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA but is Categorically Exempt pursuant to Section 15303: New Construction (Architecture and Site application) and Section 15061(b)(3): Common Sense Exemption (Zone Change application). No significant effect on the environment will occur since new construction activities are categorically exempt pursuant to CEQA and since the zone change activity simply proposes to change the zoning classification of a property to be consistent with the underlining General Plan Land Use Designation. An optional Notice of Exemption will not be filed.

ATTACHMENTS:

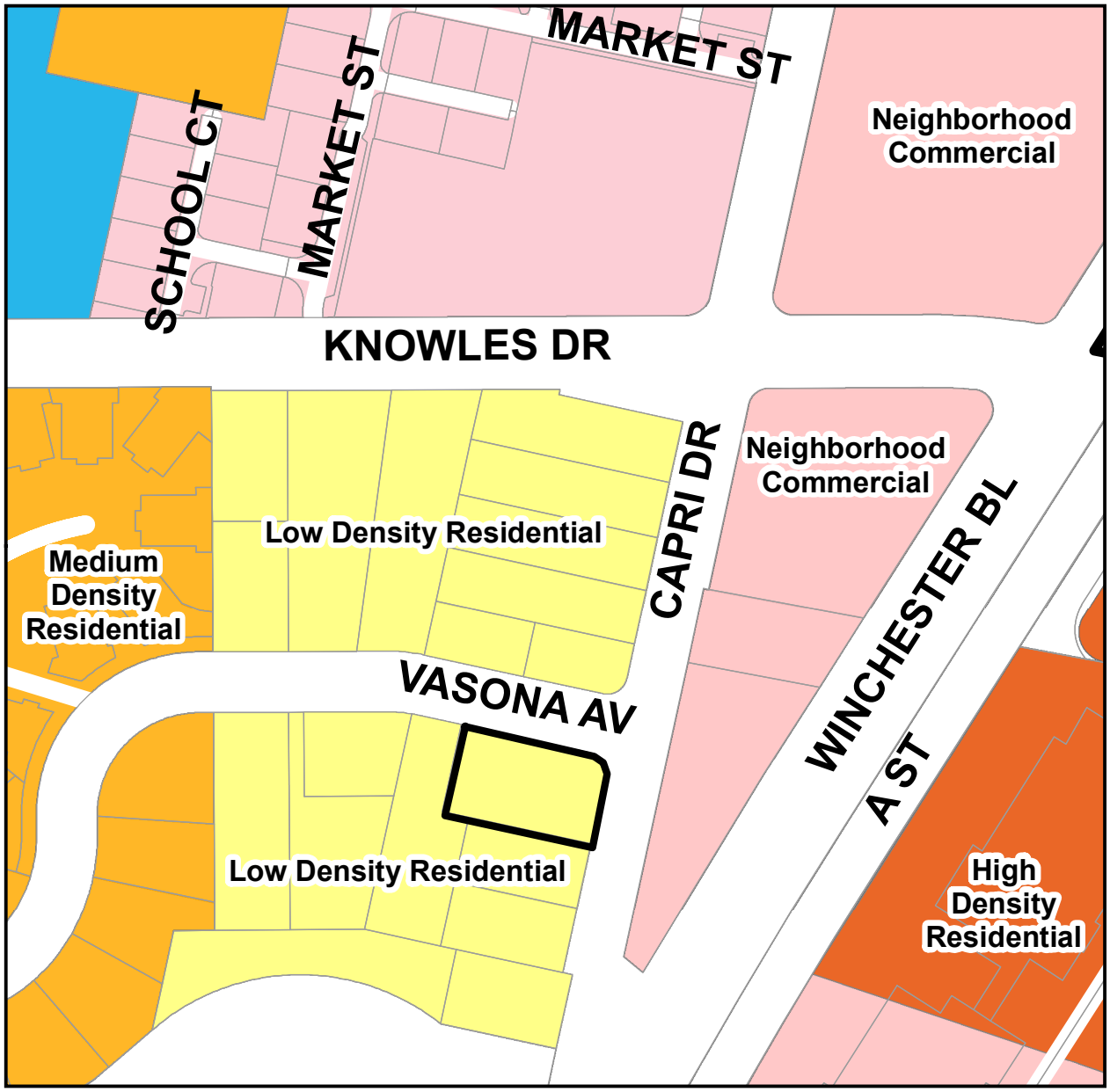
1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Draft Ordinance for Zone Change, with Exhibit A
3. Draft Resolution making the required findings and approving the applications subject to the Conditions of Approval (included as Exhibit A)
4. June 25, 2025, Planning Commission Staff Report, with Exhibits 1 through 11
5. June 25, 2025, Planning Commission Addendum, with Exhibit 12
6. June 25, 2025, Planning Commission Verbatim Minutes
7. September 10, 2025, Planning Commission Staff Report, with Exhibits 1 through 6
8. September 10, 2025, Planning Commission Verbatim Minutes
9. Updated Project Plans
10. Applicant Summary of Design Modifications

14331 Capri Drive



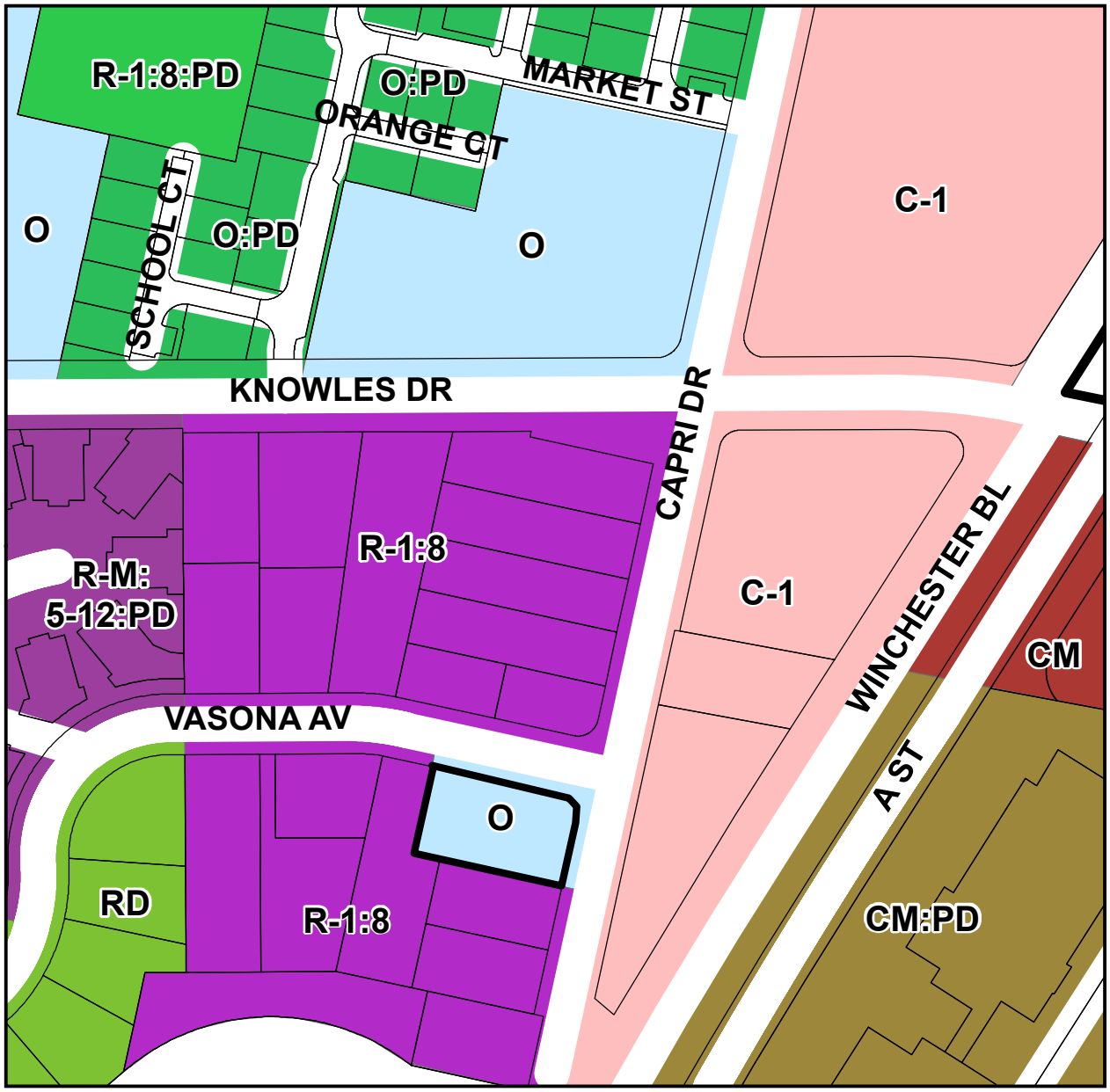
14331 Capri Drive

Existing Land Use Designation



14331 Capri Drive

Existing Zoning



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Draft Ordinance may be modified by Town Council deliberations and direction.

DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ZONING FROM O (OFFICE) TO R-1:8 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 14331 CAPRI DRIVE.

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

WHEREAS, the applicant, Gordon K. Wong, proposes to demolish the existing single-family residence, construct a new single-family residence (S-24-043), and change the zoning classification of the property from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet) of property located at 14331 Capri Drive, APN 406-32-004 (Z-23-005);

WHEREAS, the existing property is zoned O, which is inconsistent with the Low Density Residential General Plan Land Use Designation for this property, which provides for "single-family residential properties located on generally level terrain;"

WHEREAS, the proposed new single-family residence necessitates this zone change as single-family residential uses are not an allowed use in the O zoning classification;

WHEREAS, Government Code Section 65860 requires that zoning be consistent with General Plan Land Use Designations;

WHEREAS, the Planning Commission held a duly noticed public hearing on September 10, 2025, at which time the Commission considered the public testimony, the Staff Report prepared for that meeting, and all other documentation related to the Zone Change, made findings and forwarded a recommendation of approval to the Town Council;

WHEREAS, staff recommends approval of the zone change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet) in order to be consistent with the General Plan, current use, proposed use, and surrounding neighborhood;

WHEREAS, this matter came before the Town Council for public hearing on November 4, 2025, and was regularly noticed in conformance with State and Town law; and

WHEREAS, the Town Council received testimony and documentary evidence from the applicant and all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on November 4, 2025, along with any and all subsequent reports and materials prepared concerning this application.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Los Gatos as follows:

SECTION I. Findings.

The Town Council of the Town of Los Gatos does hereby declare, determine, and order that the following findings are made by the Town Council of the Town of Los Gatos:

Finding for the California Environmental Quality Act (CEQA):

1. The proposed Zone Change application (Z-23-005) is exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that it will not significantly affect the physical environment in that it aligns the regulations with the existing land use. The associated Architecture and Site Application (S-24-043) for construction of a new residence and site grading is Categorically Exempt pursuant to CEQA, Section 15303: New Construction.

Finding for consistency with the Town's General Plan**:**

1. The proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use Designation.

SECTION II. Zone Change.

The Zoning Map in the Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 14331 Capri Drive (Santa Clara County Assessor Parcel Number 406-32-004) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet).

SECTION III. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Section and shall not affect the validity of the remaining portions of this Section. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Section irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses, or phrases in this Section might be declared unconstitutional, preempted, or otherwise invalid.

SECTION IV. CEQA.

Adopting this Ordinance is not a project subject to CEQA because it can be seen with certainty that it will not impact the environment in that it aligns the regulations with the existing land use (CEQA Section 15061(b)(3)).

SECTION V. Publication.

The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

SECTION VI. Effective Date.

In accordance with Section 36937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the 4th day of November 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the ____ day of _____ 20 , by the following vote:

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

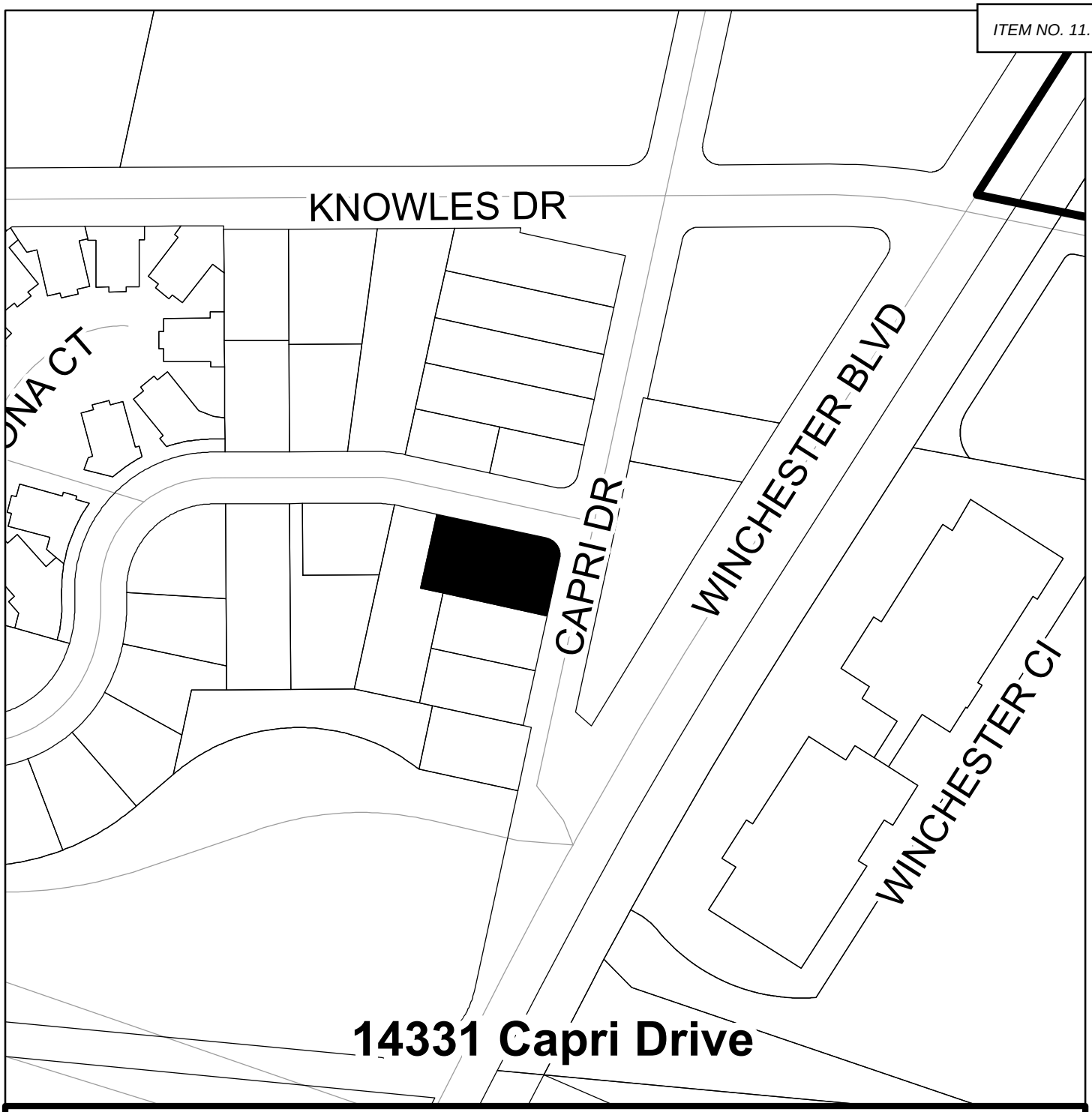
SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

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TOWN OF LOS GATOS

Application No. Z-23-005 **A.P.N. #** 409-32-004

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: O To: R-1:8**

☐ **Prezoning**

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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Draft Resolution to be modified by Town Council deliberations and direction.

RESOLUTION 2025 -xx

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS APPROVING AN ARCHITECTURE AND SITE APPLICATION TO DEMOLISH THE EXISTING SINGLE-FAMILY RESIDENCE, CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE, AND SITE IMPROVEMENTS REQUIRING A GRADING PERMIT ON PROPERTY CURRENTLY ZONED O. LOCATED AT 14331 CAPRI DRIVE.

WHEREAS, the applicant, Gordon K. Wong, proposes to demolish the existing single-family residence and construct a new single-family residence with site improvements requiring a grading permit (S-24-043) on property currently zoned O (Office);

WHEREAS, the Planning Commission held a duly noticed public hearing on June 25, 2025, at which time the Commission considered the public testimony, the Staff Report prepared for that meeting, and all other documentation related to the Architecture and Site application, made findings and forwarded a recommendation of approval to the Town Council with design modifications;

WHEREAS, this matter came before the Town Council for public hearing on November 4, 2025, and was regularly noticed in conformance with State and Town law; and

WHEREAS, the Town Council received testimony and documentary evidence from the applicant and all interested persons who wished to testify or submit documents. The Town Council considered all testimony and materials submitted, including the record of the Planning Commission proceedings and the packet of materials contained in the Council Agenda Report for their meeting on November 4, 2025, along with any and all subsequent reports and materials prepared concerning this application.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council of the Town of Los Gatos does hereby declare, determine, and order that the following findings are made by the Town Council of the Town of Los Gatos:

Finding for the California Environmental Quality Act (CEQA):

1. The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction. The project proposes to replace an existing single-family residence with a new single-family residence on a flat site.

Findings for demolition of an existing residence:

As required by Section 29.10.09030(e) of the Town Code for demolition of existing structures:

1. The Town's housing stock will be maintained as the single-family residence will be replaced.
2. The existing structure has no architectural or historical significance.
3. The property owner does not desire to maintain the structure as it exists; and
4. The economic utility of the structures was considered.

Finding for compliance with the Zoning Regulations:

1. The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Finding for compliance with the Residential Design Guidelines:

1. The project complies with the Residential Design Guidelines for single-family residences not located in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant noted that the proposed house is considerably larger than other homes in the immediate neighborhood and provided nine recommendations to simplify the design and improve the project's compatibility with the surrounding neighborhood. The applicant revised the project plans to address seven out of the nine recommendations, and provided justification for the other two that were not addressed. The applicant also provided justification for the home size by expanding the immediate neighborhood and finding homes that are larger and taller than the proposed home. Additionally, per Planning Commission recommendations, the project plans were revised to further comply with the Residential Design Guidelines by reducing second-floor massing and addressing neighboring privacy concerns.

Required considerations in review of Architecture and Site applications:

1. As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

NOW, THEREFORE, BE IT FURTHER RESOLVED that, upon the effective date of the ordinance effecting the Zone Change, the Town Council of the Town of Los Gatos approves the Architecture and Site application for demolition of an existing single-family residence, construction of a new single-family residence, and site improvements requiring a grading permit, located at 14331 Capri Drive, subject to the attached Conditions of Approval (Exhibit A) and the development plans included as Exhibit 11 of Attachment 4 and the revised architectural plans included in Attachment 9.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 4th day of November, 2025, by the following vote:

COUNCIL MEMBERS:
AYES:
NAYS:
ABSENT:
ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

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TOWN COUNCIL – *November 4, 2025*
CONDITIONS OF APPROVAL

14331 Capri Drive
Architecture and Site Application S-24-043
Zone Change Application Z-23-005

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. DESIGN MODIFICATIONS: The development plans shall be revised prior to Building Permit issuance, to the satisfaction of the Community Development Director, incorporating the following: a five-foot second-floor step-back along the Capri Drive front elevation; master bedroom window size reduction; master bedroom wall inset; and screening trees along the southern side of the proposed residence.
4. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Richard Gessner, identified in the Arborist report, dated as received December 3, 2023, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.

EXHIBIT A

7. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
8. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits.
9. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
10. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
11. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the applications.
12. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity

obligation.

13. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

14. PERMITS REQUIRED:
    a. A Demolition Permit is required for the demolition of the existing single-family residence and detached structures.
    b. A Building Permit is required for the construction of the new single-family residence and attached garage.
    c. A separate Building Permit will be required for the PV System and must be finaled prior to the issuance of Certification of Occupancy.
15. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
16. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
17. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
18. SIZE OF PLANS: Minimum size 24” x 36”, maximum size 30” x 42”.
19. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application for the removal of each existing structure. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, submit the completed form to the Building Department with the Air District’s J# Certificate, PG&E verification, and site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
20. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
21. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations

d. Retaining wall(s) locations and elevations

22. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.
23. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
24. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
25. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
26. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
27. A door buzzer, bell or chime shall be hard wired at primary entrance.
28. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
29. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
30. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
31. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
32. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

Engineering Division

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

33. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
34. PAYMENT OPTIONS:
    All payments regarding fees and deposits can be mailed to:
    Town of Los Gatos PPW – Attn: Engineering Dept
    41 Miles Avenue
    Los Gatos, CA 95030

    Or hand deliver/drop off payment in engineering lock box
    Checks made out to "Town of Los Gatos" and should mention address and application number on memo/note line.
35. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
36. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
37. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
38. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
39. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and

all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

40. FENCES: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080. Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors
41. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
42. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
43. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
44. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
45. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
46. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
47. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be

counted toward the quantities used in determining grading permit requirements. In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.

48. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.

49. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.

50. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered. For sites greater than four (4) acres in area:
    a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
    b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
    c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
    d. Replant vegetation in disturbed areas as quickly as possible.
    e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

51. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

52. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
53. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
54. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense
55. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
56. CONSTRUCTION HOURS: All improvements and construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
57. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
58. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
59. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

60. GEOTECHNICAL/GEOLOGICAL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner, Applicant and/or Developer.
61. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
62. ON-SITE/OFF-SITE PARKING: Parking spaces shall be paved with a compacted base not less than four (4) inches thick, surfaced with asphaltic concrete or Portland cement concrete pavement or other surfacing (e.g.: permeable paving materials, interlocking pavers and ribbon strip driveways) approved by the Town Engineer.
63. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
64. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public right-of-way shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
65. PRIVATE UTILITIES: Private utilities in town right of way is prohibited and should be located on parcel which it serves, unless otherwise allowed via easement
66. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector echristianson@losgatosca.gov (408) 354-6824 to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.

67. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
68. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
69. GRADING PERMIT REQUIRED: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Permit fees (determined after initial submittal) are based on the values in the fee schedule in effect during the entitlement review, grading permit application submittal or approval, whichever is greater. Payment shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
70. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant trobnett-illges@losgatosca.gov (408) 399-5771 for more information.
71. GEOTECHNICAL/GEOLOGICAL ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner's soils engineer and submitted to the Town before a certificate of occupancy is granted.
72. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required

to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

73. SIDEWALK IN-LIEU FEE: A curb and sidewalk in-lieu fee of $34,615.00 shall be paid prior to issuance of a grading or building permit. This fee is based on 161 linear feet of curb at **$125.00** per linear foot and 724 square feet of 4.5-foot wide sidewalk at **$20.00** per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid. A separate encroachment offsite improvement process is required for any public improvements designed to qualify for in-lieu fee reimbursement. Approval from the Town Engineer and PPW is required before any encroachment offsite improvement process can begin.
74. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
75. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
76. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
77. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include,

but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

78. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
    f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
    g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
    i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
    j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

79. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be

provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

80. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet G000) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
81. REQUIRED FIRE FLOW: (Letter received) The minimum require fireflow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]
82. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
83. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
84. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 06/25/2025

ITEM NO: 2

DATE: June 20, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). **Located at 14331 Capri Drive**. APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval to demolish an existing single-family residence, construct a new single-family residence, site improvements requiring a Grading Permit, and a zone change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet), located at 14331 Capri Drive.

PROJECT DATA:

General Plan Designation:	Low Density Residential
Current Zoning Designation:	O, Office
Applicable Plans and Standards:	General Plan, Residential Design Guidelines
Parcel Size:	13,092 square feet

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Surrounding Area:

	Existing Land Use	**General Plan**	**Zoning**
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Commercial	Neighborhood Commercial	C-1
West	Residential	Low Density Residential	R-1:8

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption.

FINDINGS:

- The (Architecture and Site application) project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15303: New Construction.
- The (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendments to the Town Code will have a significant effect on the environment.
- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project complies with the Residential Design Guidelines.
- The project is consistent with the General Plan and its Elements.

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision on the proposal.

BACKGROUND:

The subject property is located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The 13,092-square foot lot is zoned O (Office) and is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure which includes two permitted Accessory Dwelling Units (ADU), one on each floor.

The applicant submitted an Architecture and Site application to demolish the existing residence and construct a new, two-story single-family residence and associated site grading, and a Zone Change application to change the property zoning from O (Office) to R-1:8 (Single-Family Residential) to match the existing and proposed use and underlining General Plan Land Use Designation of Low Density Residential.

The existing residence was built in 1940 and therefore was considered historic per Town Code as it was built prior to 1941. In 2023, the applicant submitted for Historic Preservation Committee review to remove the pre-1941 property from the Historic Resources Inventory. On June 28, 2023, the Historic Preservation Committee approved the request. The existing ADUs were permitted in 1989 and are allowed to remain.

The proposed project requests a zone change from O (Office) to R-1:8 (Single-Family Residential) and therefore requires a recommendation from the Planning Commission with a final decision being made by the Town Council. Additionally, the proposed residence would result in the first two-story home, largest residence in terms of square footage by 1,237 square feet, and largest residence in terms of FAR in the immediate neighborhood. The applicant also has not addressed all of the Consulting Architect's recommendations. Therefore, the application requires Planning Commission consideration, with the final decision on both the Architecture and Site and Zone Change applications being made by the Town Council.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 13,092 square feet, located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The property is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure including two permitted ADUs. Single-family residential development surrounds the property with a commercial use located across Capri Drive, east of the subject site.

B. Project Summary

The applicant proposes construction of a new two-story residence with site improvements requiring a Grading Permit, and a zone change from O (Office) to R-1:8 (Single-Family Residential) (Exhibit 4).

C. Zoning Compliance

A single-family residence is a permitted use in the R-1:8 zone. The proposed residence, with approval of the zone change, is in compliance with the maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements for the property, applicable to the R-1:8 zone.

DISCUSSION:

A. Architecture and Site Analysis

Pursuant to Town Code Section 29.40.075, the maximum allowable square footage for the 13,092-square foot property is 3,731 square feet for a residence and 1,012 square feet for a garage. The applicant proposes demolition of the existing single-family residence and construction of a new 3,511-square foot two-story residence with a 498-square foot attached garage (Exhibit 11).

The existing two-story, 1,150-square foot structure containing the two existing ADUs would remain. Although the ADUs are not being reviewed with this application as they are existing and were previously approved, the overall maximum allowable square footage is a part of the Architecture and Site review process. Pursuant to Town Code Section 29.10.320(d)(1), ADUs are allowed a ten percent increase in the floor area ratio standards. The 13,092-square foot property receives an extra 1,200 square feet for an ADU, and the existing ADU structures are below this additional allowance at 1,150 square feet.

A summary of the floor area for the existing and proposed residence is included in the table below.

Floor Area Summary			
	Existing SF	**Proposed SF**	**Allowed SF**
Main Residence			
First Floor	1,128	1,637	--
Second Floor	--	1,874	--
Total	**1,128**	**3,511**	3,731
Below-Grade Area	0	0	--
Garage	0	498	1,012
ADU (not a part of this review)	1,150	1,150	Extra 1,200

The applicant provided a Letter of Justification summarizing the project (Exhibit 5), photographs of the existing site (Sheet G003, Exhibit 11), and Development Plans (Exhibit 11).

B. Building Design

The proposed residence would be two-stories and of Spanish Mediterranean style. The residence would be approximately 27 feet in height when the maximum of the zone is 30 feet. The existing ADU structure to remain has no distinguishable architectural style, is approximately 20 feet tall, and would be located 10 feet west of the proposed new residence.

Proposed exterior materials for the new residence include: a clay tile roof; stucco siding with painted redwood fascia boards and projecting trim; black aluminum gutters; Andersen 400 Series vinyl-clad wood windows; Spanish style garage door with stained wood finish; and wrought iron railing and window décor (Sheet A200, Exhibit 11). The front door would be oriented along Capri Drive, with the garage and vehicular access along Vasona Avenue. Covered patios are proposed on the ground floor along each street frontage, and second-story balconies are proposed along each street frontage, limiting the presence of privacy concerns as the balconies overlook the street.

The Town's Consulting Architect reviewed the proposed residence in November 2023 and noted that the property is located in an older neighborhood of mostly one-story traditional homes along with an adjacent two-story ADU and one nearby home with a partial second story (Exhibit 6). In the Issues and Concerns Section of the report, the Consulting Architect notes that the proposed house is considerably larger than other homes in the immediate neighborhood and would not be consistent with the following Residential Design Guidelines (RDG):

- 2.3.1 – Design two-story houses in predominantly one-story neighborhoods to blend with the smaller homes.
- 2.3.2 – Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes.
- 3.2.1 – Select an architectural style with sensitivity to the surrounding neighborhood.
- 3.3.2 – Height and bulk at front and side setbacks.
- 3.3.3 – Provide visual relief for two story walls.
- 3.6.2 – Design home entries with sensitivity to the architectural style.
- 3.6.3 – Design entries with sensitivity to the surrounding neighborhood.
- 3.7.1 – Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood.
- 3.7.4 – Design the windows with attention to matching the traditional details of the architectural style.

In the Recommendations Section of the report, the Consulting Architect notes that the majority of the issues and concerns are a result of the home size and building mass compared to the surrounding neighborhood and that the applicant should work to reduce

the size and mass of the proposal. In addition, the Consulting Architect provided nine recommendations for smaller changes to simplify the design and improve the project's compatibility with the surrounding neighborhood. The Consulting Architect's recommendations are provided below, with the applicable RDG section in parenthesis, followed by the applicant's response in italics. The full response from the applicant is included in Exhibit 7.

1. Lower the second-floor plate height from 10 feet to 9 feet (RDG 2.3.1, 2.3.2, 3.3.2).
   - *This recommendation was incorporated.*
2. Simplify the front façade by removing the projecting formal entry (RDG 3.6.2, 3.6.3).
   - *Simplifying the front façade will result in a loss of a focal point and the 'grand-ness' when looking from the street side. We believe it is best to keep the projecting formal entry as it ties the façade together. Example neighboring properties with projecting formal entries were provided (Exhibit 7).*
3. Provide larger windows on the Family Room front façade for more visual variety (RDG 3.7.1, 3.7.4).
   - *This recommendation was incorporated.*
4. Detail the windows to be more consistent with the proposed architectural style. Two options are possible that are consistent with the style - window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color (RDG 3.7.4).
   - *This recommendation was incorporated by softening the window trim color.*
5. Add projecting trim to visually separate the floors (RDG 2.3.1, 2.3.2, 3.3.2, 3.3.3).
   - *This recommendation was incorporated.*
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves (RDG 3.3.3, 3.6.2).
   - *This recommendation was incorporated.*
7. Substantially recess the garage door (not related to a referenced RDG).
   - *This recommendation was incorporated with a 12-inch recess.*
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof (not related to a referenced RDG).
   - *This cannot be done as it will result in a cricket in between the two hips. In addition, the roof was carefully designed in a way to reduce the amount of 'pointy' peaks while keeping the simplicity of the ridge lines (Exhibit 7).*
9. Add windows to the garage on the rear façade to break up the current blank wall (not related to a referenced RDG).
   - *This recommendation was incorporated.*

C. Neighborhood Compatibility

The immediate neighborhood contains one-story residences and existing commercial and office uses across Capri Drive. Based on Town and County records, the residences in the immediate neighborhood range in size from 364 square feet to 2,274 square feet. The FARs range from 0.018 to 0.265. Pursuant to Section 29.40.075 of the Town Code, the maximum house FAR for the subject property is 0.285 (3,731 square feet), and the maximum garage FAR is 0.077 (1,012 square feet).

The proposed residence would have a FAR of 0.268 (3,511 square feet). The proposed residence would be the largest in terms of house floor area by 1,237 square feet and the largest in terms of FAR by 0.003. The proposed garage would have a FAR of 0.038 (498 square feet). As noted above, an existing 1,150-square foot ADU structure exists on the site and would remain with the proposal, but it does not impact the FAR comparison.

FAR Comparison - Neighborhood Analysis							
Address	**Zoning**	**House**	**Garage**	**Total FAR**	**Lot Size**	**FAR**	**No. of Stories**
14331 Capri Drive (Ex.)	**O**	**1,367**	**600**	**1,967**	**13,092**	**0.104**	**1**
14331 Capri Drive (Prop.)	**R-1:8**	**3,511**	**498**	**4,009**	**13,092**	**0.268**	**2**
14335 Capri Drive	R-1:8	1,776	433	2,209	7,841	0.227	1
14333 Capri Drive	R-1:8	1,714	506	2,220	7,841	0.219	1
14288 Capri Drive	C-1	1,550	560	2,110	24,394	0.064	1
14251 Winchester Blvd	C-1	13,889	0	13,889	44,340	0.313	1
14274 Capri Drive	C-1	1,067	198	1,265	11,388	0.094	1
14287 Capri Drive	R-1:8	720	528	1,248	3,920	0.184	1
581 Vasona Ave	R-1:8	1,387	216	1,603	5,227	0.265	1
585 Vasona Ave	R-1:8	364	0	364	20,473	0.018	1
590 Vasona Ave	R-1:8	2,274	1914	4,188	14,375	0.158	1
592 Vasona Ave	R-1:8	600	0	600	7,841	0.077	1

The proposed residence would comply with the maximum allowed floor area and height for the property; but would be the first two-story home in the immediate neighborhood; would be the tallest home in the immediate neighborhood; and would be the largest home in the immediate neighborhood in terms of both square footage and FAR.

The Residential Design Guidelines states that, in the context of a design's neighborhood compatibility, "the greatest attention will be given to the *immediate neighborhood* where nearby homeowners are most likely to be confronted with the new house on a daily basis, and where other residents driving by are most likely to see the new structure in the context of the nearby homes." The Residential Design Guidelines also include some consideration of the surrounding neighborhood, although less weight is given in the consideration of homes located at a greater distance from a project site. Although each are one property outside of

the *immediate neighborhood*, the properties at 589 and 594 Vasona Avenue are each two-stories and have larger FARs. 594 Vasona Avenue would be larger in terms of square footage by 422 square feet, and 589 Vasona Avenue would be taller by roughly four inches. The applicant has provided justification for the home size, mass, and design within their response to the Consulting Architect's Report in Exhibit 7 (pages 9-11). Additionally, the existing ADU structure on the property is two-stories and is proposed to remain.

D. Grading

The project includes site improvements with cumulative grading quantities exceeding 50 cubic yards, which requires approval of a Grading Permit. The Town's Parks and Public Works Engineering staff have included a condition of approval requiring submittal and evaluation of a Grading Permit in parallel with the required Building Permits (Exhibit 4).

E. Tree Impacts

There are 12 trees located on the subject property, nine of which are protected trees. No protected trees are proposed for removal, and the only tree proposed for removal (Tree #196) is a fruit tree and is not defined as a protected tree in the Town Code and therefore is not required to obtain a Tree Removal Permit or provide replacement trees. Although not required, the applicant is proposing to plant three 24-inch box olive trees along the rear yard. The recommended conditions of approval include a condition requiring tree protection measures for the protected trees consistent with Section 29.10.1005 of the Town Code (Exhibit 4), as recommended by the Consulting Arborist in Exhibit 8.

F. Parking

Section 29.10.150(c)(1) of the Town Code requires that a single-family residence provide two off-street parking spaces. The proposed project includes an attached two-car garage to meet this requirement.

G. Zone Change Analysis

To facilitate the Architecture and Site application for a new single-family residence, the applicant is requesting approval of a zone change from O to R-1:8. Residential is not a permitted use in the O zone, and residential uses are only allowed in the O zone with a Conditional Use Permit when a part of a mixed-use project. The proposal to demolish and replace the existing single-family residence necessitates this zone change.

The property is zoned O, but has a General Plan Land Use Designation of Low Density Residential, which, "provides for single-family residential properties located on generally level terrain." The surrounding neighboring properties on the west side of Capri Drive all have a Low Density Residential General Plan Designation and are zoned R-1:8 (Exhibit 1).

The proposed zone change from O to R-1:8 is consistent with both the General Plan and surrounding neighborhood.

The applicant proposes a new single-family residence on a R-1:8 zoned property. Single-family residential is a permitted use in the R-1:8 zone. The 13,092-square foot property complies with the 8,000-square foot minimum lot size, as well as the minimum frontage and depth requirements for R-1:8 properties. The proposed new residence would comply with all applicable R-1:8 zoning requirements, including maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements.

PUBLIC COMMENTS:

Story poles and signage were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. At time of publication of this report, no public comments have been received.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application to demolish an existing single-family residence, construct a new two-story single-family residence, and a Zone Change application for a zone change from O to R-1:8. The proposed zone change is consistent with the underlining General Plan Land Use Designation for the property and is consistent with the zoning of the surrounding neighborhood. The proposed residence is in compliance with the R-1:8 objective standards of the Town Code for allowable floor area, height, setbacks, lot coverage, and on-site parking requirements. The proposed project would result in the first two-story home, largest residence in terms of square footage, by 1,237 square feet, and the largest residence in terms of FAR, by 0.003, in the immediate neighborhood. The project was reviewed by the Town's Consulting Architect who noted that the proposed house is larger than other homes in the immediate neighborhood and provided recommendations to address the consistency of the project with the Residential Design Guidelines. The applicant responded to the Consulting Architect's issues and recommendations through design revisions with the exception of meeting two recommendations. It should be noted that by slightly increasing the immediate neighborhood definition, the applicant provided justification for the home size, height, massing, and design in their Letter of Justification and Response to Consulting Architect's Report (Exhibits 5 and 7). Additionally, the existing ADU on the property is two-stories and is proposed to remain.

B. Recommendation

Architecture and Site Application

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation to the Town Council for denial of the Architecture and Site application based on concerns related to size, compatibility with the immediate neighborhood, and consistency with the Residential Design Guidelines, as discussed in this report.

Zone Change Application

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation to the Town Council for approval of the Zone Change application by taking the following actions:

1. Make the finding that the project (Zone Change application) is not subject to the California Environmental Quality Act Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment;
2. Make the finding that the proposed zone change is consistent with the General Plan and its Elements (Exhibit 2); and
3. Forward a recommendation of approval of Zone Change application Z-23-005 with the conditions contained in Exhibit 4.

C. Alternatives

Architecture and Site Application

Alternatively, the Commission can:

1. Forward a recommendation to the Town Council for approval of the application by taking the following actions:
   a. Make the finding that the proposed project (Architecture and Site application) is Categorically Exempt, pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15303: New Construction (Exhibit 2);
   b. Make the findings as required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures (Exhibit 2);
   c. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
   d. Make the finding that the project complies with the Residential Design Guidelines (Exhibit 2);

e. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
f. Forward a recommendation of approval of Architecture and Site application S-24-043 with the conditions contained in Exhibit 4 and the development plans in Exhibit 11.

2. Forward a recommendation to the Town Council for approval of the Architecture and Site application with additional and/or modified conditions; or
3. Continue the matter to a date certain with specific direction.

Zone Change Application

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Forward a recommendation to the Town Council for denial of the application.

EXHIBITS:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Required Findings and Considerations (Architecture and Site and Zone Change applications)
3. Draft Ordinance for Zone Change, with Exhibit A
4. Recommended Conditions of Approval
5. Letter of Justification
6. Consulting Architect's Report
7. Applicant's Response to Consulting Architect Report
8. Consulting Arborist's Report
9. Applicant's Response to Consulting Arborist Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans

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14331 Capri Drive

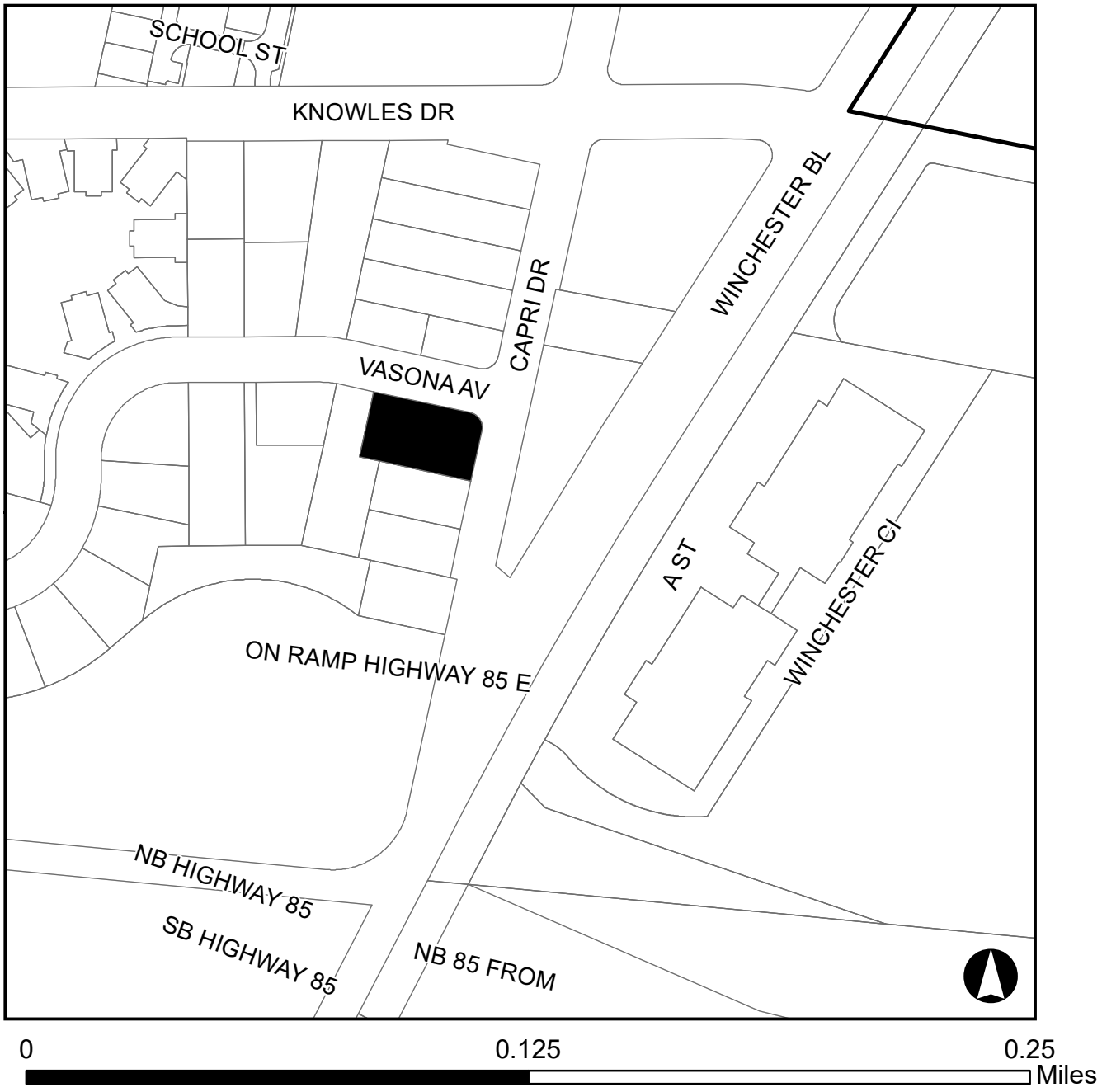
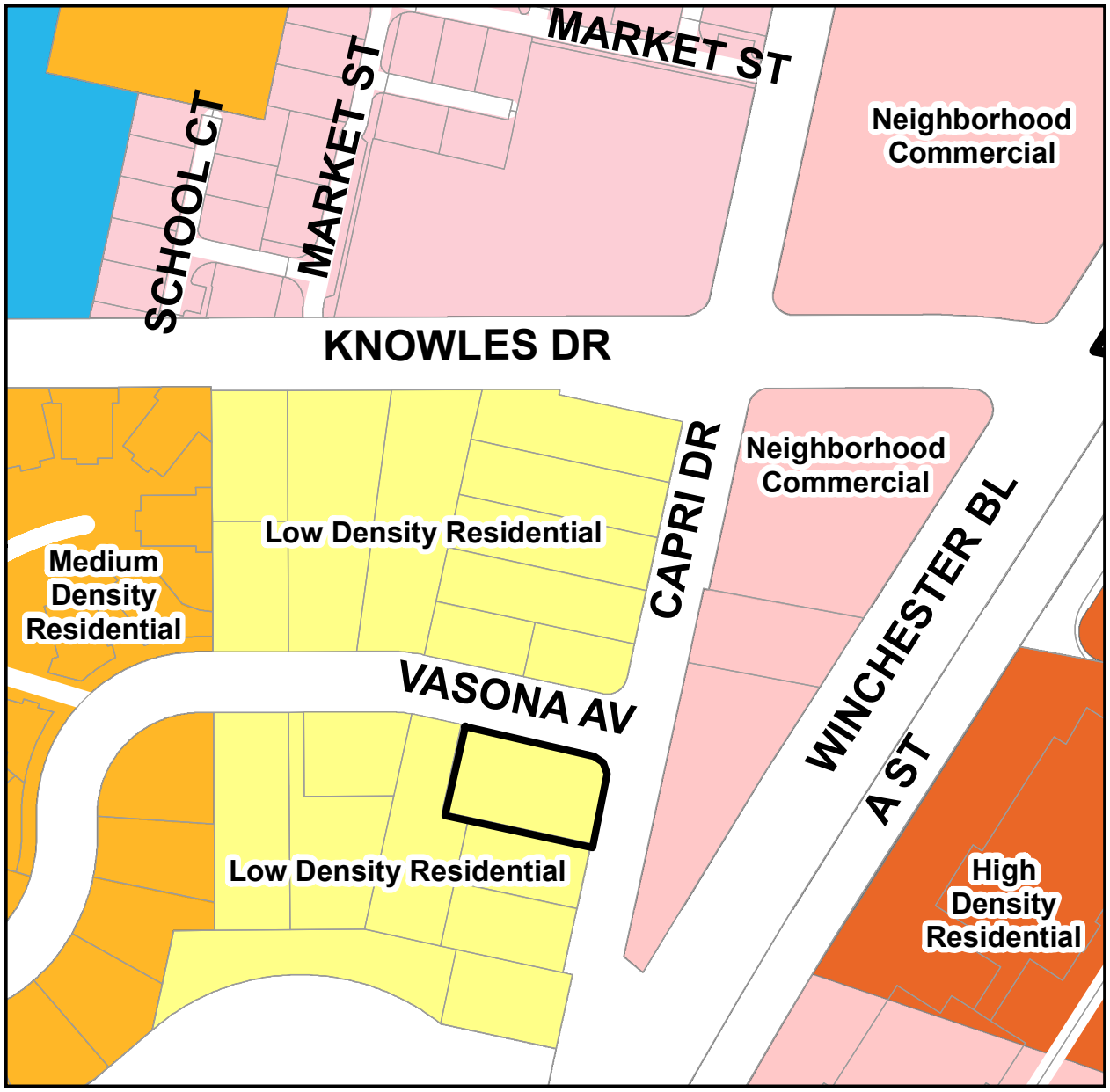


EXHIBIT 1

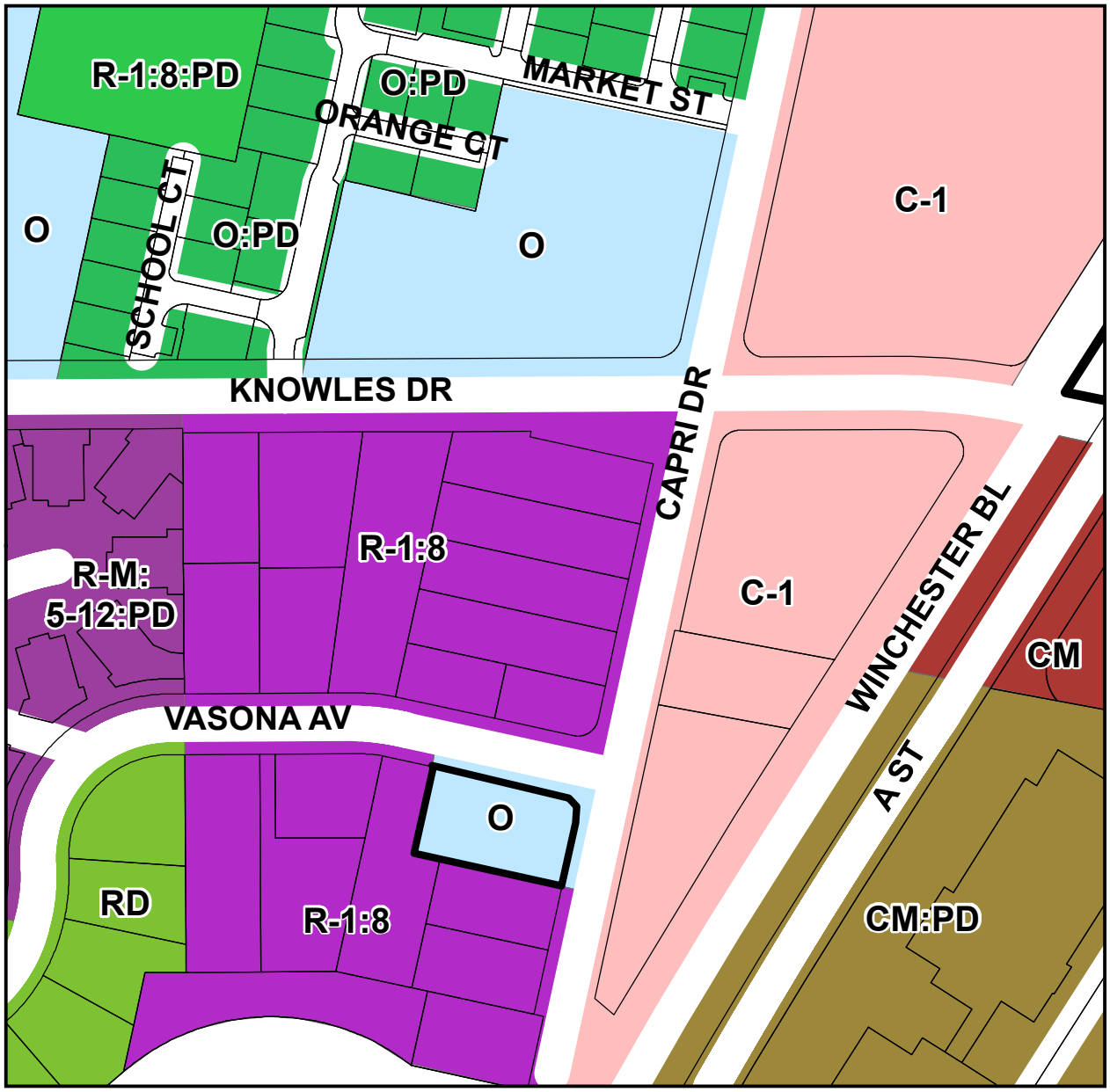
14331 Capri Drive

Existing Land Use Designation



14331 Capri Drive

Existing Zoning



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PLANNING COMMISSION – *June 25, 2025*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

14331 Capri Drive
Architecture and Site Application S-24-043

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, and Site Improvements Requiring a Grading Permit. APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required findings for CEQA:

- The project (Architecture and Site application) is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

Required finding for the demolition of existing structures:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:

    1. The Town's housing stock will be maintained as the single-family residence will be replaced.
    2. The existing structure has no architectural or historical significance.
    3. The property owner does not desire to maintain the structure as it exists; and
    4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Residential Design Guidelines:

- The project complies with the Residential Design Guidelines for single-family residences not located in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant noted that the proposed house is considerably larger than other homes in the immediate neighborhood and provided nine recommendations to simplify the design and improve the project's compatibility with the surrounding neighborhood. The applicant revised the project plans to address seven out of the

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nine recommendations, and provided justification for the other two that were not addressed. The applicant also provided justification for the home size by expanding the immediate neighborhood and finding homes that are larger and taller than the proposed home.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

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PLANNING COMMISSION – *June 25, 2025*
REQUIRED FINDINGS FOR:

14331 Capri Drive
Zone Change Application Z-23-005

Consider a Request for a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required findings for CEQA:

- That the project (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code to bring the zoning into conformance with the General Plan Land Use Designation will have a significant effect on the environment.

Required consistency with the Town's General Plan:

- The proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use Designation.

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DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ZONING CODE FROM O (OFFICE) TO R-1:8 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 14331 CAPRI DRIVE.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Los Gatos as follows:

SECTION I.

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 14331 Capri Drive (Santa Clara County Assessor Parcel Number 406-32-004) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet).

SECTION II.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025, and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025. This ordinance takes effect 30 days after it is adopted. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

ABSTAIN:

SIGNED:

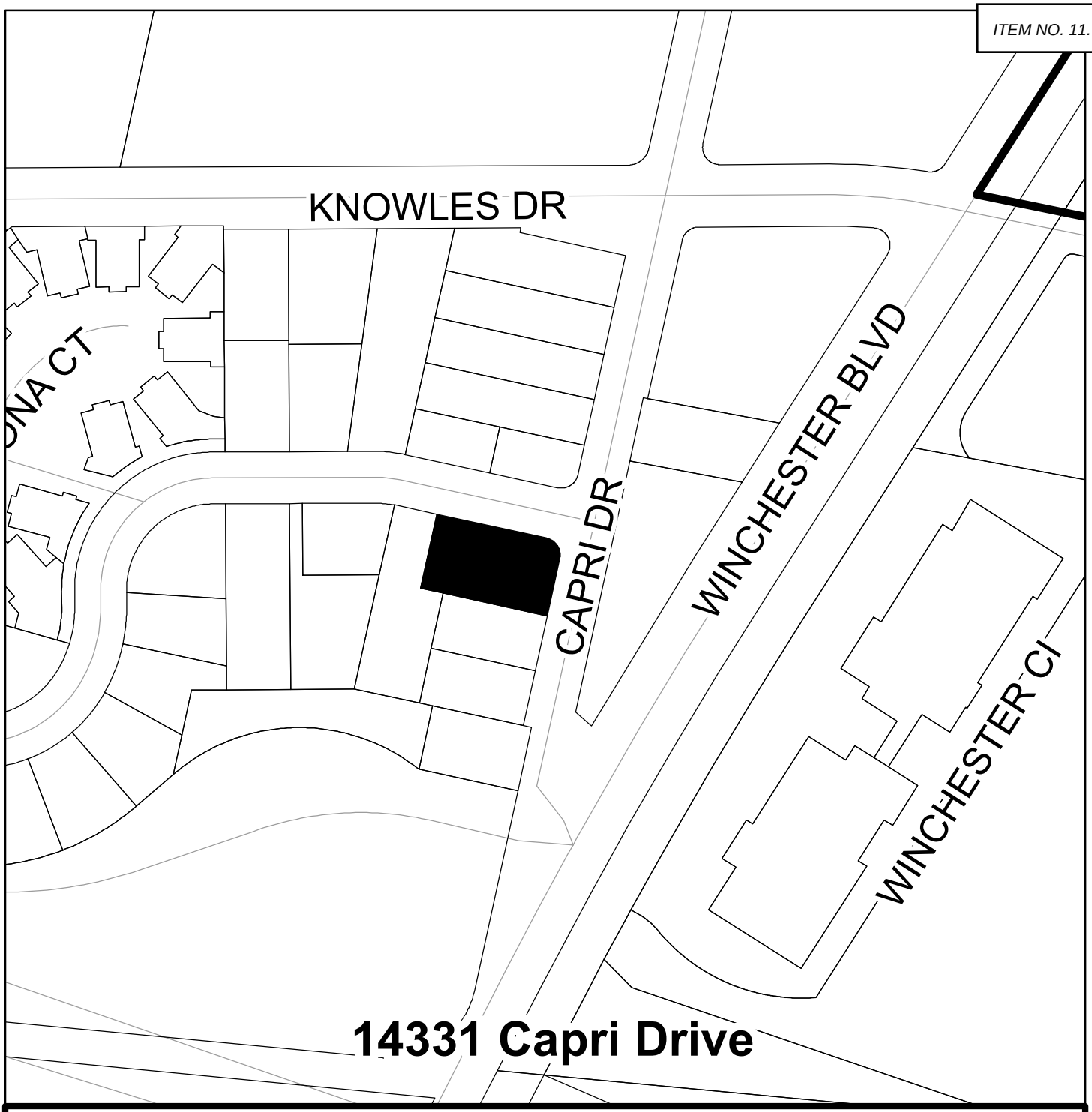
_____

MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____

TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



TOWN OF LOS GATOS

Application No. Z-23-005 **A.P.N. #** 409-32-004

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: O: To: R-1:8**

☐ **Prezoning**

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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PLANNING COMMISSION – *June 25, 2025*
DRAFT CONDITIONS OF APPROVAL

14331 Capri Drive
Architecture and Site Application S-24-043
Zone Change Application Z-23-005

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC, or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
4. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a building or grading permit.
5. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Richard Gessner, identified in the Arborist report, dated as received December 3, 2023, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
6. TREE FENCING: Protective tree fencing and other protection measures shall be placed at the drip line of existing trees prior to issuance of demolition and building permits and shall remain through all phases of construction. Include a tree protection plan with the construction plans.
7. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be determined using the canopy replacement table in the Town Code. Town Code requires a minimum 24-inch box size replacement tree. New trees shall be double staked with rubber ties and

shall be planted prior to final inspection and issuance of occupancy permits.

8. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
9. FRONT YARD LANDSCAPE: Prior to issuance of a Certificate of Occupancy the front yard must be landscaped.
10. STORY POLES/PROJECT IDENTIFICATION SIGNAGE: Story poles and/or project identification signage on the project site shall be removed within 30 days of approval of the applications.
11. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.
12. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

13. PERMITS REQUIRED:
    a. A Demolition Permit is required for the demolition of the existing single-family residence and detached structures.
    b. A Building Permit is required for the construction of the new single-family residence and attached garage.
    c. A separate Building Permit will be required for the PV System and must be finaled prior to the issuance of Certification of Occupancy.
14. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Reach Codes.
15. CONDITIONS OF APPROVAL: The Conditions of Approval must be blue lined in full on the cover sheet of the construction plans. A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.
16. BUILDING & SUITE NUMBERS: Submit requests for new building addresses to the Building Division prior to submitting for the building permit application process.
17. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
18. REQUIREMENTS FOR COMPLETE DEMOLITION OF STRUCTURE: Obtain a Building Department Demolition Application and a Bay Area Air Quality Management District Application for the removal of each existing structure. Once the demolition form has been completed, all signatures obtained, and written verification from PG&E that all utilities have been disconnected, submit the completed form to the Building Department with the Air District's J# Certificate, PG&E verification, and site plans showing all existing structures, existing utility service lines such as water, sewer, and PG&E. No demolition work shall be done without first obtaining a permit from the Town.
19. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official, containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soils mechanics.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at foundation inspection. This certificate shall certify compliance with the recommendations as specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
21. TITLE 24 ENERGY COMPLIANCE: All required California Title 24 Energy Compliance Forms must be blue-lined (sticky-backed), i.e., directly printed, onto a plan sheet.

22. TOWN RESIDENTIAL ACCESSIBILITY STANDARDS: New residential units shall be designed with adaptability features for single-family residences per Town Resolution 1994-61:
23. Wood backing (2" x 8" minimum) shall be provided in all bathroom walls, at water closets, showers, and bathtubs, located 34 inches from the floor to the center of the backing, suitable for the installation of grab bars if needed in the future.
24. All passage doors shall be at least 32-inch-wide doors on the accessible floor level.
25. The primary entrance door shall be a 36-inch-wide door including a 5'x 5' level landing, no more than 1 inch out of plane with the immediate interior floor level and with an 18-inch clearance at interior strike edge.
26. A door buzzer, bell or chime shall be hard wired at primary entrance.
27. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) requires backwater valves on drainage piping serving fixtures that have flood level rims less than 12 inches above the elevation of the next upstream manhole.
28. HAZARDOUS FIRE ZONE: All projects in the Town of Los Gatos require Class A roof assemblies.
29. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the Building Permit. The Town Special Inspection form must be completely filled-out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
30. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
31. APPROVALS REQUIRED: The project requires the following departments and agencies approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407
    e. Local School District: The Town will forward the paperwork to the appropriate school district(s) for processing. A copy of the paid receipt is required prior to permit issuance.

Engineering Division

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED OR NOTED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY BUILDING OR GRADING PERMIT, OR IF ANOTHER DEADLINE IS SPECIFIED IN A CONDITION, AT THAT TIME.

32. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
33. PAYMENT OPTIONS:
    All payments regarding fees and deposits can be mailed to:
    Town of Los Gatos PPW – Attn: Engineering Dept
    41 Miles Avenue
    Los Gatos, CA 95030

    Or hand deliver/drop off payment in engineering lock box
    Checks made out to "Town of Los Gatos" and should mention address and application number on memo/note line.
34. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approvals shall be approved by the Town Engineer.
35. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
36. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
37. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
38. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and

all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

39. FENCES: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080. Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property will need to be removed and replaced to the correct location of the boundary lines before a Certificate of Occupancy for any new building can be issued. Waiver of this condition will require signed and notarized letters from all affected neighbors
40. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
41. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
42. SITE SUPERVISION: The General Contractor shall provide qualified supervision on the job site at all times during construction.
43. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
44. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of any and all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
45. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
46. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two year time period are considered eligible for the grading permit process and will be

counted toward the quantities used in determining grading permit requirements. In the event that, during the production of construction drawings and/or during construction of the plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.

47. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.

48. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the current fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.

49. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered. For sites greater than four (4) acres in area:
    a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
    b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
    c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
    d. Replant vegetation in disturbed areas as quickly as possible.
    e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

50. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

51. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.
52. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
53. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during the course of construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense
54. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
55. CONSTRUCTION HOURS: All improvements and construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
56. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
57. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
58. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.

59. GEOTECHNICAL/GEOLOGICAL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner's engineer(s), and any subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner, Applicant and/or Developer.
60. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
61. ON-SITE/OFF-SITE PARKING: Parking spaces shall be paved with a compacted base not less than four (4) inches thick, surfaced with asphaltic concrete or Portland cement concrete pavement or other surfacing (e.g.: permeable paving materials, interlocking pavers and ribbon strip driveways) approved by the Town Engineer.
62. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
63. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public right-of-way shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
64. PRIVATE UTILITIES: Private utilities in town right of way is prohibited and should be located on parcel which it serves, unless otherwise allowed via easement
65. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector echristianson@losgatosca.gov (408) 354-6824 to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.

66. CONSTRUCTION VEHICLE PARKING: Construction vehicle parking within the public right-of-way will only be allowed if it does not cause access or safety problems as determined by the Town.
67. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
68. GRADING PERMIT REQUIRED: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). All grading work taking place with this application and related applications /projects within a two year time period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Permit fees (determined after initial submittal) are based on the values in the fee schedule in effect during the entitlement review, grading permit application submittal or approval, whichever is greater. Payment shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. The grading permit is for work outside the building footprint(s). Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report. A separate building permit, issued by the Building Department, located at 110 E. Main Street, is needed for grading within the building footprint.
69. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant trobnett-illges@losgatosca.gov (408) 399-5771 for more information.
70. GEOTECHNICAL/GEOLOGICAL ENGINEER CONSTRUCTION OBSERVATION: During construction, all excavations and grading shall be inspected by the Owner's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing shall be documented in an "as-built" letter/report prepared by the Owner's soils engineer and submitted to the Town before a certificate of occupancy is granted.
71. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is

required to obtain approval of all proposed utility alignments from any and all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

72. SIDEWALK IN-LIEU FEE: A curb and sidewalk in-lieu fee of $34,615.00 shall be paid prior to issuance of a grading or building permit. This fee is based on 161 linear feet of curb at **$125.00** per linear foot and 724 square feet of 4.5-foot wide sidewalk at **$20.00** per square foot in accordance with Town policy and the Town's Comprehensive Fee Schedule. The final curb and sidewalk in-lieu fee for this project shall be calculated using the current fee schedule and rate schedule in effect at the time the fee is paid. A separate encroachment offsite improvement process is required for any public improvements designed to qualify for in-lieu fee reimbursement. Approval from the Town Engineer and PPW is required before any encroachment offsite improvement process can begin.
73. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
74. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
75. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
76. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include,

but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

77. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.
    f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
    g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
    i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
    j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

78. DETAILING OF STORMWATER MANAGEMENT FACILITIES: Prior to the issuance of any grading or building permits, all pertinent details of any and all proposed stormwater management facilities, including, but not limited to, ditches, swales, pipes, bubble-ups, dry wells, outfalls, infiltration trenches, detention basins and energy dissipaters, shall be

provided on submitted plans, reviewed by the Engineering Division of the Parks and Public Works Department, and approved for implementation.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

79. FIRE SPRINKLERS REQUIRED: (As Noted on Sheet G000) Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.12 whichever is the more restrictive and Sections 903.2.14 through 903.2.21. For the purposes of this section, firewalls and fire barriers used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations.
80. REQUIRED FIRE FLOW: (Letter received) The minimum require fireflow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fireflow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]
81. WATER SUPPLY REQUIREMENTS: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
82. ADDRESS IDENTIFICATION: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.
83. CONSTRUCTION SITE FIRE SAFETY: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

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DRAFT

Gordon Wong, AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Suite 109
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www.gkwarchitects.com

To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

Planning Application For 14331 Capri Drive

To whom may concern,

On behalf of our client, Ravi Kiran Vallamdas and family, we would like to submit a Planning Application for the proposed housing project at 14341 Browns Lane in Los Gatos.

Project Description

The proposed project consists of a two-story single family residence with an attached garage (a total of 3,511 SF + garage of 498 SF of construction). The site is approximately 13,092 SF and consists of one parcel (APN 406-32-004). The project will replace the existing one-story single family residence (~1,128 SF), while the two-story detached accessory dwelling unit (one on 1st floor and one on 2nd floor) (~1,150 SF) will be remained.

The proposed single family residence has a first floor footprint of 1,637 SF – with an attached two-car garage (498 SF). The second floor of the new residence consists of 1,874 SF and features two private balconies. The new residence features 4 bedrooms and 4.5 bathrooms. The proposal also includes a new driveway providing access to the new attached garage and some site & landscape work to enhance the accessibility of the site. The style of the new residence is Spanish Mediterranean.

In addition, the project requests an approval for zone change from Zone O to Zone R-1:8 in order to comply with the rest of the surrounding neighborhood and the general plan.

The project seeks the Town's approval of Community Development Review.

Mission

GKW Architects is a local firm and we operate very much like a family. We strive to not only create the best solution for our clients but also enhance every community that we impact through our designs. Our biggest mission is to promote growth inside and outside of our office. We are extremely excited to present this project to the Town and very eager to collaborate with Ravi Kiran Vallamdas to move this project forward.

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To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS-24-043**

From: **Gkw Architects, Inc.**

Letter of Justification For Zone Change

This application is requesting a zone change from O (Office) to R-1:8 (Single-Family Residential). The existing condition of the site consists of a single-family residence and a two -story detached accessory dwelling units (one on first floor and one on 2nd floor). In addition, the zoning of the adjacent neighborhood is R-1:8, except for the property facing roughly Northeast which is zone C1. Yet, that property is not really part of the neighborhood as the right of way is facing out towards Winchester Blvd.

Proceeding forward with the zone change from O to R-1:8, which we believed, will be beneficial to the whole area as it matches the surrounding residential neighborhood. We also recognized that the Town of Los Gatos's general plan land use indicates the area to be Low Density Residential which adds supporting evidence to the zone change. Furthermore, it doesn't make sense to keep the existing zone (Office) as developing future office space does not conform with the existing residential neighborhood.

With the Town's approval, this will make it feasible for the property owner's wishes to construct a future proposed single family residence through Architectural & Site Review after the zone change. The proposed single family residence will replace the existing one-story single family residence, while the two-story detached accessory dwelling unit will remain. The new proposed single residence will enrich the neighborhood and enhance the land value throughout.

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To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS-24-043**

From: **Gkw Architects, Inc.**

Statement – Why The Existing House Can't Be Remodeled

Initially, this project was subjected to Minor Residential Application per Town of Los Gatos' requirements for tech demo. However, the project had limited evidence to support the current design features such as massing, height, and floor area due to the constraints of surrounding neighborhood boundary. With the Planner's guidance, this project was converted from Minor Residential Application to Architectural & Site Review Application to remove the constraints and allow further evidence to support this project's design features.

Sincerely,

Gkw Architects, Inc.

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

November 22, 2023

Mr. Ryan Safty
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 14331 Capri Drive

Dear Ryan:
I reviewed the drawings and evaluated the neighborhood context. My comments and recommendations on the design are as follows:

NEIGHBORHOOD CONTEXT
The site is located in an older neighborhood of mostly one story traditional homes along with an adjacent two story ADU unit and one nearby home with a partial second story. Photos of the site and its surrounding neighborhood are shown on the following page.

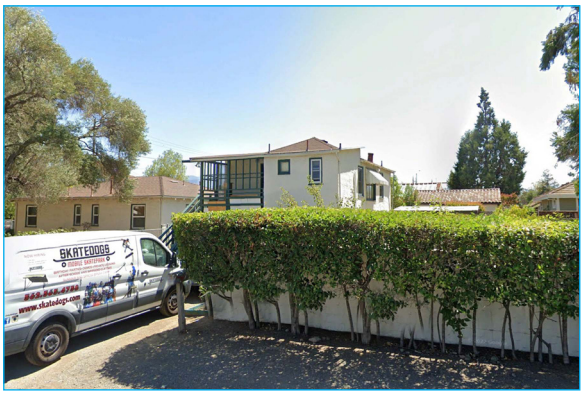


700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET



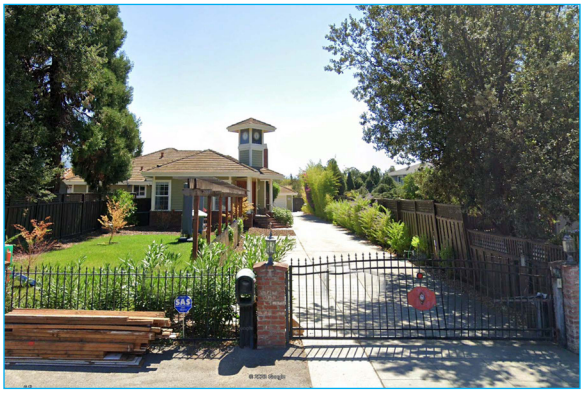
THE SITE: Capri Drive Front



ADU immediately to the right on Vasona Avenue



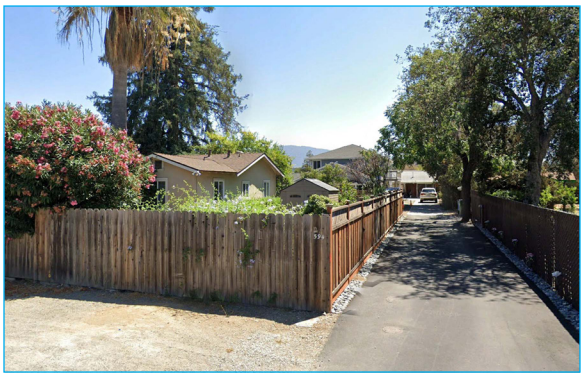
House immediately to the left (Capri Drive)



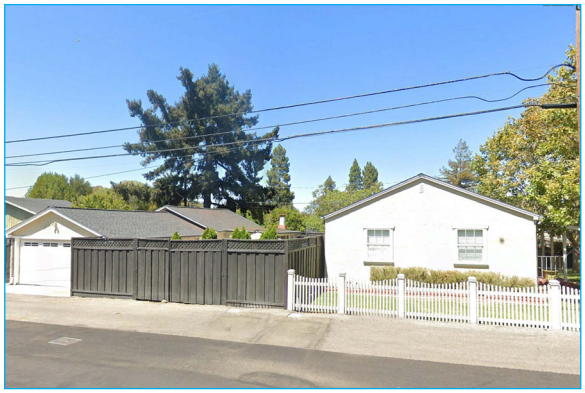
Nearby house to the right on Vasona Avenue



House to the left on Capri Drive



House to the right on Vasona Avenue



House immediately across Vasona Avenue



Nearby two story house across Vasona Avenue

PROPOSED PROJECT



Proposed Front Elevation



Proposed Rear Elevation



Proposed Left Side Elevation

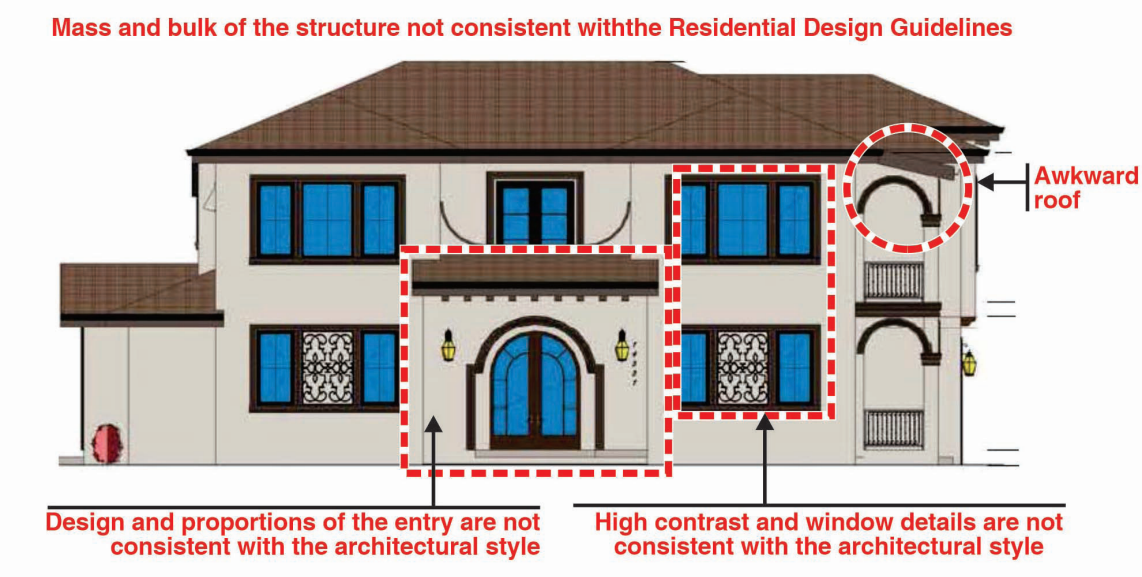


Proposed Right Side Elevation

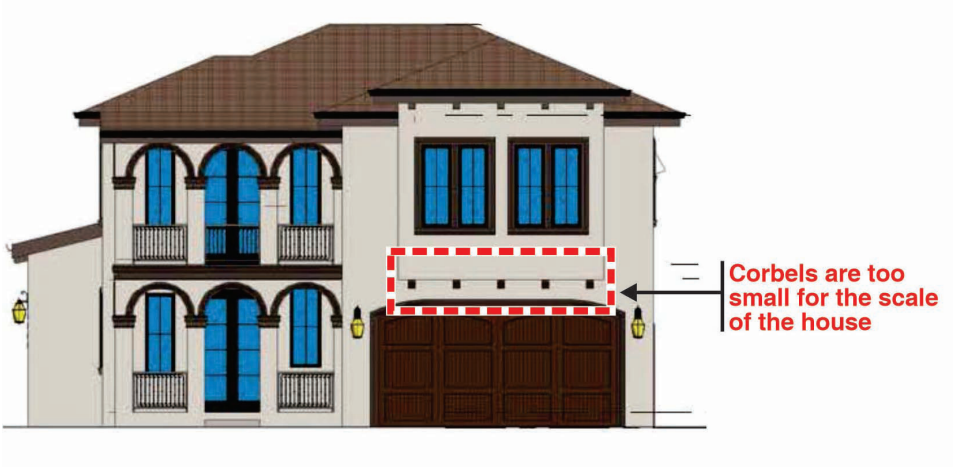


ISSUES AND CONCERNS

The proposed house is considerably larger than other homes in the immediate neighborhood with the sole exception of the immediately adjacent ADU structure on the same parcel. This would not be consistent with the community expectations of the Town's Residential Design Guidelines. Specific issues include the following:











2.3.1 Design two story houses in predominantly one story neighborhoods to blend with the smaller homes.

Two-story houses may not be appropriate for every neighborhood. For neighborhoods dominated by one-story homes, an effort should be made to limit the house to one-story in height or to accommodated second floor space within the existing roof. If a two-story house is proposed in this type of a neighborhood, the house shall be designed to blend with the smaller homes.

Some techniques include:

- *A combination of one and two story masses.*
- *Roof segments separating the first and second floor facades*
- *Porches with eave height similar to adjacent homes.*
- *Second floor area contained within the roof form.*
- *Deep recessed entries, porches and windows.*

2.3.2 Avoid structures with height and bulk at front and side setback lines which are significantly greater than those of the adjacent homes

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood

- *Styles with front facade eaves at the first floor level will be easier to adapt to predominantly one story neighborhoods than styles with two story, unbroken front facades*

3.3.2 Height and bulk at front and side setbacks

- *Avoid eave lines and roof ridge lines that are substantially taller than the adjacent houses.*
- *The design of two story homes constructed adjacent to one story houses should include techniques to minimize their visual impact and provide transitions in scale.*

Some techniques include:

- Step down to one story elements near the side setbacks
- Provide substantial side setbacks for the entire house
- Provide substantial second floor side setbacks
- Use hip roofs at the sides rather than gables

3.3.3 Provide visual relief for two story walls

Some techniques include:

- *Belly bands*
- *Pop outs and bay windows*
- *Material and color changes*
- *Chimneys*
- *Wide overhangs with projecting brackets*
- *Juliet balconies*
- *Window boxes and pot shelves*
- *Landscaped trellises and lattices*

3.6.2 Design home entries with sensitivity to the architectural style

3.6.3 Design entries with sensitivity to the surrounding neighborhood

- *Avoid large and formal entries unless that is the norm for nearby houses. It is often best to start the design consideration with an entry type (e.g., projecting or under eave porch) that is similar to nearby homes.*

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

- *Many architectural styles have individual windows that are grouped into patterns of two, three or more windows. Be conscious of this fact, and organize the windows to complement the style.*

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- *Select window types to complement the style of the house. Each architectural style generally has one or two window types that are traditional to the style. Double hung windows, for example, are common features of Victorian and Craftsman Styles while casement windows are seen frequently in Mission and Spanish Eclectic styles.*
- *Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape. Horizontal groupings of vertical and square windows are one means of providing visual balance to a facade design.*
- *Limit the number of different window types*

3.7.4 Design the windows with attention to matching the traditional details of the architectural style

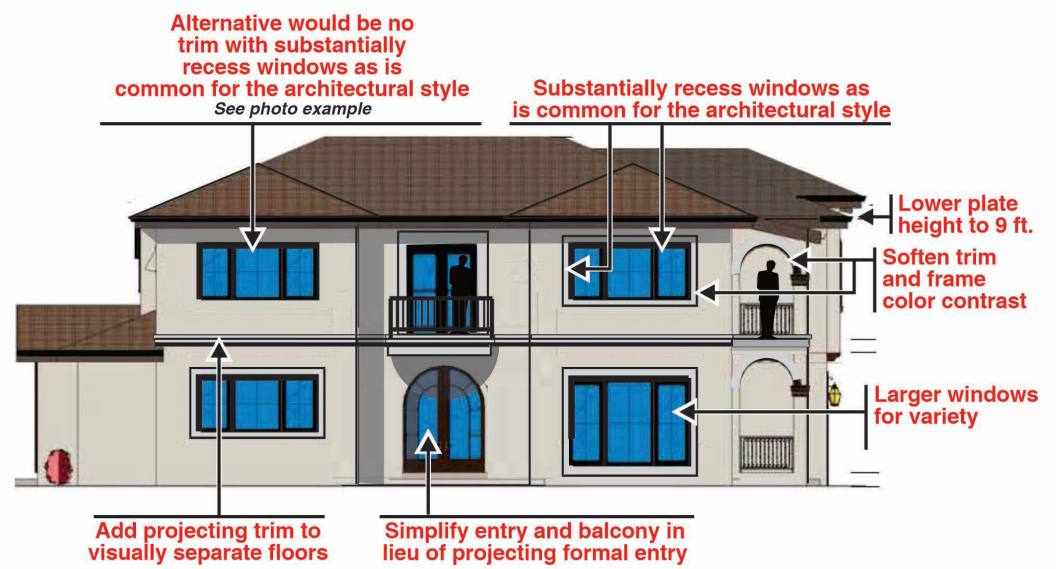
RECOMMENDATIONS

Many of the concerns regarding the project's consistency with the Residential Design Guidelines are the result of the home's proposed floor area and building mass compared to many nearby homes. Potential internal floor area and building mass reductions could involve the elimination or modification in one of the two Master Bedrooms, the large Theater Room or other interior spaces, but any changes that reduce the floor area should be the responsibility of the applicant.

The recommendations below focus on smaller changes to simplify the design and improve its compatibility with its immediate neighborhood.



FRONT ELEVATION: Currently Proposed



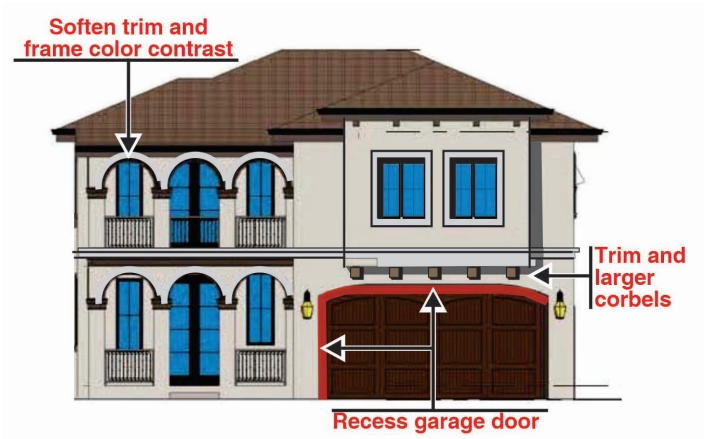
FRONT ELEVATION: Recommendation







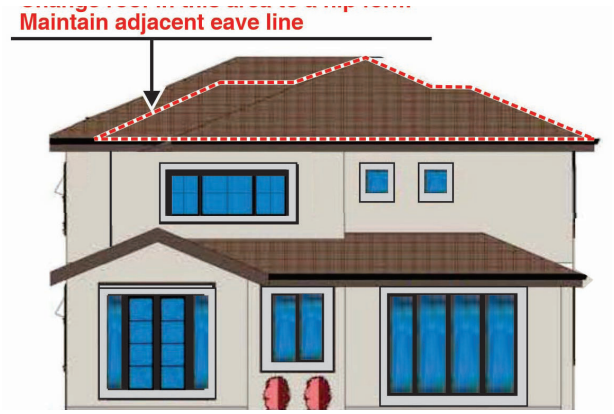
RIGHT SIDE ELEVATION: Currently Proposed



RIGHT SIDE ELEVATION: Recommendation



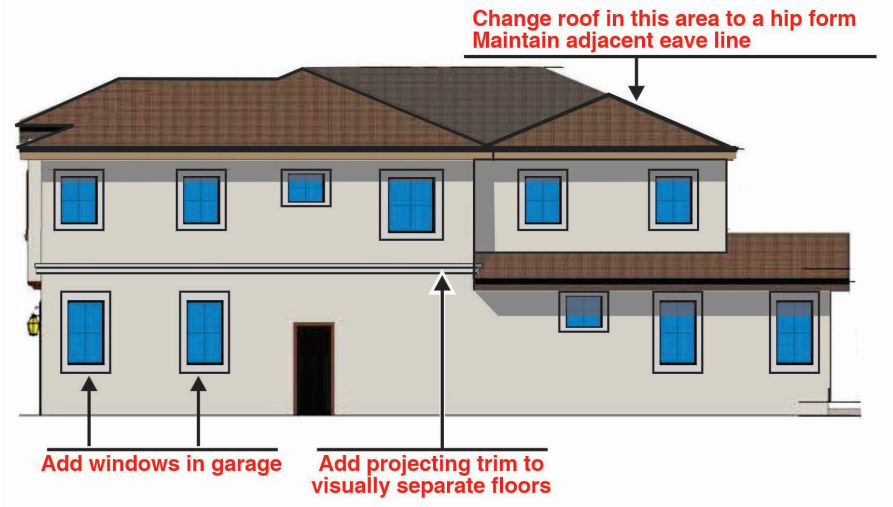
LEFT SIDE ELEVATION: Currently Proposed



LEFT SIDE ELEVATION: RECOMMENDED



REAR ELEVATION: Currently Proposed



REAR ELEVATION: Recommended

1. Lower the second floor plate height from 10 feet to 9 feet.
2. Simplify the front facade by removing the projecting formal entry.
3. Provide larger windows on the Family Room front facade for more visual variety.
4. Detail the windows to be more consistent with the proposed architectural style. Two options are possible that are consistent with the style - window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color.
5. Add projecting trim to visually separate the floors.
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves.
7. Substantially recess the garage door.
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof.
9. Add windows to the garage on the rear facade to break up the current blank wall.

Ryan, let me know if there are any questions or issues that I did not address.

Sincerely,
CANNON DESIGN GROUP



Larry L. Cannon

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To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS – 24-043**

Responses to Consulting Architect Report

Gkw Responses in Blue

1. Lower the second floor plate height from 10 feet to 9 feet.
   This is adjusted.

2. Simplify the front façade by removing the projecting formal entry.
   Simplifying the front façade will result in loss of focus point and the grand-ness when looking from the street side.
   We believe it is best to keep the projecting formal entry as it ties the façade together.
   Neighboring houses with projecting formal entry:
   589 Vasona Ave
   14333 Capri Dr
   14335 Capri Dr
   14261 Capri Dr

   In addition, please see separate attachment "14331 Capri Dr – Letter of Justification For Design Features" for further details and justification.

3. Provide larger windows on the Family Room front façade for more visual variety.
   Per recommendation, larger windows are provided on the Family Room front façade for more visual variety.
4. Detail the windows to be more consistent with proposed architectural style. Two options are possible that are consistent with the style – window frames or frameless windows with deeply recessed windows. Window sashes should be wide enough to be consistent with the style. Vinyl or metal cladding over wood are common modern equivalents to traditional wood windows. If trim is used, soften the color contrast with the house body color.
   Window detail/trim's color is revised to be soften.
5. Add projecting trim to visually separate the floors.
   Per recommendations, projecting trim to visually separate the floors is added.
6. Add trim at the bottom of the projecting bay on the right side elevation and enlarge the size of the supporting corbels. Exposed roof rafter tails were shown in a very limited area: eliminate them or carry them consistently around all eaves.
   Per recommendations, supporting corbels are enlarged and exposed roof rafter tails are removed.
7. Substantially recess the garage door.
   Per recommendation, garage door is recessed in by 12 inches.
8. Change the extended roof overhang at the Master Bedroom on the rear elevation to a hip roof.

This cannot be done as it will result a cricket in between two hips. In addition, the roof was carefully designed in a way to reduce the amount of "pointy" peak while keeping the simplicity of the ridge lines. **Please see separate attachment "14331 Capri Dr – Letter of Justification For Shed Roof" for further details and justification.**

9. Add windows to the garage on the rear façade to break up the current blank wall.
Windows are added on the rear façade of the garage to break up the current blank wall.

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To: **Town of Los Gatos**
Community Development Department
110 E Main St, Los Gatos CA 95030

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-24-043**

Letter of Justification (Design Features)

To Whom it May Concern:

On behalf of Ravi Kiran Vallamdas and family, we are pleased to present this new project to the Town of Los Gatos with evidence to support this project's design features (size, height, floor area, massing, and style).

Projected Entry Feature:



14331 Capri Dr (Proposed project) – 5 ft depth covered entry

Evidence from neighboring residence:



589 Vasona Ave – Roughly 6.5 ft depth 1 ½ story tall covered entry



14259 Capri Dr – 5 ft depth covered entry



750 Pollard Rd – 3 feet depth covered entry



731 Pollard Rd – 2.5 ft depth covered entry



398 Knowles Dr – 4 ft depth 1 ½ story tall covered entry

Conclusion: These neighboring residences, within 0.25 miles radius, indicate the use of projected entry. Despite of the Los Gatos Residential Guidelines stating “Avoid large and formal entries unless that is the norm for nearby houses,” we believed that the formal projecting entry for this project ultimately ties the design together and gives that grandness factor.

Reference:

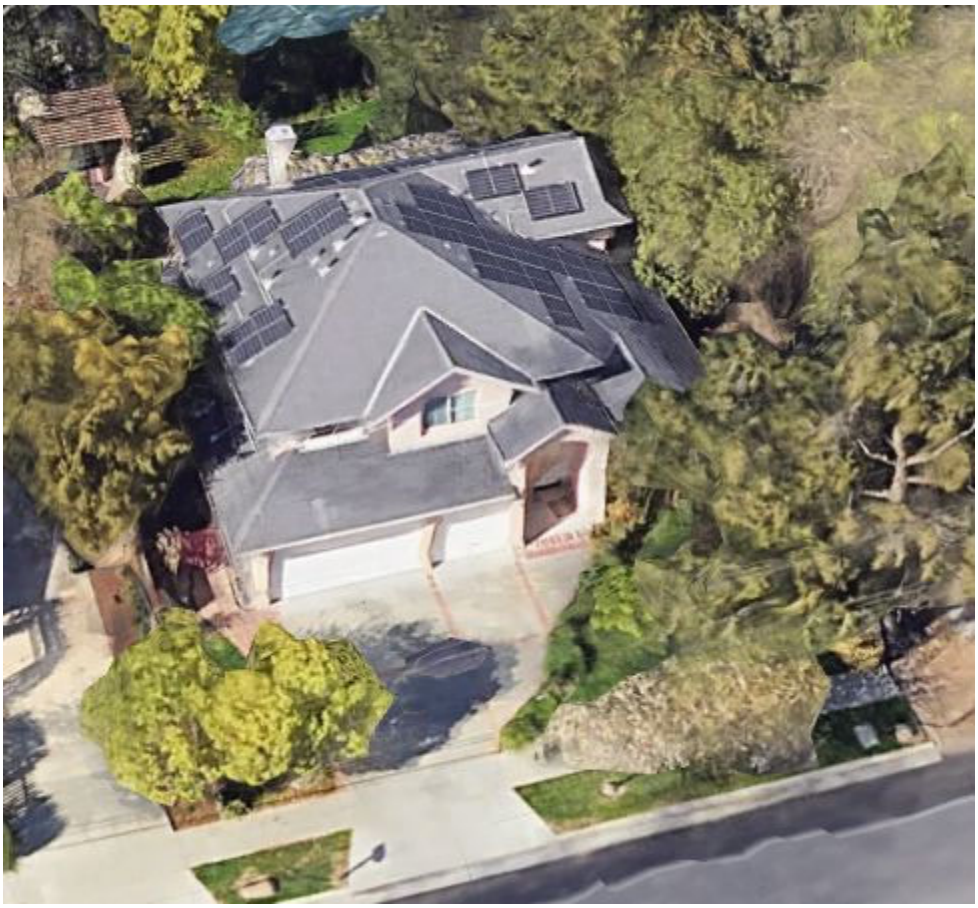
3.6.3 Design Entries with sensitivity to the surrounding neighborhood
3.6.4 Entry details are encouraged

Massing and FAR:



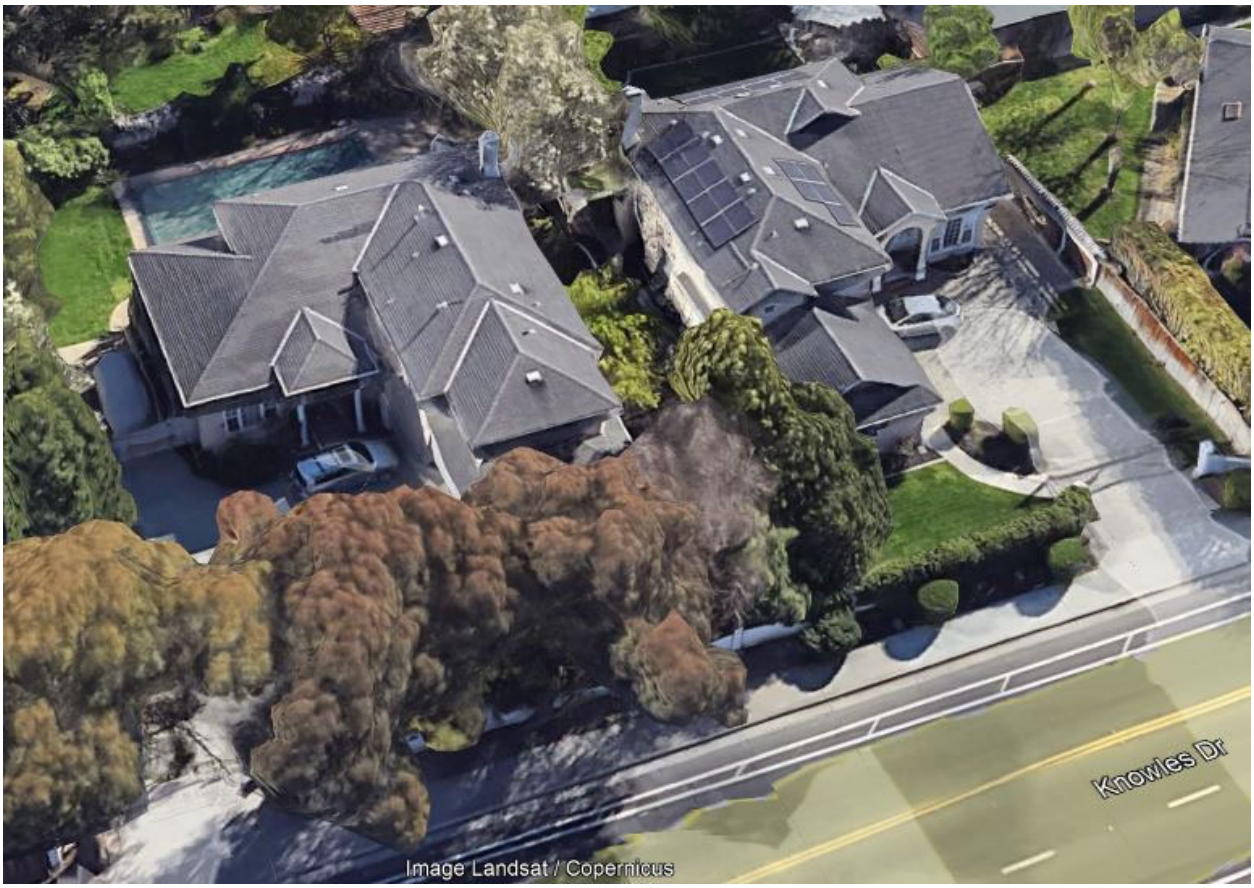
14331 Capri Dr

- 2 Stories, 27' - 2" tall
- FAR: 26.8%
- Prominent roof shape: Hip



589 Vasona Ave

- 2 stories, roughly 29 ft tall in height
- FAR: 30.3%
- Prominent roof shape: Hip



398 Knowles Dr & 388 Knowles Dr

- 2 stories, both roughly 27ft tall in height
- FAR: 30.2% (398 Knowles Dr) & 24.6% (388 Knowles Dr)
- Prominent roof shape: Hip

Conclusion: These neighboring residences, within 0.25 miles radius, indicate similar size based on the usage of two-story building design. Not only that, this brings us into conclusion that the proposed project (14331 Capri Dr) is not the largest building in the neighborhood with only FAR of 26.8%. There are many houses around the neighborhood, (not shown on the justification letter) has FAR greater than 26.8% in relative to the lot size. In addition, majority of the neighborhood consists of soft roof slope, lack of steep roof slope, and primary hip shape roof with some gable at the entry.

Architectural Style:



14331 Capri Dr – Spanish Mediterranean



14333 Capri Dr – Spanish Mediterranean



14259 Capri Dr – Spanish Mediterranean / Ranch style hybrid

- Matching usage of clay tyle roof

Conclusion: These neighboring residences, settled on the same street “Capri Dr”, indicate similar use of architectural style “Spanish Mediterranean”. Similar exterior materials are proposed to match with these two “Capri Dr” homes; i.e., clay tile roofing and beige color stucco.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT STANDARDS

The proposed home specifically addresses the Residential Design Guidelines as follows:

Neighborhood Harmony & Compatibility: The neighborhood character is very eclectic and trending towards transitional, so this modern take on a Spanish Mediterranean style will fit right in. In addition, the direct neighboring property at the south side is a Spanish Mediterranean as well.

Scale & Massing: The proposed home has 25 ft front setback to the front of the house, and 30 ft 7 in to the front door and 80 ft to the garage. The house has been carefully articulated with roof elevation lines and walls pushed in and out that break up each elevation. The second floor on the left side has been inset to provide additional relief, and there are two bedrooms on the second floor on the right elevation. All roof types have been introduced to help reduce the overall building heights and emphasize horizontal lines which help to ground the building. In addition, this proposed residence is not the largest in comparison of other houses stated in the justification letter.

Exterior Materials: High quality materials adorn this home, including the use of smooth-troweled 3-coat stucco, and aluminum framed windows and doors. The bermuda blend clay tile roofing contrasts the house colors for a more consistent display.

Energy Conservation: The house will employ high quality dual glazed, low E wood windows, ultra-high performance insulation packages and high efficiency mechanical systems for heating, cooling and domestic hot water. Strategically placed high windows throughout the house will illuminate the interior to reduce the need for artificial lighting during the daytime. Cross ventilation is provided to allow natural cooling in order to reduce the need for A/C.

Privacy: The two story home does not pose any privacy issues to any adjacent neighbor. The windows that are not oriented to the front and back have higher sills and are for lighting and illumination to the main house only. In addition, the proposed balcony does not face towards directly to any of the neighboring property. However, it was discussed with the Town of Los Gatos, which the property "14299 Capri Dr" is a potential large mass development with multi-stories. In that case, the balcony should not have any effect on property "14299 Capri Dr".

FURTHER RESPONSES TO THE FOLLOWING COMMENTS**:**

CONCLUSION This house has been conceived from the beginning to be compatible with both the neighborhood and the site. The size, mass, color and exterior style are in keeping with the surrounding properties and will enhance the neighborhood.

Los Gatos Single and Two Family Residential Design Guidelines -

2.2.3 Maintain a strong street presence on both street-facing facades of corner lots
2.2.4 Relate any street visible fences and gates to the house facades
2.3.4 Use roof forms and pitches that are similar to other houses in the neighborhood
2.4.2 Minimize the impact of garage doors on the streetscape
2.4.5 Mitigate the impact of driveways on the streetscape

3.2.1 Select an architectural style with sensitivity to the surrounding neighborhood
3.2.2 Design for architectural integrity

3.3.1 Develop the house plans and elevations together
- Avoid complex floor plans that require complicated building mass and roof forms

3.3.2 Height and bulk at front and side setbacks
- Use hip roofs at the sides rather than gables
- Avoid bay windows and other features that compete with the entry as the home's focal point
- Corner lots need to be treated with extra care when designing a new house or an addition to soften the visual mass and height and to enliven the street frontage

3.3.3 Provide visual relief for two story walls
- Pop outs and bay windows

3.4.1 Limit the prominence of garages
- Avoid designs that allow the garage to dominate the street façade
- Recess garage doors as much as possible from the garage façade

3.4.3 Integrate garage doors into the design with appropriate details
- Wood doors are encouraged
- Use wood trim similar to the house windows

3.5.2 Avoid excessive roof form complexity

3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

3.6.1 Provide a clear expression of entry

- Orient the entry to the street front. It should be visible from the street.
- Provide a separate walkway from the sidewalks to the entry if that is the common pattern for adjacent and nearby homes. Avoid using the driveway as the walkway to the entry unless that is the norm for the neighborhood. In cases where the driveway is used, consider the use of modular pavers or decorative banding.

3.6.2 Design home entries with sensitivity to the architectural style

- Most architectural styles have a distinctively unique entry type.

3.6.4 Entry details are encouraged

3.7.1 Arrange windows in patterns and groupings consistent with the architectural style and surrounding neighborhood

3.7.2 Match window types and proportions to the architectural style and to the surrounding neighborhood

- Select window types to complement the style of the house.
- Most architectural styles feature windows that have either vertical or square proportions. Avoid horizontal window proportions unless the style (e.g., Modern or Ranch Style) is clearly supportive of that shape.
- Limit the number of different window types and proportions to enhance the visual unity of the house design.

3.7.3 Match window materials to the architectural style and to the surrounding neighborhood

3.7.4 Design the windows with attention to matching the traditional style of the architectural style

- Most architectural styles – except Mission, Spanish Eclectic or Modern
- Projecting window sills and heads are strongly encourage unless the architectural style would not normally have those features.
- Wood trim is also encouraged on stucco homes unless the window frames are recessed at least 6 inches from the outside face of the wall.
- Divided lights are common in many home style found in Los Gatos. Use either vertical or square proportions for the smaller window elements. Be consistent in the proportions of the smaller panes. Do not use snap in flat grids to simulate divided lights. Use either true divided lights or one of the newer window system that have dimensional muntins on both the exterior and interior of the glass along with a space muntin between the panes of glass. Use consistently for windows on all sides of the house.

3.8.1 Use high quality materials

- Use materials and mixes of materials that are consistent with the architectural style selected.
- Avoid rough textured stucco in favor of a smooth sand finish.

3.10.2 Balconies

- Avoid balconies that project more than 3 feet form the face of the building unless they are tpical of the architectural style.

3.10.5 Roof flashing and vents

- Paint flashing and vents to match the color of the roof.

3.11.2 Minimize privacy intrusions of adjacent residences

- Second floor balconies and decks should be used only when they do not intrude on the privacy of adjacent neighbors
- When allowed, the design of railings should be tailer to the privacy corns of neighbors. Open railings should only be used when privacy concerns are minimal.

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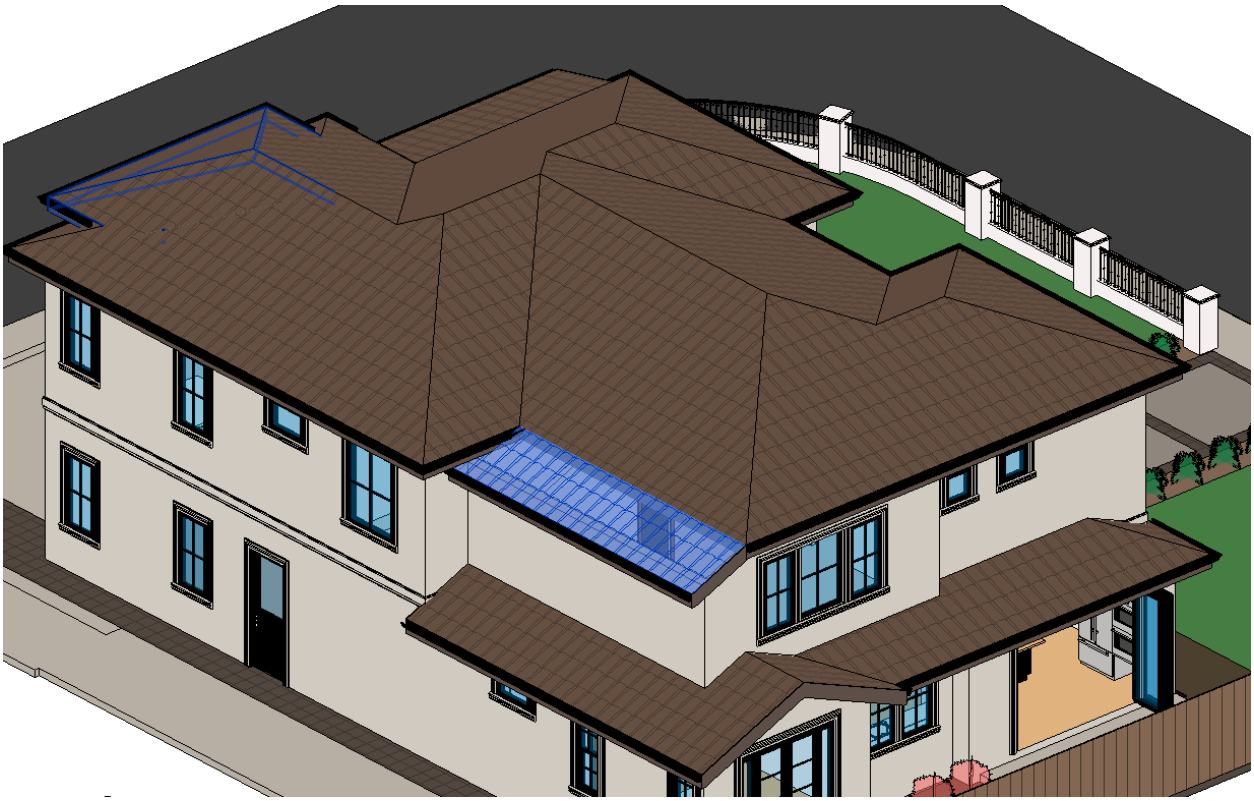
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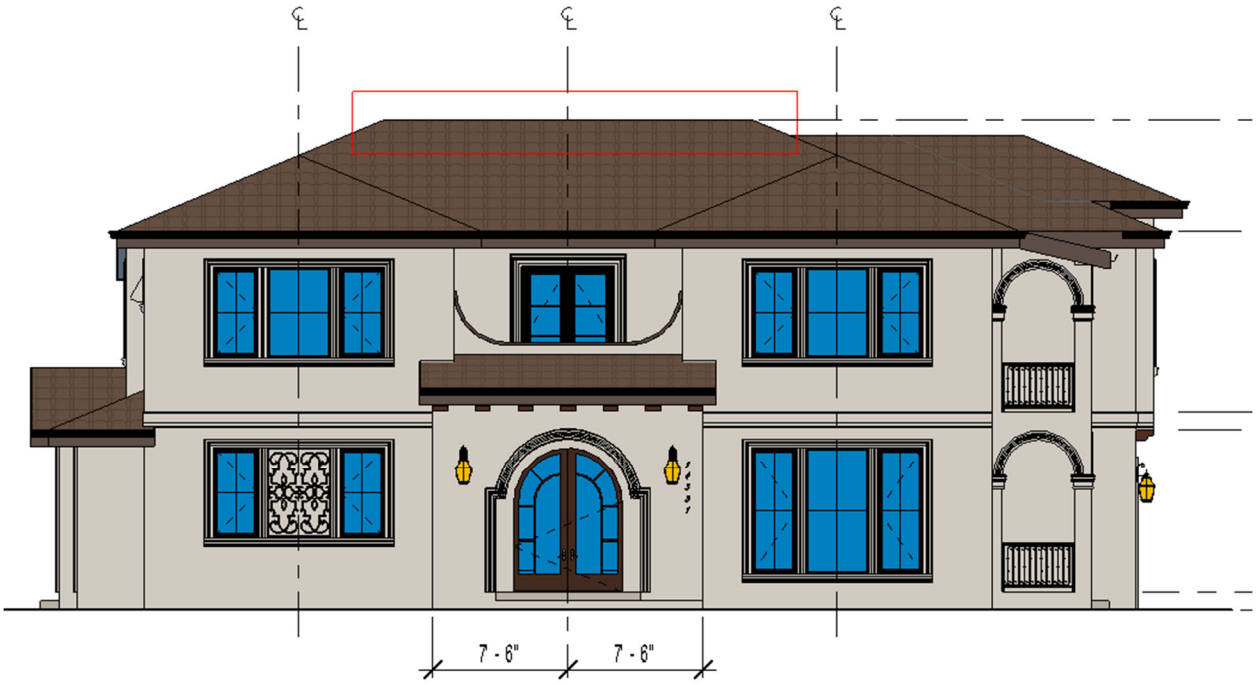
Letter of Justification (Shed Roof)

To Whom it May Concern:

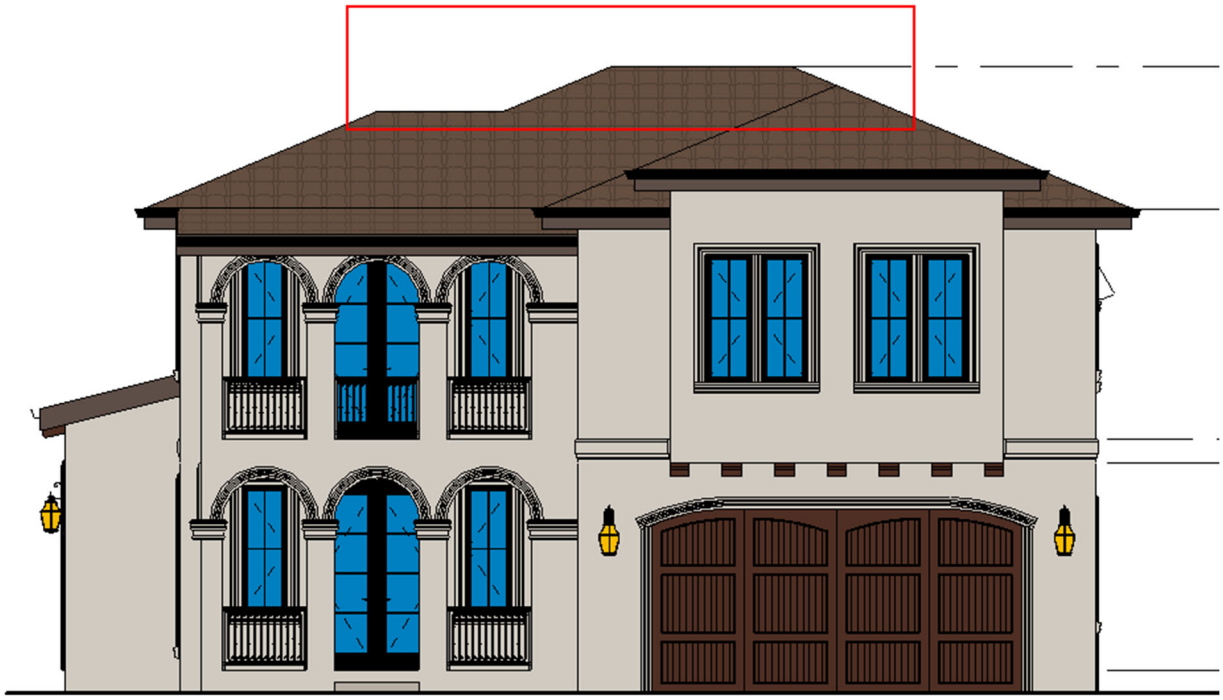
On behalf of Ravi Kiran Vallamdas and family, we are pleased to present this new project to the Town of Los Gatos with evidence to support the proposed features of this project design.

Shed Roof @ Master Bedroom

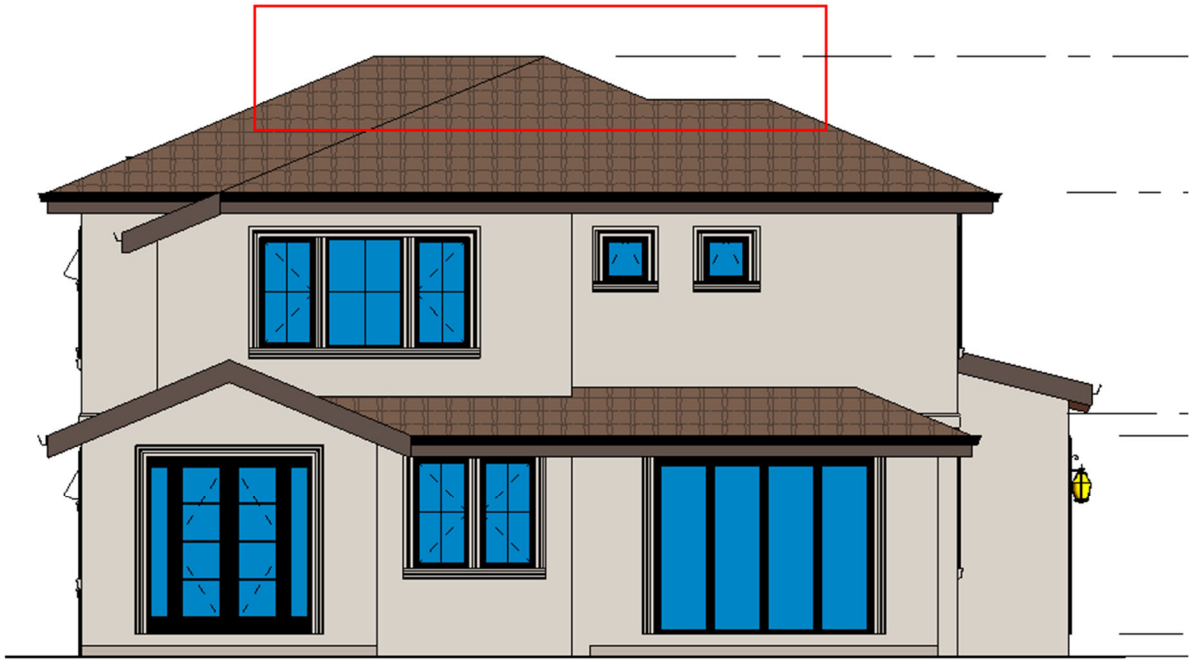




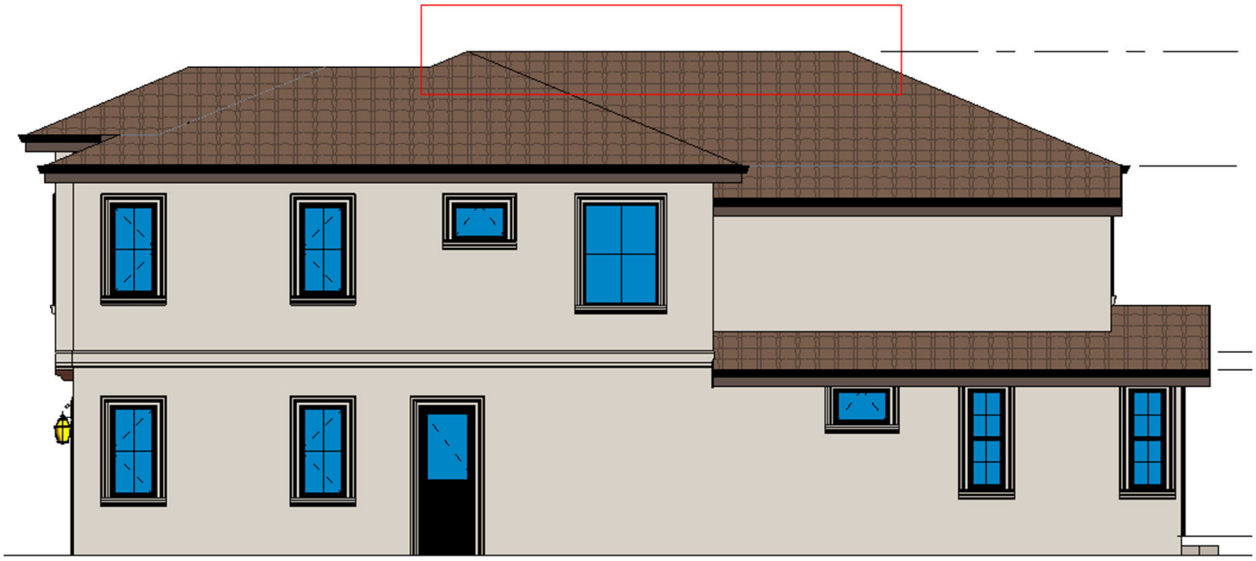
East, Proposed with Shed Roof @ Master Bedroom



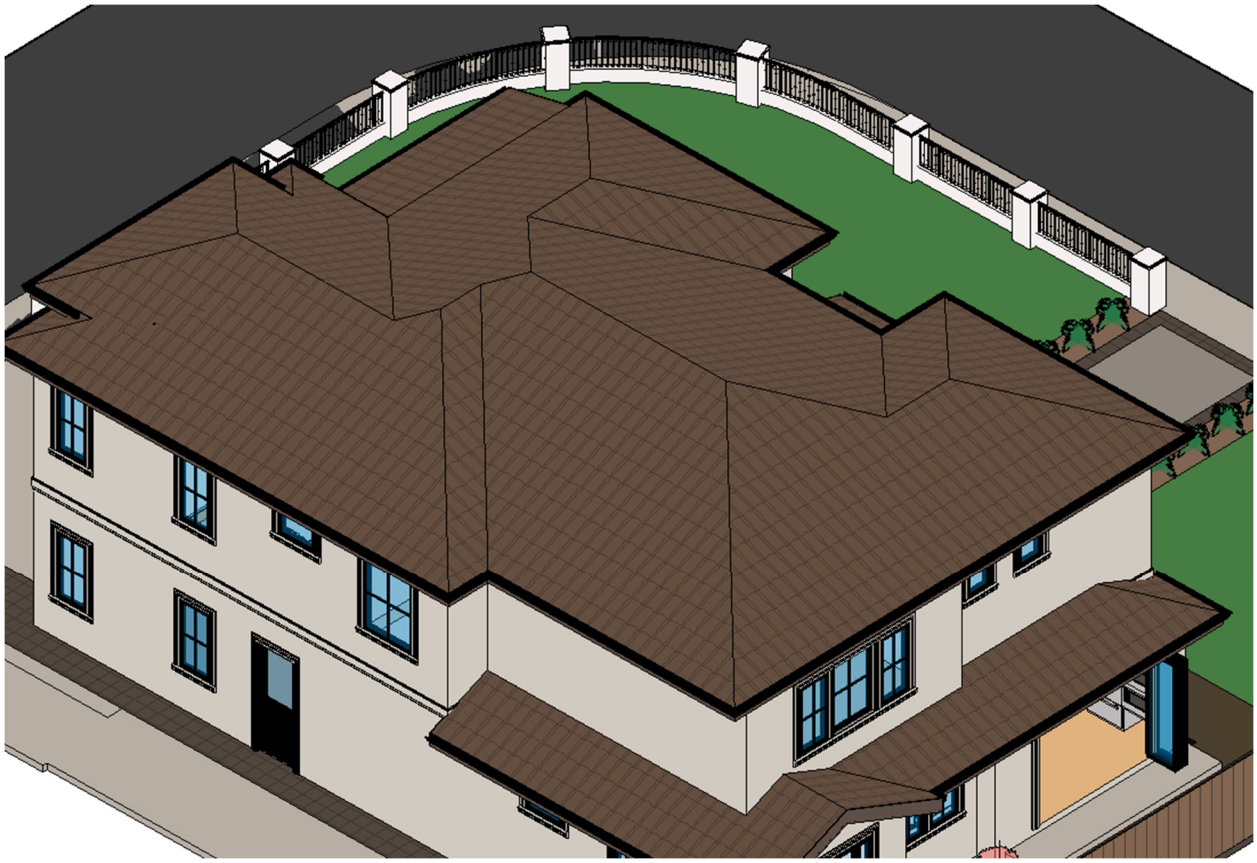
North, Proposed with shed room @ Master Bedroom



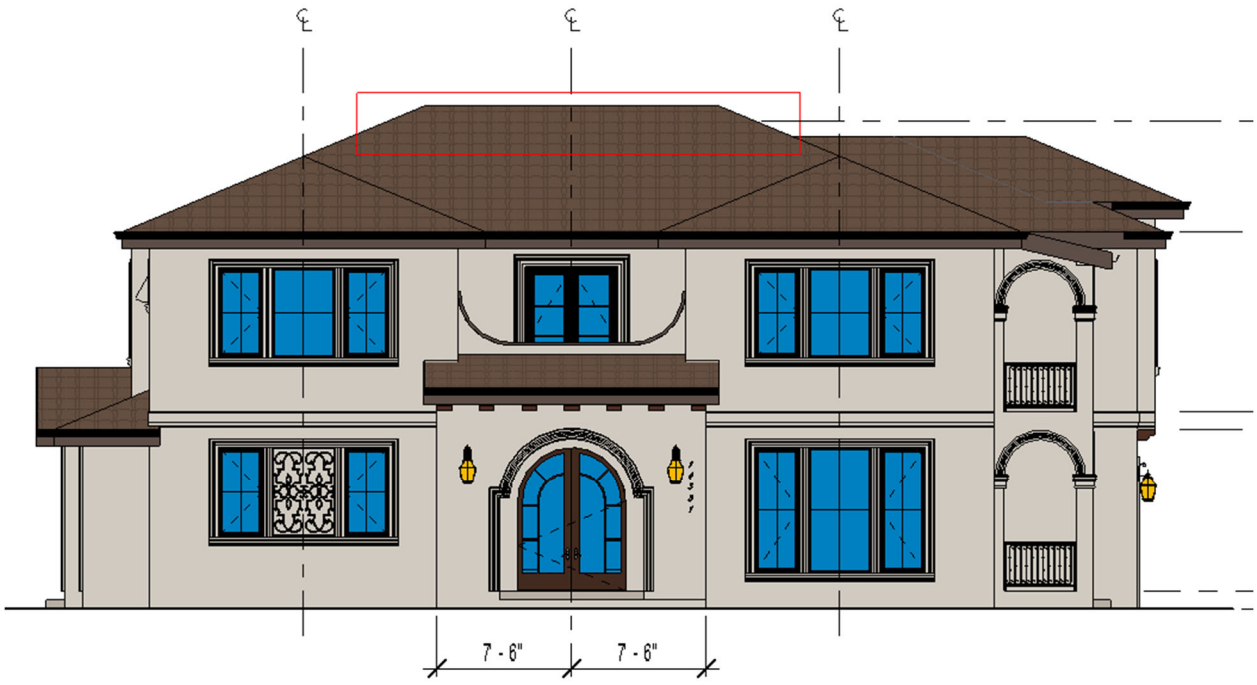
South, Proposed with shed roof @ Master Bedroom



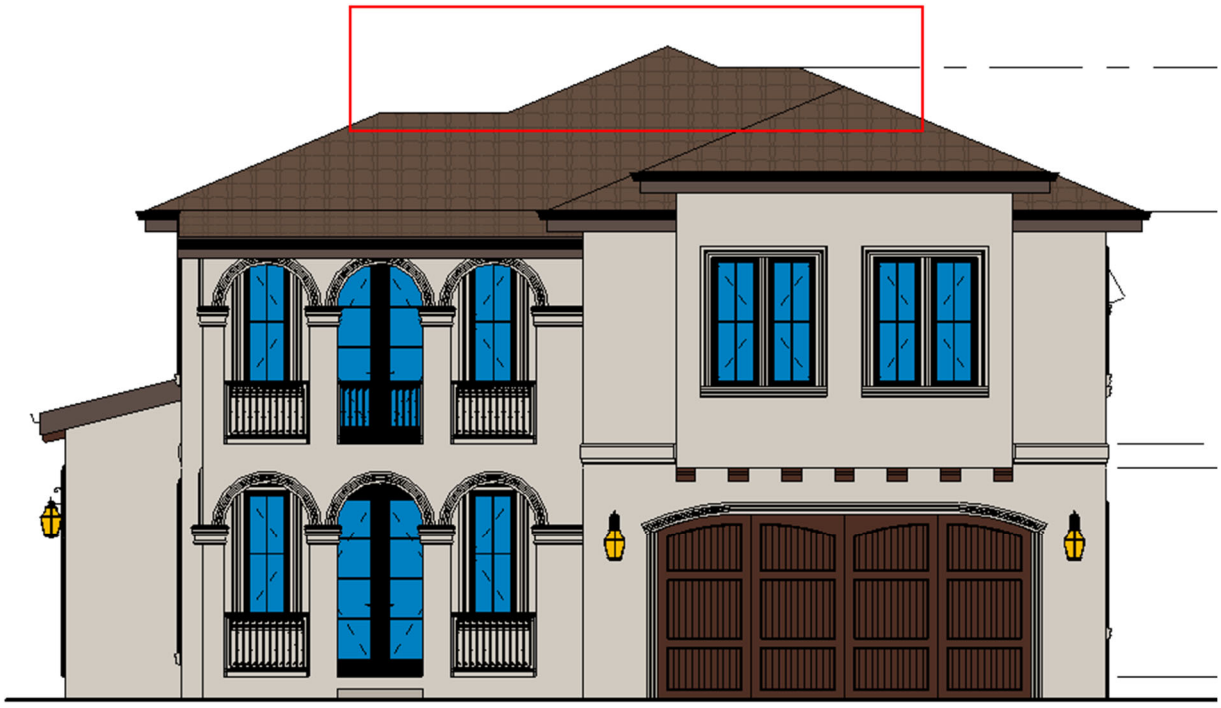
West, Proposed with shed roof @ Master Bedroom



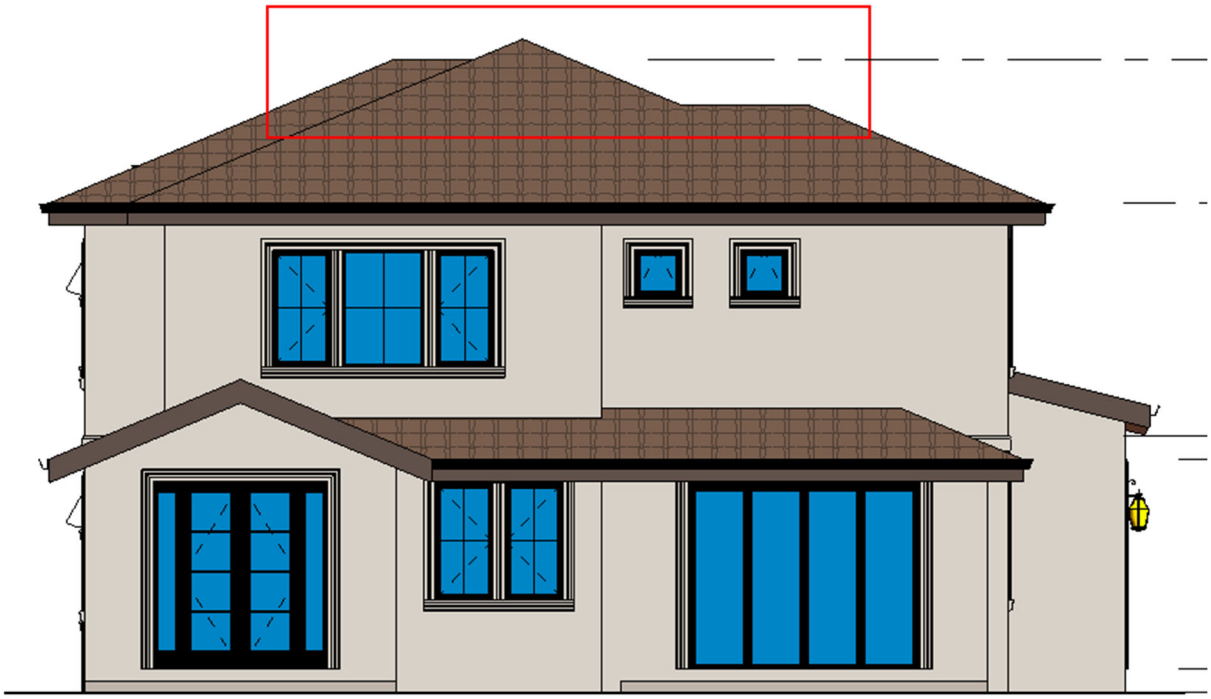
Design without shed roof @ Master bedroom, instead with hip and valley within 16 inches from the exterior wall



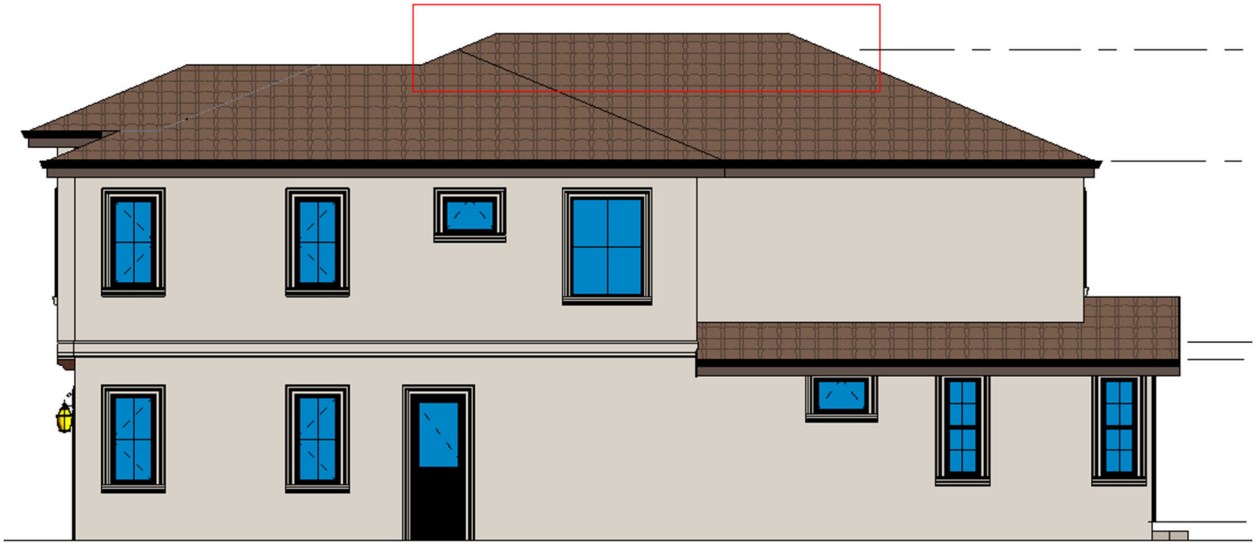
East, Proposed without shed roof @ Master Bedroom



North, Proposed without shed roof @ Master Bedroom



South, Proposed without shed roof @ Master Bedroom



West, Proposed without shed room @ Master Bedroom

Conclusion: By comparing the elevations, the peak of the roof has increased by 11 inches without adding the shed roof at the master bedroom. In addition, North and South elevations indicate the excessively sharp peak at the center of the roof which makes the whole roof shape overly convoluted and awkward. By adding the shed roof at the master bedroom side, the peak of the roof softens as a result of no awkward shape peaks. In addition, this is compatible with Los Gatos Residential Guidelines – Building Design Section 3.5 as follows:

3.5 Roofs

3.5.1 Unify Roof pitches

- Utilize the same slope for all primary roof
- Roof slopes for porches may be lower than the primary roof slope, depending on the architectural style
- Dormer roof slopes may sometimes be steeper than the primary roof slope, depending on the architectural style

3.5.2 Avoid excessive roof form complexity

- Avoid multiple floor plan pop outs that produce multiple roof gables. Where roof eave variation is desired, consider vertical wall extensions and dormer roofs

3.5.3 Relate roof overhangs to the architectural style and to the surrounding neighborhood

- Some architectural styles (e.g., Mission and Spanish Eclectic) often come in small and large overhang versions. In those circumstances, tailor the roof overhangs to the general character of the surrounding homes.

3.5.4. Design dormers with attention to the architectural style and the neighborhood

- Avoid dormer sizes that are out of scale with the roof and contrary to traditional designs
- Gable dormers, single or an aggregate of multiple dormers, should rarely exceed 50% of the width of the roof. Shed dormers can be wider.

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Tree Inventory, Assessment, and Protection Report

14331 Capri Drive
Los Gatos, CA 95032

Prepared for:

Town of Los Gatos

December 4, 2023

Prepared By:

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
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Summary

The applicant is requesting approval for a zone change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 square feet). APN: 406-32-004. Categorically exempt pursuant to the California Environmental Quality Act, Section 15061(b)(3): Common Sense Exemption.

There are no Large Protected trees, two are Exempt fruit trees and on fan palm (*Washingtonia robusta*) is Exempt species listed in 29.10.0970 subsection (2), and there are no Street Trees. Six trees are in good condition, five fair, and one in poor shape which is incense cedar #189. One Exempt orange tree #196 is likely to be removed. The two olives (#190 and #191) along the north side of the proposed new house are in close proximity and could be moderately impacted. The remaining nine trees will not be affected by the proposed plan.

There are several trees around the front of the property which include the two olives, #190 and #191, and stone pine #193. The trees have good tolerance to construction impacts and the existing house acts as a kind of place holder for the specified tree protection zone. The calculated tree protection zone is between 14 and 19 feet. The specified tree protection zone will need to be established just inside the property setback to allow for construction.

There were nine trees (9) protected trees appraised for a rounded depreciated value of $81,000.00 (two exempt oranges and one fan palm omitted).

Introduction

Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on November 28, 2023. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates.

- The plans reviewed for this assignment were as follows (Table 1)

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic			No	
Proposed Site Plan	10/31/2023	G000	Yes	GKW Architects
Erosion Control			No	
Grading and Drainage			No	
Utility Plan and Hook-up locations			No	
Exterior Elevations			No	
Landscape Plan			No	
Irrigation Plan			No	
T-1 Tree Protection Plan			No	

Purpose and use of the report

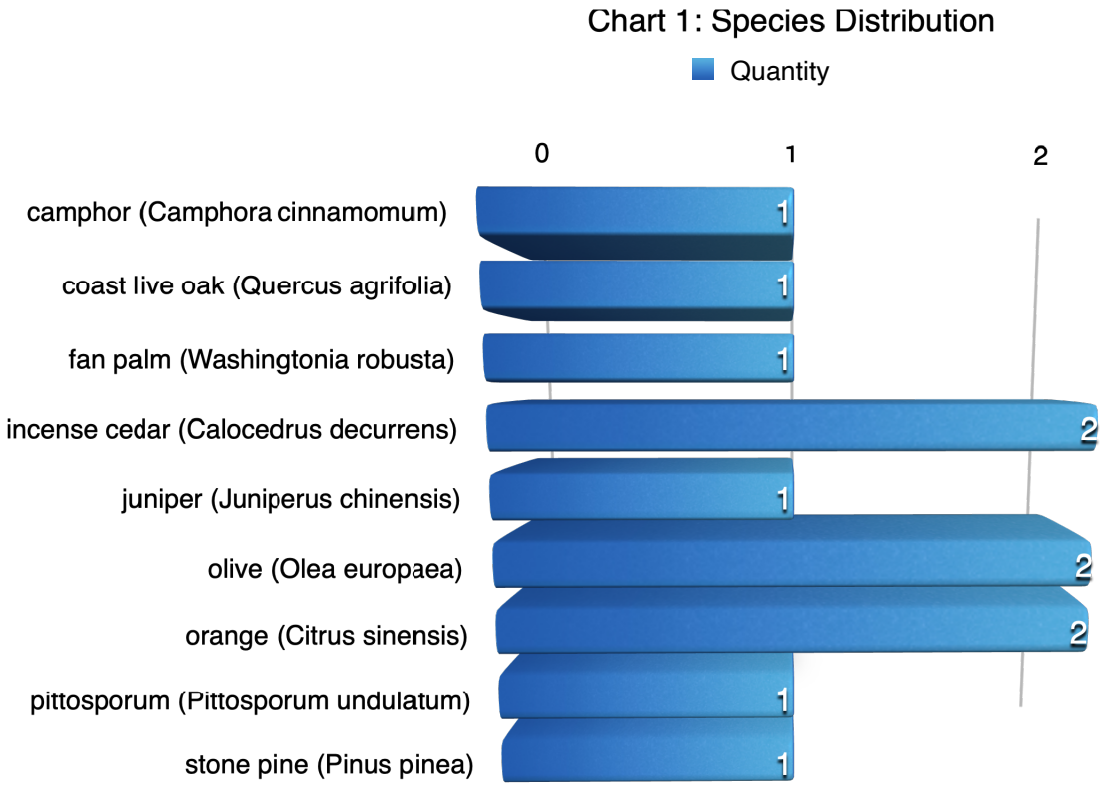
The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the Town of Los Gatos and the property owners as a reference for existing tree conditions to help satisfy planning requirements.

Observations

Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: “A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

The inventory contains twelve trees comprised of nine different species (Chart 1). There are no Large Protected[1] trees, two are Exempt[2] fruit trees and on fan palm is Exempt species listed in 29.10.0970 subsection (2), and no Street Trees[3].



[1] Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

[2] A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

[3] Street tree means a tree in a public place, or along or within a public street or right-of-way.

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).

"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The trunk formula valuations are based on four tree factors; size (trunk cross sectional area), condition, functional limitations, and external limitations. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and unit tree cost. Unit tree cost is calculated by dividing the nursery wholesale cost of a 24 inch box specimen and its replacement size (cost per square inch trunk caliper) which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*. The cost of the 24 inch box wholesale specimen was determined through personal communications with BrightView and Normans nurseries in Farmington and Central Wholesale in San Jose for an average of $214.00.

The second part is to depreciate the tree's Basic Cost through an assessment of condition, functional limitations, and external limitations. The condition assessment guidelines and percentages are defined in the "Condition Rating" section of this report. Functional limitations are based on factors associated with the tree's interaction to its planting site that would affect condition, limit development, or reduce the utility in the future and include genetics, placement, and site conditions for the individual tree. External limitations are outside the property, out of control of the owner and also affect condition, limit development, or reduce the utility in the future (i.e power lines, municipal restrictions, drought adaptations, or species susceptibility to pests).

There were nine trees (9) protected trees appraised for a rounded depreciated value of $81,000.00 (two exempt oranges and one fan palm omitted).

Appraisal worksheets are available upon request.

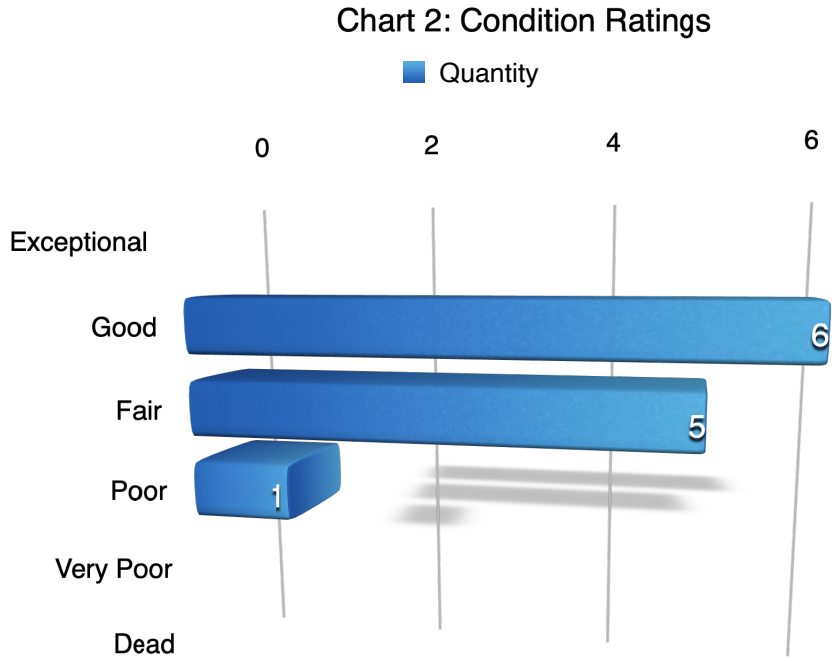
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Six trees are in good condition, five fair, and one in poor shape which is incense cedar #189 (Chart 2).

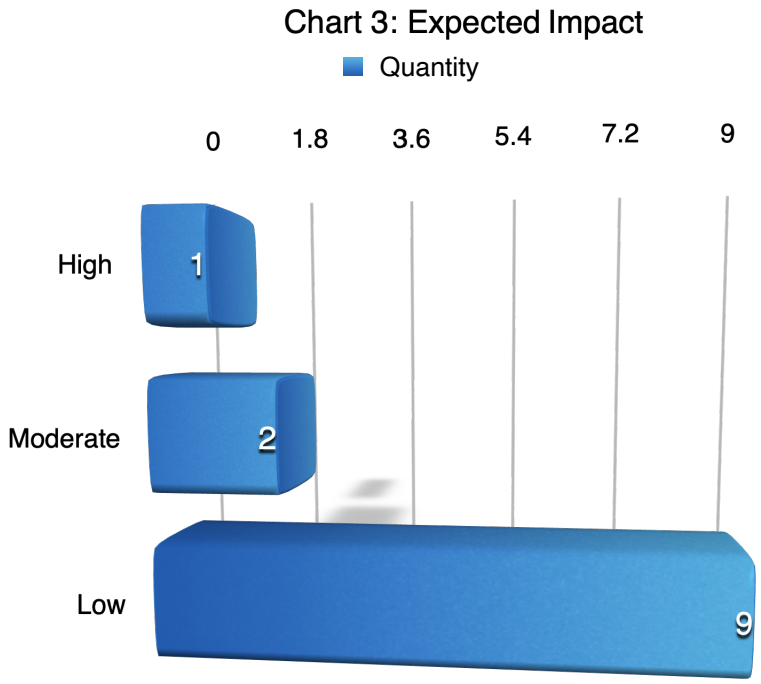


Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

One Exempt orange tree #196 is likely to be removed (Chart 3). The two olives (#190 and #191) along the north side of the proposed new house are in close proximity and could be moderately impacted. The remaining nine trees will not be affected by the proposed plan, which consists of construction largely within the footprint of the existing structure.



Mitigation for Removals

The table below indicates the recommended replacement values (Table 2). The applicant will not be required to replace any protected trees. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

Table 2: Town of Los Gatos Tree Canopy - Replacement Standard

Canopy Size of Removed Tree (1)	Replacement Requirement (2)(4)	Single Family Residential Replacement Option (3)(4)
10 feet or less	Two 24 inch box trees	Two 15 gallon trees
More than 10 feet to 25 feet	Three 24 inch box trees	Three 15 gallon trees
More than 25 feet to 40 feet	Four 24 inch box trees or two 36 inch box trees	Four 15 gallon trees
More than 40 feet to 55 feet	Six 24 inch box trees; or three 36 inch box trees	Not available
Greater than 55 feet	Ten 24 inch box trees; or five 36 inch box trees	Not available

[1]To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

[2]Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

[3]Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

[4]Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged. Replacement requirements in the Hillsides shall comply with the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.

Tree Protection

Typically there are three different tree protection schemes which are called Type I (Appendix D1), Type II and Type III (Appendix D2) trunk protection only. The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones determined which include the “calculated” and “specified” tree protection zones. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter (Table 3). The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

There are several trees around the front of the property which include the two olives, #190 and #191, and stone pine #193. However all three trees have good tolerance to construction impacts and the existing house acts as a kind of place holder for the specified tree protection zone. The calculated tree protection zone is between 14 and 19 feet. The specified tree protection zone will need to be established just inside the property setback to allow for construction.

Conclusion

The plans are to demolish the existing main structure and build a new two story house. The inventory contains twelve trees comprised of nine different species. There are no Large Protected trees, two are Exempt fruit trees and on fan palm is Exempt species listed in 29.10.0970 subsection (2), and no Street Trees. Six trees are in good condition, five fair, and one in poor shape which is incense cedar #189.

One Exempt orange tree #196 is likely to be removed. The two olives (#190 and #191) along the north side of the proposed new house are in close proximity and could be moderately impacted. The remaining nine trees will not be affected by the proposed plan, which consists of construction largely within the footprint of the existing structure. The applicant will not be required to replace any protected trees.

There are several trees around the front of the property which include the two olives, #190 and #191, and stone pine #193. The trees have good tolerance to construction impacts and the existing house acts as a kind of place holder for the specified tree protection zone. The calculated tree protection zone is between 14 and 19 feet. The specified tree protection zone will need to be established just inside the property setback to allow for construction.

There were nine trees (9) protected trees appraised for a rounded depreciated value of $81,000.00 (two exempt oranges and one fan palm omitted).

Recommendations

1. Place tree numbers on all the plans including the Grading and Drainage plans. Make sure the plans and tree removals are consistent between the plan sets. Provide access to trees not assessed through the property on the south side.

2. Remove Exempt orange #196. Place fence inside the setback to protect trees #190, #191, #192, and #193. Trees in the back of the site #186 though #189 are not near proposed improvements and are already segregated by a fence.

3. Place 4-6 inches of mulch inside the tree protection zone. Install temporary irrigation or soaker hoses in the TPZ. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.

4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.

6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."

7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

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American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

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Glossary of Terms

calculated tree protection zone: A TPZ calculated using the trunk diameter and a multiplication factor based on species tolerance to construction and tree age. It is often plotted on a plan as a circle or other arbitrary shape and can be used as a guide for establishing the specified TPZ.

critical root zone: a conceptual soil area containing the minimal amount of all the essential parts of the root zone needed to sustain tree health and structural integrity. There are no universally accepted methods to calculate the CRZ.

basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease

mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

specified tree protection zone (specified TPZ): a TPZ that is adjusted in size or shape to accommodate the existing infrastructure, planned construction, and aspects of the site, as well as the tree canopy conformation, visible root orientation, size, condition, maturity, and species response to construction.

straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials,
and have an average weight of 35 pounds.

structure: Evaluation focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

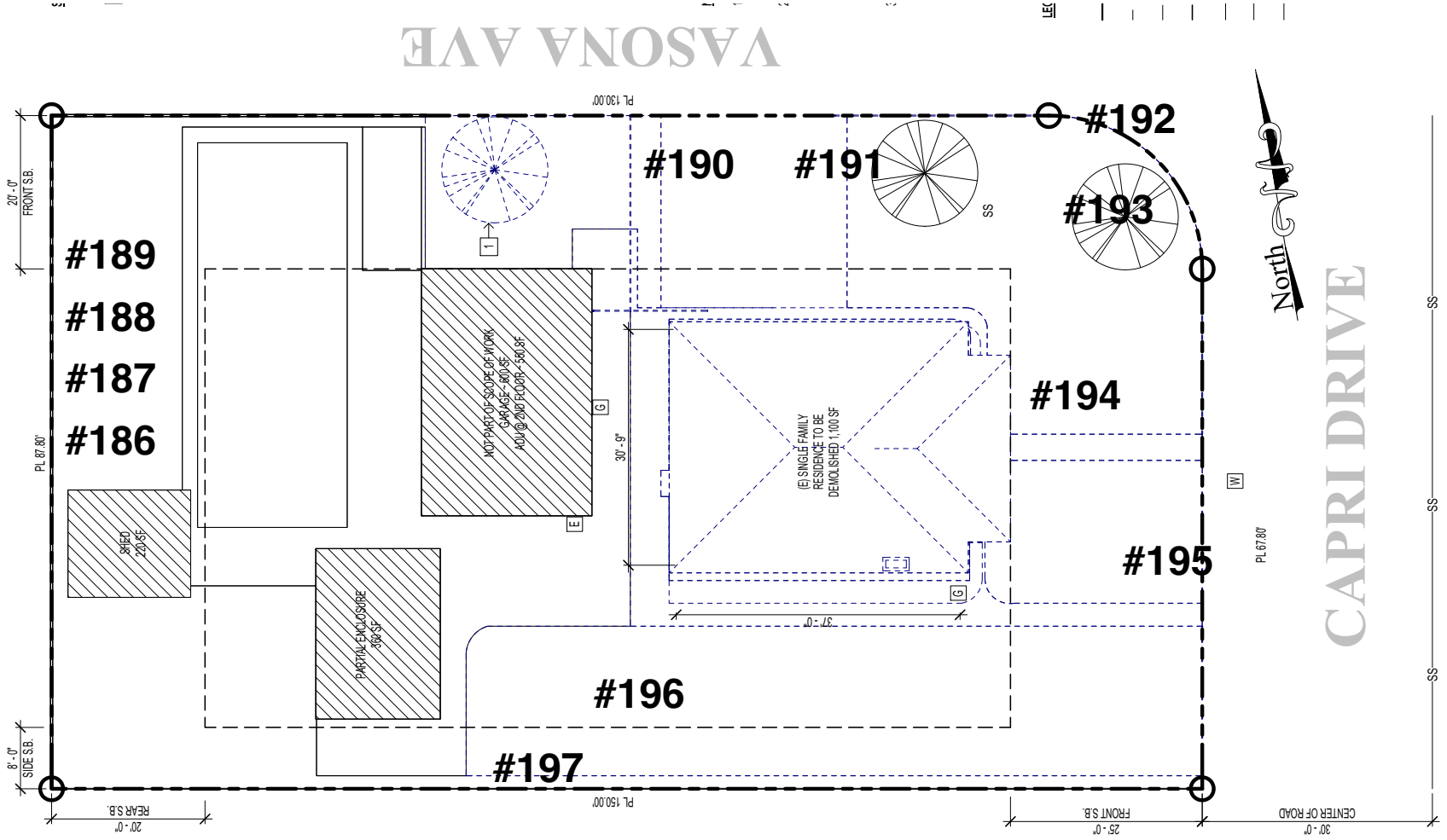
trunk: Stem of a tree.

Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

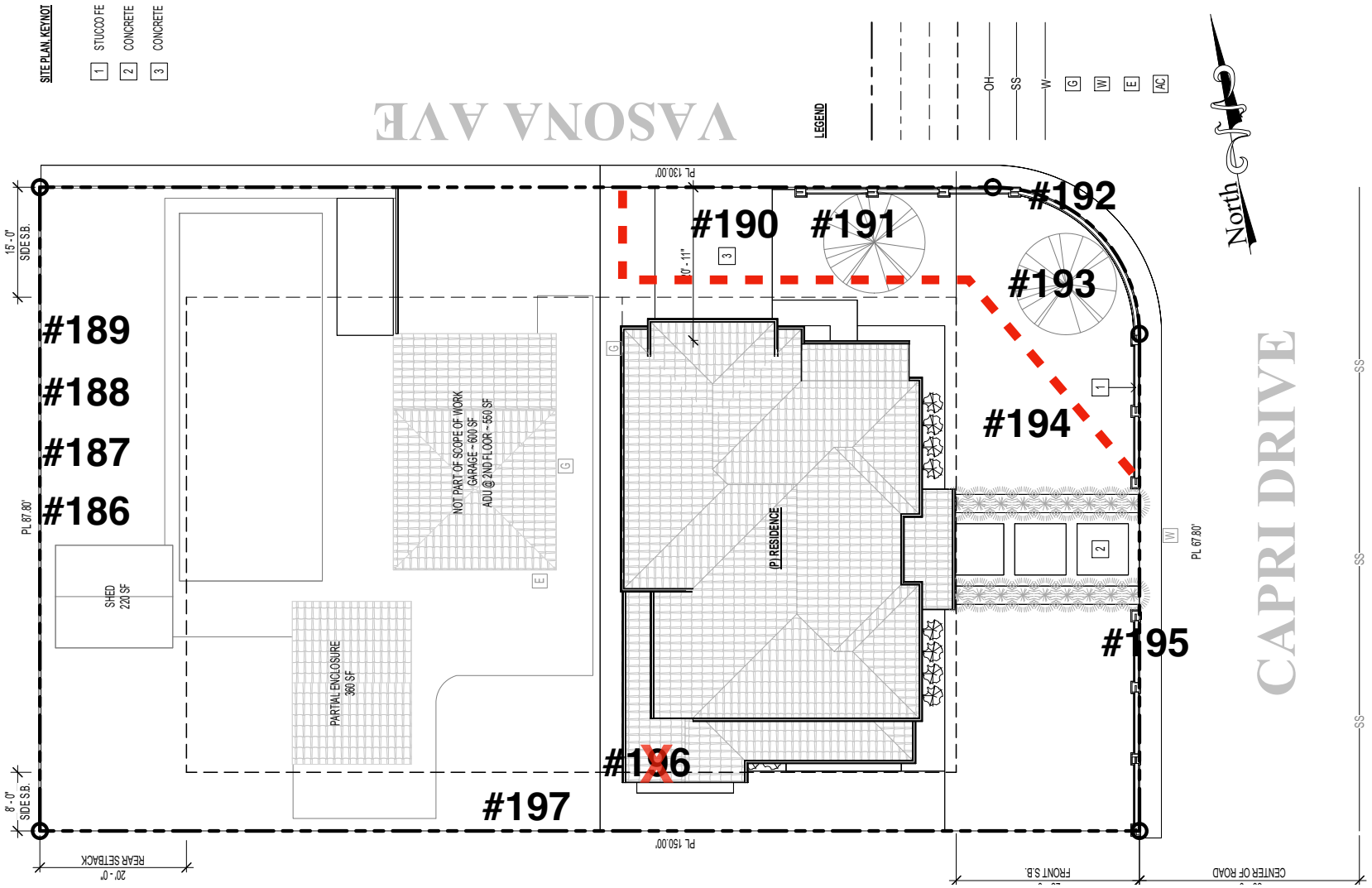
volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are b drought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

Appendix A: Tree Inventory Map and Site Plan

A1: Existing Site Plan and Tree Locations



A2: Propose Site Plan and Tree Protection Configuration



Appendix B: Tree Inventory and Assessment Tables

Table 2: Inventory and Assessment Summary

Tree Species	I.D. #	Trunk Diameter (in.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Protection Status	Rounded Depreciated Value	Calculated Protection Radii (ft.)
incense cedar (*Calocedrus decurrens*)	186	34	30	Good	Low	Protected	$12,500.00	23
coast live oak (*Quercus agrifolia*)	187	30	35	Good	Low	Protected	$18,800.00	20
juniper (*Juniperus chinensis*)	188	6, 10, 8	15	Fair	Low	Protected	$3,940.00	9
incense cedar (*Calocedrus decurrens*)	189	36	35	Poor	Low	Protected	$9,000.00	24
olive (*Olea europaea*)	190	12, 14	25	Good	Moderate	Protected	$8,000.00	12
olive (*Olea europaea*)	191	13, 10, 23	25	Good	Moderate	Protected	$18,700.00	19
fan palm (*Washingtonia robusta*)	192	19	15	Good	Low	Exempt	$4,190.00	13
stone pine (*Pinus pinea*)	193	28	35	Fair	Low	Protected	$7,300.00	19
orange (*Citrus sinensis*)	194	5, 6	10	Fair	Low	Exempt	$860.00	5
pittosporum (*Pittosporum undulatum*)	195	5, 5, 5, 5, 2	10	Fair	Low	Protected	$2,050.00	7
orange (*Citrus sinensis*)	196	6, 6	10	Good	High	Exempt	$1,420.00	6
camphor (*Camphora cinnamomum*)	197	6	10	Fair	Low	Protected	$710.00	4

Appendix C: Photographs

C1: Olives #190 and #191



C2: Fan palm #192 and stone pine #193

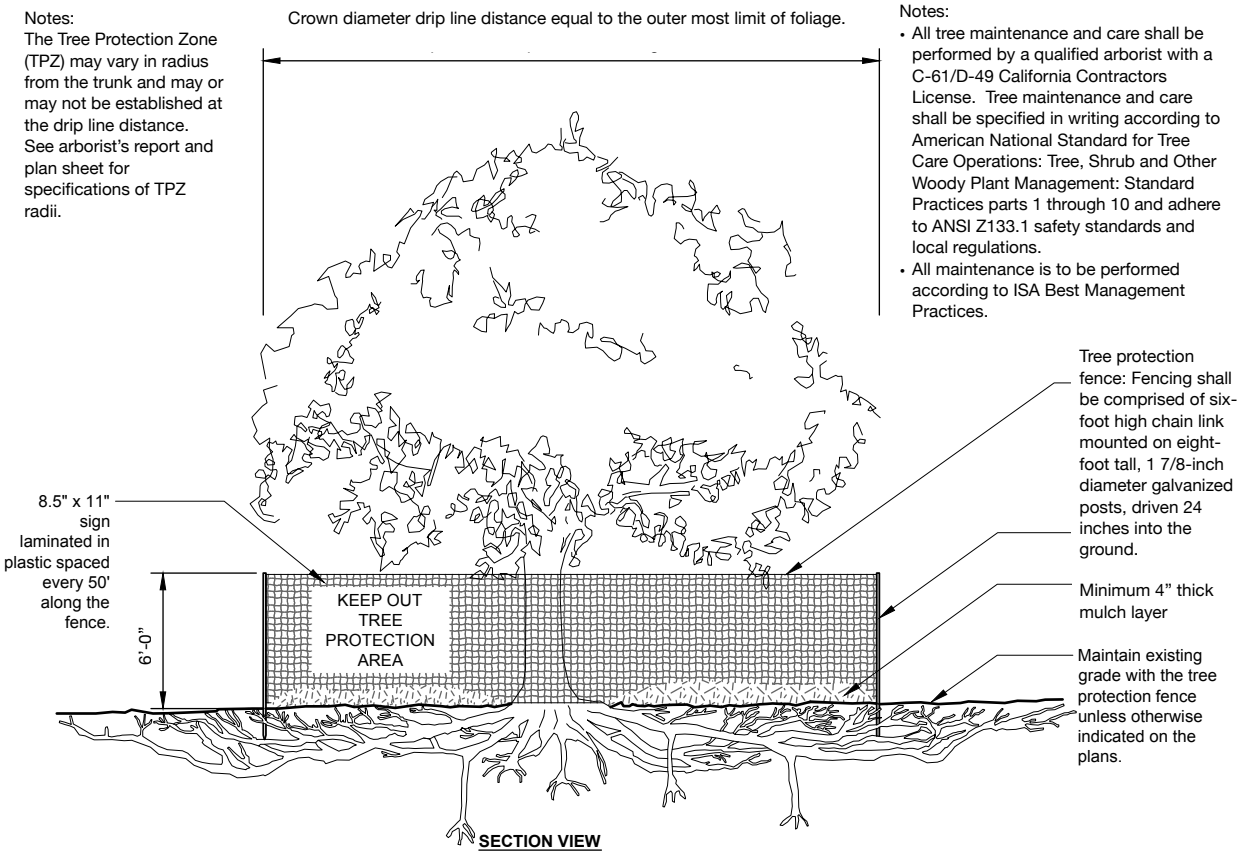


C3: Trees #186 though #189



Appendix D: Tree Protection Guidelines

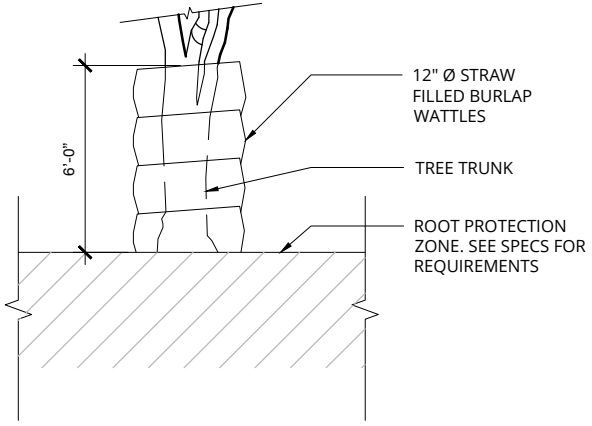
D1: Plan Sheet Detail S-X (Type I)



S-X TREE PROTECTION

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Modified by Monarch Consulting Arborists LLC, 2019

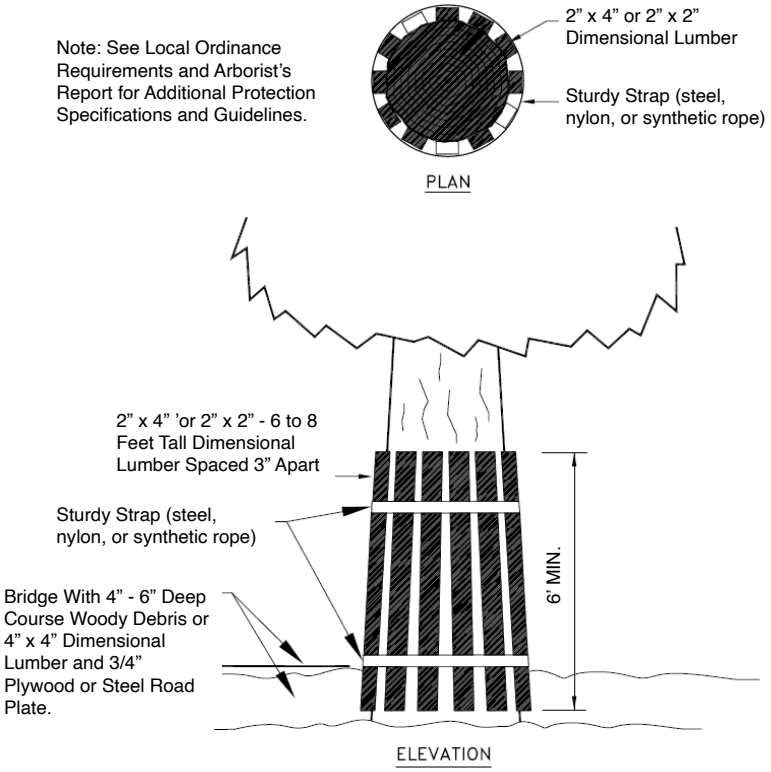
D2: Plan Sheet Detail S-Y (Type III)



SECTION VIEW

S-Y TRUNK PROTECTION WITH WATTLE

Note: See Local Ordinance Requirements and Arborist's Report for Additional Protection Specifications and Guidelines.



Trunk Protection Vertical Timber Detail

D3: Section 29.10.1005. - Protection of Trees During Construction

Tree Protection Zones and Fence Specifications

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning —Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025.” Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Appendix E: Tree Protection Signs

E1: English

Warning
Tree Protection Zone

This Fence Shall Not Be Removed
And Is Subject To Penalty According To
Town Code 29.10.1025

E2: Spanish

Cuidado
Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B

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Community Development Department

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-24-043 & Z-23-005**

Responses to Consulting Arborist Report
September 11, 2024

Gkw responses in blue

Recommendations

1. Place tree numbers on all plans including the Grading and Drainage plans. Make sure the plans and tree removals are consistent between the plan sets. Provide access to trees not assessed through the property on the south side.
   This is addressed. All trees have been numbers on all plans.

2. Remove Exempt orange #196. Place fence inside the setback to protect #190, #191, #192, and #193. Trees in the back of the site #186 through #189 are not near proposed improvements and are already segregated by a fence.
   Exempt orange #196 is removed accordingly. Fence is provided to protect #190, #191, #192, and #193. Please see tree protection plan on sheet G007.

3. Place 4-6 inches of mulch inside the tree protection zone. Install temporary irrigation or soaked hoses in the TPZ. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8" soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.) Infrequent deeper watering is preferred.
   This is noted. Please see tree protection plan on sheet G007.

4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub, and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
   This is noted. Please see tree protection plan on sheet G007.

5. Refer to Appendix D for general tree protection guidelines including recommendations for arborist assistance while working under trees, trenching, or excavation within a trees drip line or designated TPZ/CRZ.
   This is noted. Please see tree protection plan on sheet G007.

6. Place all the tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all three protection measures labeled "T-1 Tree Protection Plan."

This is understood. Tree protection fence locations and guidelines are provided on the plans. Please refer to sheet G007 for Tree Protection Plan.

7. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at proper distances.
This is understood and noted on the plans, please see tree protection plan on sheet G007.

Gordon Wong, AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Suite 109
Campbell, CA 95008
408-315-2125 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

To: **Town of Los Gatos**
Community Development Department
110 E Main St, Los Gatos CA 95030

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-24-043**

Neighbor Outreach

Project Location: 14331 Capri Dr, Los Gatos, CA 95032

Owner: Ravi Kiran Vallamdas

Address: 14333 Capri Dr
Owner: Michelle McCormick
Date: 2025.06.12

Summary: Was concerned about the height and the trees; however, was acceptance in the end. Mentioned that she was following the project and the application process very closely. Praised the design and was hoping that the construction will not take too long. Lived in the neighborhood for + 40 years.

Address: 14335 Capri Dr
Owner: Alex Eicholtz
Date: 2025.06.12
Summary: No concerns, likes the design. Interested in the construction as they're builders.

Address: 14288 Capri Dr
Owner: N/A, no one was at home
Date: 2025.06.12

Address: 14287 Capri Dr
Owner: N/A, no one was at home
Date: 2025.06.12

Address: 581 Vasona Ave
Owner: Lucy
Date: 2025.06.12

Summary: No concerns, thinks the design is very beautiful. Was surprised about the height of the story poles.

Address: 590 Vasona Ave
Owner: N/A, Property is gated, unable to get to the front door
Date: 2025.06.12

Address: 592 Vasona Ave
Tenant: N/A, no was at home. Dog was aggressively barking.
Date: 2025.06.12

Address: 594 Vasona Ave
Owner: N/A, no one was at home.
Date: 2025.06.12

VALLAMDAS RESIDENCE

LOS GATOS — CALIFORNIA

SCOPE OF WORK

ZONE CHANGE APPLICATION :

-ZONE CHANGE REQUEST FROM O TO R-1:8 (TO BE APPROVED WITH ARCHITECTURAL & SITE REVIEW)

~~**MINOR RESIDENTIAL APPLICATION : RESIDENTIAL REMODEL & ADDITION**~~

~~-DEMOLISH NO MORE THAN 50% OF EXISTING ONE - STORY SINGLE FAMILY RESIDENCE~~

~~-PROPOSED ADDITION TWO - STORY SINGLE FAMILY RESIDENCE~~

ARCHITECTURAL & SITE REVIEW:

- DEMOLITION OF EXISTING ONE-STORY SINGLE FAMILY RESIDENCE
- ~~DEMOLITION OF EXISTING DETACHED GARAGE & ADU~~
- PROPOSED NEW CONSTRUCTION (RESIDENTIAL BUILDING - TWO-STORY SINGLE FAMILY RESIDENCE

BUILDING INFORMATION MODEL



PROJECT INFORMATION

OWNER:	RAVI KIRAN VALLAMDAS 14331 CAPRI DRIVE, LOS GATOS, CA 95032 (408) 807-3229 | RAVI.JSP@GMAIL.COM
ARCHITECT:	GKW ARCHITECTS, INC. GORDON K WONG, AIA, LEED GA, CSLB 710 E MCGLINCY LANE SUITE 109, CAMPBELL CA 95008 (408) 315-2125 | GORDONKWONG@GKWARCHITECTS.COM
PROJECT LOCATION:	14331 CAPRI DRIVE, LOS GATOS, CA 95032
APN:	406-32-004
ZONING:	O ZONE CONVERTED TO R-1:8 ZONE
(E) LOT AREA:	13,092 SF / 0.3 ACRES
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYP- VB
MAX. HEIGHT:	30 FT
MAX. STORIES:	2
(E) STORIES:	1 STORY
(P) STORIES:	2 STORIES

(E) SETBACKS PER ZONE O:

FRONT:	25 FT
SIDE, INTERIOR:	10 FT
SIDE, ABUTTING:	15 FT
REAR:	20 FT

(P) SETBACKS PER ZONE R-1:8:

FRONT:	25 FT
SIDE, INTERIOR:	8 FT
SIDE, ABUTTING:	15 FT
REAR:	20 FT

FLOOR AREA BREAKDOWN:

(E) FIRST FLOOR AREA (PRIMARY):	1,128 SF
(E) DETACHED ADU:	~1150 SF (TO BE REMAINED)
(E) SHED + (E) PARTIAL ENCLOSURE:	~123 SF + 242 SF (TO BE DEMO)
(E) TOTAL FLOOR AREA:	**2,401 SF**
(P) FIRST FLOOR AREA (PRIMARY):	1,637 SF
(P) SECOND FLOOR AREA (PRIMARY):	1,874 SF
(P) ATTACHED GARAGE:	498 SF
(P) TOTAL FLOOR AREA:	**3,511 SF (PRIMARY) + 1150 SF (ADU) = 4,661 SF**
MAX. FAR ALLOWED (ADU):	1,200 SF
MAX. FAR ALLOWED (MAIN RESIDENCE):	+/- 3,797 SF (28.6%)
(E) FAR:	8%
(P) FAR:	26.8% [OK]
MAX. GARAGE ALLOWED:	+/- 1,008 SF
(P) GARAGE:	498 SF [OK[

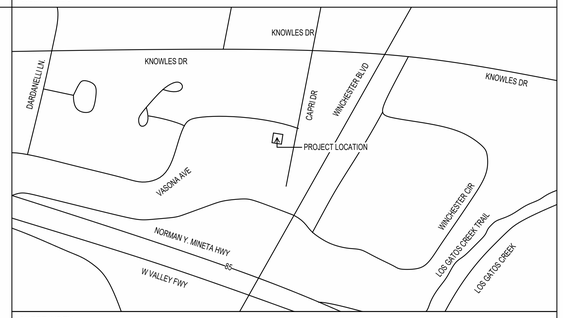
LOT COVERAGE:

MAX LOT COVERAGE:	**40%** (13,092 SF X .40 = 5,237 SF)
PROPOSED LOT COVERAGE	2,944.78 SF / 13,092 SF = **22.5% [OK]**
AVG. SLOPE OF THE PROPERTY:	**1.53%**
FIRE SPRINKLERS:	**PROVIDED**

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF LOS GATOS MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

VICINITY MAP



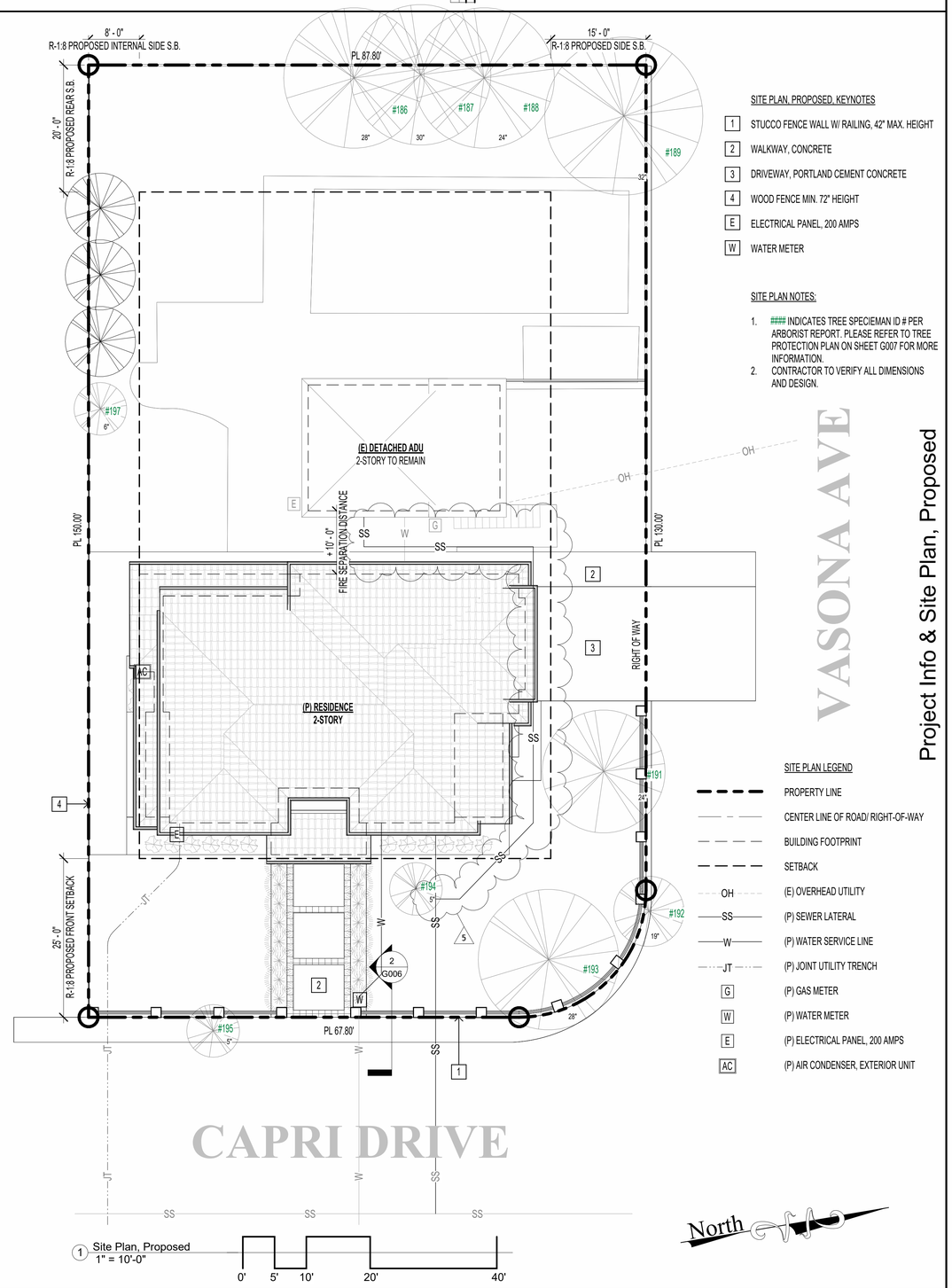
SHEET INDEX

Sheet List

Sheet Number	Sheet Name
General	
G000	Project Info & Site Plan, Proposed
G001	Abbreviations, Notes, & Site Plan, Existing
G002.1	General, Green Building Check List
G002.2	General, Green Building Check List
G003	Existing Conditions & Proposed Analysis
G004	Neighborhood & Adjacent Building Analysis
G005	Streetscape & Shadow Study
G006	Site Analysis & Details
G007	Tree Protection Plan
G008	Landscape Plan, Proposed
Survey	
T1	Topo & Boundary Survey
Civil	
C1	Grading & Drainage Plan
C1.1	Cross Section
C2	Utility Plan
C3	Erosion Control Plan
C4	Detail Sheet
C4.1	Detail Sheet
C5	Construction BMPs
Architectural	
A100	Floor & Roof Plans, Existing
A100.1	Floor Plan, Existing, Detached ADU
A101	Floor Plan, Level 1, Proposed
A102	Floor Plan, Level 2, Proposed
A103	Roof Plan, Proposed
A200	Elevations, Existing & Proposed
A300	Sections, Proposed

TOWN OF LOS GATOS - GENERAL NOTES & REQUIREMENTS

1. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED FOR THE PV SYSTEM THAT IS REQURIED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCPANCY.
2. THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.
3. 5' X 5' LEVEL LANDING, NO MORE THAN 1 INCH OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL PER TOWN RESIDENTIAL ACCESSIBILITY STANDARDS.



SITE PLAN, PROPOSED, KEYNOTES

1	STUCCO FENCE WALL W/ RAILING, 42" MAX. HEIGHT
2	WALKWAY, CONCRETE
3	DRIVEWAY, PORTLAND CEMENT CONCRETE
4	WOOD FENCE MIN. 72" HEIGHT
E	ELECTRICAL PANEL, 200 AMPS
W	WATER METER

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

SITE PLAN LEGEND

- PROPERTY LINE
- CENTER LINE OF ROAD/ RIGHT-OF-WAY
- BUILDING FOOTPRINT
- SETBACK
- OH — (E) OVERHEAD UTILITY
- SS — (P) SEWER LATERAL
- W — (P) WATER SERVICE LINE
- JT — (P) JOINT UTILITY TRENCH
- G — (P) GAS METER
- W — (P) WATER METER
- E — (P) ELECTRICAL PANEL, 200 AMPS
- AC — (P) AIR CONDENSER, EXTERIOR UNIT

LICENSED ARCHITECT — GORDON K WONG — RENEWAL 08/31/2023 — C-34045 — STATE OF CALIFORNIA

GKW ARCHITECTS — RESIDENTIAL/COMMERCIAL

GORDON K WONG, ARCHITECT LIC# 34045 — KEVIN YU PROJECT REP
710 E MCGLINCY LANE SUITE 109 — 710 E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2125 — CAMPBELL, CA 95008 (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM — KEVINYU@GKWARCHITECTS.COM

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Project Info & Site Plan, Proposed

G000

SCALE 1" = 10'-0"

5/14/2025 4:26:15 PM

EXHIBIT 11

ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EXT	EXTERIOR
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL

N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
	OWNER FURNISHED OWNER INSTALL
OFOI	
P	
(P)	PROPOSED
PENN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POC	POINT OF CONNECTION
PP	PERMEABLE PAVERS
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTR	PRESSURE TREATED
PTRWDQ	PRESSURE TREATED WOOD
Q	
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
	REGISTER
SEG	ROUGH OPENING
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR;S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME. SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
10. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS – GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
16. ANY EXISTING TO REMAIN SHALL BE IN GOOD CONDITION PRIOR TO THE PLANNING FINAL INSPECTION.
17. NEW LANDSCAPING SHALL COMPLY WITH STATE WATER EFFICIENCY STANDARDS.

SITE PLAN & PUBLIC WORK NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SAN JOSE.
4. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER CITY OF LOS GATOS CODES.
5. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
6. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
9. PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
10. PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

GRAPHIC SYMBOLS

CONCRETE PAD

BUILDING SECTION

DETAIL REFERENCE

APPROXIMATE LINE OF WORK

INTERIOR ELEVATION

A00 WINDOW TYPE

WALL TYPE

1 REVISION

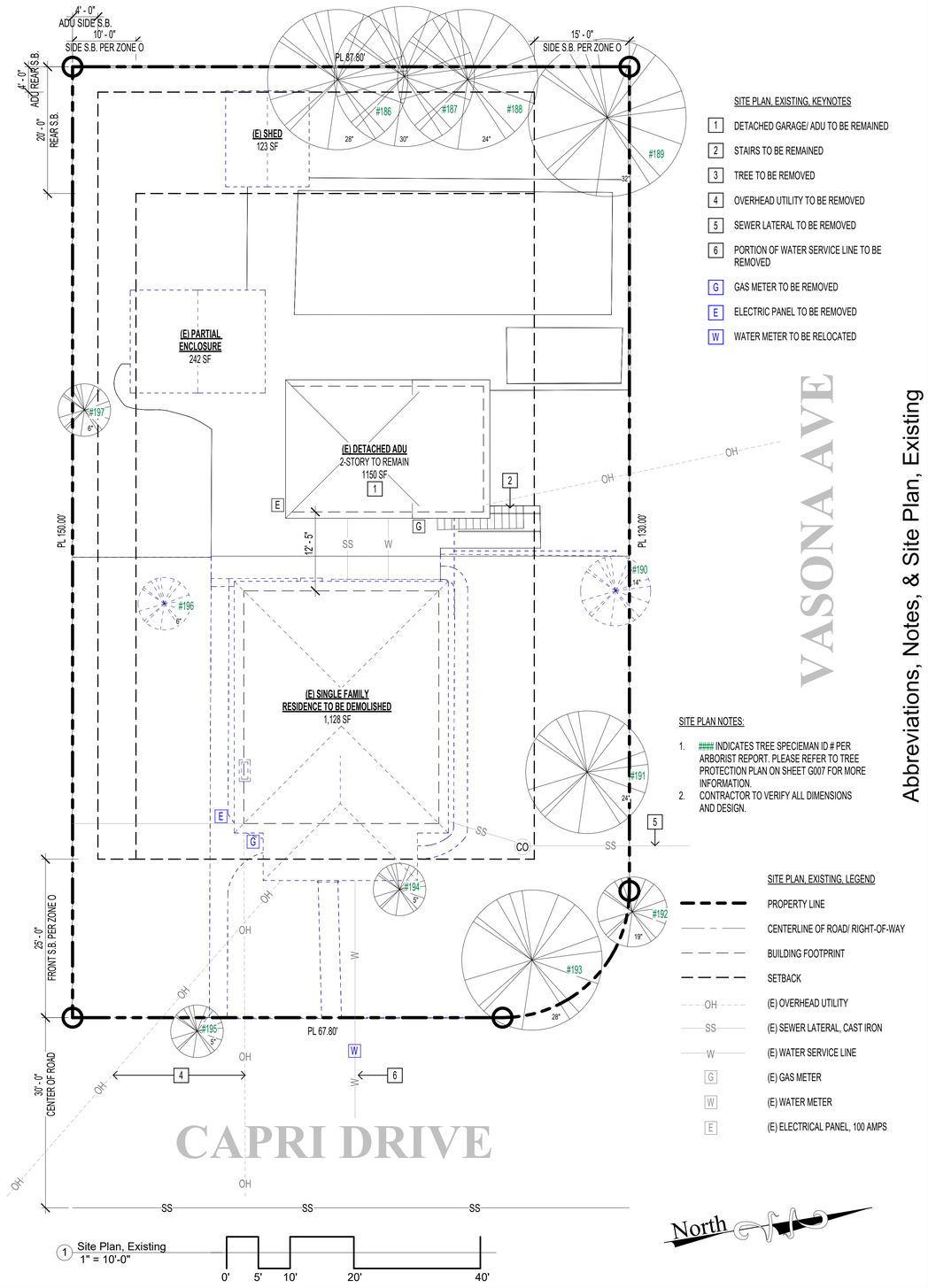
OR # KEY NOTE

Name / Elevation DATUM REFERENCE

101A DOOR TYPE

REMOVE

1.00 ROOM TAG



SITE PLAN, EXISTING, KEYNOTES

1. DETACHED GARAGE/ ADU TO BE REMAINED
2. STAIRS TO BE REMAINED
3. TREE TO BE REMOVED
4. OVERHEAD UTILITY TO BE REMOVED
5. SEWER LATERAL TO BE REMOVED
6. PORTION OF WATER SERVICE LINE TO BE REMOVED

G GAS METER TO BE REMOVED

E ELECTRIC PANEL TO BE REMOVED

W WATER METER TO BE RELOCATED

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

SITE PLAN, EXISTING, LEGEND

- PROPERTY LINE
- CENTERLINE OF ROAD/ RIGHT-OF-WAY
- BUILDING FOOTPRINT
- SETBACK
- OH (E) OVERHEAD UTILITY
- SS (E) SEWER LATERAL, CAST IRON
- W (E) WATER SERVICE LINE
- G (E) GAS METER
- W (E) WATER METER
- E (E) ELECTRICAL PANEL, 100 AMPS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
750 MENLO AVE SUITE 110 MENLO PARK, CA 94025 (408) 780-1845
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM
KEVIN YU PROJECT REP
750 MENLO AVE SUITE 110
CAMPBELL, CA 95008 (408) 780-1845
KEVINYU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Abbreviations, Notes, & Site Plan, Existing

G001

SCALE As indicated

5/14/2025 4:17:02 PM

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code, Article 625.*

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of lanstruction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
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RENEWAL 08/31/2023
C-34045
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KEVINYU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.1

SCALE

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AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

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General, Green Building Check List

G002.2

SCALE

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(I) EXISTING PARTIAL ENCLOSURE



(E) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(A) EXISTING SINGLE FAMILY RESIDENCE - FRONT PERSPECTIVE



(J) EXISTING SHED



(F) EXISTING TREES



(B) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(K) EXISTING DETACHED ADU & PARTIAL ENCLOSURE



(G) EXISTING TREES



(C) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(L) EXISTING DETACHED ADU & ACCESSORY STRUCTURES



(H) EXISTING SINGLE FAMILY RESIDENCE & DETACHED ADU



(D) EXISTING SINGLE FAMILY RESIDENCE - REAR PERSPECTIVE

FLOOR AREA BREAKDOWN @ SITE

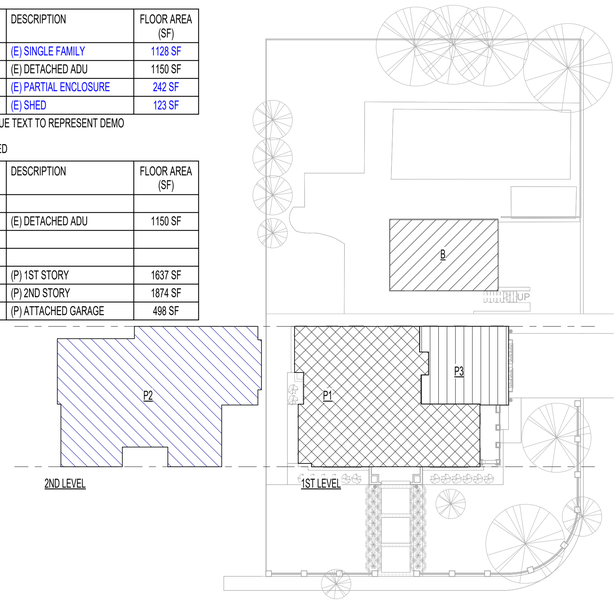
EXISTING

	DESCRIPTION	FLOOR AREA (SF)
A	(E) SINGLE FAMILY	1128 SF
B	(E) DETACHED ADU	1150 SF
C	(E) PARTIAL ENCLOSURE	242 SF
D	(E) SHED	123 SF

NOTE: BLUE TEXT TO REPRESENT DEMO

PROPOSED

	DESCRIPTION	FLOOR AREA (SF)
A		
B	(E) DETACHED ADU	1150 SF
C		
D		
P1	(P) 1ST STORY	1637 SF
P2	(P) 2ND STORY	1874 SF
P3	(P) ATTACHED GARAGE	498 SF



2 Site Area Analysis, Proposed
1" = 20'-0"

1 Site Area Analysis, Existing
1" = 20'-0"

MAX SF CALCULATION (MAIN RESIDENCE)

(E) LOT AREA:	13,092 SF
FAR =	0.35 - (([A - 5] / 25) X 0.20)
FAR =	0.35 - 0.064
FAR =	0.284
MAX SF =	**+/- 3,797 SF**

PROPOSED SF CALCULATION (MAIN RESIDENCE)

(E) RESIDENCE:	**1,128 SF TO BE DEMO'D**
(E) DETACHED ADU	**1,150 SF TO BE REMAINED**
PORTION OF (E) RESIDENCE TO BE CONVERTED TO GARAGE:	**N/A**
(P) FIRST FLOOR AREA:	**1,637 SF**
(P) SECOND FLOOR AREA:	**1,874 SF**
(P) ATTACHED GARAGE	**498 SF**

SUMMARY (SF) AFTER CHANGES

(N) LVL 1:	**1,637 SF**
(N) LVL 2:	**1,874 SF**
TOTAL SF (MAIN RESIDENCE):	**3,511 SF**
(N) GARAGE:	**498 SF**

PROJECT PLAN

1. HISTORICAL LIST REMOVAL (TOWN'S HISTORIC PRESERVATION COMMITTEE) - APPROVED
2. OFFICE ZONING TO R-1 ZONING CONVERSION
3. PLANNING PHASE
4. BUILDING PHASE

PROJECT SETBACKS (AFTER REZONE)

PER R-1:8 ZONING

FRONT SETBACK:	25 FT
SIDE SETBACK:	8 FT
REAR SETBACK:	20 FT
SIDE ABUTTING:	15 FT

Existing Conditions & Proposed Analysis

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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Project Schedule Revision

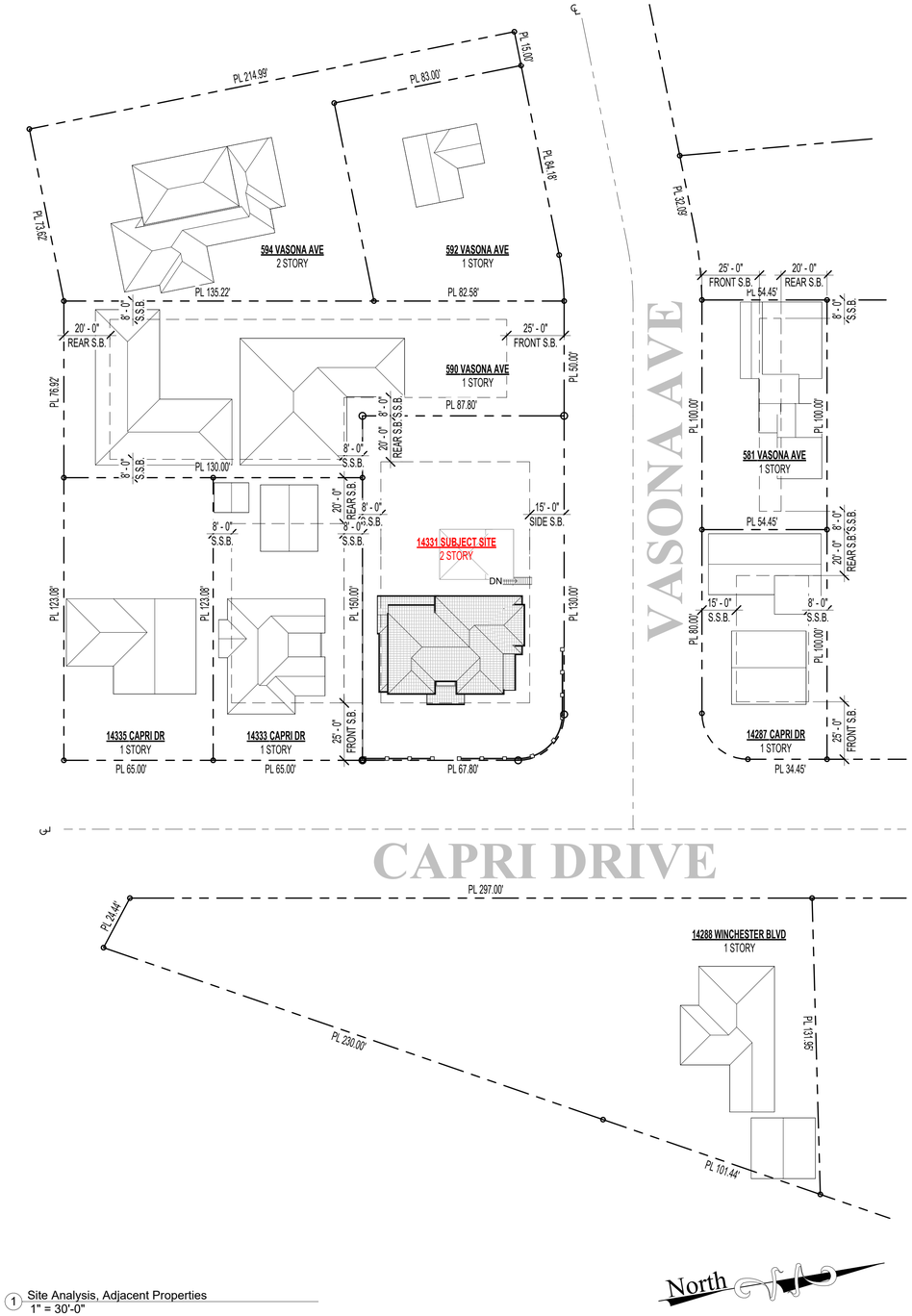
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Existing Conditions & Proposed Analysis

G003

SCALE As indicated

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1 Site Analysis, Adjacent Properties
1" = 30'-0"



14288 WINCHESTER BLVD, LOS GATOS, CA 95032



14333 CAPRI DR, LOS GATOS, CA 95032



14335 CAPRI DR, LOS GATOS, CA 95032



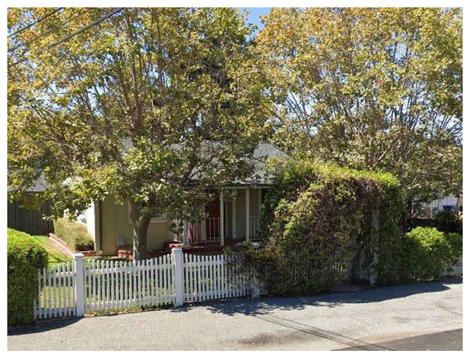
590 VASONA AVE, LOS GATOS, CA 95032



592 VASONA AVE, LOS GATOS, CA 95032



594 VASONA AVE, LOS GATOS, CA 95032



14287 CAPRI DR, LOS GATOS, CA 95032



581 VASONA AVE, LOS GATOS, CA 95032

Neighborhood & Adjacent Building Analysis

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STATE OF CALIFORNIA

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14331 Capri Drive
LOS GATOS, CA 95032

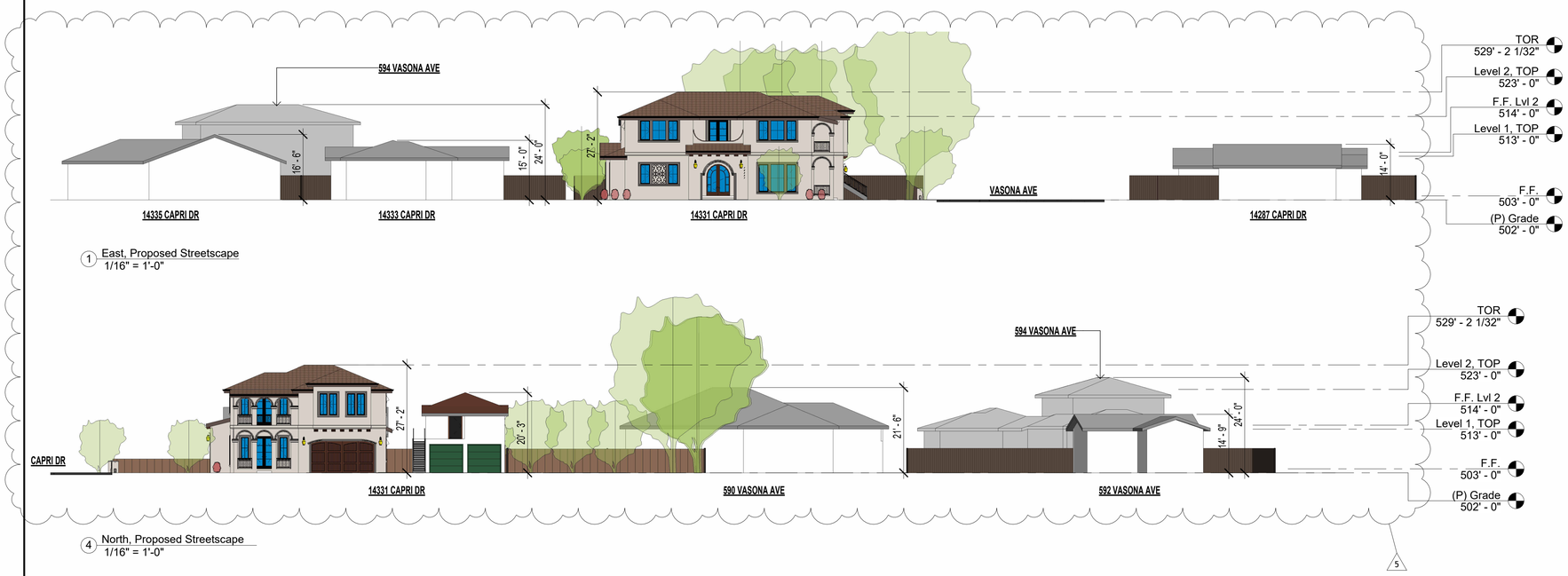
Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Neighborhood & Adjacent Building Analysis

G004

SCALE 1" = 30'-0"

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1 East, Proposed Streetscape
1/16" = 1'-0"

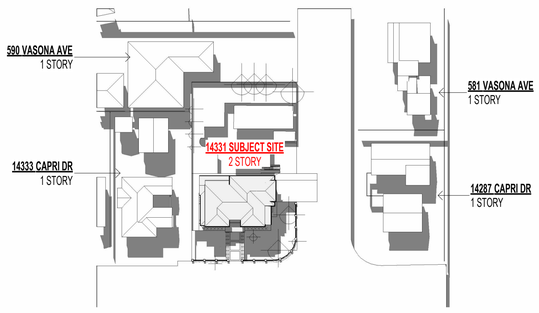
4 North, Proposed Streetscape
1/16" = 1'-0"

CAPRI DR STREETSCAPE ELEVATIONS:

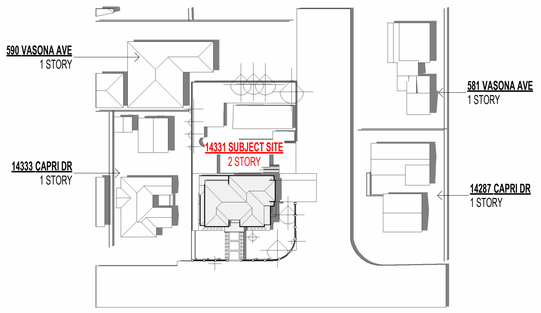
1. ADDRESS:	14335 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-006
HEIGHT:	~16.5 FT
2. ADDRESS:	14333 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-005
HEIGHT:	~15 FT
3. ADDRESS:	14287 CAPRI DR, LOS GATOS, CA 95032
APN:	406-28-015
HEIGHT:	~14 FT

VASEONA AVE STREETSCAPE ELEVATIONS:

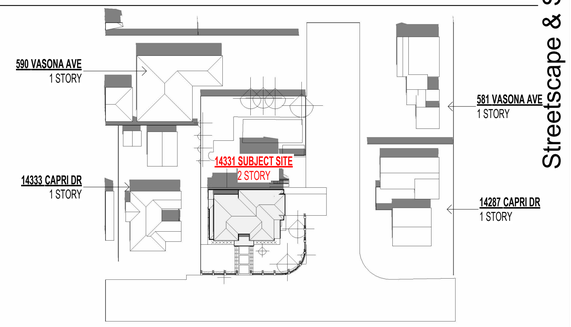
1. ADDRESS:	590 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-003
HEIGHT:	~21.5 FT
2. ADDRESS:	592 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-049
HEIGHT:	~14.75 FT
3. ADDRESS:	594 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-048
HEIGHT:	~24 FT



5 Summer Solstice 3PM



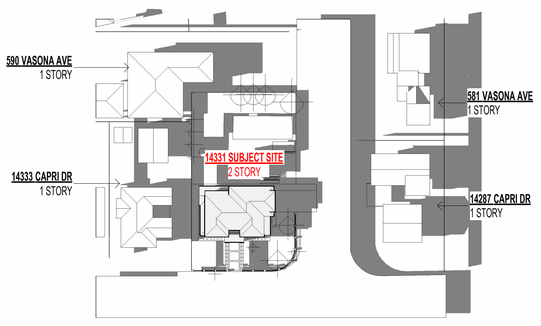
3 Summer Solstice Noon



2 Summer Solstice 9AM



8 Winter Solstice 3PM



7 Winter Solstice Noon



6 Winter Solstice 9AM

Streetscape & Shadow Study

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
STATE OF CALIFORNIA
C-34045

GORDON K WONG, ARCHITECT LIC# 34045
2740 MACLAIN AVE, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
2740 MACLAIN AVE, SUITE 100
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

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5	2025.04.30	PLANNING

Streetscape & Shadow Study

G005

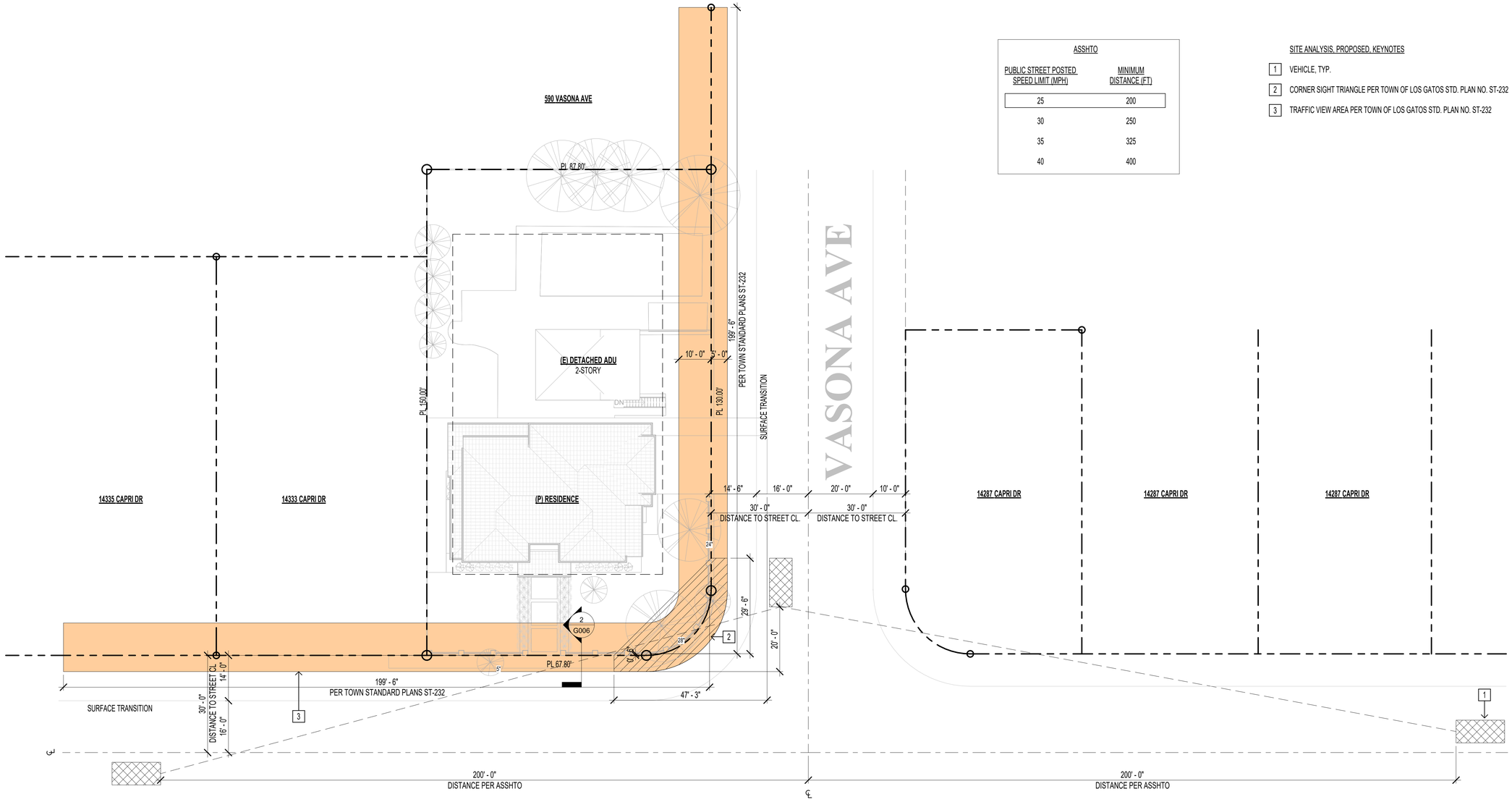
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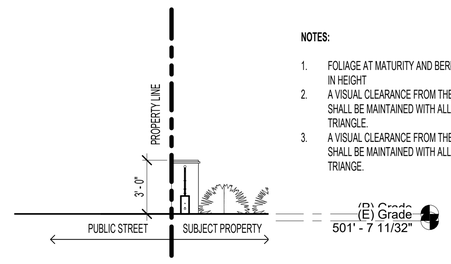
ASSHTO	
PUBLIC STREET POSTED SPEED LIMIT (MPH)	MINIMUM DISTANCE (FT)
25	200
30	250
35	325
40	400

SITE ANALYSIS, PROPOSED, KEYNOTES

1. VEHICLE, TYP.
2. CORNER SIGHT TRIANGLE PER TOWN OF LOS GATOS STD. PLAN NO. ST-232
3. TRAFFIC VIEW AREA PER TOWN OF LOS GATOS STD. PLAN NO. ST-232



1 Site Analysis, Proposed
1/16" = 1'-0"



NOTES:

1. FOLIAGE AT MATURITY AND BERM, IF ANY, SHALL NOT EXCEED 3 FT IN HEIGHT
2. A VISUAL CLEARANCE FROM THE STREET TO 15 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGLE.
3. A VISUAL CLEARANCE FROM THE SIDEWALK TO 7 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGE.

2 Section, Street Visual Clearance
1/4" = 1'-0"

LICENSED ARCHITECT
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RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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KEVIN YU PROJECT REP
1580 LEIGH AVE, SUITE 100
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KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Site Analysis & Details

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

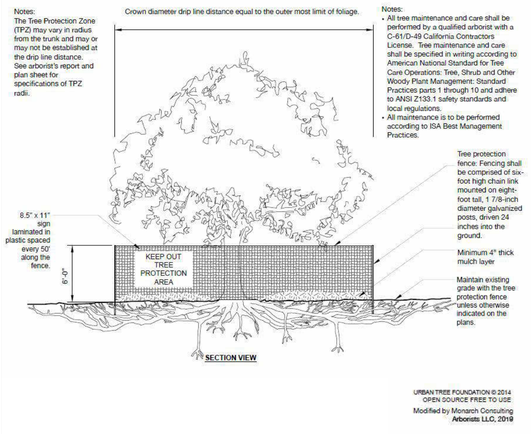
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Site Analysis & Details

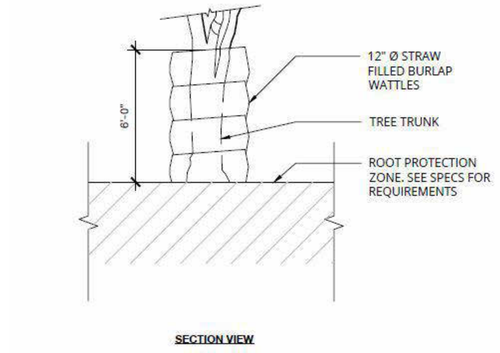
G006

SCALE As indicated

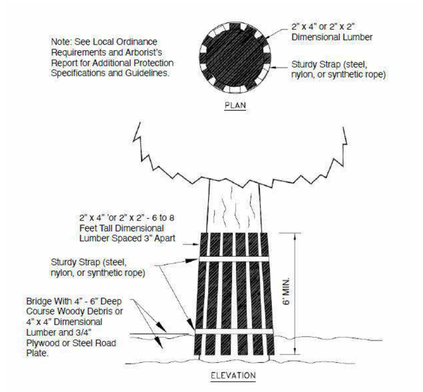
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3 Type I Tree Protection
NTS



4 Type II Tree Protection
NTS



5 Type III Tree Protection
NTS

TABLE 1: TREE INVENTORY & ASSESSMENT TABLES
PER ARBORIST REPORT DATED DEC 4, 2023

EXISTING

ID #	TREE SPECIES	TRUNK DIAMETER (IN)	CANOPY DIAMETER (IN)	PHYSICAL CONDITION	EXPECTED IMPACT	PROTECTION STATUS	SAVED, REMOVED, OR PRUNED	REASON FOR REMOVAL
186	INCENSE CEDAR (CALOSEDRUS DECURRENS)	34	30	GOOD	LOW	PROTECTED	SAVED	
187	COAST LIVE OAK (QUERCUS AGRIFOLIA)	30	35	GOOD	LOW	PROTECTED	SAVED	
188	JUNIPER (JUNIPERUS CHINENSIS)	6, 10, 8	15	FAIR	LOW	PROTECTED	SAVED	
189	INCENSE CEDAR (CALOCEDRUS DECURRENS)	36	35	POOR	LOW	PROTECTED	SAVED	
190	OLIVE (OLEA EUROPAEA)	12, 14	25	GOOD	MODERATE	PROTECTED	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED DRIVEWAY
191	OLIVE (OLEA EUROPAEA)	13, 10, 23	25	GOOD	MODERATE	PROTECTED	PRUNED	
192	FAN PALM (WASHINTONIA ROBUSTA)	19	15	GOOD	LOW	EXEMPT	SAVED	
193	STONE PINE (PINUS PINEA)	28	35	FAIR	LOW	PROTECTED	PRUNED	
194	ORANGE (CITRUS SINENSIS)	5, 6	10	FAIR	LOW	EXEMPT	SAVED	
195	PITTOSPORUM (PITTOSPORUM UNDULATUM)	5, 5, 5, 5, 2	10	FAIR	LOW	PROTECTED	SAVED	
196	ORANGE (CITRUS SINENSIS)	6, 6	10	GOOD	HIGH	EXEMPT	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED BUILDING FOOT PRINT
197	CAMPHOR (CAMPHORA CINNAMOMUM)	6	10	FAIR	LOW	PROTECTED	SAVED	

PROPOSED

ID #	TREE SPECIES	INITIAL PLANTING SIZE	SIZE @ MATURITY HEIGHT (FT)	SIZE @ MATURITY WIDTH OF DRIPLINE (FT)	FENCING	---	---	REASON FOR PROPOSE
A	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
B	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
C	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE

TABLE 2: TOWN OF LOS GATOS TREE CANOPY - REPLACEMENT STANDARD

CANOPY SIZE OF REMOVED TREE (1)	REPLACEMENT REQUIREMENT (2)(4)	SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION (3) (4)
10 FT OR LESS	TWO 24 INCH BOX TREES	TWO 15 GALLON TREES
MORE THAN 10 FT TO 25 FT	THREE 24 INCH BOX TREES	THREE 15 GALLON TREES
MORE THAN 25 FT TO 40 FT	FOUR 24 INCH BOX TREES OR TWO 36 INCH BOX TREES	FOUR 15 GALLON TREES
MORE THAN 40 FT TO 55 FT	SIX 24 INCH BOX TREES; OR THREE 36 INCH BOX TREES	NOT AVAILABLE
GREATER THAN 55 FT	TEN 24 INCH BOX TREES; OR FIVE 36 INCH BOX TREES	NOT AVAILABLE

MITIGATION FOR REMOVAL PER ARBORIST'S RECOMMENDATIONS:

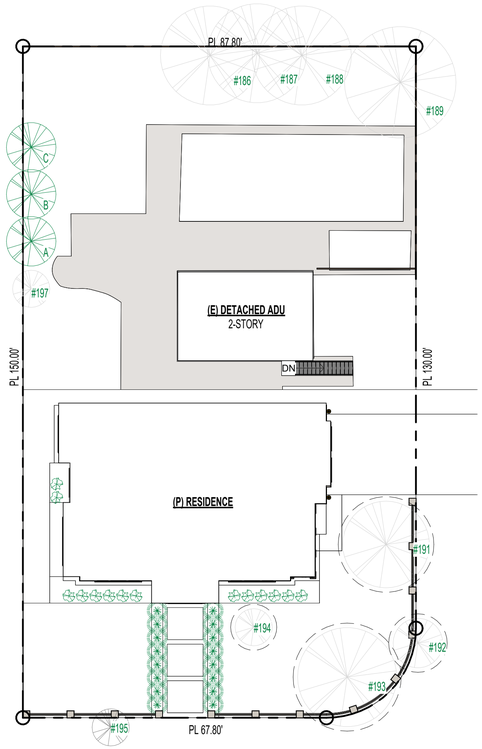
THE TABLE ABOVE INDICATES THE RECOMMENDED REPLACEMENT VALUES (TABLE 2).
1. TO MEASURE AN ASYMMETRICAL CANOPY OF A TREE, THE WIDEST MEASUREMENT SHALL BE USED TO DETERMINE CANOPY SIZE.
2. OFTEN, IT IS NOT POSSIBLE TO REPLACE A SINGLE LARGE, OLDER TREE WITH AN EQUIVALENT TREE(S). IN THIS CASE, THE TREE MAY BE REPLACED WITH A COMBINATION OF BOTH THE TREE CANOPY REPLACEMENT STANDARD AND IN-LIEU PAYMENT IN AN AMOUNT SET FORTH BY TOWN COUNCIL RESOLUTION PAID TO THE TOWN TREE REPLACEMENT FUND.
3. SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION IS AVAILABLE FOR DEVELOPED SINGLE FAMILY RESIDENTIAL LOTS UNDER 10,000 SQUARE FEET THAT ARE NOT SUBJECT TO THE TOWN'S HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES. ALL 15-GALLON TREES MUST BE PLANTED ON-SITE. ANY IN-LIEU FEES FOR SINGLE FAMILY RESIDENTIAL SHALL BE BASED ON 24" BOX TREE RATES AS ADOPTED BY TOWN COUNCIL.
4. REPLACEMENT TREES SHALL BE APPROVED BY THE TOWN ARBORIST AND SHALL BE OF A SPECIES SUITED TO THE AVAILABLE PLANTING LOCATION, PROXIMITY TO STRUCTURES, OVERHEAD CLEARANCES, SOIL TYPE, COMPATIBILITY WITH SURROUNDING CANOPY AND OTHER RELEVANT FACTORS. REPLACEMENT WITH NATIVE SPECIES SHALL BE STRONGLY ENCOURAGED. REPLACEMENT REQUIREMENTS IN THE HILLSIDES SHALL COMPLY WITH THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES APPENDIX A AND SECTION 29.10.0987 SPECIAL PROVISIONS - HILLSIDES.

SECTION 29.10.1005 - PROTECTION OF TREES DURING CONSTRUCTION:

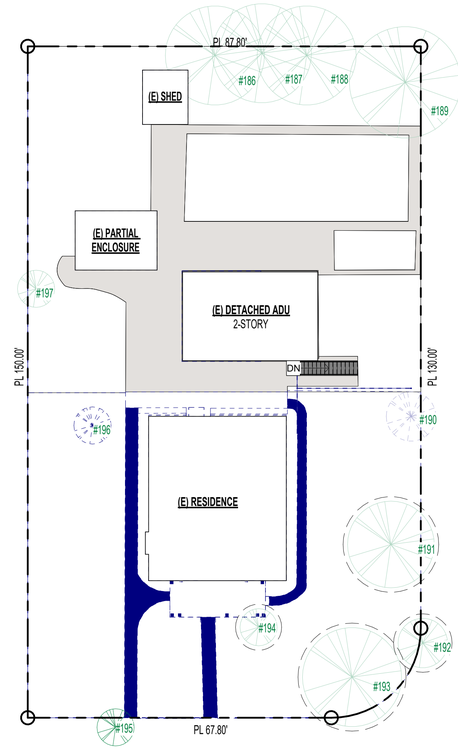
TREE PROTECTION ZONES & FENCE SPECIFICATIONS
1. **SIZE AND MATERIALS**: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVER INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
2. **AREA TYPE TO BE FENCED**: TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP: CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM TH EGROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
3. **DURATION OF TYPE I, II, III FENCING**: FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
4. **WARNING SIGN**: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025." TEXT ON THE SIGNS SHOULD BE IN BOTH ENGLISH AND SPANISH (APPENDIX E).

PLAN NOTES PER ARBORIST'S RECOMMENDATIONS:

1. PLACE 4 - 6 INCHES OF MULCH INSIDE THE TREE PROTECTION ZONE. INSTALL TEMPORARY IRRIGATION OR SOAKED HOSES IN THE TPZ. MONITOR WATERING TIMES OR AMOUNTS TO ENSURE ADEQUATE SOIL SATURATION. (A 5/8 " SOAKER HOSE REQUIRES ABOUT 200 MINUTES TO DELIVER ONE INCH OF WATER TO A GARDEN. THIS NUMBER IS AFFECTED BY THE LENGTH OF THE HOSE AND THE OVERALL RATE OF FLOW FROM THE FAUCET. A GOOD RULE OF THUMB IS TO EXPECT ABOUT ½ GPM AS A STANDARD FAUCET FLOW RATE.) INFREQUENT DEEPER WATERING IS PREFERRED.
2. ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES.
3. REFER TO APPENDIX D FOR GENERAL TREE PROTECTION GUIDELINES INCLUDING RECOMMENDATIONS FOR ARBORIST ASSISTANCE WHILE WORKING UNDER TREES, TRENCHING, OR EXCAVATION WITHIN A TREES DRIP LINE OR DESIGNATED TPZ/CRZ.
4. PROVIDE A COPY OF THIS REPORT TO ALL CONTRACTORS AND PROJECT MANAGERS, INCLUDING THE ARCHITECT, CIVIL ENGINEER, AND LANDSCAPE DESIGNER OR ARCHITECT. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL PARTIES ARE FAMILIAR WITH THIS DOCUMENT. ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT TO VERIFY TREE PROTECTION IS IN PLACE, WITH THE CORRECT MATERIALS, AND AT PROPER DISTANCES.



2 Tree Plan, Proposed
1/16" = 1'-0"
0' 8' 16' 32' 64'



1 Tree Plan, Existing
1/16" = 1'-0"
0' 8' 16' 32' 64'

LICENSED ARCHITECT
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RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

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750 MENLO AVE, SUITE 215 MENLO PARK
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Tree Protection Plan

VALLAMDAS RESIDENCE
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Tree Protection Plan

G007

SCALE As indicated

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NERIUM



LAVANDULA



PITTOSPORUM



LOMANDRA



OLEA



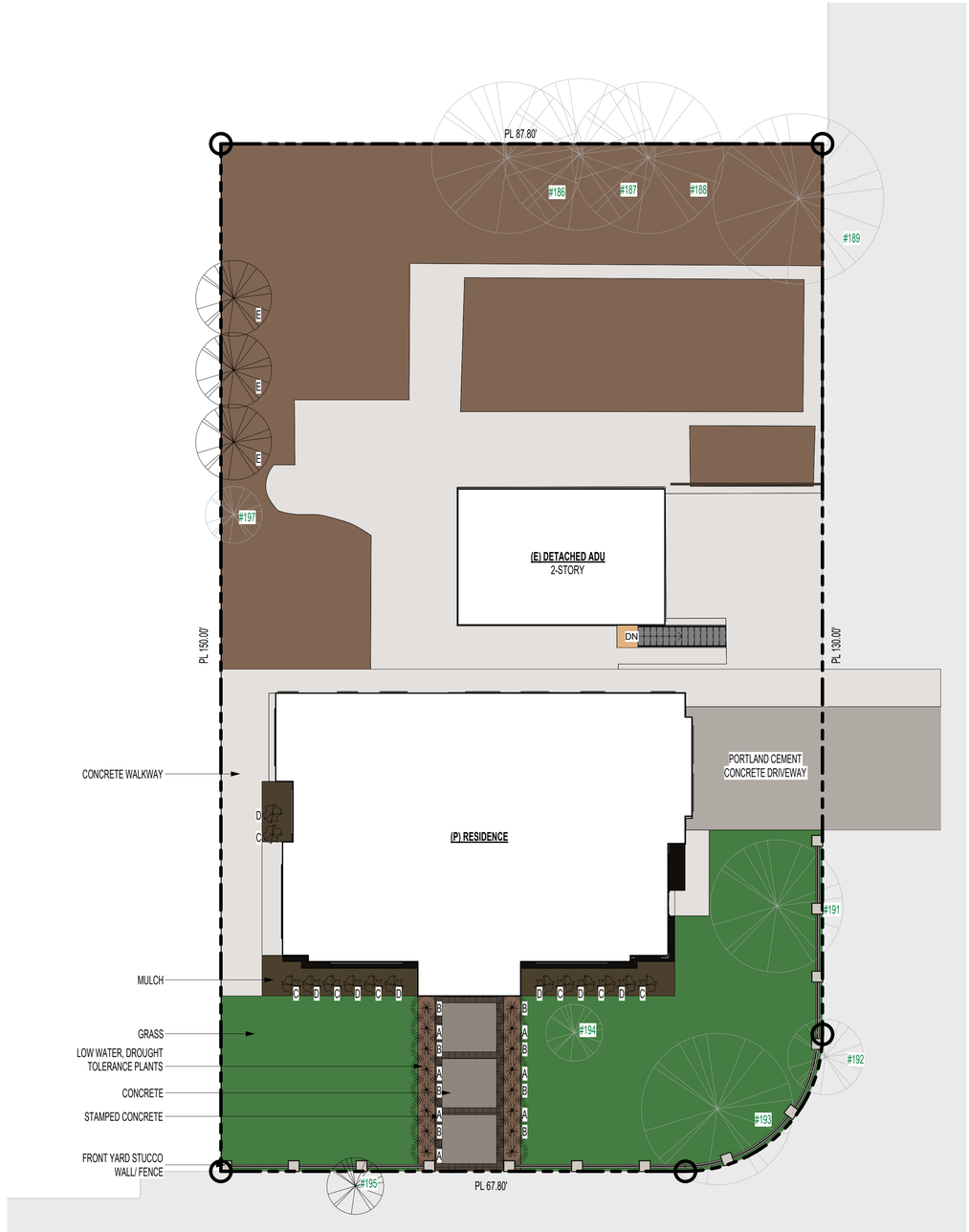
PLANT LEGEND AND NOTES

SYMBOL	SPECIES	SIZE	WATER	WUCOLS
A	NERIUM DEANDAR PETITE PINK	5 GALLON	LOW	0.3
B	LAVANDULA MUNSTEAD	5 GALLON	LOW	0.3
C	PITTOSPORUM TOBIRA	5 GALLON	LOW	0.3
D	LOMANDRA BREEZE	5 GALLON	LOW	0.3
E	OLEA EUROPAEA	24-INCH BOX	LOW	0.3

5

NOTES:

1. VERIFY LANDSCAPE DEMOLITION PRIOR TO CONSTRUCTION
2. PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
3. CONTRACTOR TO SUBMIT SOIL SAMPLE TO LAB FOR FERTILITY ANALYSIS AND RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING (IF NEEDED).
4. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND ADJUST LOCATION OF PROPOSED TREES, ETC. AS NEEDED.
5. DOUBLE STAKE ALL TREES.
6. VERIFY LAYOUT OF PLANTING IN FIELD.
7. SPREAD 3" OF WOOD CHIP MULCH (PROCHIP EARTHTONE) OR EQUAL. SHREDDED BARK WILL NOT BE ACCEPTED.



1 Landscape Plan, Proposed
1" = 10'-0"

0' 5' 10' 20' 40'

Landscape Plan, Proposed

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RENEWAL 08.31.2023
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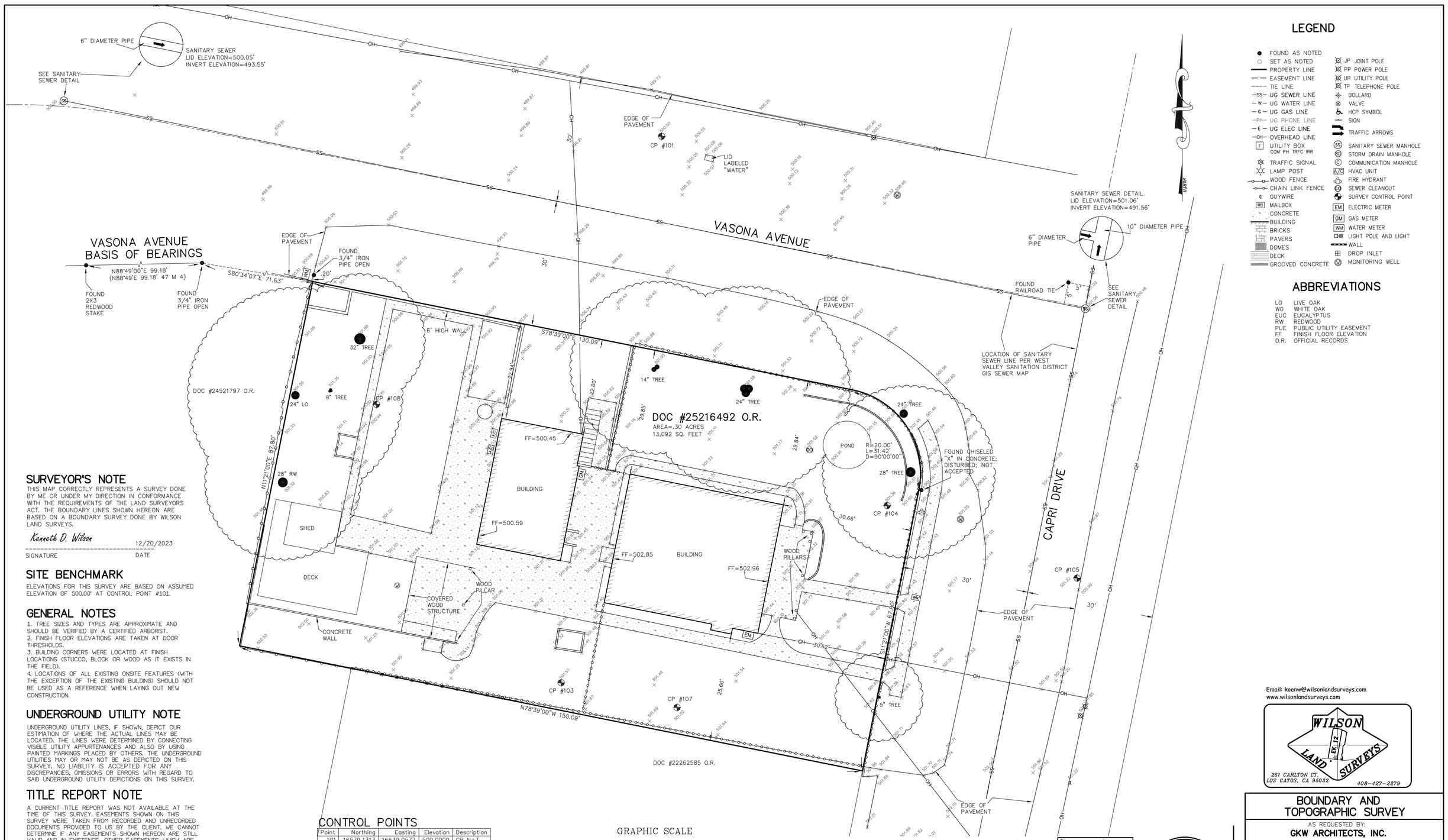
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Landscape Plan, Proposed

G008

SCALE 1" = 10'-0"

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LEGEND

- FOUND AS NOTED
- SET AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- TIE LINE
- UG SEWER LINE
- UG WATER LINE
- UG GAS LINE
- UG PHONE LINE
- UG ELEC LINE
- OVERHEAD LINE
- UTILITY BOX COM PH TRFC IRR
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MAILBOX
- CONCRETE
- BUILDING
- BRICKS
- PAVERS
- DOMES
- DECK
- GROOVED CONCRETE
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- HVAC UNIT
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELECTRIC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- MONITORING WELL

ABBREVIATIONS

LO	LIVE OAK
WO	WHITE OAK
EUC	EUCALYPTUS
RW	REDWOOD
PUE	PUBLIC UTILITY EASEMENT
FF	FINISH FLOOR ELEVATION
O.R.	OFFICIAL RECORDS

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 12/20/2023

SIGNATURE DATE

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 500.00' AT CONTROL POINT #101.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

TITLE REPORT NOTE

A CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. EASEMENTS SHOWN ON THIS SURVEY WERE TAKEN FROM RECORDED AND UNRECORDED DOCUMENTS PROVIDED TO US BY THE CLIENT. WE CANNOT DETERMINE IF ANY EASEMENTS SHOWN HEREON ARE STILL VALID AND IN EXISTENCE. OTHER EASEMENTS WHICH ARE NOT SHOWN HEREON MAY ALSO EXIST. A CURRENT TITLE REPORT IS REQUIRED IN ORDER TO DETERMINE THE VALIDITY AND EXISTENCE OF ANY EASEMENTS OF RECORD. THE BOUNDARY WAS DETERMINED FROM THE CURRENT VESTING DEED.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

CONTROL POINTS

Point	Northing	Easting	Elevation	Description
101	16579.1313	16639.0577	500.0000	CP N+T
103	16450.0299	16615.3424	501.5679	CP SPIKE
104	16491.9393	16692.3289	501.3603	CP SPIKE
105	16474.7613	16737.2172	501.2220	CP N+T
107	16444.1892	16642.7037	501.5209	CP SPIKE
108	16515.7885	16571.6820	500.8080	CP SPIKE

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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LICENSED LAND SURVEYOR KENNETH DOUGLAS WILSON NO. 5571 12/20/2023 STATE OF CALIFORNIA

Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

WILSON LAND SURVEYS EK 12
261 CARLTON CT.
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408-427-2279

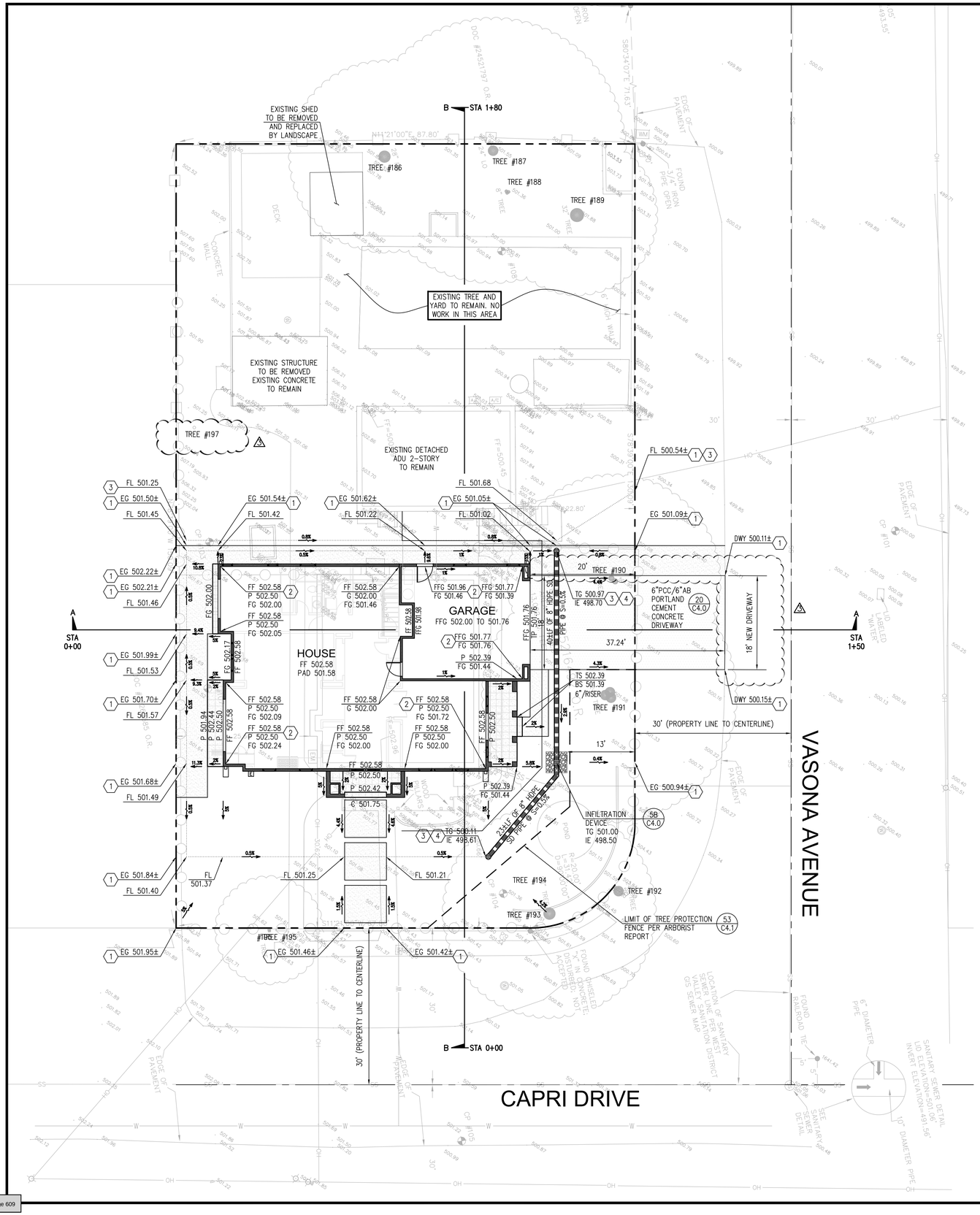
BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
GKW ARCHITECTS, INC.

LEGAL DESCRIPTION: LAND AS DESCRIBED IN DOC #25216492 O.R., TOWN OF LOS GATOS, COUNTY OF SANTA CLARA STATE OF CALIFORNIA

APN: 406-32-004
DATE: DECEMBER 2023
FILENAME: P-180 CAPRI GKW TOPO
SITE ADDRESS: 14331 CAPRI DRIVE, LOS GATOS, CA

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
ARD	1"=10'	F-021	P-180	1 OF 1



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	13,092 SF	13,092 SF
	0.301 ACRE	0.301 ACRE
TOTAL LAND DISTURBANCE *		0.130 ACRE
HOUSE (ROOF)	1,153	2,776
EX GARAGE	608	608
PATIO/HARDSCAPE	2,912	1,704
NEW PATIO/HARDSCAPE	N/A	221
DRIVEWAY	521	307
SHED	122	0
TOTAL IMPERVIOUS AREA	5,316	5,616
NET IMPERVIOUS AREA INCREASED:		+300
PERVIOUS AREA	7,776	7,476
TOTAL PERVIOUS AREA	7,776	7,476

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 3.79 IN/HR
IMPERVIOUS AREA INCREASED = 300 SF = 0.007 ACRE

PRE-CONDITION
Q=CIA C=0.35
Q=0.35 X 3.79 X 0.010
Q=0.009 CFS

POST-CONDITION
Q=CIA
Q=0.90 X 3.79 X 0.010
Q=0.023 CFS

VOLUME REQUIRED:
V=1.5(Q POST – Q PRE) X 10 MIN
Q=1.5(0.023 – 0.009) X 600
Q=12.9 CF

VOLUME PROVIDED:
V=63 LF X 8"ø STORAGE PIPE
V=63 LF X 0.35 SF
V=22.0 CF (TOTAL)

EARTHWORK VOLUME:

TABLE: MAXIMUM GRADED CUTS AND FILLS

SITE ELEMENT	CUT (CY)	FILL (CY)	MAX FT (CUT)	MAX FT (FILL)	IMPORT (CY)	EXPORT (CY)
BUILDING	24	4	2.9	0.08	0	20
GARAGE	19	1	2.9	0.75	0	18
DRIVEWAY	6	2	1	0.50	0	4
HARDSCAPE	2	6	1	0.16	4	0
LANDSCAPE OR YARD	25	8	0.75	0.25	0	17
TOTAL	76	21			0	55

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **TOWN OF LOS GATOS** STANDARDS
10. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- 1% = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = INFILTRATION DEVICE
- = AREA INLET
- = STORM DRAIN PIPE
- = CONCRETE SPLASH PAD
- = 6" PCC/6" AB DRIVEWAY CONCRETE PAVEMENT (20 C4.0)
- = TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
- TREE #190 = TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

ABBREVIATIONS:

BS	= BOTTOM OF STEP	FL	= FLOW LINE	S	= SLOPE
BOW	= BACK OF WALK	G	= GARAGE	SD	= STORM DRAIN
BW	= BOTTOM OF WALL	GB	= GRADE BREAK	SR	= STRAW ROLL
C	= CONCRETE	IE	= INVERT ELEVATION	TC	= TOP OF CURB
DWY	= DRIVEWAY	L	= LAWN	TG	= TOP OF GRATE
DK	= DECK	LF	= LINEAL FOOT	TP	= TOP OF PAVEMENT
EG	= EXISTING GRADE	LP	= LOW POINT	TS	= TOP OF STEP
EX/(E)	= EXISTING	N	= NEW	TW	= TOP OF WALL
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	TYP	=TYPICAL
FFG	= FINISHED FLOOR GARAGE	PLT	= RAISED PLANTER		
FG	= FINISHED GRADE	R.O.W.	= RIGHT-OF-WAY		

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2. DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL **#1A/C4**
3. BEGIN/END SWALE PER DETAIL **#2A/C4**
4. DRAIN INLET PER DETAIL **#3A/C4**

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
2	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
3	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

GRADING AND DRAINAGE PLAN
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

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CIVIL ENGINEERING,INC
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1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

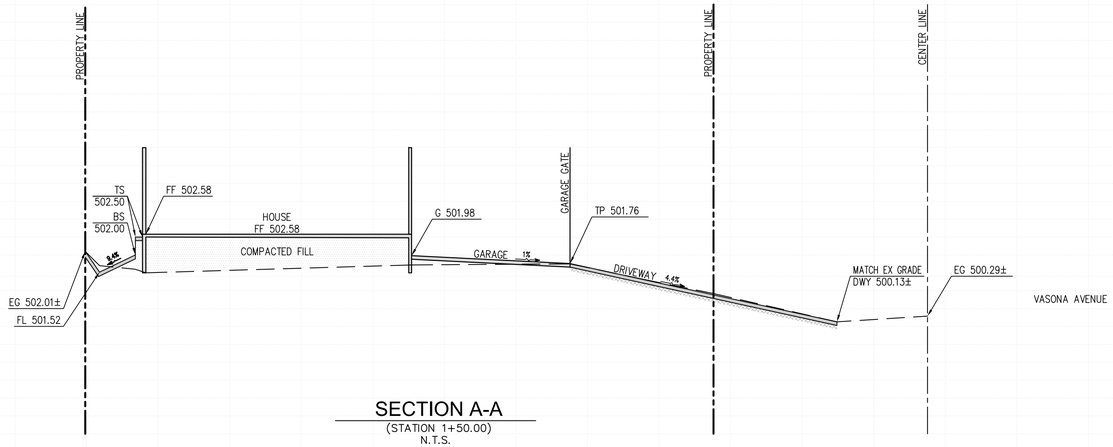
REGISTERED PROFESSIONAL ENGINEER CHAN HANG WONG NO. 73588 Exp. 12/31/2025 CIVIL STATE OF CALIFORNIA

SCALE

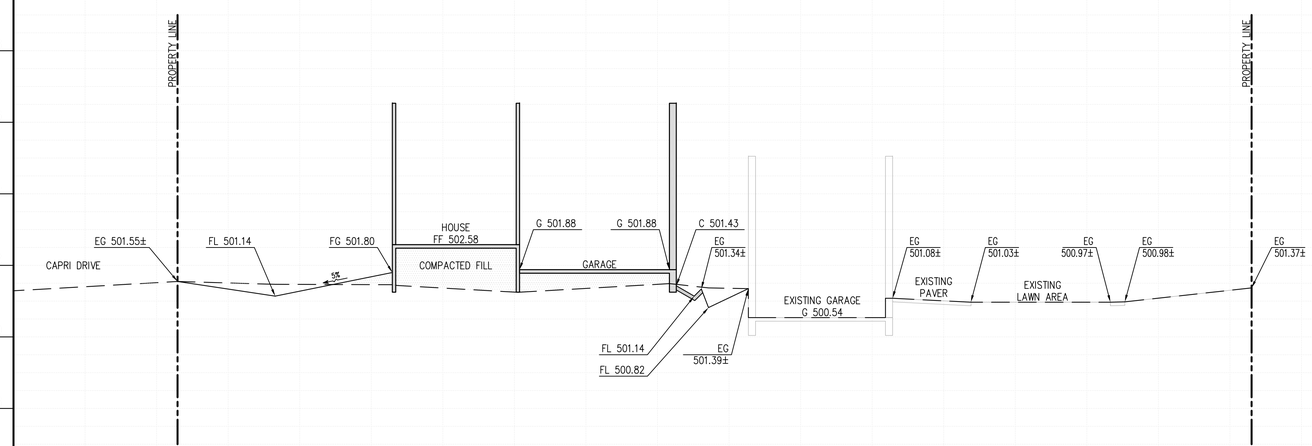
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REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C1
1 OF 7 SHEETS



SECTION A-A
(STATION 1+50.00)
N.T.S.



SECTION B-B
(STATION 1+80.00)
N.T.S.

DATUM ELEVATION

0+00 0+20 0+40 0+60 0+80 1+00 1+20 1+40 1+60 1+80 2+00 2+20 2+40 2+60 2+80

STATION (FT)

PROFILE VIEW
HORIZ: 1"=10'
VERT: 1"=2'

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GRADING CROSS SECTIONS
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

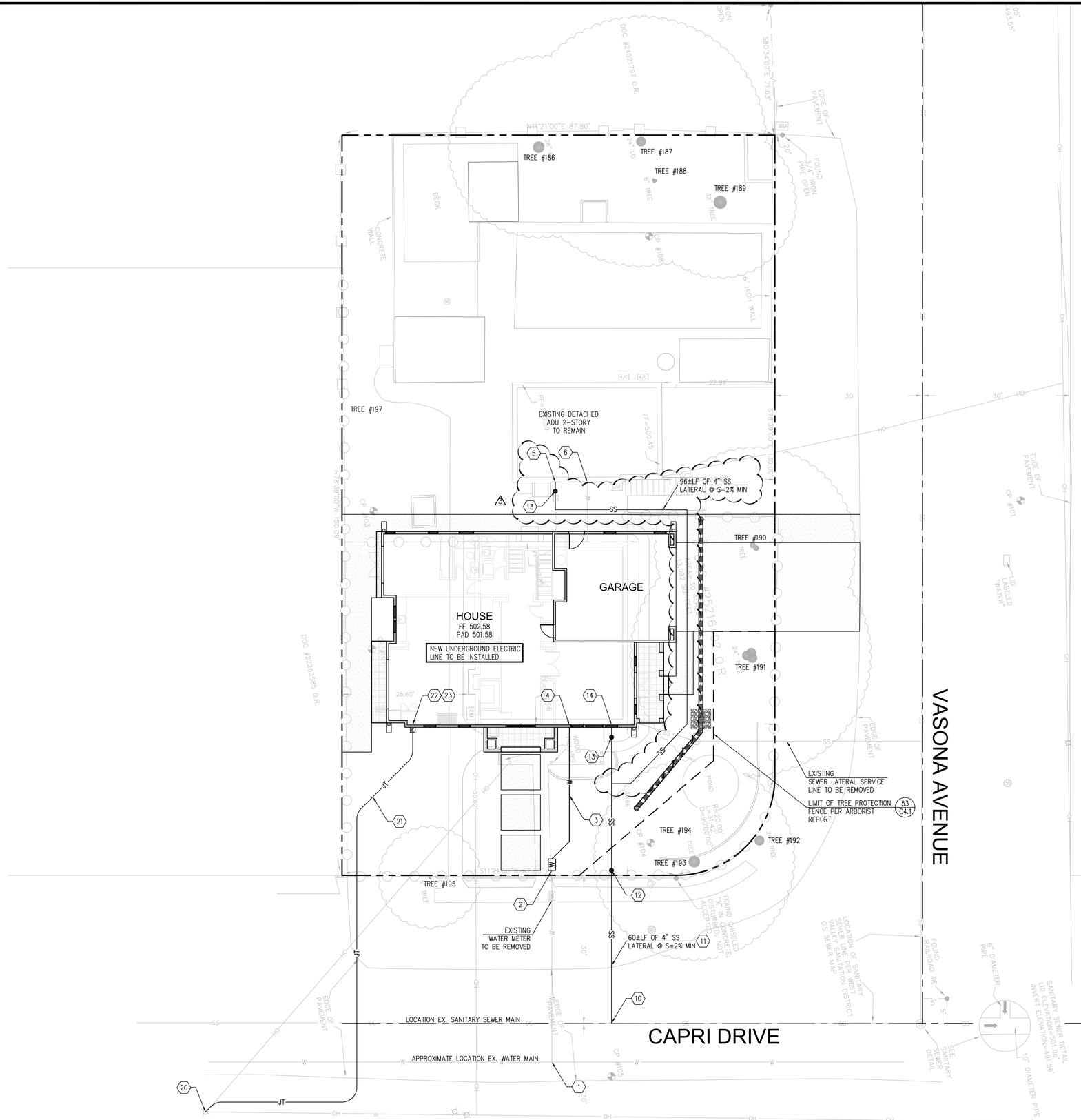
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SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIEN HANG HOWE
No. 23568
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

SCALE
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REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C1.1
2 OF 7 SHEETS



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES/UTITLIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **TOWN OF LOS GATOS OR LOCAL UTILITIES AGENCIES** STANDARDS.
10. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND

- PROPERTY LINE
- G — GAS LINE
- G — EX. GAS LINE
- SS — EX. SEWER LINE
- W — EX. WATER LINE
- W — NEW WATER LINE
- STORM DRAIN PIPE
- SS — NEW 4" SEWER LATERAL
- JT — PROPOSED JOINT TRENCH
- STORM/SEWER CLEANOUT
- INFILTRATION DEVICE
- AREA INLET OR POP UP DRAIN
- TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
- TREE #190 — TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

ABBREVIATIONS:
EX = EXISTING
LF = LINEAL FOOT
S = SLOPE

UTILITY NOTES

1. EXISTING WATER SERVICE LINE TO EXISTING WATER MAIN TO REMAIN
2. INSTALL NEW WATER METER WITHIN THE PROPERTY LINE
3. WATER SERVICE TO BUILDING
4. WATER SERVICE POINT OF ENTRY. SEE ARCH PLANS FOR EXACT LOCATION
5. NEW SEWER CONNECTION AND MATCH EXISTING SEWER SERVICE POINT OF CONNECTION FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
6. EXISTING WATER SERVICE FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
10. CONNECTION TO EXISTING SEWER MAIN; MATCH EXISTING INVERT ELEVATION
11. CONNECTION TO EXISTING SEWER MAIN; NEW 4" SEWER LATERAL @ 2% MINIMUM SLOPE TO BUILDING PER WEST VALLEY SANITATION DISTRICT OF SANTA CLARA **DRAWING #15** AS SHOWN ON **SHEET C4.0**
12. NEW SANITARY SEWER CLEANOUT 1' MAXIMUM BEHIND PROPERTY LINE PER WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY **DRAWING #3** AS SHOWN ON **SHEET C4.0**
13. INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE PER TOWN OF LOS GATOS ORDANANCE. PLACE CLEANOUT MINIMUM 2' OUTSIDE OF BUILDING FOUNDATION
14. 4" SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING
20. CONNECTION TO EXISTING ELECTRICAL LINE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR ANY CONSTRUCTION.
21. JOINT TRENCH (ELECTRIC, TELECOMMUNICATION & CABLE TV SERVICE LINES) TO NEW BUILDING. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR TO INSTALLATION.
22. ELECTRICAL METER. SEE ARCH PLANS FOR EXACT LOCATION.
23. ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICES POINT OF ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATIONS

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UTILITY PLAN
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

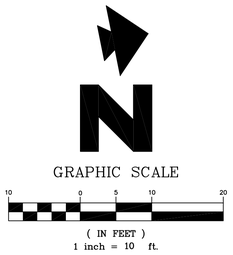
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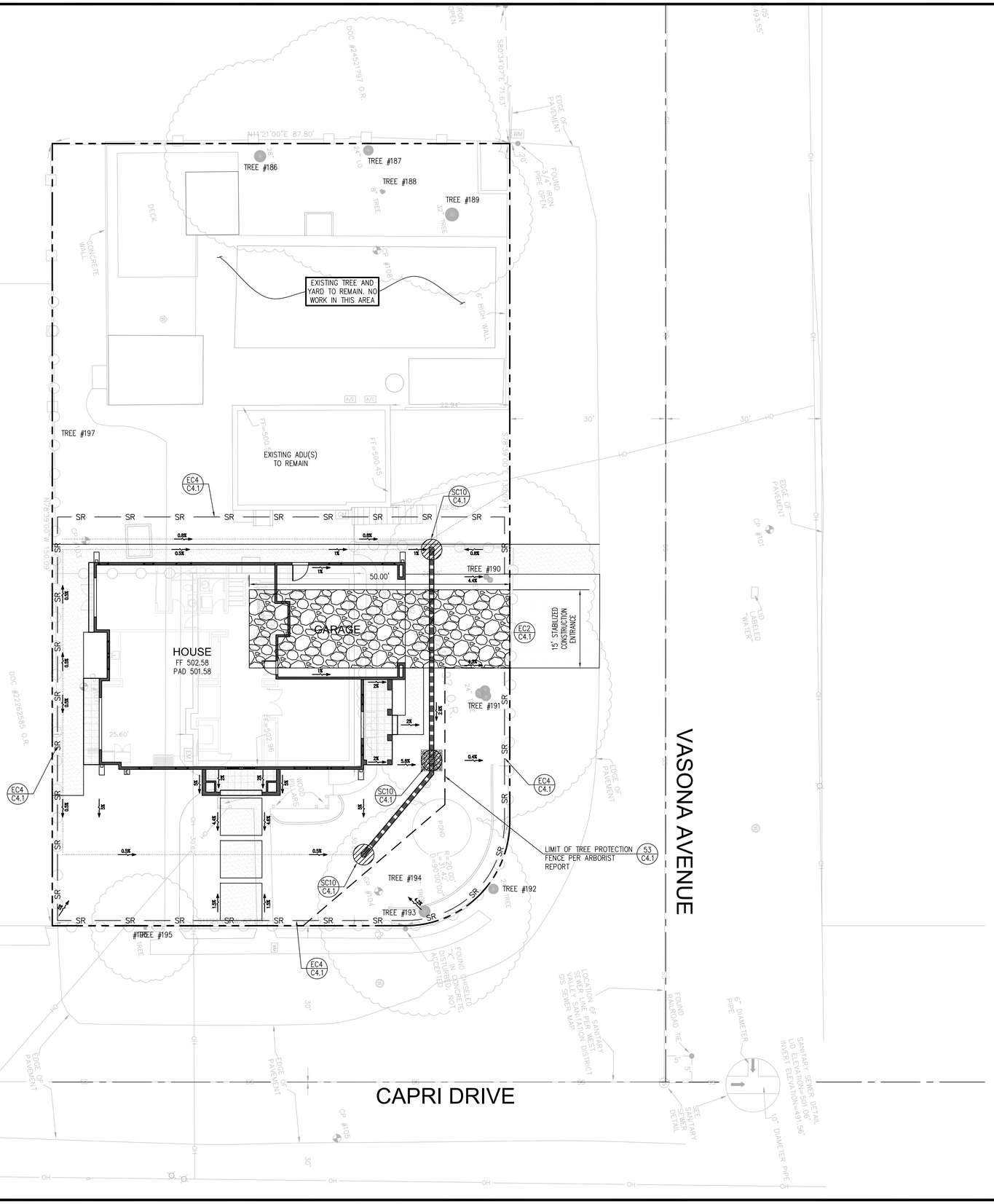
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SCALE
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HORIZONTAL: 1"= AS SHOWN

DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C2
3 OF 7 SHEETS





EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE TOWN ENGINEER.
3. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF PORTOLA VALLEY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
4. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE TOWN REPRESENTATIVE OF ANY FIELD CHANGES.
7. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. WITH THE APPROVAL OF THE TOWN INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
15. ALL TRUCKS TRANSPORTING MATERIALS TO AND FROM THE SITE SHALL BE COVERED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

1. THE EXISTING BUILDING SHALL BE REMOVED ENTIRELY. NO GRADING REQUIRED BEYOND REPAIR AT FOUNDATION REMOVAL AREAS.
2. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE

A. EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

ELECTRICAL SERVICE

A. ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE

A. GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

	50' X 15' STABILIZED CONSTRUCTION ENTRANCE PER TOWN OF LOS GATOS STANDARD DETAIL; 52A C4.1
SR	STRAW ROLL 50 C4.1
	TREE PROTECTION PER ARBORIST REPORT PAGE 15 OF 28; ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF 6' IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND 53 C4.1
	INLET PROTECTION SC10 C4.1
TREE #190	TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

EROSION CONTROL POINT OF CONTACT:
NAME: CHIN HANG WONG
TITLE/QUALIFICATION: PE, QSD
PHONE: (650) 931-2514
PHONE:
E-MAIL: awong@green-ce.com

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
2	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
3	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

EROSION CONTROL PLAN
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

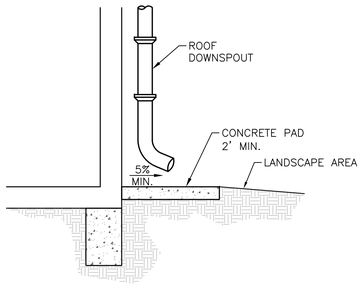
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CIVIL ENGINEERING,INC
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1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG WONG
No. 73668
Exp. 12/31/2026
CIVIL
STATE OF CALIFORNIA

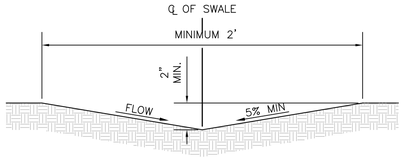
SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

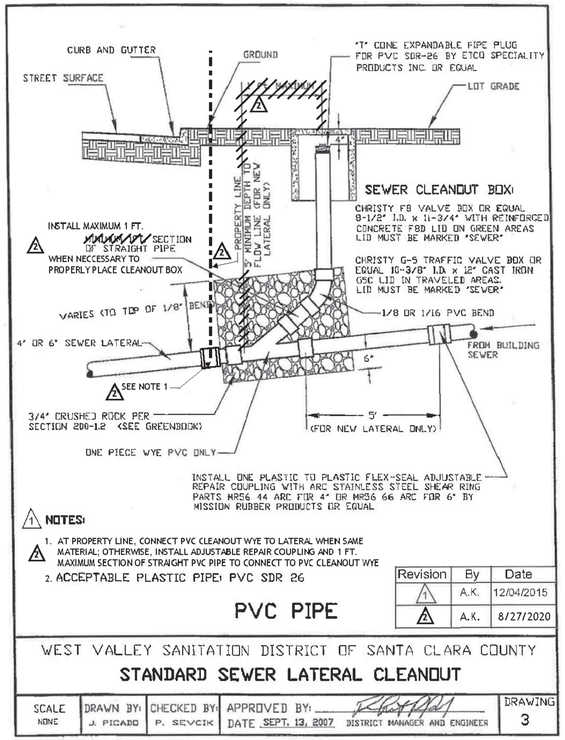
SHEET
C3
4 OF 7 SHEETS



1A | CONCRETE SPLASH PAD | N.T.S.



2A | TYPICAL SWALE DETAIL | N.T.S.



NOTES:

1. AT PROPERTY LINE, CONNECT PVC CLEANOUT WYE TO LATERAL WHEN SAME MATERIAL; OTHERWISE, INSTALL ADJUSTABLE REPAIR COUPLING AND 1 FT. MAXIMUM SECTION OF STRAIGHT PVC PIPE TO CONNECT TO PVC CLEANOUT WYE
2. ACCEPTABLE PLASTIC PIPE: PVC SDR 26

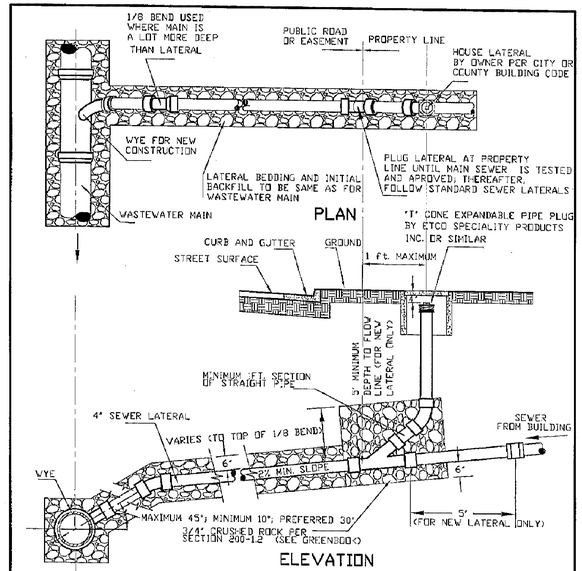
Revision	By	Date
1	A.K.	12/04/2015
2	A.K.	8/27/2020

PVC PIPE

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

STANDARD SEWER LATERAL CLEANOUT

SCALE	DRAWN BY:	CHECKED BY:	APPROVED BY:	DRAWING
NONE	J. PICADO	P. SEVCIK	DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER	3

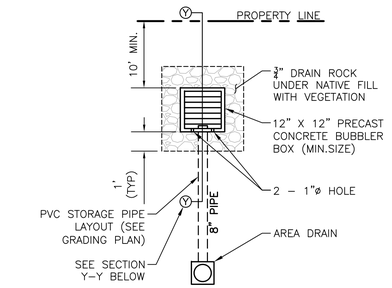


NOTES: 1. TO CONNECT FOUR INCHES LATERAL, INSTALL WYE OR SADDLE IN EXISTING WASTEWATER MAIN.
2. SERVICE LATERALS LARGER THAN SIX INCHES SHALL BE CONNECTED WITH A MANHOLE.
3. LOCATION OF ALL LATERALS SHALL BE SHOWN ON AS-BUILT DRAWINGS.

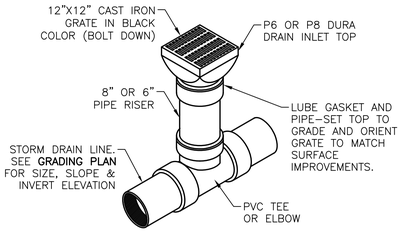
WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

SERVICE LATERAL TO MAIN SEWER

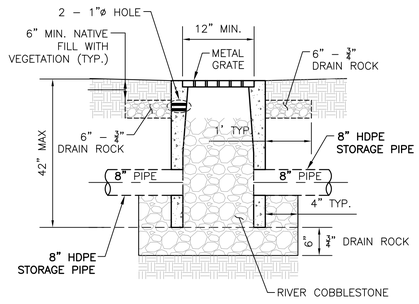
SCALE	DRAWN BY:	CHECKED BY:	APPROVED BY:	DRAWING
NONE	J. PICADO	P. SEVCIK	DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER	15



PLAN

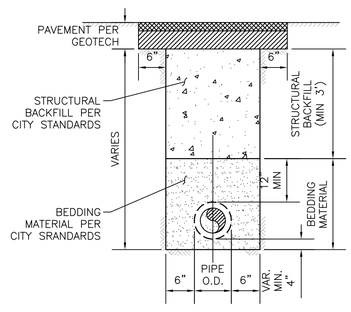


3A | 12"X12" LANDSCAPE AREA DRAIN | N.T.S.



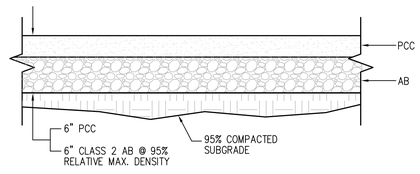
SECTION Y–Y

5B | INFILTRATION DEVICE | N.T.S.



NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

11 | TRENCH DETAIL | N.T.S.



20 | DRIVEWAY CONCRETE PAVEMENT SECTION | N.T.S.

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DETAIL SHEET
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REGISTERED PROFESSIONAL ENGINEER
CHRIS A. HANG HONG
No. 73068
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CIVIL
STATE OF CALIFORNIA

SCALE

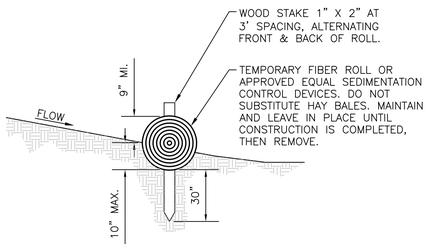
VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE:	02/01/2024
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REVIEWED:	HCL
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SHEET
C4.0
5 OF 7 SHEETS

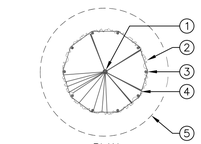
NOTE:
FIBER ROLLS SHALL BE PLACED IN LOCATIONS SHOWN ON PLAN AND UPSTREAM OF EXISTING DRAIN INLETS



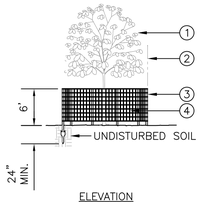
50 STRAW ROLL N.T.S.

LEGEND:

1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



PLAN

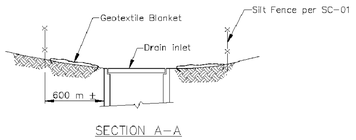


ELEVATION

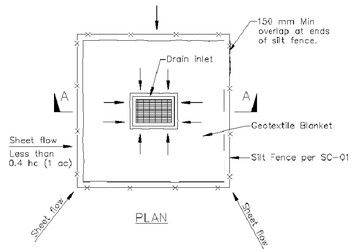
53 TREE PROTECTION FENCING N.T.S.

Storm Drain Inlet Protection

SC-10



SECTION A-A



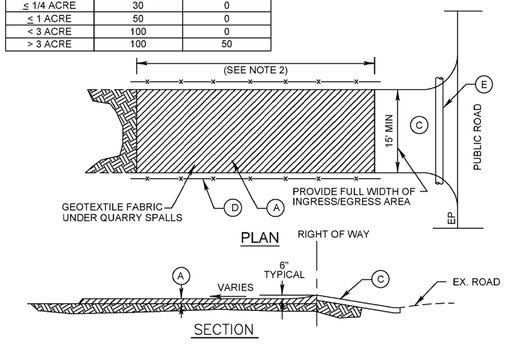
PLAN

DI PROTECTION TYPE 1
NOT TO SCALE

NOTES:

1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



PLAN

SECTION

(A) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
(B) THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
(C) ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
(D) INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
(E) INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:

1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
	NOVEMBER 2010			ST-250
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-250.dwg

STABALIZED CONSTRUCTION ENTRANCE
N.T.S.
52A C4.1

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REGISTERED PROFESSIONAL ENGINEER
CHAN HANG (JOHN) LO
No. 73068
Exp. 12/31/2026
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STATE OF CALIFORNIA

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SHEET
C4.1
6 OF 7 SHEETS

Santa Clara Valley *Urban Runoff* Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



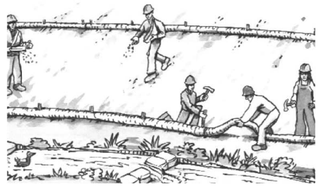
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

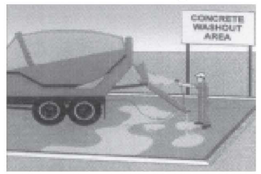
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



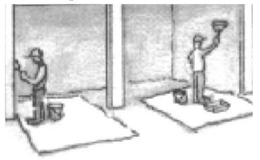
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
2	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
3	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

BLUEPRINT FOR A CLEAN BAY
VALLAMDAS RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

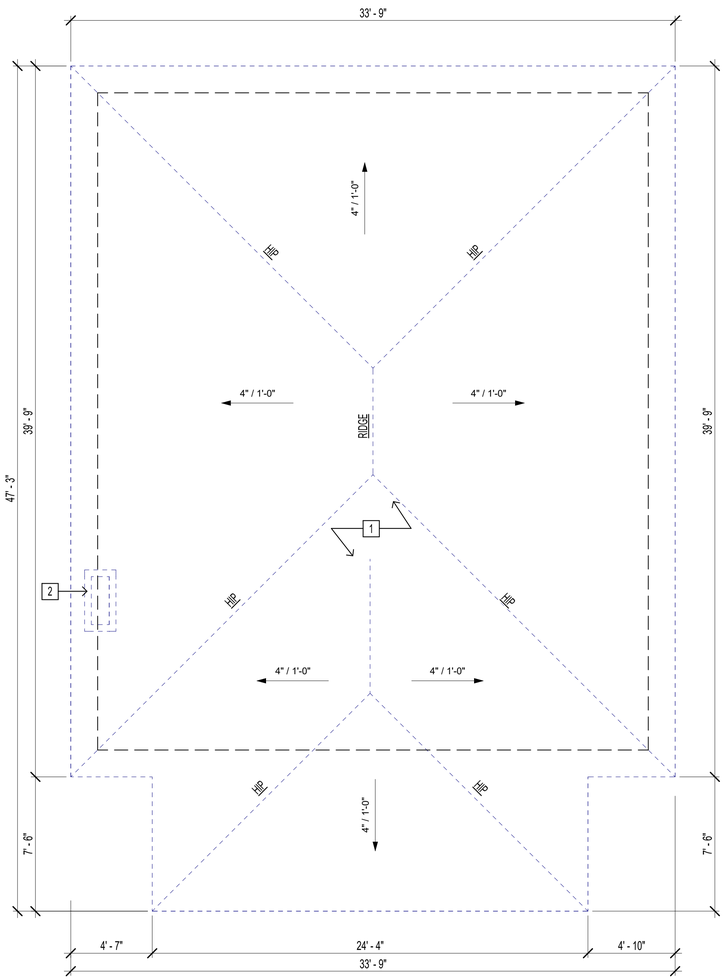
GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIEN HANG HOWE
No. 23565
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

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

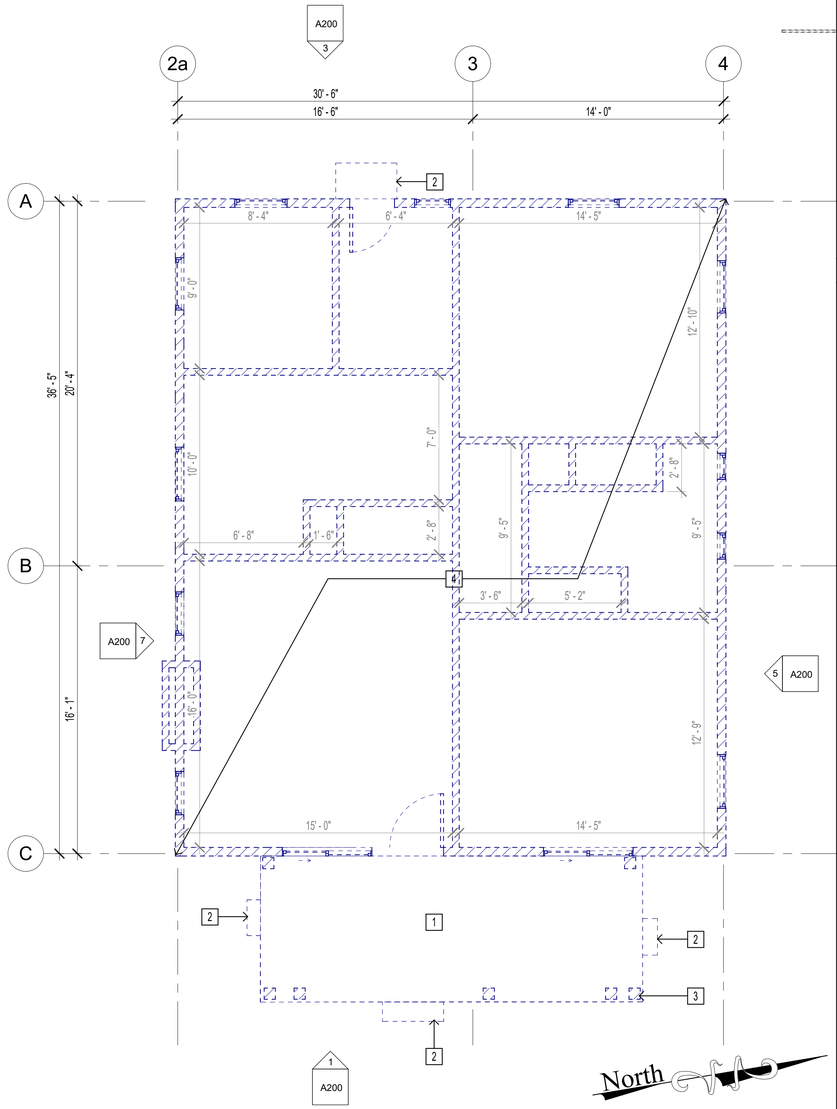
DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C5
7 OF 7 SHEETS



2 Roof Plan, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 Floor Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, EXISTING, KEYNOTES

1 CONCRETE PORCH TO BE DEMO'D
2 CONCRETE STEP TO BE DEMO'D
3 POST TO BE DEMO'D
4 RESIDENCE TO BE DEMO'D

ROOF PLAN, EXISTING, KEYNOTES

1 ROOF TO BE DEMO'D
2 CHIMNEY TO BE DEMO'D

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.
3. ELEMENTS IS GRAY ARE EXISTING WHILE ELEMENTS IN BLACK ARE PROPOSED.
4. LANDING MINIMUM 36" DEEP LANDING AND NOT MORE THAN 1 1/2" LOWER THAN TRESHOLD FOR OUTSWINING DOORS.
5. WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR OPENS DIRECTLY TO STREET, PUBLIC ALLEY YARD, OR COURT THAT OPENS TO A PUBLIC RIGHT OF WAY. CRC SECTION R310
6. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4 ..5
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10. SHOWER DOORS SHALL OPEN A MINIMUM 22" UNOBSTRUCTED OPENING FOR EGRESS.
11. STAIR RISE (MAXIMUM 7 - 3/4") AND RUN (MINIMUM 10") FROM NOSING TO NOSING. WHERE TREAD DEPTH IS LESS THAN 11", A NOSING OF 3/4" MINIMUM TO 1-1/4" MAXIMUM IS REQUIRED.
12. PLEASE SEE WALL SCHEDULES ON SHEET A400
13. PLEASE SEE WINDOW & DOOR SCHEDULES ON SHEET A400

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
2540 MICHELLE LANE, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
2540 MICHELLE LANE, SUITE 100
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

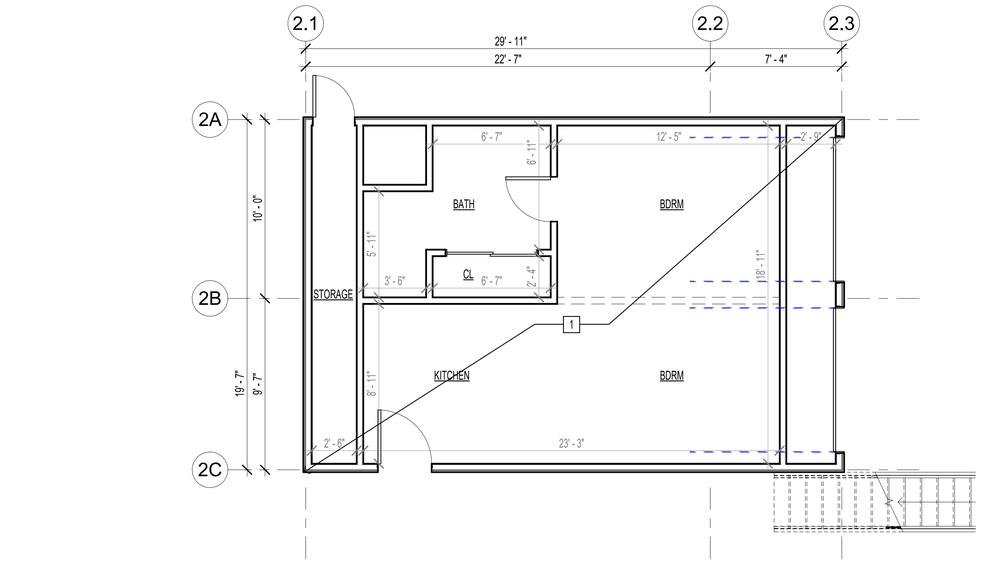
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3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor & Roof Plans, Existing

A100

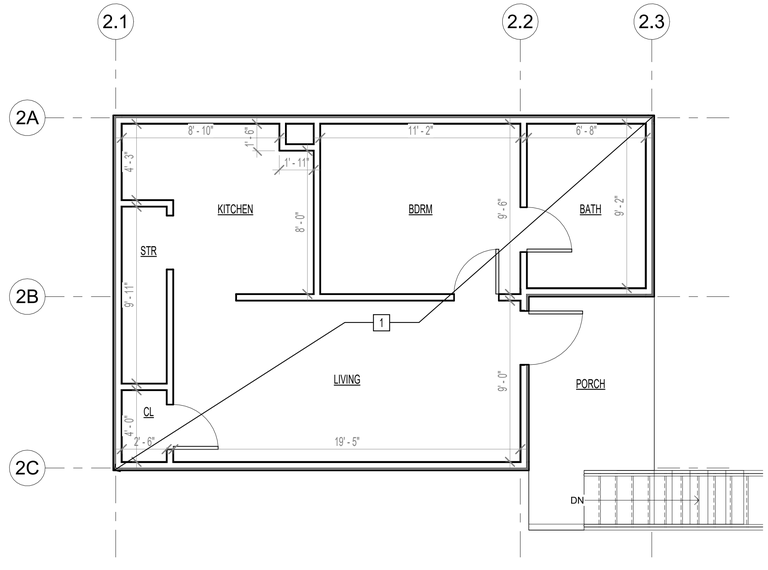
SCALE 1/4" = 1'-0"

5/14/2025 4:18:03 PM



1 ADU Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 ADU Plan, Lvl 2, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, EXISTING, KEYNOTES

1 DETACHED ADU TO BE REMAINED

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.

Floor Plan, Existing, Detached ADU

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
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KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

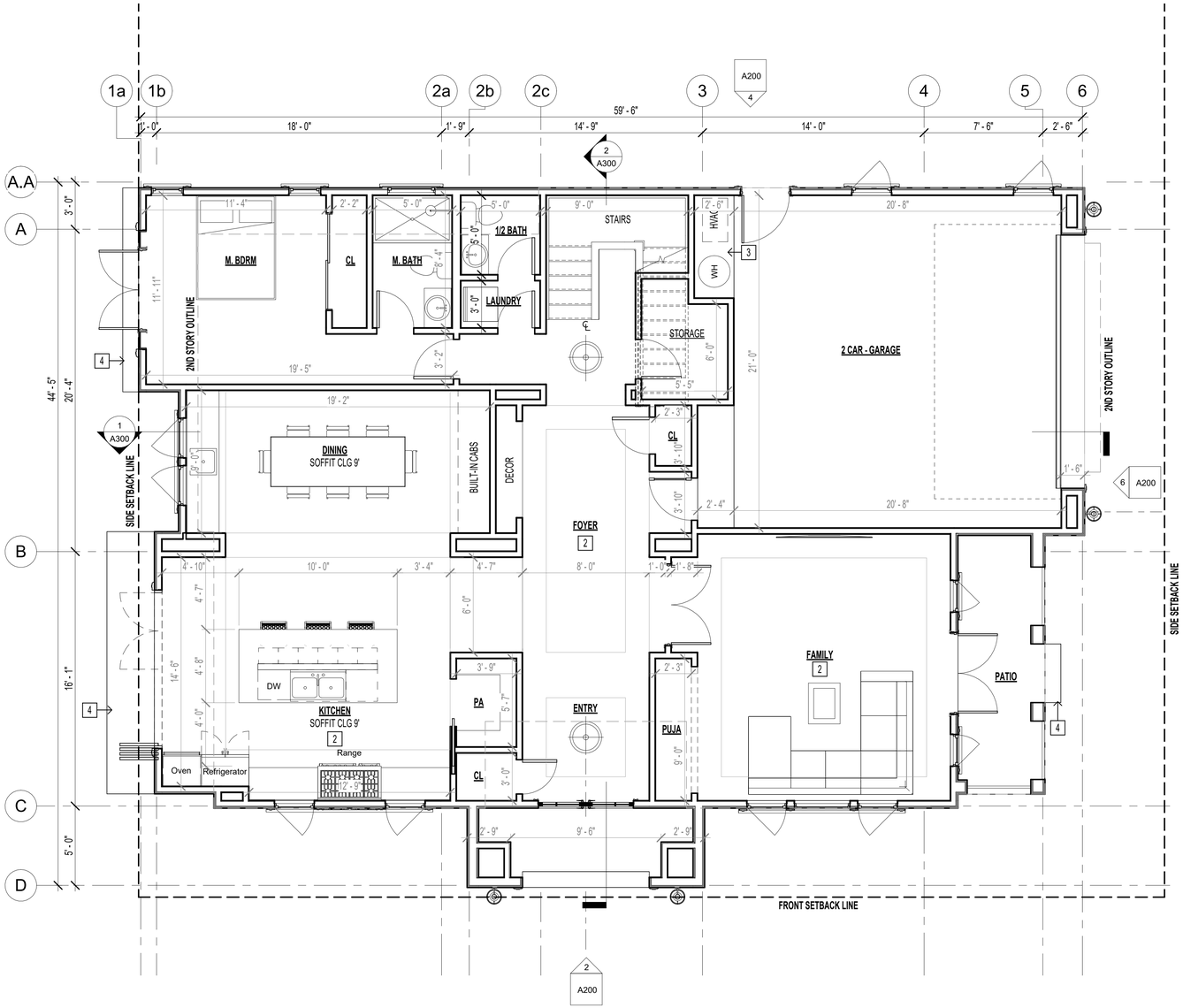
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4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor Plan, Existing, Detached ADU

A100.1

SCALE 1/4" = 1'-0"

5/14/2025 4:18:05 PM



1 Floor Plan, Lvl 1,Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR
2 COFFERED CEILING
3 RAISED PLATFORM
4 CONCRETE STEP DOWN

GENERAL NOTES:

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LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045 KEVIN YU PROJECT REP
2140 MCGLINCY LANE SUITE 112 2140 MCGLINCY LANE SUITE 100
CAMPBELL, CA 95008 (408) 315-2125 CAMPBELL, CA 95008 (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Floor Plan, Level 1, Proposed

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

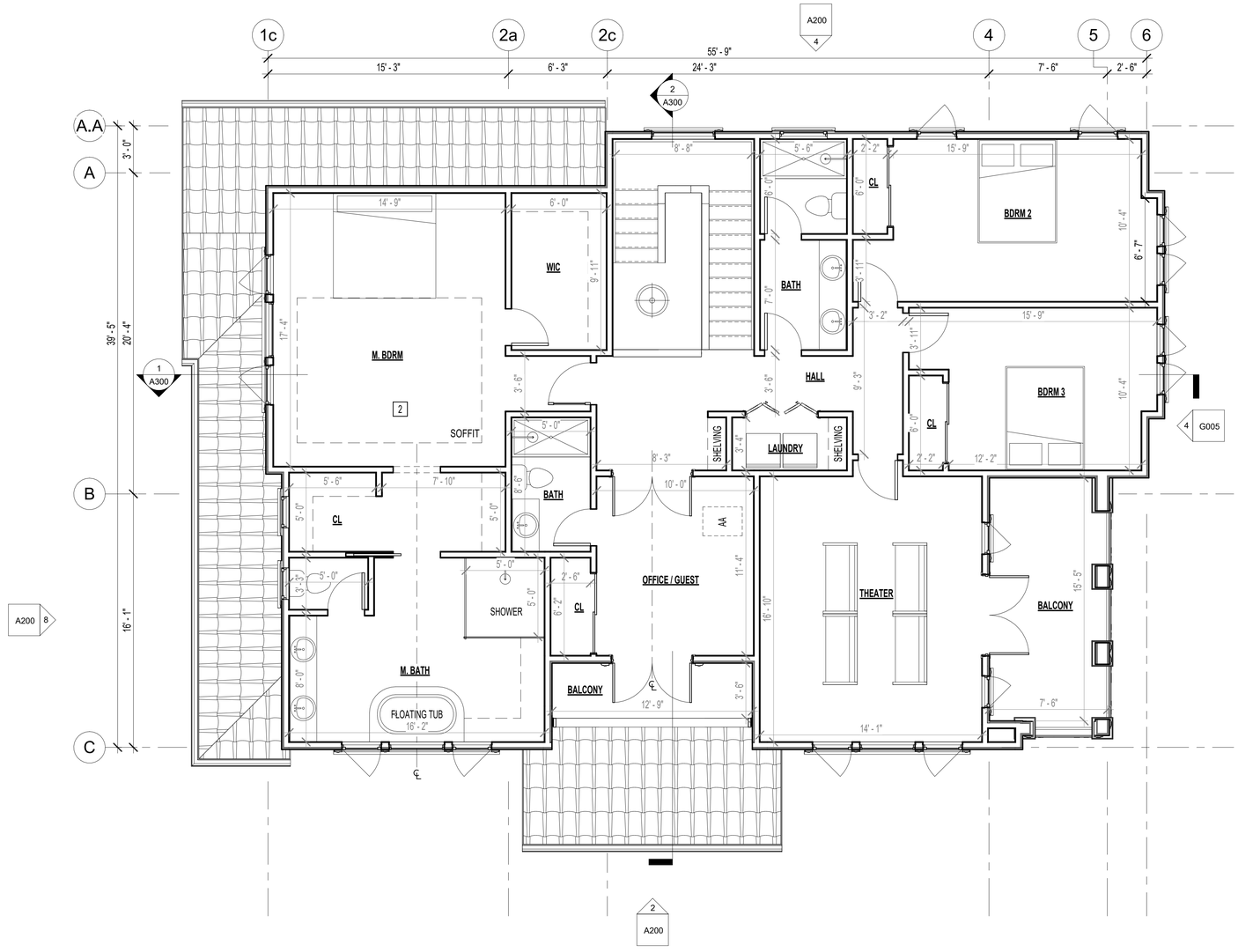
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5	2025.04.30	PLANNING

Floor Plan, Level 1, Proposed

A101

SCALE 1/4" = 1'-0"

5/14/2025 4:18:08 PM



1 Floor Plan, Lvl 2, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

GENERAL NOTES:

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LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
2540 MICHELLE DRIVE, VILLAGE 5, SUITE 100
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GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
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CAMPBELL, CA 95008 (408) 780-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Floor Plan, Level 2, Proposed

VALLAMDAS RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032

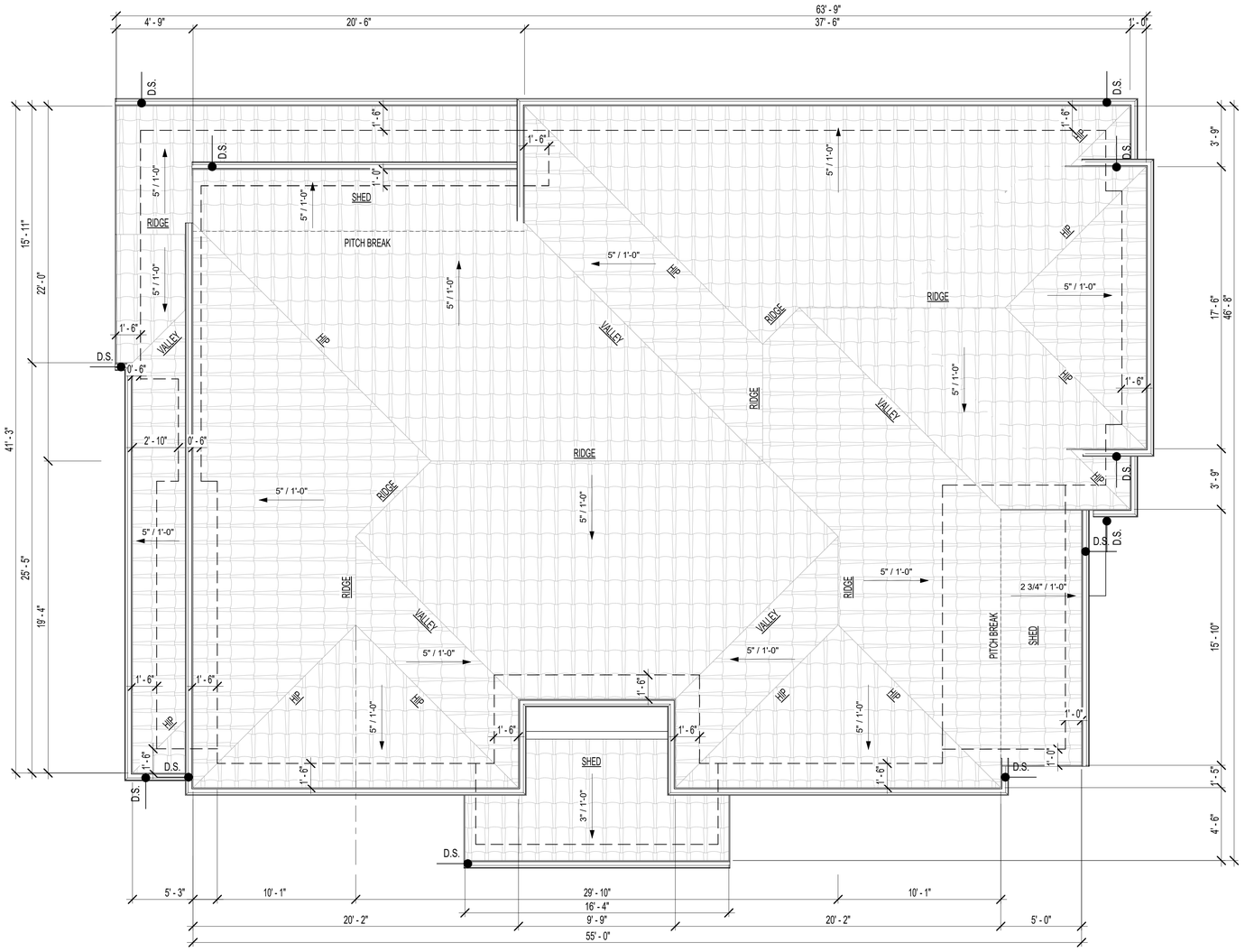
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3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor Plan, Level 2, Proposed

A102

SCALE 1/4" = 1'-0"

5/14/2025 4:18:10 PM



1 Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

ROOF PLAN, PROPOSED, KEYNOTES

1 CLAY TILE ROOF, MIN. CLASS C RATING
2 FASCIA
3 GUTTER
4 DOWNSPOUTS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08.31.2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
750 E HAMILTON AVE, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
750 E HAMILTON AVE, SUITE 100
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

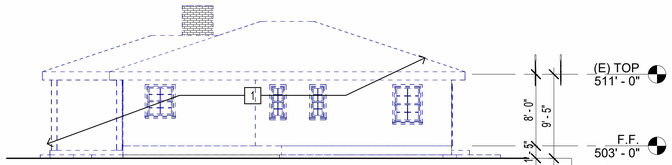
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Roof Plan, Proposed

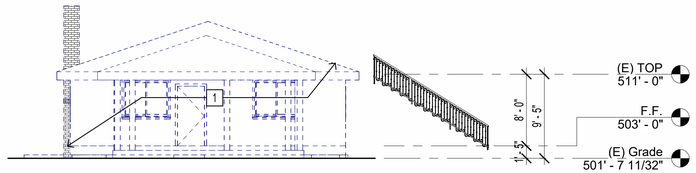
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SCALE 1/4" = 1'-0"

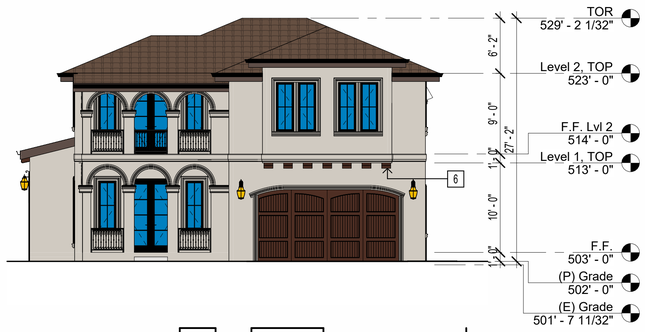
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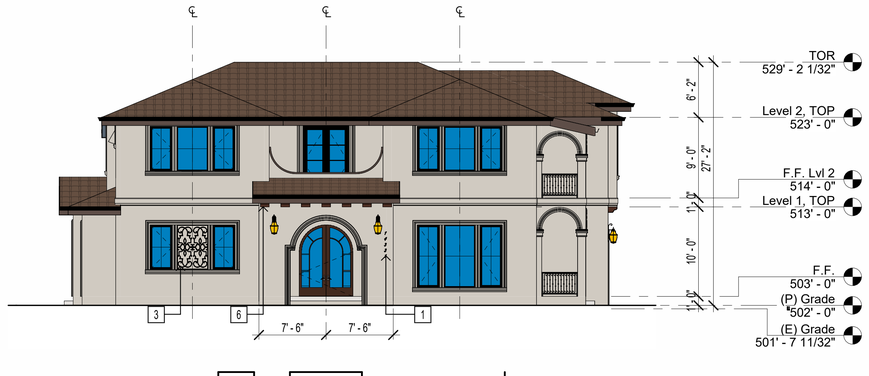
5 North, Existing
1/8" = 1'-0"



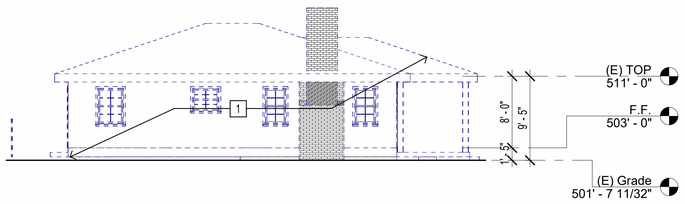
1 East, Existing
1/8" = 1'-0"



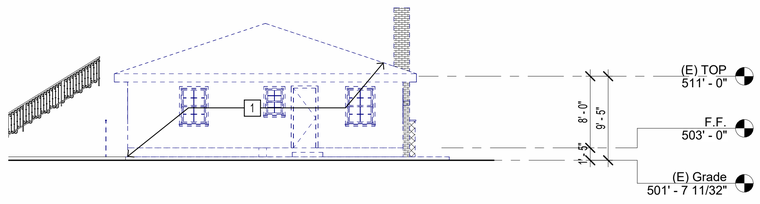
6 North, Proposed
1/8" = 1'-0"



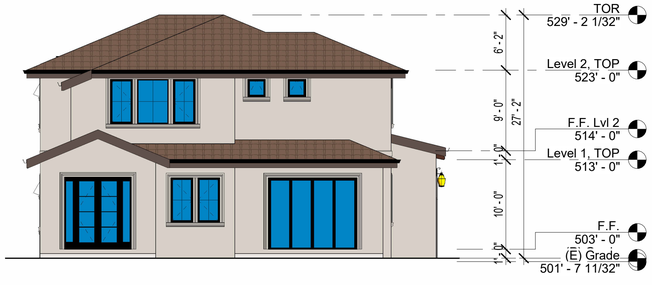
2 East, Proposed
1/8" = 1'-0"



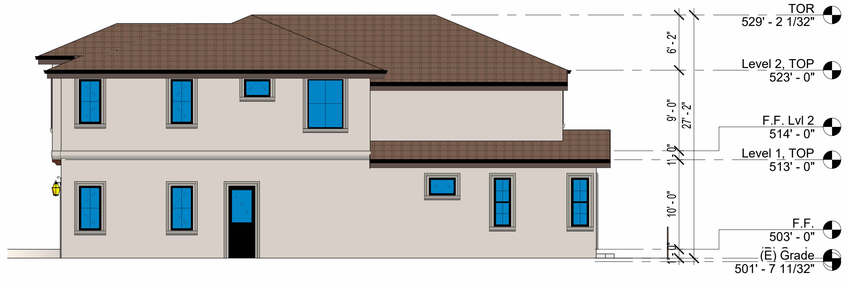
7 South, Existing
1/8" = 1'-0"



3 West, Existing
1/8" = 1'-0"



8 South, Proposed
1/8" = 1'-0"



4 West, Proposed
1/8" = 1'-0"

ELEVATIONS, EXISTING, KEYNOTES

1 BUILDING TO BE DEMOLISHED

ELEVATIONS, EXISTING, KEYNOTES

ELEVATIONS, PROPOSED, KEYNOTES

1 ADDRESS IDENTIFICATION PER SCCFD STANDARDS

2 EXTERIOR WALL LIGHTING

3 ARCHITECTURAL FEATURE - WROUGHT IRON DECOR

4 RAILING

5 STUCCO TRIM

6 CORBEL

NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSION AND DESIGN ON SITE.
2. **ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDIGN CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1
3. ALL EXTERIOR LIGHTING WILL BE DOWNWARN DIRECTED WITH BULBS SHIELDED FROM VIEW.

MATERIAL & COLOR, LEGEND



CLAY ROOF TILES, BROWN
VEREA



GARAGE DOOR, SPANISH STYLE
WOOD STAINED FINISH,
CUSTOM



STUCCO, ACCESSIBLE BEIGE
SHERWIN WILLIAMS



ACCORDION DOOR,
ALUMINUM W/ BLACK PAINT
PANORAMIC SLIDING



FASICA BOARD, REDWOOD
PAINTED FINISH W/ VAN DYKE BROWN
SHERWIN WILLIAMS



WINDOW,
400 SERIES
ANDERSEN



GUTTER
ALUMINUM W/ BLACK PAINT
GUTTER SUPPLY



RAILING
WROUGHT IRON
CUSTOM

Elevations, Existing & Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045 KEVIN YU PROJECT REP
7540 MOCHA LANE SUITE 100 1777 OAKLAND BLVD SUITE 100
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GORDONKWONG@GKWARCHITECTS.COM KEVINYU@GKWARCHITECTS.COM

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Elevations, Existing & Proposed

A200

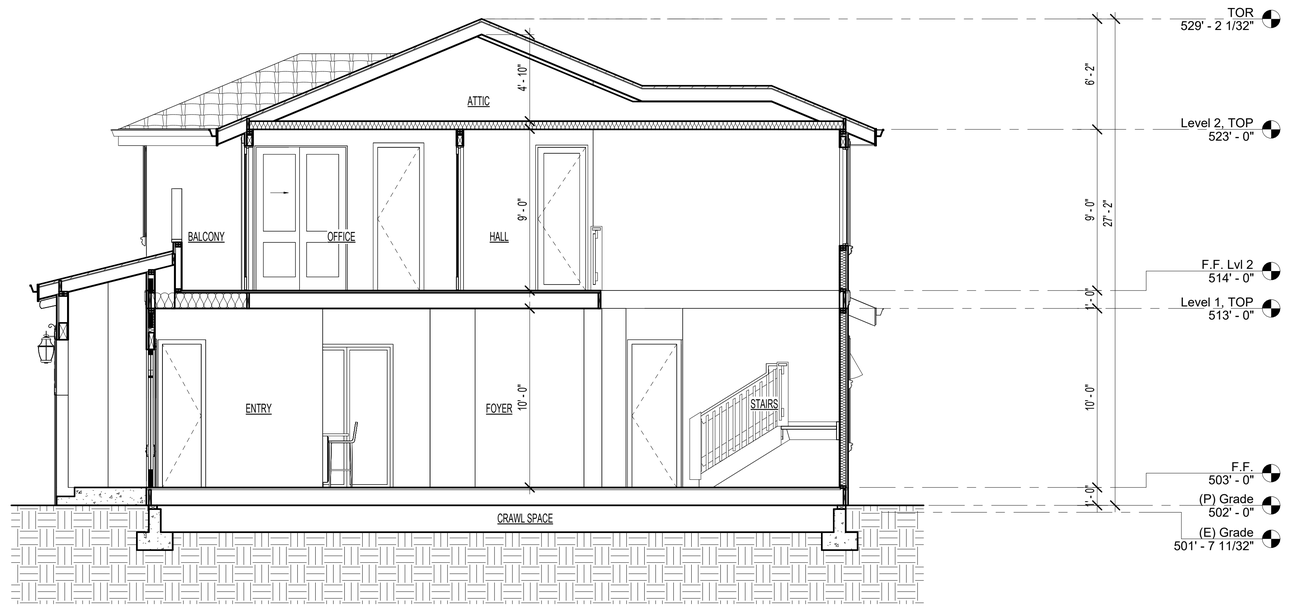
SCALE As indicated

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1 Section AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Section BB
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTIONS, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

GENERAL SECTION NOTES:

1. PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES, S.S.D.
2. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS,
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
3. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER CRC SECTION R302.11.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER CRC SECTION 302.11.
5. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILIGNS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTOIN. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
7. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION PER CBC SECTION 1406, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE WILL BE NO OPEN SPACE EXCEEDING 100 SQUARE FEET PER CBC SECTION 717.26
8. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MINIMUM SEPARATION BETWEEN SECTIONS PER CBC SECTION 717.2.6

EXCEPTIONS: (PER CBC 717.2.6)

2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERTIALS:
   2.1 ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
   2.2 CORROSION-RESISTANT STEEL HAVING A BASE METAL. THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
   2.3 OTHER APPROVED NONCOMBUSTIBLE MATERIALS

Sections, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
750 MENLO AVE, SUITE 100 MENLO PARK, CA 94025
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
750 MENLO AVE, SUITE 100
CAMPBELL, CA 95008 (408) 780-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Sections, Proposed

A300

SCALE 1/4" = 1'-0"

5/14/2025 4:18:40 PM

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TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 06/25/2025

ITEM NO: 2

ADDENDUM

DATE: June 24, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, Site Improvements Requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). **Located at 14331 Capri Drive**. APN 406-32-004. Architecture and Site Application S-24-043 and Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

REMARKS:

Exhibit 12 includes public comments received between 11:01 a.m., Friday, June 20, 2025, and 11:00 a.m., Tuesday, June 24, 2025.

EXHIBITS:

Previously received with the May 28, 2025, Staff Report:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Required Findings and Considerations (Architecture and Site and Zone Change applications)
3. Draft Ordinance for Zone Change, with Exhibit A
4. Recommended Conditions of Approval
5. Letter of Justification
6. Consulting Architect's Report

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

7. Applicant's Response to Consulting Architect Report
8. Consulting Arborist's Report
9. Applicant's Response to Consulting Arborist Report
10. Applicant's Summary of Neighborhood Outreach
11. Development Plans

Received with this Addendum Report:

12. Public comments received between 11:01 a.m., Friday, June 20, 2025, and 11:00 a.m., Tuesday, June 24, 2025

From: [redacted]
To: Ryan Safty; Planning
Subject: Public Hearing - 14331 Capri Dr.
Date: Saturday, June 21, 2025 11:00:30 AM

[EXTERNAL SENDER]

Los Gatos Town Planning Commission:

We recently received a "Notice of Public Hearing" on the proposed development at 14331 Capri Dr. We live right next door to this property and we are concerned about such a large two-story house going up on that lot. Most of the neighborhood is made up of single-story homes. The rooftops of the few two-story houses in the direct neighborhood are not as high as the proposed height at this location. We are especially concerned about this because they are planning to build this extra tall structure right up to the required set back at our shared property line. The house as planned will block our view of the tree tops to the north of us and will shadow our property.

We also have a concern regarding the zoning. Does the single-family residence zoning allow for a house of this size and two rental units on this lot? If they feel the old house needs to be torn down rather than remodeled, why leave up the old garage of the same vintage that houses two rental units? It is a very deep lot. A one-story building with the same square footage could easily be accommodated if the old garage was also demolished. We realize this takes out their rental units, but the current old garage structure will definitely not fit in architecturally with the proposed house.

We have carefully thought about the proposed plans for this house. We looked in detail at the plans online and viewed the story poles to get a real feel for the elevations. We expressed our concerns to the homeowner on April 7, but he said it was too late to make any changes to the plans. We have a historic house and there are many small, quaint houses in the neighborhood. We just want to be sure that this new structure is not out of place for this area.

Thank you for considering our concerns,

Michelle McCormick & Sars Davis
[redacted] Los Gatos, CA 95032
[redacted]

EXHIBIT 12

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A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Kendra Burch, Vice Chair Jeffrey Barnett Susan Burnett Steve Raspe Joseph Sordi Rob Stump
Town Manager:	Chris Constantin
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

VICE CHAIR BURCH: We'll now move on to our Public Hearings portion, Item #2. This item is to consider a request for approval to demolish an existing single-family residence, construct a new single-family residence, site improvements requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential) with a minimum lot size of 8,000 square feet.

The property is located at 14331 Capri Drive. APN 406-32-004, Architecture and Site Application S-24-043, and Zone Change Application Z-23-005. The is categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption.

The property owner is Ravi Kiran Vallamdas, Applicant is Gordon K. Wong, and the project planner is Ryan Safty.

Before we have a Staff Report, did everybody get a chance to visit the site? Are there any disclosures? Okay, great. Mr. Safty, you'll be giving the report?

RYAN SAFTY: Yes, thank you. Good evening, Commissioners.

The Applicant tonight is requesting approval of a Zone Change from Office to Single-Family Residential, demolition of the existing residence, and construction of a new two-story residence with site work requiring a Grading Permit.

Zone changes require Town Council approval, and therefore both applications are going before Planning Commission tonight for a recommendation to the Town Council, who will be rendering the final decision.

The property is located at the corner of Capri Drive and Vasona Avenue and is in a transitional neighborhood with a mixture of commercial and residential uses in the surrounding area. The property is currently zoned Office but has a General Plan designation of Low-Density Residential. The surrounding properties of the west side of Capri Drive all have a Low-Density Residential land use designation and are all zoned R:1-8, except for this property.

As Residential is not a permitted use in the Office zone, the application for a new residence necessitates this Zone Change. As noted in the Staff Report, Staff recommends approval of the Zone Change as it would be consistent with the surrounding neighborhood and the General Plan land use designation.

The existing residence was built in 1940 and was removed from the Historic Inventory by the HPC in 2023. There is an existing two-story structure with two ADUs on the site that were approved in 1989 and are allowed to remain; they're not being reviewed with the application pursuant to State law.

The proposed two-story residence would be of Spanish Mediterranean style and would be approximately 27' tall, stucco siding, and clay tile roof. Although the proposed residence would comply with all applicable Town standards, the proposed residence would be the tallest and largest in the immediate neighborhood.

The Town's consulting architect reviewed the proposal and noted that the property is located in an older neighborhood of mostly one-story traditional homes, and the proposed house would be considerably larger than the other homes in the immediate neighborhood as defined by the Town's Residential Design Guidelines.

Additionally, the consultant recommended nine design changes to simplify the design and improve the project's compatibility with the surrounding neighborhood. The Applicant incorporated seven of the nine recommendations and provided justification for the other two within Exhibit 7 of the Staff Report.

In terms of neighborhood compatibility, the Residential Design Guidelines state that the greatest attention will be given to the immediate neighborhood where nearby homeowners are most likely to be confronted with the new house on a daily basis, and where other residents driving by are most likely to see the new structure in the context of nearby homes.

The Design Guidelines contain a diagram to illustrate standard immediate neighborhood definition which Staff uses when creating the neighborhood analysis that you see in tonight's Staff Report. When looking at the strict definition of the immediate neighborhood, the proposal results in the first two-story home, the largest home by over 1,000 square feet, and the largest FAR in the immediate neighborhood. However, as also noted in the Residential Design Guidelines, lesser consideration can be given for homes located at a great distance from the project site, and there are several factors in determining an immediate neighborhood when illustrative diagram might not be applicable, including location and visibility of the buildings.

As noted in the Exhibit 7, the Applicant notes that the immediate neighborhood, if expanded by one property on both sides on Vasona Avenue, the proposed home

would no longer be the first two-story, and would not be the largest in terms of floor area or FAR. Additionally, there is already an existing two-story structure on the site.

If the Planning Commission feels it is appropriate, they can expand the immediate neighborhood farther than Staff did, however, since Staff uses the example diagram for determining the immediate neighborhood and which properties to include, that does recommend denial of the Architecture and Site Application due to this neighborhood compatibility.

One public comment was received, and that was distributed in yesterday's Addendum Report. As there are two different recommendations within the Staff Report for both different application types, you will see two sets of findings prepared for each of those applications.

This concludes Staff's presentation and we are happy to answer any questions.

VICE CHAIR BURCH: Thank you. Any questions of Staff? Commissioner Stump.

COMMISSIONER STUMP: Ryan, sorry to come back and ask this question again after you've talked about neighborhood compatibility and the immediate neighborhood. As we refer to our Residential Guidelines, and I'm now

referring to a specific page, page 11, that shows a couple of diagrams in there, one with sort of a very just straight line neighborhood and another one with a house on a corner, and with the house on the corner it literally shows the immediate neighborhood in a different way than I thought was being presented here, because it sort of does allow that wraparound and allows that kind of view onto Vasona Avenue, although it's obviously not identified that way in the Residential Design Guidelines. So, how are we defining the immediate neighborhood here?

RYAN SAFTY: Thank you for the question. Staff does have an Exhibit prepared, if Mr. Mullin can pull that up. Essentially, it's going to show what Staff did determine to be the immediate neighborhood in this case, and as mentioned previously, this is a very unique neighborhood in that there are Commercial and Residential across Capri Drive and the actual neighborhood itself seems to start at Vasona Avenue heading west.

The properties highlighted in red are what Staff used for the immediate neighborhood. We did wrap along Vasona Avenue to the west, but essentially Staff's determination ended right before the two properties that the Applicant used for their immediate neighborhood definition, and that would be 589 and 594.

VICE CHAIR BURCH: Are there any further questions of Staff? Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. Thank you, Mr. Safty, for that presentation. Quick question. I know the ADU is not subject to our review tonight, but can you tell us, if you know, how tall is the ADU?

RYAN SAFTY: Thank you for the question. I believe it's listed in the plans as roughly 20', but if you give me a minute, I can confirm that.

COMMISSIONER RASPE: And if you don't have it, I can ask the Applicant as well, I imagine. Out of curiosity then, part B to that question, even though it's on the same lot, would that be part of our analysis of the neighborhood and compatibility?

RYAN SAFTY: It's Staff's understanding that, yes, that does contribute to the neighborhood.

COMMISSIONER RASPE: I appreciate that answer. Thank you.

VICE CHAIR BURCH: All right, are there any other questions of Staff? If there are no other questions of Staff, then we'll now open the public portion of the public hearing on this item and give the Applicant an opportunity to address the Commission for up to five minutes. I have Gordon Wong and Kevin Yu. Please make sure you adjust the

microphone as needed so that we can hear you, and you have five minutes, and since you're both speaking for the Applicant, that's a total.

GORDON WONG: I'm the Applicant, Gordon Wong, and the architect.

KEVIN YU: My name is Kevin Yu, and I am here as the partial representative on behalf of the owner and GKW Architects. We are a local firm residing in the City of Campbell and have been proudly serving the community for the past 16 years.

Our intent is to design a home that not only blends beautifully into the existing neighborhood, but also enhances the overall aesthetic and contributes to the long-term value in the area. We believe this project is a positive step forward and eagerly anticipate working with the Town members and neighbors to ensure it benefits the community as a whole.

We have taken into consideration the recommendations and I would like to provide these findings on these slides.

On the first slide we have the front façade of the house facing towards Capri Drive. This project is also intended to acquire three permits. We have Zone Change, Grading Permit, and the demolition of the existing single-

family home for the new construction. Below, you see is a directory of the professionals that have been working on this project.

This slide outlines the compliance with the Residential Design Guidelines. To begin, the building is complying with the rear setback requirements. Next, we have existing trees that were preserved for privacy screening and natural shade. In addition, this project proposes high-quality materials and craftmanship. For example, we are providing three arches on both floors, solid wood doors, and decorated corbels. Furthermore, this project is compliant with the height, FAR, and the General Plan.

We are taking thoughtful consideration of the community feedback and made a few adjustments to the plans. On this slide we have before and after elevations and sections showing these changes. On the elevations we reduced the window size and flushed the wall of the master bedroom. This was to increase the distance from the building to the properly line as described under sections. We also added privacy planting to alleviate the direct line of sight into the neighboring property. Furthermore, the floor area is reduced from 3,511 square feet to 3,375 square feet.

There we have a map which outlines the neighboring properties within a 400' radius. With comparison, this project is the third tallest and the fourth largest in terms of FAR.

We hope we have addressed some of the concerns, and we're more than happy to work with everyone here to make this project work.

GORDON WONG: Any questions or comments, we are here to help out and understand what we need to do. Thank you.

VICE CHAIR BURCH: All right, thank you. Any questions for the Applicant? Commissioner Stump, then Commissioner Raspe.

COMMISSIONER STUMP: One of the concerns that was brought up by a neighbor—I assume it's at 14333 Capri Drive—was that "This house will block our view of the treetops to the north and will shadow our property." Can you briefly review the shadow study that's been completed? I know you did in your drawings, sheet G-005 did a shadow study. It's pretty geometric, and if you could just give an idea of how the shadows affect the property at 14333 Capri Drive.

GORDON WONG: To bring that sheet on the screen, it's sheet G-005, and we can probably focus on maybe the

winter solstice. A little small and hard to see, but on the lower left-hand corner is probably the one that we need to look at.

Winter solstice at 3:00pm, I think the shadows are cast the other way towards actually Capri Drive. I don't see too much effect there. 9:00am, also, it's going to be cast towards the street and towards the ADU, which is on our site.

VICE CHAIR BURCH: Does that answer your question, Commissioner Stump?

COMMISSIONER STUMP: What about the final time period there?

GORDON WONG: Are you talking about which one, the upper left?

COMMISSIONER STUMP: Far right.

GORDON WONG: Far right is summer solstice 9:00am. The shadows would be cast towards the ADU on our site.

COMMISSIONER STUMP: Okay, thank you.

VICE CHAIR BURCH: Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. Thank you for your presentation. I think you probably heard my question to Staff. The height of the ADU, do you know off the top of your head?

GORDON WONG: It should be about 20’-3”.

COMMISSIONER RASPE: And a second question, if I may, Chair.

VICE CHAIR BURCH: Of course.

COMMISSIONER RASPE: We’ve heard from one neighbor in their response. I’m curious, can you describe your neighborhood outreach, and any other responses you might have heard from other neighbors?

GORDON WONG: We had three neighborhood outreaches. We had one comment that came in recently; we were able to address that comment literally yesterday when we got it. We reduced a window and we recessed a wall to decrease any impact it has to the direct neighbor. We’ve also provided screening with a bush and a plant to avoid any visual intrusion.

COMMISSIONER RASPE: Thank you, and are those incorporated into either your plans or your Condition of Approval?

GORDON WONG: Correct, the plans and the presentation, yes.

COMMISSIONER RASPE: Thank you so much.

VICE CHAIR BURCH: Commissioner Burnett.

COMMISSIONER BURNETT: Thank you, and thank you your coming tonight. A couple of questions. First of all,

did you do anything to reduce the bulk and the mass, which our Town Architect did address that? Of course, as you know, it is the largest house in the area.

GORDON WONG: We did reduce quite a bit of it. We reduced the plate heights of both first and second floor. We complied with seven of the nine comments. We didn't comply with one of them, because complying with that one actually increased the size of the house, so we opted to go another direction which actually reduced the square footage. The final one, I think, was more of an arbitrary… The last one was to avoid a cricket in the roof, and then we sent it back, so that's how that happened.

KEVIN YU: We actually tried multiple design scenarios, and adding a hip roof per the consulting architect's suggestion actually makes the house even taller; that's why we (inaudible) back into the (inaudible) to keep everything as minimal as possible.

COMMISSIONER BURNETT: Could you tell me how much of a reduction in square feet you accomplished, because you're the largest by far at 1,237 square feet of other homes in the area. How much did you reduce that by?

GORDON WONG: I think the square footage was reduced about, including the window…

KEVIN YU: The changes of the windows in the master bedroom, we actually reduced about 15 square feet. However, on the calculation when I look into it, the stairs were actually double counted, so the actual square footage and FAR is actually much lower.

COMMISSIONER BURNETT: I see. May I continue? I have a few. So, going over our architect's suggestions for you, and you said you had responded to seven of them, however, number four I was a little… You said it was detailing the windows to be more consistent with the proposed architectural style, and then there were a couple of options here, and your response was softening the window trim color, so you didn't do any recessing on the windows then? You only changed color on number four?

GORDON WONG: I believe we did a lot of research on the windows. We did check the…

COMMISSIONER BURNETT: You did some recessing?

GORDON WONG: Yes. Yes, we have. You can't see it on the elevation, but in our model, it does show.

COMMISSIONER BURNETT: Okay, because the answer was you just changed the color there, so I was wondering about that one.

GORDON WONG: Oh, I see.

KEVIN YU: I understand we are trying to comply with the consulting architect's consideration; however, it was suggested to be recessed. We would happily do that. Not a problem.

COMMISSIONER BURNETT: Okay, great. Then one more. On number six, add trim at the bottom of the projecting bay. Oh, the rafter tails, that's what… Did you bring them around, or did you just only do them under the window and make them larger?

KEVIN YU: We decided to eliminate the rafter tails of the second floor, but I think this discussion was more about the supporting corbels, which we have enhanced the size of it on the front of the entry and the garage.

COMMISSIONER BURNETT: Thank you.

VICE CHAIR BURCH: Commissioner Sordi.

COMMISSIONER SORDI: Thank you, Chair. Just a couple of questions. I guess I'm a little confused in the sense that it sounds like we got a packet with the design. We saw that the letter came in relatively recently and you made some changes to address the letter, but I don't think you summarized it in your presentation, and I don't think we have it in our packet.

GORDON WONG: It's on slide 3 of presentation.

COMMISSIONER SORDI: What I heard was reduced window sizes facing the neighbor. I heard recessed a wall. I'm interested to know how much you recessed the wall. And then you talked about screening. So, if you could just summarize what you changed in the last couple of days.

GORDON WONG: On the second floor on the left side, you see the top diagram has three windows, and the one on the bottom has two. The one that has three actually had a pop-out. We actually made it flush afterwards to recess it back in to make a little more distance from the neighbor.

Then the slides on the right show a cross-section with the…there's a line-of-sight view. Here's the direct line-of-sight view, so this window is reduced, and then we added screen right here, and see, here is a line right here; this one is flush. So, we reduced this window and made this smaller.

COMMISSIONER SORDI: Okay, thank you. So, a wall was recessed inward.

GORDON WONG: Correct. Or it used to pop out, and we made it flush in the end, and that reduced the square footage.

COMMISSIONER SORDI: And so, it was recessed by a foot or two? Can you say how much?

KEVIN YU: About a foot.

GORDON WONG: One foot.

COMMISSIONER SORDI: And this was done to address the neighbor's concerns?

GORDON WONG: Correct, yes.

COMMISSIONER SORDI: Did you meet with the neighbor to talk through it?

GORDON WONG: We got the letter from Planning. We just met with the neighbor, and we executed it as fast as we could before the hearing.

COMMISSIONER SORDI: Okay, got it. That's it for now, I guess.

VICE CHAIR BURCH: Any other questions? Commissioner Barnett.

COMMISSIONER BARNETT: A couple, if I might. According to the Staff Report, in terms of your outreach to the neighbors there were five where you put not applicable. No one was home, no one was home, no one was home, no one was home. So, I guess the question is did you make any effort subsequently to reach to these neighbors?

GORDON WONG: We did, yes. We went out there. We got out there three times, and one of the times was when the story poles were up, so we kept trying.

COMMISSIONER BARNETT: And so, one, two, three, four, five, you were still unable to reach five of the neighbors?

GORDON WONG: Yes, that's true. We had four Staff members go out, two with Kevin Yu.

COMMISSIONER BARNETT: I appreciate that. Then, if I may?

GORDON WONG: And on the property, our signs there, my contact is there with my office's number, and our website is on the site.

COMMISSIONER BARNETT: Good. So, you began your presentation saying that the home fits in the neighborhood, but the Staff's concern is with the largest square footage; the largest FAR, although not by much; and the height. What is your response to Staff on that?

GORDON WONG: My response is quite a few of those homes were built in the 1940s and it's been quite some time. We do have quite a few properties that need to be rebuilt, I believe, and we are in a transient zoning area. Right across from our house on Capri Drive is the Commercial Office zoning. When we expand the map just a little further we do notice that there are quite a few two-story homes, and on the lot that we're on we have a pre-existing two-story we're trying to match; we're trying to

match the style. We see a lot of houses with tile roofs, a lot of Spanish stucco style homes, so we did walk the neighborhood to take a look at that.

We are trying to also put enough variation on the façade so that there are insets, there is some kind of characteristic that ties it down, and I feel that we've reworked this design both front, inside, outside to try to make that happen, to try to put a good example of a new home in this area.

COMMISSIONER BARNETT: If I may, Chair? Can you say how many two-story homes were in the expanded neighborhood that you researched?

GORDON WONG: Yes, would you put up slide #4? We are located here, Capri Drive/Vasona Avenue. Over here on Knowles Drive our number is actually lower than 25.7. On Knowles Drive there's another one, the height is 26', 24.6 is FAR. This one is 3,111. Over here on Knowles Drive is 30.2%. We have Vasona down here, 30%, so that's only a couple of houses down. And here we have 26.7. So, our immediate neighborhood is kind of…the way that we're chopped up is because we're in a transient spot, but there are quite a few two-story and large homes here.

COMMISSIONER BARNETT: Thank you for those responses.

VICE CHAIR BURCH: Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. You indicated, I think, during your presentation that at least with respect to one of the floors you lowered your plate height from 10’ to 9’, is that correct?

GORDON WONG: That’s correct.

COMMISSIONER RASPE: And is that the second floor?

GORDON WONG: Yes, second floor.

COMMISSIONER RASPE: So, is your first floor still 10’? I’m asking what is your plate height on floor one, and if it’s 10’, is there a way to reduce that to 9’?

KEVIN YU: First of all, it is 10’. We would take into consideration reducing…

GORDON WONG: Well, we would like to keep the 10’, because there are a lot of good things you can do with that in terms of windows and doors. One of the best things is when you do those true light divider windows the optics are far better with the header and the taller windows. So, if we could keep that, it would be really good for the Spanish Mediterranean style. Now, if we reduce it to 9’, then the windows won’t be as high-end, and that’s kind of the thing I notice in a lot of good homes in Los Gatos. I always look at the good brands, Kolbe, true light divider

windows, and we have two street-facing facades, so I think it would really enhance the look of the house in the neighborhood.

COMMISSIONER RASPE: Okay, I appreciate that response. Thank you.

VICE CHAIR BURCH: Commissioner Burnett.

COMMISSIONER BURNETT: Yes, thank you. I went around the neighborhood twice. On the other side of Knowles, yes, there are a few, very few, larger homes. When you come down onto Capri, you go all the way down Capri to the end, or you go down to the middle of Capri and you turn right on Vasona; I did not see second story homes. The only thing I did see was the taller ADU in the back, and then a partial second story on the right-hand side of Vasona, so that neighborhood, your home would definitely stand out as quite a large structure, because there are no other two-story homes in that immediate neighborhood. I know you described on your…but it wasn't in that immediate neighborhood that you have a large home like that.

GORDON WONG: I understand what you're saying. Very difficult to say, because when I walked down Vasona Avenue, 589 Vasona is 27.5' high, and that's three houses down. On Knowles Drive there is a house that's 27.3', and that is two houses down, but you've got to walk down Vasona

and that's where they show up: they're two stories. One more on Knowles Drive is 26' tall. That is an adjacent road, but it's quite close.

COMMISSIONER BURNETT: But that's on Knowles Drive.

GORDON WONG: Knowles, but we are also on Vasona, and I see one, two, and Knowles is literally back-to-back with Vasona when I see it. I would be able to see it from Vasona Avenue.

COMMISSIONER BURNETT: That's interesting, because (inaudible).

GORDON WONG: And I have it on the map, on the presentation.

VICE CHAIR BURCH: Any other questions? All right, thank you. You'll have a chance after we listen to the other public to come back and speak again.

GORDON WONG: Thank you.

VICE CHAIR BURCH: All right, I have one speaker card for Michelle McCormick.

MICHELLE McCORMICK: Good evening, I am Michelle McCormick and I am the neighbor at 14333 Capri Drive. I appreciate the architects trying to make some adjustments. I just heard about it tonight, so we never met with them. We had an opportunity to have some people come through very

quickly a couple of weeks ago, and then just met them today.

I had brought up the concerns to the homeowner and also to the gentleman from the architecture firm when they swung by, and I think they are all the things that you've been talking about, the size of the building for our direct neighborhood.

Yes, Knowles is down the road, it's on a main street, but you think about our neighborhood, you walk around there. I've been there for almost 40 years in that house. I live in a historic house right next door, there are other little historic houses around, and it may not feel like they are in great shape and need to be redone, but we're renovating our house, everybody in that neighborhood is trying to keep their houses looking really nice.

This structure, it's beautiful, it's huge, it's a gorgeous home; it just feels like out of place for the neighborhood, and I had thought it's such a deep lot. It has that garage conversion, and then even more space, and you could do a beautiful one-story home there.

I'm not understanding why you would tear down the old home that was maybe not renovatable, but the old garage is the same vintage, it's a very old original structure,

and the two sitting next to each other, really close to each other as you saw on the map, the home and the garage, just seem out of place, like they not going to match at all if you're concerned about the look of the neighborhood.

I do appreciate, again, the architect and homeowners thinking about how we can make this be not intrusive on the rest of the neighborhood, so I want to give them kudos for doing that, and immediately after getting a response thinking about how they could tweak it, but it feels kind of obtrusive.

I'm also concerned of course about the huge development that's planned across the street and don't want to have anything be like well look, we already built this big building, so why not build a 13-story apartment building across the street? It changes the whole effect of that neighborhood. We were there when the old farmhouse was still there, before 85, and all of the old homes in that neighborhood. Having some of those quaint neighborhoods in Los Gatos really keep the character of the community.

I appreciate you hearing me out and listening to the concerns, and hopefully we can move forward and be agreeable to everything.

VICE CHAIR BURCH: Thank you. Let's see, does anybody have any questions for the speaker? Commissioner Barnett. Can you come back up? Thank you.

COMMISSIONER BARNETT: My question to you is with respect to the modifications that have been explained to you by the owner and architect. Have those somewhat ameliorated your concerns?

MICHELLE McCORMICK: Well, I just heard them now in the presentation; that's the first I've heard of them. Changing the windows, that's a great thing so they're not looking down on the property, and putting up some more vegetation screening, that's great; I do appreciate that. I haven't had a chance to see that design at all. I did look through all of the plans when they were originally put online, but I haven't seen this one.

COMMISSIONER BARNETT: So, you have reservations until you see more?

MICHELLE McCORMICK: Yes, I'd like to just look at that in detail, but again, I do appreciate them immediately trying to look at ways to change that; it's just it is still a large structure.

COMMISSIONER BARNETT: Thank you for that.

VICE CHAIR BURCH: All right, thank you. Mr. Paulson, do we have anybody on Zoom?

DIRECTOR PAULSON: Thank you, Chair. I do not see any hands raised on Zoom.

VICE CHAIR BURCH: All right, so then the Applicant can come back, if you would like. You have three more minutes if there is anything else that you would like to discuss. Do you guys have any further questions for the Applicant? Okay, go ahead and come back up, and I think there might be a question for you. Commissioner Sordi.

COMMISSIONER SORDI: Is it possible to put the site plan up? There was one in the packet that actually showed the setbacks pretty well. That's it right there. Yeah, I'm thinking of another one that had kind of a color coding on the setbacks on the front and side. There we go. If we could enhance that a little bit.

My question is, it's kind of a bigger picture question, when you chose to plot the house, and backing up a little bit, what I did do is I took my handy Google measurement and I measured the distance of this house from all the houses in the neighborhood, and the proximity to the one at 14333 Capri in the post-development condition is pretty close. I think you're actually right at the setback with the lower level, and then you're 5' setback to the second level, and maybe it's a little different now with the recess in the wall. I believe you're right at the

setback, and then on the other side, if I'm reading this right, you've got a lot of room. I see a 10' setback from a properly line and then a 15' setback, I guess, from the street.

Because it doesn't look to me like the house is centered on the lot, and I don't know whether there was a method to your design, or maybe you can walk us through that, because I guess what I'm seeing here is a potential to maybe in the direction where you don't impact the one neighbor who is within 20', because I think everybody else is in like 80' or more in the neighborhood, so just a longwinded question.

GORDON WONG: I understand the weight of the question, and also the weight of the results, and if we were to move the house, because the issue is the distance from the street on Vasona to get the driveway to work, so that's why the house ended up where it was, and also the existing trees and not impacting the roots.

The project was driven with other concerns, not just looking at these concerns, not just looking at the setback, because there are other things that make it work, and we felt that abiding to the rear setback and insetting the second floor would help bring some relief, but at the same time retain the characteristic of the original house,

because that's where the front door was, originally facing Capri, so we were trying to retain that, and retain the garage where it is, because the driveway actually is located in the right spot, but we want it here, because the corner is here, and if we were to put it here, the garage… It's very hard to explain on paper, but we looked at it inside and out, and we were checking the width of the garage, how to get two in there and how to get the driveway in. A lot of moving pieces.

COMMISSIONER SORDI: Maybe I'm not quite understanding it. So, you're saying shifting the house to the north would affect the location of the driveway coming off?

GORDON WONG: It would, yes.

COMMISSIONER SORDI: By moving it closer to the intersection? I don't know what you mean by shifting it. It just looks to me like the driveway might get a little shorter, but it wouldn't necessarily move it east to west.

GORDON WONG: The point is to be able to park a car on that driveway; that was the issue.

COMMISSIONER SORDI: Oh, okay. So, it's the depth of the driveway?

GORDON WONG: Yes,

COMMISSIONER SORDI: Okay, got you.

VICE CHAIR BURCH: Any other questions? All right, no, then thank you very much. We're going to close the public portion of the public hearing, and now I invite my Commissioners to ask questions of Staff and have any conversation. Questions of Staff or any comments? Commissioner Barnett.

COMMISSIONER BARNETT: I can break the ice here. My concern is although the height, FAR, and square footage are within the allowable limits, that we have to look at the Residential Design Guidelines to see if those comply given the limitations that are complied with.

In other words, I think the Residential Design Guidelines trump the maximums, and the comments made by the consulting architect, Mr. Cannon, that the property does not blend with the smaller homes in the neighborhood, that the height and bulk at the front and side are significantly greater than those of adjacent homes, that the architectural style is to be with sensitivity with the surrounding neighborhood, and height and bulk and the front and sides must be considered.

My concerns are this house just isn't a house that complies with all those Residential Design Guidelines requirements, and I look forward to comments from my fellow commissioners. Thank you.

VICE CHAIR BURCH: Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. Apologies to my fellow commissioners, but I will take the opposite side of that discussion. This home, it's not in dispute that it complies with FAR, complies with height limitations—in fact, it's 3' lower than the maximum height they could have built—complies with setbacks, complies with lot coverage, and complies with parking.

The issue seems to be that it's going to be the first two-story in the neighborhood, and we've had this discussion before; there is always going to be a first. I think maybe a different way to think about it is if we don't allow this two-story, are we then going to say that you can only build one-stories in this neighborhood? That seems to me to be a prohibitive limitation given what properties and real estate costs in Los Gatos, and of course we have a mandate to try to include our housing inventory/housing stock. It seems to me that given that they are in the proscriptions and the only violation seems to be that it doesn't fit the neighborhood, I think, again, this is probably one of those examples of a neighborhood that will likely change as time goes on, and somebody has to be first.

So, generally thinking, those are my thoughts. Again, unless we're going to require only one-story homes in this neighborhood, or require below-grade construction, which is expensive, I don't see an alternative to allowing the first two-story home to be built. Thank you, Chair.

VICE CHAIR BURCH: Thank you. Commissioner Burnett.

COMMISSIONER BURNETT: Yes, thank you. My feelings are I really agree with Commissioner Barnett. When you look at the Design Guidelines, you can go through, there are many numbers starting with 2.1, neighborhood patterns that this home does not fit in, and what Commissioner Raspe is saying is that if we don't do this, then there are no two-story homes. I don't think that's what we're saying.

I think we're saying this is too large. You can have a two-story home. You can have a one-and-a-half-story home that would fit more with the neighborhood and be more in line with the feeling of a neighborhood. The bulk and mass of this is, I think, way out of scale; even our Staff recommended a denial of this project because of that.

So, I don't think we're saying you can't have a two-story home. There are two-story homes in the area, but I think this one is way above. I mean, it's 1,237 square

feet larger than any other home in the area, so I think you can do homes, but I think this is just too large of a home, and I think the style is not congruent with the neighborhood as well.

VICE CHAIR BURCH: Any other comments? Commissioner Stump.

COMMISSIONER STUMP: I think this is a project that we're truly on the fence in some ways. I appreciate Commissioner Raspe's position on this as well, and I think it's got a lot of merit based on all the things that they do conform with, and I can definitely see both sides to this story, definitely, so I'm not sure even as I'm saying this what direction I'm fully leaning, so I look forward to hearing a few more comments made.

VICE CHAIR BURCH: Commissioner Sordi.

COMMISSIONER SORDI: Happy to make a few more comments. With respect to the two-story issue, I think I'm aligned pretty well with Commissioner Raspe. I think that you're dealing with a neighborhood with much older homes, completely different era of architecture. You're also dealing with a neighborhood that's really eclectic in terms of styles, lot sizes, you've got a whole lot of different stuff going on there and there's not a uniform pattern or vision, even with respect to architectural styles, so the

line of questioning I was following was a little bit more focused on the Design Guidelines and Development Standards not affecting any one person unfairly, and so I'm focused a lot on that immediate next door neighbor, but with respect to the greater neighborhood, I'm not to hung up on having a two-story house; I'll just say that.

VICE CHAIR BURCH: I'll add my own comments, because I agree. I see it both sides, and I think through many years we've seen a lot of homes that do feel like they are at a point of transition, whether we're talking about a neighborhood that newer people are moving in, remodeling the homes, or going from a Commercial zone to a Residential zone, and one of the things we've consistently talked about during those types of meetings with a home at that kind of transition point is how you help the homeowners blend in with the overarching neighborhood, and that is one of the things that is consistently said when you are looking at a neighborhood or a zone that has predominantly single-story homes. But we are realistic. You're right, it's expensive to buy homes here. I think people should be able to have room for their families, so you're not opposed to having a second story.

There has been a lot of discussions about how you make the second story a little bit less visible at the

front vertical plane, and usually that's by setting that back from the front at a minimum of 5', having a lower plate height on the second story, doing things that just make that second floor more sensitive. I know that that's been a comment through the years that we've discussed a lot with neighborhoods in transition, because I am very much in agreement that I am not opposed to this being a second story.

My concern is when you visually look at the compatibility in the neighborhood, how you have a second-story home blend in with the immediate neighborhood, so to me a second story is fine.

I also think the architectural styles through this neighborhood run the gamut, so I don't have a problem with the architectural style either.

I think the main thing is that the bulk and mass, that the sidewalk, I guess, is the way I'll say that, and I think that that could probably be resolved by making the second-floor setback with a smaller floor plate.

That would be my comments. Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. Actually, I'm going to join in the Chair's comments. Again, I voice my opinion regarding two stories generally, and this home specifically, stylistically I think it's a well done home,

but I think they're probably correct, there's probably a way to break up the front massing at least without altering too much the practical uses of the second floor of the building, so I would enjoy exploring that a little bit, although I think as a commission it's not our job to redesign the building.

I also want to just float out there, I think there are three considerations before us tonight, one of which is the demolition and construction, but the zoning and the grading, and in my view, as long as we should touch on those. It seems to me that this house is kind of an anomaly already in that it is a Residential zoned Office, so cleaning that up, I would move to recommend to Town Council that they approve that, and grading seems to me to be not overly problematic on this particular site, so with respect to those two issues.

VICE CHAIR BURCH: I think you were cheating off my notes. So, yes, the exact thing I was going to say is how about we address the zoning change? Do any Commissioners have any concerns or issues with this zoning change? Excellent.

And then the same thing, the Grading Permit. Does anyone have any concerns about the Grading Permit? Okay, so great. Two checkmarks against those.

Basically, now we're at the point with the Architecture and Site. Does anyone want to venture a motion? Is there any further discussion? Commissioner Raspe.

COMMISSIONER RASPE: Chair, let me proffer a solution, and based just on your discussion, and I think you and I, Commissioner Stump, and I'm not sure where… I think we're aligned; four of us would be amenable to recommending to Town Council to approve a two-story structure on this lot, including these plans, subject to our provision of the front façade to break up the massing at least on the Capri Drive of the property. If I were to make a motion and recommendation, that would be it. So, if you want to take a straw vote among the Commissioner to see if that works, great.

VICE CHAIR BURCH: Any comments? Commissioner Stump.

COMMISSIONER STUMP: I was going to say I agree.

VICE CHAIR BURCH: Commissioner Burnett.

COMMISSIONER BURNETT: Can you be more specific about how much mass? What would that look like? We're not going to see it again. Who would be in charge of…

VICE CHAIR BURCH: In the Residential Design Guidelines 3.3.2 there is a note about the second floor

being set back a minimum of 5'. Would you be comfortable if you added that comment to your motion?

COMMISSIONER BURNETT: I think they need more direction from us.

COMMISSIONER RASPE: That would be perfect.

VICE CHAIR BURCH: Does that answer your questions? If we included something that tied directly back to the Residential Design Guidelines?

COMMISSIONER BURNETT: Yes.

VICE CHAIR BURCH: Okay. Any other comments? Commissioner Barnett.

COMMISSIONER BARNETT: I'll clarify that. I'm certainly okay with a two-story home. For me, the issue is not the setback, although that would help the front façade a lot, but the overall mass I think is still a problem in relation to the neighborhood. Yes, neighborhoods transition, they have to, and there shouldn't be a restraint that certainly homes conform in size and mass to the existing, but I think here it's out of scale, and so I'm not comfortable saying that just dealing with the façade is sufficient. Otherwise, I think I'm in agreement with everyone else.

VICE CHAIR BURCH: Okay. Commissioner Burnett.

COMMISSIONER BURNETT: Actually, I still do agree with Commissioner Barnett. Setting the second story back is maybe a step, but I still have the same concerns he does on this issue, so I wouldn't be supporting it.

VICE CHAIR BURCH: Okay. Commissioner Sordi.

COMMISSIONER SORDI: One thing I kind of overlooked since we're so focused on the structure, I did want to make sure that we address screening, since it seems like the Applicant has a pretty good reason to not move the house farther to the north as I suggested, and I don't know that we have seen sufficient detail or whether we should just prescribe more specific detail associated with the screening on the south side to protect the neighbor's privacy.

I think that I saw in the packet that there were like three 24-inch box trees in the front yard, new, to be planted, and if we could at least match that on the side. I'm not an expert on landscaping, but if we could have something that's robust and significant enough that we do address privacy issues on the south side. I just want to make sure we get that in the motion.

VICE CHAIR BURCH: I think that's a good idea. I think we could direct them to work with Staff on that specific item. Commissioner Raspe.

COMMISSIONER RASPE: Just a point of mechanics. Mr. Safty, do you need one motion for three recommendations? Since my suspicion is that Commissioners are not going to be aligned on all three points, how would you like to see the recommendation to Town Council?

RYAN SAFTY: Thank you for the question. I'd recommend following the findings in breaking it out into two pieces, the zone change and the Architecture and Site Application. Technically the Grading Permit is tied into the Architecture and Site Application.

One other thing to note is that if the Planning Commission wants to go with the proposed changes that were shown in the slides, that we need to condition those. Staff has not received those updated plans.

COMMISSIONER RASPE: Chair, let's try the zoning motion first.

VICE CHAIR BURCH: That would be great.

COMMISSIONER RASPE: Then I move to recommend to Town Council with respect to the property located at 14331 Capri Drive, APN 406-32-004, Architecture and Site Application S-24-043, and Zone Change Application Z-23-005, that Town Council approve the request for a Zone Change from O, Office, to R-1:8, and I can make all the required findings as set forth in our packet.

VICE CHAIR BURCH: Thank you. Is there a second? Commissioner Stump.

COMMISSIONER STUMP: Second.

VICE CHAIR BURCH: Any discussion? All right, if not, I'll call the question. All in favor? Passes unanimously.

Now, who wants to venture a motion on the second half of this application?

COMMISSIONER RASPE: I can try again.

VICE CHAIR BURCH: I appreciate you today.

COMMISSIONER RASPE: I would move to recommend approval to Town Council with respect to the demolition of an existing single-family residence and the construction of a new single-family residence, and site improvements, including a Grading Permit, to property located at 14331 Capri Drive, APN 406-32-004, Architecture and Site Application S-24-043, and Zone Change Application Z-23-005.

I can make all required findings as set forth in our packet, with the following further recommendations to Town Council. First, that with respect to the second floor there be a 5' setback incorporated as per our Design Guidelines; that there be on the south side of the building a screening such that privacy is ensured between the adjoining property neighbors; the other conditions as set

forth in tonight's discussion, which the Applicant put forth on the screen but were not necessarily included in our packet, that those would be included as part of our recommendations. I can make all required findings.

VICE CHAIR BURCH: I want to ask a quick question of Mr. Safty. As far as the screening goes, when we are doing something like this and prescribing it from up here, but we want to make sure that the screening is meeting the privacy needs of the neighbor, do we normally need to say something like that is approved by the neighbor also? Do you get something in writing? How do you typically go about that?

DIRECTOR PAULSON: I'll jump in. I think here we have a little bit of time, because this is going to be a recommendation to Council, so that will give the Applicant's team time to prepare potentially any revisions they're going to propose to try to address the conditions that are being added in addition to the screening that is proposed. As I think the neighbor mentioned, that was the first time she had seen it, so she would like to have the chance to take a look at it, so I think there will be some time for some back and forth there on that, so I think at this point we're okay.

VICE CHAIR BURCH: Okay, thank you. All right then, is there any discussion about the motion? Commissioner Barnett.

COMMISSIONER BARNETT: I thought the maker of the motion agreed with Commissioner Burnett with respect to a reference to the Residential Design Guidelines. Maybe I misunderstood. Can you clarify?

COMMISSIONER RASPE: Sure. I referenced in my motion the second story 5' setbacks in accordance with the Residential Design Guidelines. I believe that was the extent of my reference to them.

VICE CHAIR BURCH: All right, is there a second? Oh, sorry, Commissioner Sordi.

COMMISSIONER SORDI: Just a clarifying question. At least the way I read the plans, right now there is a setback of 5', I think, at least on the south side of the second story as compared to the first story. I just wanted to clarify.

COMMISSIONER RASPE: To clarify my motion, 5' setback from the Capri Drive side.

COMMISSIONER SORDI: Oh, from the Capri side. Got it, okay. Not the south side. It's additional from the Capri side. Got it. Okay, thank you.

COMMISSIONER RASPE: My motion is so amended, please.

VICE CHAIR BURCH: All right, do we have a second? All right, Commissioner Sordi. Any further discussion? All right, I will call the question. All in favor. Opposed. It passes 4-2. Are there any appeal rights. I mean, this is a recommendation.

DIRECTOR PAULSON: Thank you, Chair. No. Because it's a recommendation, there are not appeal rights. It will next go to the Town Council sometime probably in August or September, and we will see what their action is at that point.

VICE CHAIR BURCH: All right, then that closes the public portion of our hearing.

(END)

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 09/10/2025

ITEM NO: 2

DATE: September 5, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval of a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). **Located at 14331 Capri Drive**. APN 406-32-004. Zone Change Application Z-23-005. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. Property Owner: Ravi Kiran Vallamdas. Applicant: Gordon K. Wong. Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for approval of a zone change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet), located at 14331 Capri Drive.

PROJECT DATA:

General Plan Designation:	Low Density Residential
Current Zoning Designation:	O, Office
Applicable Plans and Standards:	General Plan
Parcel Size:	13,092 square feet

Surrounding Area:

	Existing Land Use	**General Plan**	**Zoning**
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Commercial	Neighborhood Commercial	C-1
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15061(b)(3): Common Sense Exemption.

FINDINGS:

- The application is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment. The application proposes to change the zoning classification of a property to be consistent with the underlining General Plan Land Use Designation. The associated Architecture and Site Application (S-24-043) for construction of a new residence and site grading is Categorically Exempt pursuant to the California Environmental Quality Act, Section 15303: New Construction.
- The proposed zone change is consistent with the General Plan and its Elements.

ACTION:

The Planning Commission will provide a recommendation to the Town Council who will render the final decision on the proposal.

BACKGROUND:

The subject property is located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The 13,092-square foot lot is zoned O (Office) and is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure which includes two permitted Accessory Dwelling Units, one on each floor.

The applicant submitted an Architecture and Site application (S-24-043) to demolish the existing residence and construct a new, two-story single-family residence and associated site grading, and a Zone Change application to change the property zoning from O (Office) to R-1:8 (Single-Family Residential) to match the existing and proposed use and underlining General Plan Land Use Designation of Low Density Residential. The proposed zone change requires a recommendation from the Planning Commission with a final decision being made by the Town Council.

This Zone Change application, as well as the associated Architecture and Site application, was reviewed by the Planning Commission on June 25, 2025. The Planning Commission forwarded a recommendation for approval to the Town Council on both applications (Exhibit 4). However, following this meeting and in consultation with the Town Attorney, it was determined that the Zone Change application did not receive proper public notification pursuant to Government Code Section 65854. Therefore, this application, with proper noticing, is coming back before the Planning Commission for a recommendation to the Town Council.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is 13,092 square feet, located at the southwest corner of Capri Drive and Vasona Avenue (Exhibit 1). The property is currently developed with a 1,128-square foot single-family residence and a detached, 1,150-square foot, two-story structure including two permitted ADUs. Single-family residential development surrounds the property with a commercial use located across Capri Drive, east of the subject site.

B. Project Summary

The applicant proposes a zone change from O (Office) to R-1:8 (Single-Family Residential) (Exhibit 5).

C. Zoning Compliance

A single-family residence is a permitted use in the R-1:8 zone. The proposed residence, with approval of the zone change, is in compliance with the maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements for the property, applicable to the R-1:8 zone.

DISCUSSION:

A. Zone Change Analysis

To facilitate the Architecture and Site application for a new single-family residence, the applicant is requesting approval of a zone change from O to R-1:8. Residential is not a permitted use in the O zone, and residential uses are only allowed in the O zone with a Conditional Use Permit when a part of a mixed-use project. The proposal to demolish and replace the existing single-family residence necessitates this zone change.

The property is zoned O, but has a General Plan Land Use Designation of Low Density Residential. The surrounding neighboring properties on the west side of Capri Drive are all zoned R-1:8 (Exhibit 1). The proposed zone change from O to R-1:8 is consistent with the surrounding neighborhood.

The applicant proposes a new single-family residence on a R-1:8 zoned property. Single-family residential is a permitted use in the R-1:8 zone. The 13,092-square foot property complies with the 8,000-square foot minimum lot size, as well as the minimum frontage and depth requirements for R-1:8 properties. The proposed new residence would comply with all applicable R-1:8 zoning requirements, including maximum allowable floor area, building height, setbacks, lot coverage, and on-site parking requirements.

B. General Plan

The proposed R-1:8 zoning would conform with the existing General Plan Land Use designation of Low Density Residential. Pursuant to the General Plan, "the Low Density Residential designation provides for single-family residential properties located on generally level terrain."

The surrounding neighboring properties on the west side of Capri Drive all have a Low Density Residential General Plan Designation and are zoned R-1:8 (Exhibit 1). The proposed zone change from O to R-1:8 is consistent with both the General Plan and surrounding neighborhood.

PUBLIC COMMENTS:

Story poles (for the Architecture and Site application) and signage (for both applications) were installed on the site and written notice was sent to property owners and tenants located within 300 feet of the subject property. One public comment was received prior to the June 25, 2025, Planning Commission hearing, which was related to the design of the residence. No public comment was received regarding the Zone Change application. At time of publication of this report, no additional public comments have been received.

CONCLUSION:

A. Summary

Due to a public noticing error, this Zone Change application is coming back before the Planning Commission for a recommendation to the Town Council on approval. On June 25, 2025, the Planning Commission unanimously forwarded a recommendation of approval on the Zone Change application to the Town Council. The proposed zone change would be consistent with the existing General Plan Land Use Designation and the existing pattern of land uses and zones surrounding the subject parcel (Exhibit 1).

B. Recommendation

Based on the analysis above, staff recommends that the Planning Commission forward a recommendation to the Town Council for approval of the Zone Change application by taking the following actions:

1. Make the finding that the project is not subject to the California Environmental Quality Act Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment (Exhibit 2);
2. Make the finding that the proposed zone change is consistent with the General Plan and its Elements (Exhibit 2); and
3. Forward a recommendation of approval of Zone Change application Z-23-005 to the Town Council.

C. Alternatives

Alternatively, the Planning Commission can:

1. Continue the matter to a date certain with specific direction;
2. Provide a recommendation for approval with modification to the Town Council; or
3. Forward a recommendation for denial to the Town Council providing findings for denial.

EXHIBITS:

1. Location Maps (including General Plan Land Use Designations and Existing Zoning)
2. Required Findings
3. Draft Ordinance for Zone Change, with Exhibit A
4. Planning Commission Meeting Minutes, June 25, 2025
5. Letter of Justification
6. Project Plans

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14331 Capri Drive

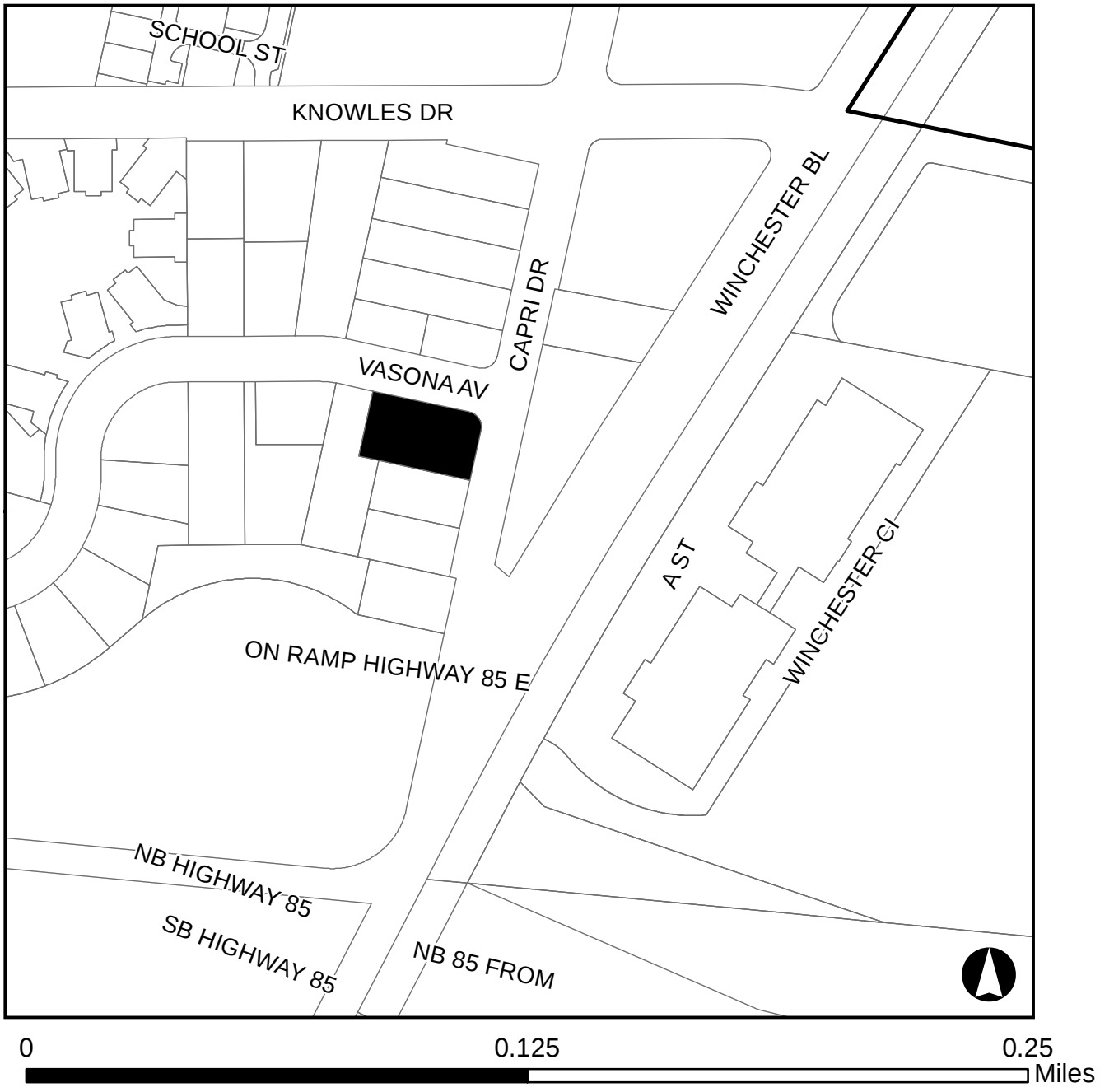
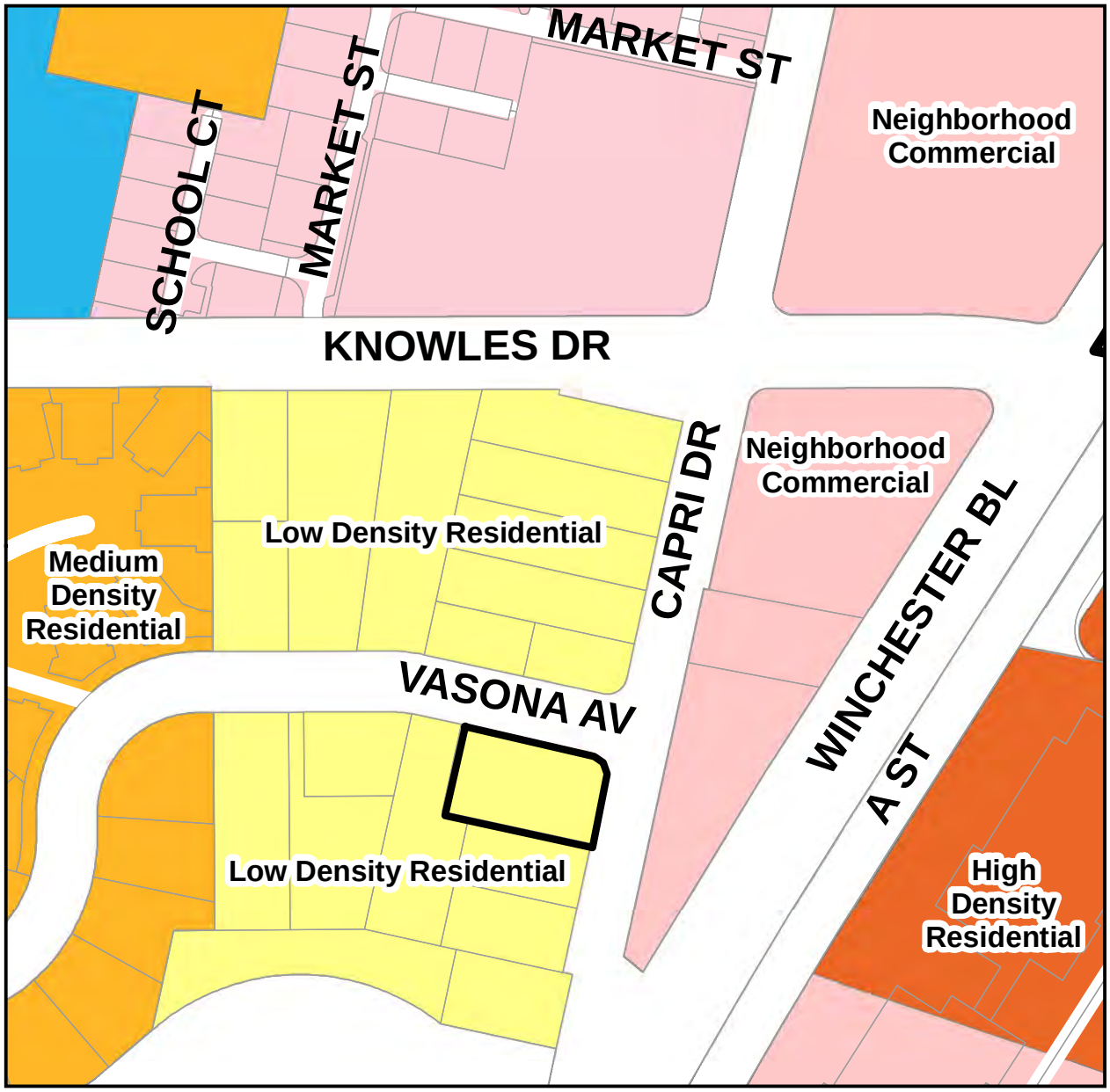


EXHIBIT 1

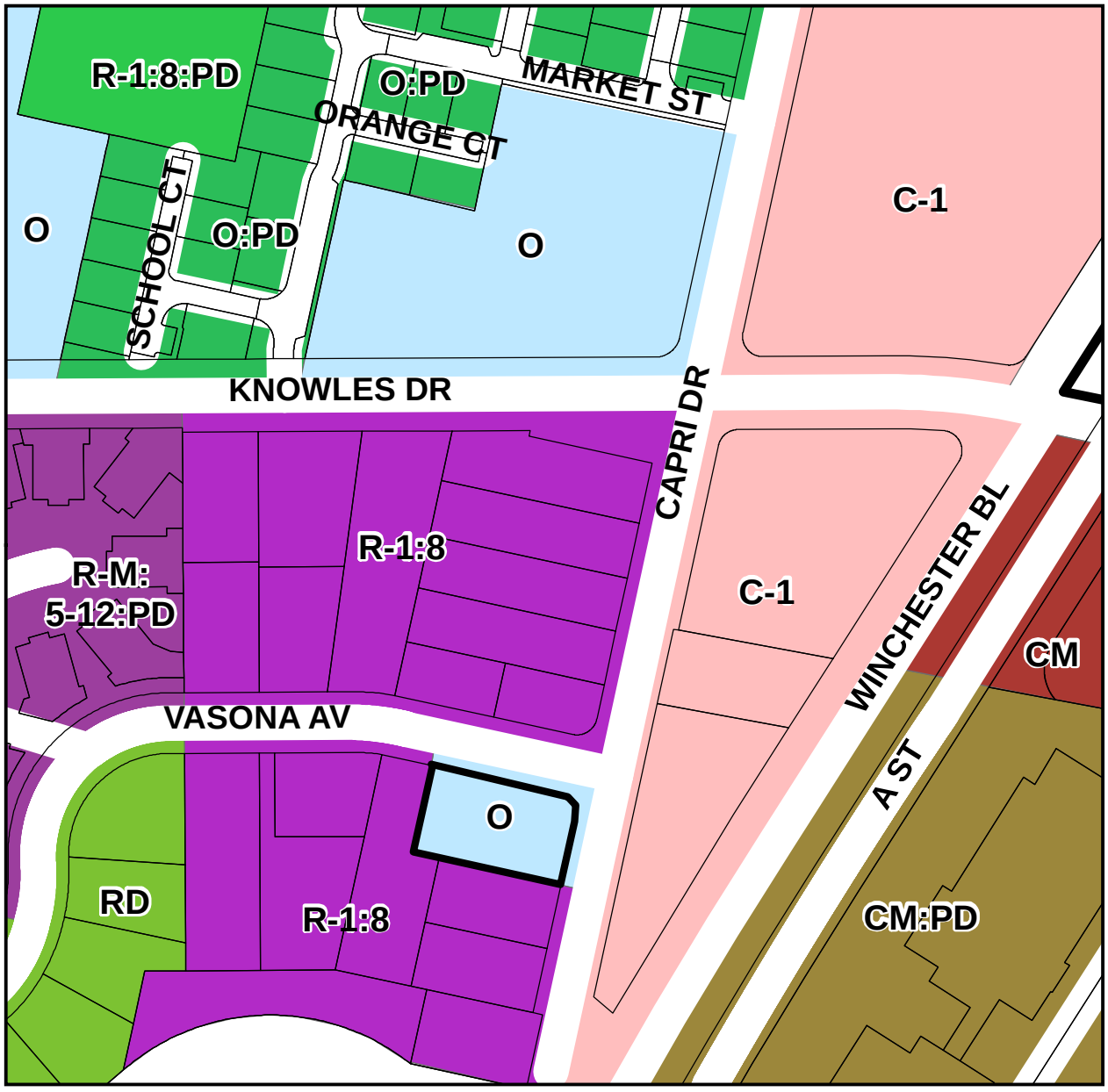
14331 Capri Drive

Existing Land Use Designation



14331 Capri Drive

Existing Zoning



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PLANNING COMMISSION – *September 10, 2025*
REQUIRED FINDINGS FOR:

14331 Capri Drive
Zone Change Application Z-23-005

Consider a Request for Approval of a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required findings for CEQA:

- That the project (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment. The application proposes to change the zoning classification of a property to be consistent with the underlining General Plan Land Use Designation. The associated Architecture and Site Application (S-24-043) for construction of a new residence and site grading is Categorically Exempt pursuant to the California Environmental Quality Act, Section 15303: New Construction.

Required consistency with the Town's General Plan:

- The proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use Designation.

DRAFT

DRAFT

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Draft Ordinance: subj
modification by Town Council based on deliberations and direction

DRAFT ORDINANCE

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING THE ZONING FROM O (OFFICE) TO R-1:8 (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE OF 8,000 SQUARE FEET) FOR PROPERTY LOCATED AT 14331 CAPRI DRIVE.

WHEREAS, the applicant, Gordon K. Wong, proposes to demolish the existing single-family residence, construct a new single-family residence (S-24-043), and change the zoning classification of the property from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet);

WHEREAS, the existing property is zoned O, which is inconsistent with the Low Density Residential General Plan Land Use Designation for this property, which provides for, "single-family residential properties located on generally level terrain;"

WHEREAS, the proposed new single-family residence necessitates this zone change as single-family residential is not an allowed use in the O zoning classification;

WHEREAS, Government Code Section 65860 requires that zoning be consistent with General Plan land use designations;

WHEREAS, staff recommends approval of the zone change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet) in order to be consistent with both the General Plan and surrounding neighborhood.

NOW, THEREFORE, THE PEOPLE OF THE TOWN OF LOS GATOS AND THE TOWN COUNCIL DO HEREBY ORDAIN AS FOLLOWS:

1. The Zoning Map in the Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property at 14331 Capri Drive (Santa Clara County Assessor Parcel Number 406-32-004) as shown on the map attached hereto as Exhibit A, and is part of this Ordinance, from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet).

2. This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ___ day of _____ 2025, and adopted by the following vote as an ordinance of the Town of Los Gatos at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025.

3. This ordinance takes effect 30 days after it is adopted.

4. In lieu of publication of the full text of the ordinance within fifteen (15) days after its passage a summary of the ordinance may be published at least five (5) days prior to and fifteen (15) days after adoption by the Town Council and a certified copy shall be posted in the office of the Town Clerk, pursuant to GC 36933(c)(1).

5. The proposed zone change is exempt pursuant to CEQA, Section 15061(b)(3), because it can be seen with certainty that it will not significantly affect the physical environment in that it aligns the regulations with existing land use. The associated Architecture and Site Application (S-24-043) for construction of a new residence and site grading is Categorically Exempt pursuant to CEQA, Section 15303: New Construction.

COUNCIL MEMBERS:

AYES:

NAYS:

ABSENT:

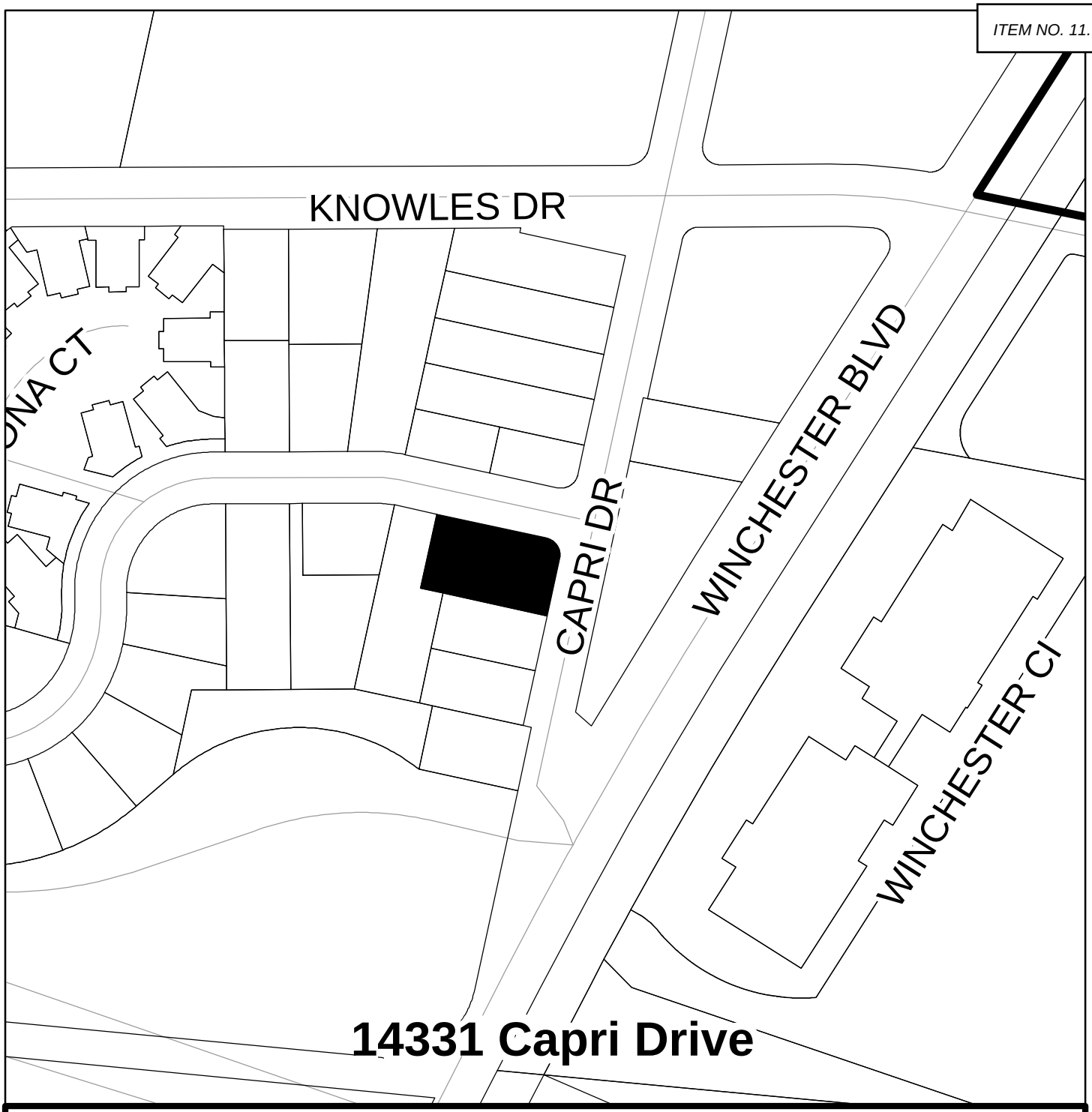
ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA



TOWN OF LOS GATOS

Application No. Z-23-005 **A.P.N. #** 409-32-004

Change of zoning map amending the Town Zoning Ordinance.

☒ **Zone Change** **From: O: To: R-1:8**

☐ **Prezoning**

N

Forwarded by Planning Commission **Date:**

Approved by Town Council **Date:** **Ord:**

Clerk Administrator **Mayor**

EXHIBIT A

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TOWN OF LOS GATOS

PLANNING COMMISSION REPORT

MINUTES OF THE PLANNING COMMISSION MEETING JUNE 25, 2025

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 25, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, and Commissioner Rob Stump.
Absent: Chair Emily Thomas.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – June 11, 2025

MOTION: **Motion** by **Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **14331 Capri Drive**
   Architecture and Site Application S-24-043
   Zone Change Application Z-23-005
   APN 406-32-004
   Applicant: Gordon K. Wong
   Property Owner: Ravi Kiran Vallamdas
   Project Planner: Ryan Safty

   Consider a request for approval to demolish an existing single-family residence, construct a new single-family residence, site improvements requiring a Grading Permit,

and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet). Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Kevin Yu (Architect)

Our intent is to design a home that blends into the existing neighborhood, enhances the overall aesthetic, contributes to the area's long-term value, and benefits the community as a whole. The building complies with the setback requirements, height, FAR, and the General Plan. 16 trees were preserved for privacy screening and natural shade. This project will use high-quality materials and craftmanship. We have adjusted our plans in consideration of the community feedback, such as reduced window sizes, flushed the wall of the master bedroom to increase the distance from the building to the properly line, added privacy planting to alleviate the direct line of sight into the neighboring property, and reduced the floor area. This project is the third tallest and the fourth largest in terms of FAR.

Michelle McCormick,

I am the neighbor at 14333 Capri Drive. I appreciate the architects making adjustments, but I had brought up concerns to the homeowner regarding the size of the building. For our direct neighborhood, Knowles is down the road and is our main street, but the proposed home, although beautiful, is huge and out of place in our neighborhood. The lot is so deep it would be easy to build a beautiful one-story home there. The garage is the original structure that went with the old home that is now demolished, and it doesn't match this new modern proposed home.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Raspe** to recommend Town Council approval of a Zone Change application for 14331 Capri Drive. **Seconded** by **Commissioner Stump**.

VOTE: **Motion passed unanimously.**

MOTION: **Motion** by **Commissioner Raspe** to recommend Town Council approval of an Architecture and Site Application, including a Grading Permit, for 14331 Capri Drive, with added recommendations to modify the plans to incorporate a five-foot second-floor setback consistent with Residential Design Guideline 3.3.2, and inclusion of the applicant's design suggestions noted during the hearing to modify the master bedroom window size, recess the wall, and incorporate planting screening.

Commissioner Raspe amended the motion clarify the five-foot second-floor setback is for the Capri Drive side of the property.

Seconded by **Commissioner Sordi.**

VOTE: **Motion passed 4-2 with Commissioners Barnett and Burnett dissenting.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Community Development Director

- Town Council met 6/17/25:
    - Heard an appeal of the denial of the Planning Commission decision on 16511 Cypress way related to the garage and directed staff to return with a resolution granting the appeal.
    - Approved a Tolling Agreement for a housing development at 101 Blossom Hill Road, one of the SB 330 projects, to give time for staff and the property owner to wait for the outcome of the declaratory relief filed by the Town.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee
Commissioner Burnett

- HPC met 6/25/25 and heard six items:
    - One was rescheduled.
    - Two were preliminary reviews.
    - One regarding a sliding door and was denied.
    - One regarding replacement windows was approved.
    - The HPC will try to have a workplan for the HPC to be presented to the Town Council.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
June 25, 2025 meeting as approved by the
Planning Commission.

_____
/s/ Vicki Blandin

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Gordon Wong, AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Suite 109
Campbell, CA 95008
408-315-2125 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

To: **Town of Los Gatos, Planning Department**
110 E Main St
Los Gatos, CA 95030

Address: **14331 Capri Drive**
Los Gatos, CA 95032

App. No.: **AS-24-043**

From: **Gkw Architects, Inc.**

Letter of Justification For Zone Change

This application is requesting a zone change from O (Office) to R-1:8 (Single-Family Residential). The existing condition of the site consists of a single-family residence and a two -story detached accessory dwelling units (one on first floor and one on 2nd floor). In addition, the zoning of the adjacent neighborhood is R-1:8, except for the property facing roughly Northeast which is zone C1. Yet, that property is not really part of the neighborhood as the right of way is facing out towards Winchester Blvd.

Proceeding forward with the zone change from O to R-1:8, which we believed, will be beneficial to the whole area as it matches the surrounding residential neighborhood. We also recognized that the Town of Los Gatos's general plan land use indicates the area to be Low Density Residential which adds supporting evidence to the zone change. Furthermore, it doesn't make sense to keep the existing zone (Office) as developing future office space does not conform with the existing residential neighborhood.

With the Town's approval, this will make it feasible for the property owner's wishes to construct a future proposed single family residence through Architectural & Site Review after the zone change. The proposed single family residence will replace the existing one-story single family residence, while the two-story detached accessory dwelling unit will remain. The new proposed single residence will enrich the neighborhood and enhance the land value throughout.

EXHIBIT 5

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VALLA MDAS RESIDENCE

LOS GATOS — CALIFORNIA

SCOPE OF WORK

ZONE CHANGE APPLICATION:
-ZONE CHANGE REQUEST FROM O TO R-1:8 (TO BE APPROVED WITH ARCHITECTURAL & SITE REVIEW)

~~**MINOR RESIDENTIAL APPLICATION - RESIDENTIAL REMODEL & ADDITION**~~
~~- DEMOLISH NO MORE THAN 50% OF EXIST NG ONE - STORY S NGLE FAM LY RESIDENCE~~
~~- PROPOSED ADDITION TWO - STORY S NGLE FAM LY RES DENCE~~

ARCHITECTURAL & SITE REVIEW:
- DEMOLITION OF EXISTING ONE-STORY S NGLE FAM LY RESIDENCE
- DEMOLITION OF EXISTING DETACHED GARAGE & ADU
- PROPOSED NEW CONSTRUCTION (RESIDENTIAL BUILDING - TWO-STORY SINGLE FAMILY RESIDENCE

BU LDING NFORMATION MODEL



PROJECT INFORMATION

OWNER:	[redacted] 14331 CAPRI DRIVE, LOS GATOS, CA 95032 [redacted]
ARCHITECT:	GKW ARCHITECTS, NC. GORDON K WONG, AIA, LEED GA, CSLB 710 E MCGLINCY LANE SUITE 109, CAMPBELL CA 95008 (408) 315-2125 | GORDONKWONG@GKWARCHITECTS.COM
PROJECT LOCATION:	14331 CAPRI DRIVE, LOS GATOS, CA 95032
APN:	406-32-004
ZONING:	O ZONE CONVERTED TO R-1:8 ZONE
(E) LOT AREA:	13,092 SF / 0.3 ACRES
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYP- VB
MAX. HEIGHT:	30 FT
MAX. STORIES:	2
(E) STORIES:	1 STORY
(P) STORIES:	2 STORIES

(E) SETBACKS PER ZONE O:		**(P) SETBACKS PER ZONE R-1:8:**	
FRONT:	25 FT	FRONT:	25 FT
SIDE, INTERIOR:	10 FT	SIDE, INTERIOR:	8 FT
SIDE, ABUTTING:	15 FT	SIDE, ABUTTING:	15 FT
REAR:	20 FT	REAR:	20 FT

FLOOR AREA BREAKDOWN:

(E) FIRST FLOOR AREA (PRIMARY):	1,128 SF
(E) DETACHED ADU:	~1150 SF (TO BE REMAINED)
(E) SHED + (E) PARTIAL ENCLOSURE:	~123 SF + 242 SF (TO BE DEMO)
(E) TOTAL FLOOR AREA:	**2,401 SF**
(P) FIRST FLOOR AREA (PRIMARY):	1,637 SF
(P) SECOND FLOOR AREA (PR MARY):	1,874 SF
(P) ATTACHED GARAGE:	498 SF
(P) TOTAL FLOOR AREA:	**3,511 SF (PRIMARY) + 1150 SF (ADU) = 4,661 SF**
MAX. FAR ALLOWED (ADU):	1,200 SF
MAX. FAR ALLOWED (MAIN RESIDENCE):	+/- 3,797 SF (28.6%)
(E) FAR:	8%
(P) FAR:	26.8% [OK]
MAX. GARAGE ALLOWED:	+/- 1,008 SF
(P) GARAGE:	498 SF [OK[

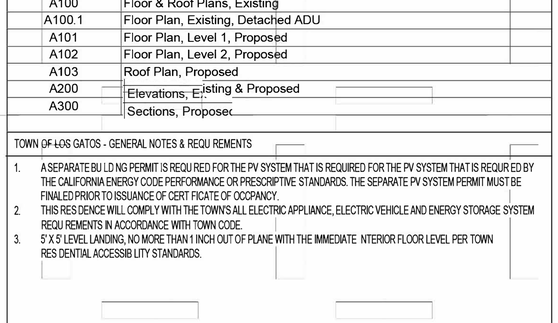
LOT COVERAGE:

MAX LOT COVERAGE:	**40%** (13,092 SF X .40 = 5,237 SF)
PROPOSED LOT COVERAGE	2,944.78 SF / 13,092 SF = **22.5% [OK]**
AVG. SLOPE OF THE PROPERTY:	**1.53%**
FIRE SPRINKLERS:	**PROVIDED**

APPLICABLE CODES

- 2022 CAL FORNIA BUILD NG CODE
- 2022 CAL FORNIA RES DENTIAL CODE
- 2022 CAL FORNIA MECHANICAL CODE
- 2022 CAL FORNIA PLUMB NG CODE
- 2022 CAL FORNIA ELECTRICAL CODE
- 2022 CAL FORNIA ENERGY CODE
- 2022 CAL FORNIA FIRE CODE
- 2022 CAL FORNIA GREEN BUILDING STANDARDS CODE
- CITY OF LOS GATOS MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORD NANCES AND REGULATIONS

VICINITY MAP



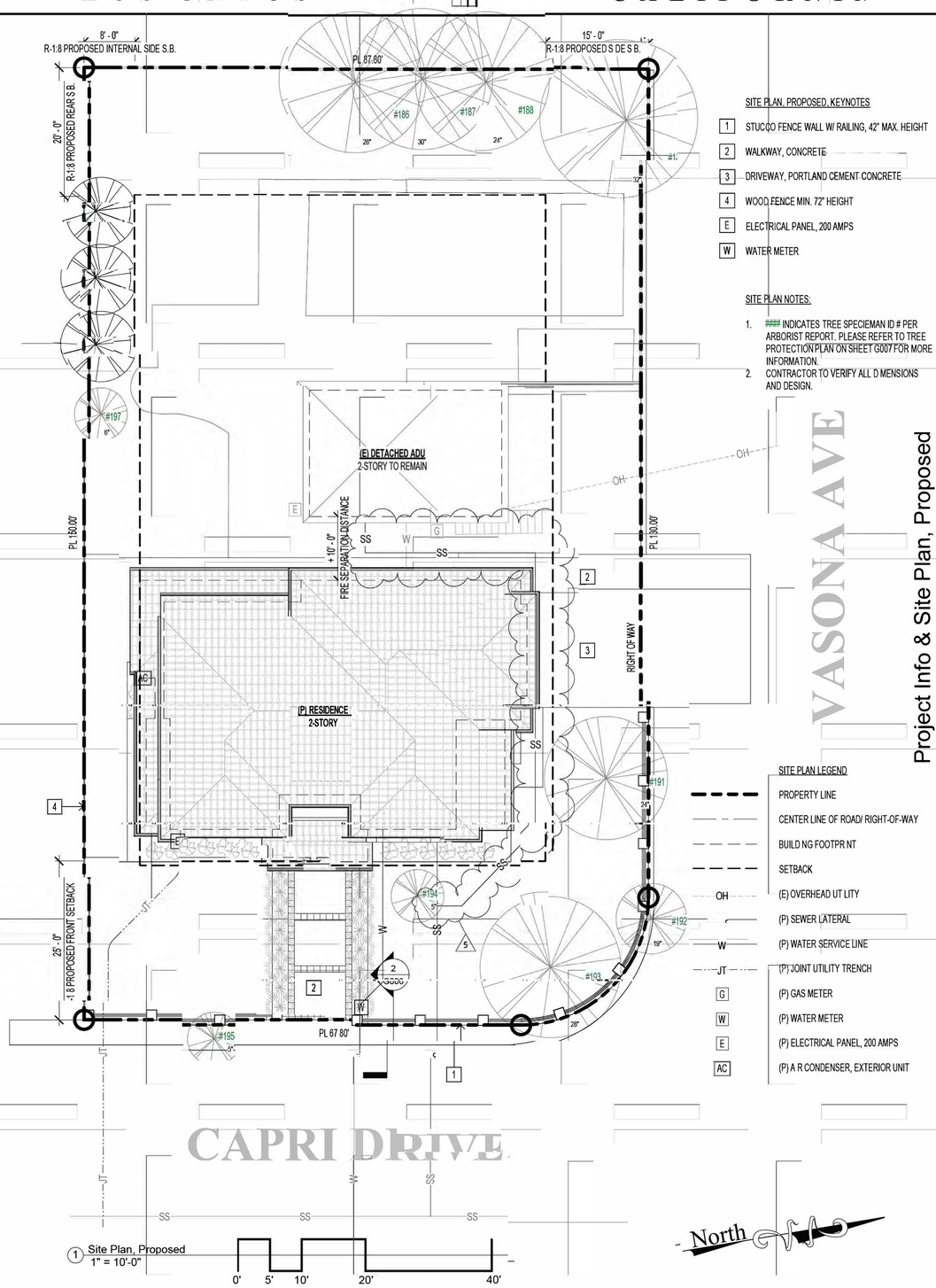
SHEET NDEX

Sheet List

Sheet Number	Sheet Name
Genera	
G000	Project Info & Site Plan, Proposed
G001	Abbreviations, Notes, & Site Plan, Existing
G002.1	General, Green Building Check List
G002.2	General, Green Building Check List
G003	Existing Conditions & Proposed Analysis
G004	Neighborhood & Adjacent Building Analysis
G005	Streetscape & Shadow Study
G006	Site Analysis & Details
G007	Tree Protection Plan
G008	Landscape Plan, Proposed
Survey	
T1	Topo & Boundary Survey
Civil	
C1	Grading & Drainage Plan
C1.1	Cross Section
C2	Utility Plan
C3	Erosion Control Plan
C4	Detail Sheet
C4.1	Detail Sheet
C5	Construction BMPs
Architectural	
A100	Floor & Roof Plans, Existing
A100.1	Floor Plan, Existing, Detached ADU
A101	Floor Plan, Level 1, Proposed
A102	Floor Plan, Level 2, Proposed
A103	Roof Plan, Proposed
A200	Elevations, Existing & Proposed
A300	Sections, Proposed

TOWN OF LOS GATOS - GENERAL NOTES & REQU REMENTS

1. A SEPARATE BU LD NG PERMIT IS REQU RED FOR THE PV SYSTEM THAT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERT FICATE OF OCCPANCY.
2. THIS RES DENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQU REMENTS IN ACCORDANCE WITH TOWN CODE.
3. 5' X 5' LEVEL LANDING, NO MORE THAN 1 INCH OUT OF PLANE WITH THE IMMEDIATE NTERIOR FLOOR LEVEL PER TOWN RES DENTIAL ACCESSIB LITY STANDARDS.



LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045 KEVIN YU PROJECT REP.
710E MCGLINCY LANE SUITE 109 710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2125 CAMPBELL, CA 95008 (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM KEVINYU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Project Info & Site Plan, Proposed

G000

SCALE 1" = 10'-0"

5/14/2025 4:26:15 PM

EXHIBIT 6

ABBREVIATIONS

A		**N**	
ABV	ABOVE	(N)	NEW
AC	ASPHALT CONCRETE	N	NORTH
AD	AREA DRAIN	NIC	NOT N CONTRACT
ADDL	ADDITIONAL	NOM	NOMINAL
AFF	ABOVE F NISH FLOOR	NP	NO PARKING
ASPH	ASPHALT	NR	NON-RATED
		NTS	NOT TO SCALE
B		**O**	
BITUM	BITUM NOUS	OA	OVERALL
BKG	BACKING	OC	ON CENTER
BLDG	BU LD NG	OD	OUTSIDE DIAMETER/ DIMENSION
BM	BEAM	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BR	BACKER ROD		OWNER FURNISHED OWNER NSTALL
BUR	BU LT-UP-ROOF	OFOI	
BDR	BEDROOM		
BW	BOTTOM OF WALL	**P**	PROPOSED
		(P)	PENETRATION
C		PENN	PERFORATED
CAB	CAB NET	PERF	PERPENDICULAR
CB	CATCH BAS N	PERP	PLATE
CEM	CEMENT	PL	PROPERTY L NE
CF	CUBIC FEET	PL	PLASTER
CJ	CONTROL JOINT	PLAS	PLUMB NG
CL	CLOSET	PLBG	PLYWOOD
CTL	CENTERL NE	PLWD	PANEL
CLG	CE L NG	PNL	POINT OF CONNECTION
CONC	CONCRETE	POC	PERMEABLE PAVERS
CPT	CARPET	PP	PREFABRICATED
		PREFAB	POUNDS PER SQUARE FOOT
D		PSF	POUNDS PER SQUARE NCH
D	DECK	PSI	PA NTED
DR	DRA N	PTD	PRESSURE TREATED
		PTR	PRESSURE TREATED WOOD
E		PTRWDQ	
(E)	EXISTING		
E	EAST	**Q**	QUANTITY
ELEC	ELECTRICAL	QTY	
EP	ELECTRICAL PANEL		
EXT	EXTERIOR	**R**	REVEAL OR RISER
		R	RADIUS
F		RAD	REINFORCED CONCRETE P PE
FDN	FOUNDATION	RCP	ROOF DRAIN
FH	FIRE HYDRANT	RD	REFERENCE
FIN	FINISH	REF	REFLECTED
FF	FINISH FLOOR	REFL	REFRIGERATOR
FL	FLOW LINE	REFR	RETAINING OR RETARDANT
FLUOR	FLUORESCENT	RET	REGISTER
FOC	FACE OF CONCRETE	SEG	ROUGH OPENING
FOF	FACE OF F NISH	SCD	SEE CIV L DRAW NGS
FOS	FACE OF STUD	SCHD	SCHEDULE
FR	FIRE RATED	SD	STORM DRA N
FS	FLOOR SINK	SECT	SECTION
FSL	FIRE SPRINKLER	SED	SEE ELECTRICAL DRAW NGS
FTG	FOOT NG	SF	SQUARE FOOT OR FEET
GALV	GALVANIZED	SHR	SHOWER
GC	GENERAL CONTRACTOR	SHT	SHEET
GL	GLASS	SHTG	SHEATHING
GND	GROUND	S M	S MILAR
GWB	GYPSUM WALL BOARD	SJ	SEISMIC JO NT
GYP	GYSUM	SL	SEALANT
		SLD	SEE LANDSCAPE DRAWINGS
H		SM	SHEET METAL
HDBD	HARDBOARD	SMD	SEE MECHANICAL DRAWINGS
HDR	HEADER	SOF	SOFFIT
HDWR	HARDWARE	SOG	SLAB ON GRADE
HDWD	HARDWOOD	SPD	SEE PLUMBING DRAWINGS
HTR	HEATER	SPEC/S	SPEC FICATION
HVAC	HEATING, VENT. & A.C.	SQ	SQUARE
		SS	SANITARY SEWER
I		SSD	SEE STRUCTURAL DRAWINGS
IN	NCH	STC	SOUND TRANSMISSION COEFFICIENT
INCAND	NCANDESCENT	STD	STANDARD
INSUL	NSULATION	STL	STEEL
INT	NTERIOR	STOR	STORAGE
INV	NVERT	STRL	STRUCTURAL
		SY	SQUARE YARD
J			
JST	JOIST	**T**	
JT	JOINT	T&B	TOP AND BOTTOM
		T&G	TONGUE AND GROOVE
K		TC	TOP OF CURB
K	K PS	TOC	TOP OF CONCRETE
KIT	KITCHEN	TOP	TOP OF PAV NG
KP	KICK PLATE	TOS	TOP OF STEEL
		TRD	TREAD
L		TW	TOP OF WALL
LOC	LOCATION		
LT	LIGHT	**U**	
		UL	UNDERWRITERS LABORATORIES
M		UT L	UT LIT ES
MB	MACH NE BOLT		
MDF	MEDIUM DENSITY F BERBOARD	**V**	
MECH	MECHANICAL	VCP	VITREOUS CLAY P PE
MEMB	MEMBRANE	VERT	VERTICAL
MET	METAL	VTR	VENT THROUGH ROOF
MH	MANHOLE		
MSC	MISCELLANEOUS	**W**	
MTD	MOUNTED	W	WEST OR W DTH
MTL	METAL	WC	WATER CLOSET
		WD	WOOD
		WDW	WINDOW
		W/O	WITHOUT
		WP	WATER PROOF
		WPT	WORK NG POINT
		WR	WATER RESISTANT

GENERAL NOTES

1. IT IS THE RESPONS BILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VER FY ALL DIMENSIONS AND CONDITIONS NDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANC ES PRIOR TO COMMENCING THE R WORK.
2. ALL WORK SHALL BE PERFORMED N ACCORDANCE WITH ALL APPLICABLE REGULATIONS NCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE N EFFECT. ALL MATERIALS, NSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR;S RESPONS BILITY TO OBTA N AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE N A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPEC FICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROV DE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF EST MATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR N ABSENCE OF SAME. SHALL PROV DE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH EST MATE.
4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPL ED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONS BILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, NDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXIST NG SITE IMPROVEMENTS NCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MA NTA N IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FA LURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
8. ALL WORK SHALL BE COORD NATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMB NG, ARCHITECTURAL, FIRE PROTECTION AND LIGHT NG DRAWINGS APPLY NG TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAW NGS FOR FABRICATION APPROVAL.
9. IT IS THE RESPONS BILITY OF THE CONTRACTOR TO COORD NATE WITH ALL NVOLVED PART ES AND PREPARE SHOP DRAWINGS.
10. ALL NEW NTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PERFORM ALL CUTT NG AND PATCH NG REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRAC NG, SHORING, AND PROTECT NG ALL WORK DUR NG CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORD NG TO CODES AND STANDARDS OF GOOD PRACTICE.
13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE N ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON S DEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPL ED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
14. OWNERSH P OF DRAWINGS: THESE DRAW NGS ARE THE PROPERTY OF GKW ARCHITECTS – GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
15. L MITATION OF THE WORK: THE L MITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONS BLE FOR COORDINATING TRADESMEN WITH THESE L MITS.
16. ANY EXIST NG TO REMA N SHALL BE IN GOOD CONDITION PRIOR TO THE PLANNING FINAL NSPECTION.
17. NEW LANDSCAP NG SHALL COMPLY WITH STATE WATER EFFICIENCY STANDARDS.

SITE PLAN & PUBLIC WORK NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SO L.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQU REMENTS PER CITY OF SAN JOSE.
4. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELL NGS PER CITY OF LOS GATOS CODES.
5. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
6. ADDITIONS, ALTERATIONS OR REPA RS SHALL CONFORM TO ANY BU LD NG OR STRUCTURE WITHOUT REQUIR NG THE EXISTING BU LD NG OR STRUCTURE TO COMPLY WITH ALL THE REQU REMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQU RED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROV DE ALL NEW UT LITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTA N ALL NECESSARY PERMITS AND APPROVALS AS REQU RED BY GOVERN NG AGENCIES.
8. CONTRACTOR SHALL OBTA N ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUD NG ASBESTOS ABATEMENT AS PART OF THE BASE B D
9. PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR MPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERV NG PLUMB NG FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
10. PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

GRAPHIC SYMBOLS

CONCRETE PAD — BUILD NG SECTION

DETA L REFERENCE — APPROXIMATE LINE OF WORK

NTERIOR ELEVATION — A00 W NDOW TYPE

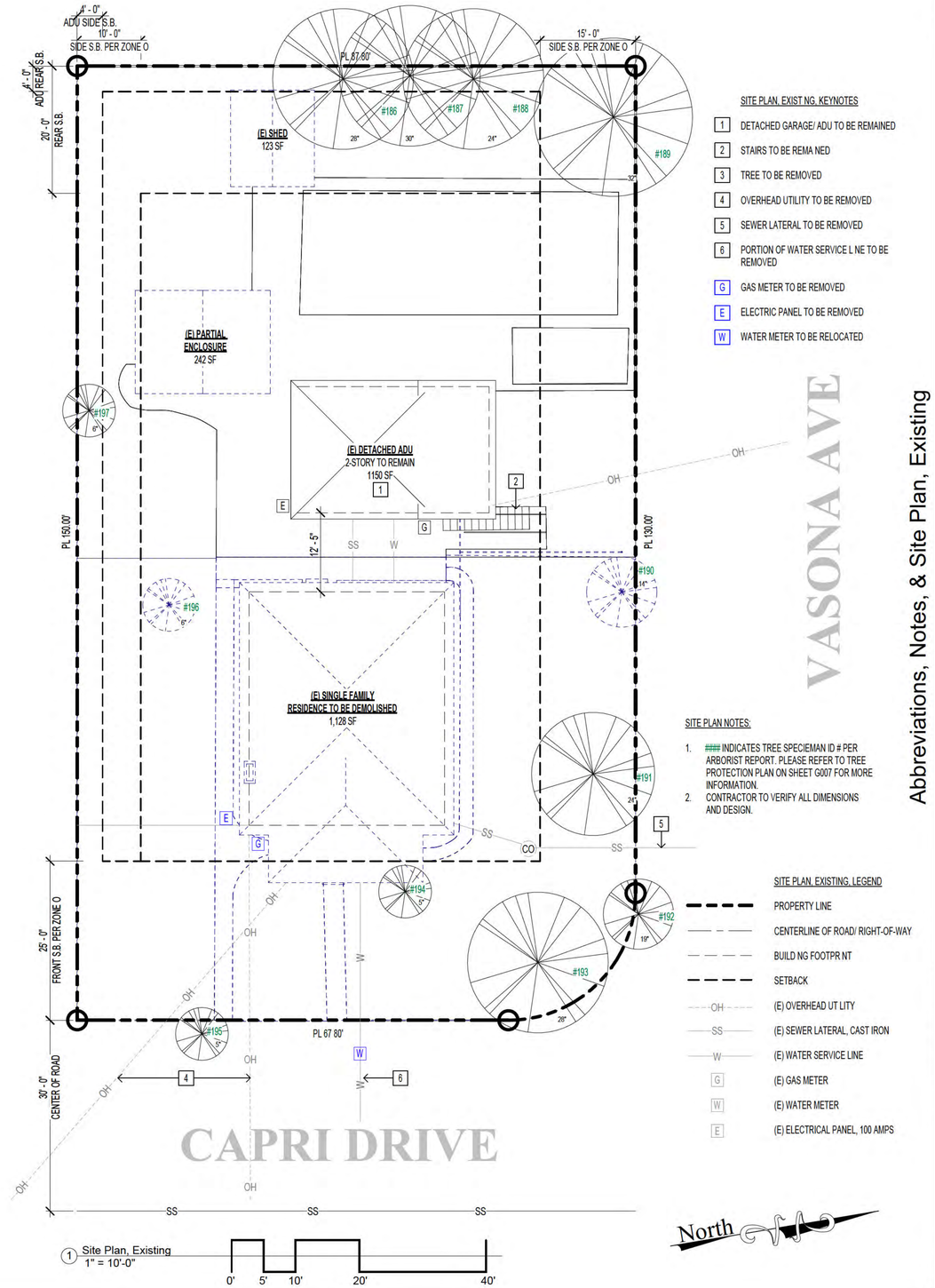
1 REVISION

WALL TYPE

OR # KEY NOTE — Name / Elevation DATUM REFERENCE

101A DOOR TYPE — REMOVE

1.00 ROOM TAG



SITE PLAN, EXIST NG, KEYNOTES

1. DETACHED GARAGE/ ADU TO BE REMAINED
2. STAIRS TO BE REMA NED
3. TREE TO BE REMOVED
4. OVERHEAD UTILITY TO BE REMOVED
5. SEWER LATERAL TO BE REMOVED
6. PORTION OF WATER SERVICE L NE TO BE REMOVED

G GAS METER TO BE REMOVED

E ELECTRIC PANEL TO BE REMOVED

W WATER METER TO BE RELOCATED

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

SITE PLAN, EXISTING, LEGEND

- PROPERTY LINE
- CENTERLINE OF ROAD/ RIGHT-OF-WAY
- BUILD NG FOOTPR NT
- SETBACK
- OH — (E) OVERHEAD UT LITY
- SS — (E) SEWER LATERAL, CAST IRON
- W — (E) WATER SERVICE LINE
- G — (E) GAS METER
- W — (E) WATER METER
- E — (E) ELECTRICAL PANEL, 100 AMPS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

GORDON K WONG, ARCHITECT Lic# 34045 KEVIN YU PROJECT REP
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RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Abbreviations, Notes, & Site Plan, Existing

G001

SCALE As indicated

5/14/2025 4:17:02 PM

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of lanstruction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

GORDON K WONG, ARCHITECT Lic# 34045 KEVIN YU PROJECT REP
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General, Green Building Check List

RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.1

SCALE

5/14/2025 4:17:09 PM

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
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RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

General, Green Building Check List

RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.2

SCALE

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(I) EXIST NG PARTIAL ENCLOSURE



(E) EXISTING SINGLE FAM LY RESIDENCE - S DE PERSPECTIVE



(A) EXISTING SINGLE FAMILY RESIDENCE - FRONT PERSPECTIVE



(J) EXISTING SHED



(F) EXISTING TREES



(B) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(K) EXISTING DETACHED ADU & PARTIAL ENCLOSURE



(G) EXISTING TREES



(C) EXIST NG SINGLE FAMILY RES DENCE - SIDE PERSPECTIVE



(L) EXISTING DETACHED ADU & ACCESSORY STRUCTURES



(H) EXIST NG SINGLE FAMILY RESIDENCE & DETACHED ADU



(D) EXIST NG SINGLE FAMILY RES DENCE - REAR PERSPECTIVE

FLOOR AREA BREAKDOWN @ SITE

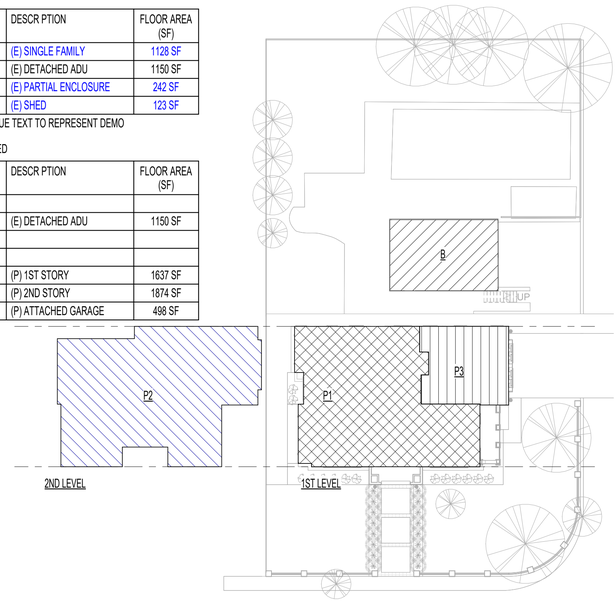
EXISTING

	DESCR PTION	FLOOR AREA (SF)
A	(E) SINGLE FAMILY	1128 SF
B	(E) DETACHED ADU	1150 SF
C	(E) PARTIAL ENCLOSURE	242 SF
D	(E) SHED	123 SF

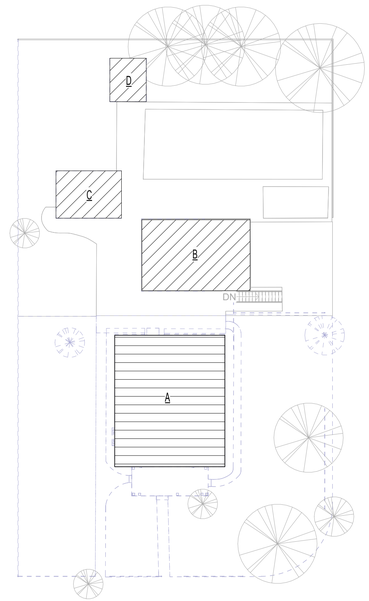
NOTE: BLUE TEXT TO REPRESENT DEMO

PROPOSED

	DESCR PTION	FLOOR AREA (SF)
A		
B	(E) DETACHED ADU	1150 SF
C		
D		
P1	(P) 1ST STORY	1637 SF
P2	(P) 2ND STORY	1874 SF
P3	(P) ATTACHED GARAGE	498 SF



2 Site Area Analysis, Proposed
1" = 20'-0"



1 Site Area Analysis, Existing
1" = 20'-0"

MAX SF CALCULATION (MAIN RESIDENCE)

(E) LOT AREA:	13,092 SF
FAR =	0.35 - (([A - 5] / 25) X 0.20)
FAR =	0.35 - 0 064
FAR =	0.284
MAX SF =	**+/- 3,797 SF**

PROPOSED SF CALCULATION (MAIN RESIDENCE)

(E) RESIDENCE:	**1,128 SF TO BE DEMO'D**
(E) DETACHED ADU	**1,150 SF TO BE REMAINED**
PORTION OF (E) RESIDENCE TO BE CONVERTED TO GARAGE:	**N/A**
(P) FIRST FLOOR AREA:	**1,637 SF**
(P) SECOND FLOOR AREA:	**1,874 SF**
(P) ATTACHED GARAGE	**498 SF**

SUMMARY (SF) AFTER CHANGES

(N) LVL 1:	**1,637 SF**
(N) LVL 2:	**1,874 SF**
TOTAL SF (MAIN RESIDENCE):	**3,511 SF**
(N) GARAGE:	**498 SF**

PROJECT PLAN

1. HISTORICAL LIST REMOVAL (TOWN'S HISTORIC PRESERVATION COMMITTEE) - APPROVED
2. OFFICE ZON NG TO R-1 ZONING CONVERSION
3. PLANNING PHASE
4. BU LD NG PHASE

PROJECT SETBACKS (AFTER REZONE)

PER R-1:8 ZONING

FRONT SETBACK:	25 FT
SIDE SETBACK:	8 FT
REAR SETBACK:	20 FT
SIDE ABUTTING:	15 FT

Existing Conditions & Proposed Analysis

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
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Project Schedule Revision

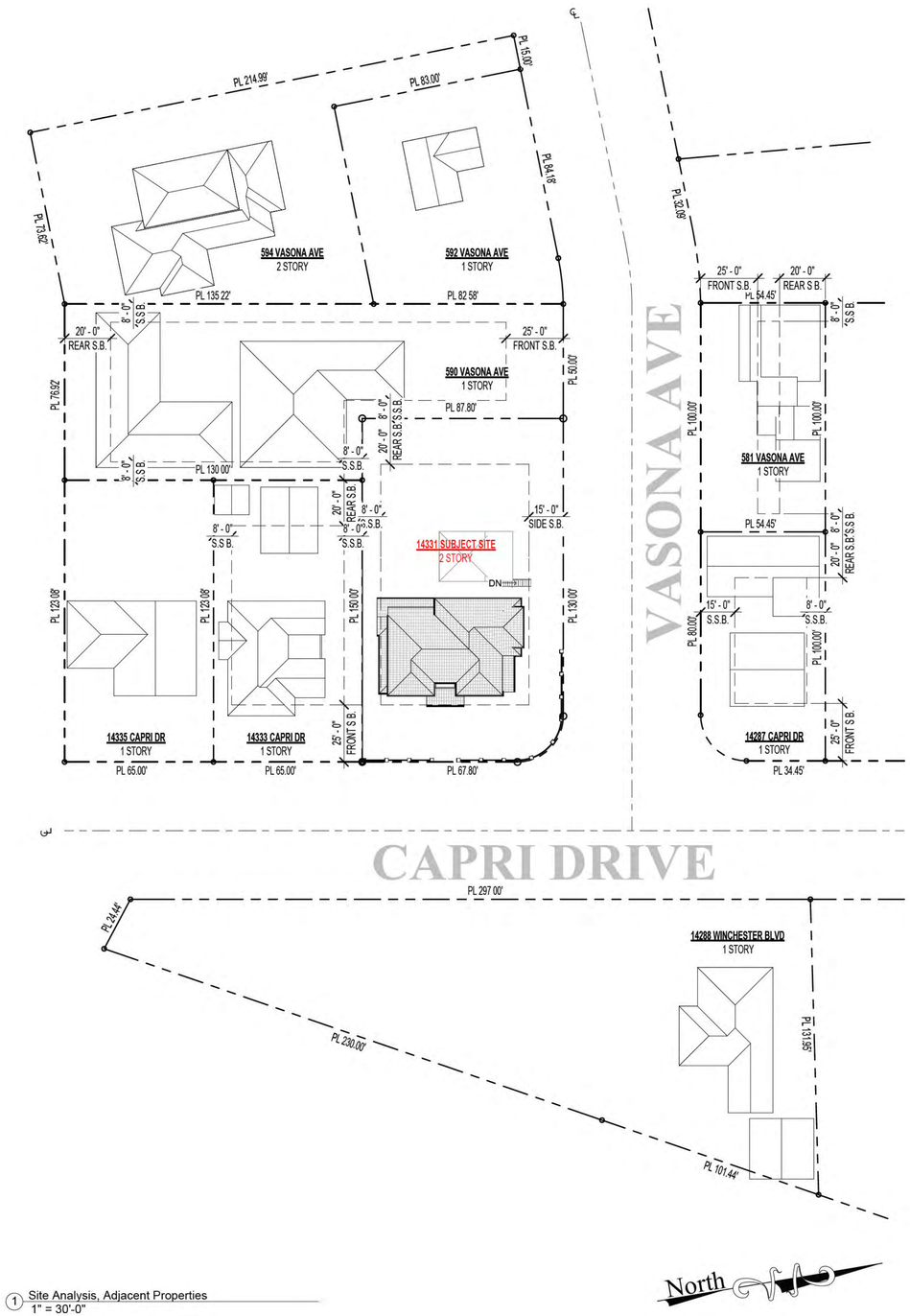
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Existing Conditions & Proposed Analysis

G003

SCALE As indicated

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1 Site Analysis, Adjacent Properties
1" = 30'-0"



14288 WINCHESTER BLVD, LOS GATOS, CA 95032



14333 CAPRI DR, LOS GATOS, CA 95032



14335 CAPRI DR, LOS GATOS, CA 95032



590 VASONA AVE, LOS GATOS, CA 95032



592 VASONA AVE, LOS GATOS, CA 95032



594 VASONA AVE, LOS GATOS, CA 95032



14287 CAPRI DR, LOS GATOS, CA 95032



581 VASONA AVE, LOS GATOS, CA 95032

Neighborhood & Adjacent Building Analysis

LICENSED ARCHITECT
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RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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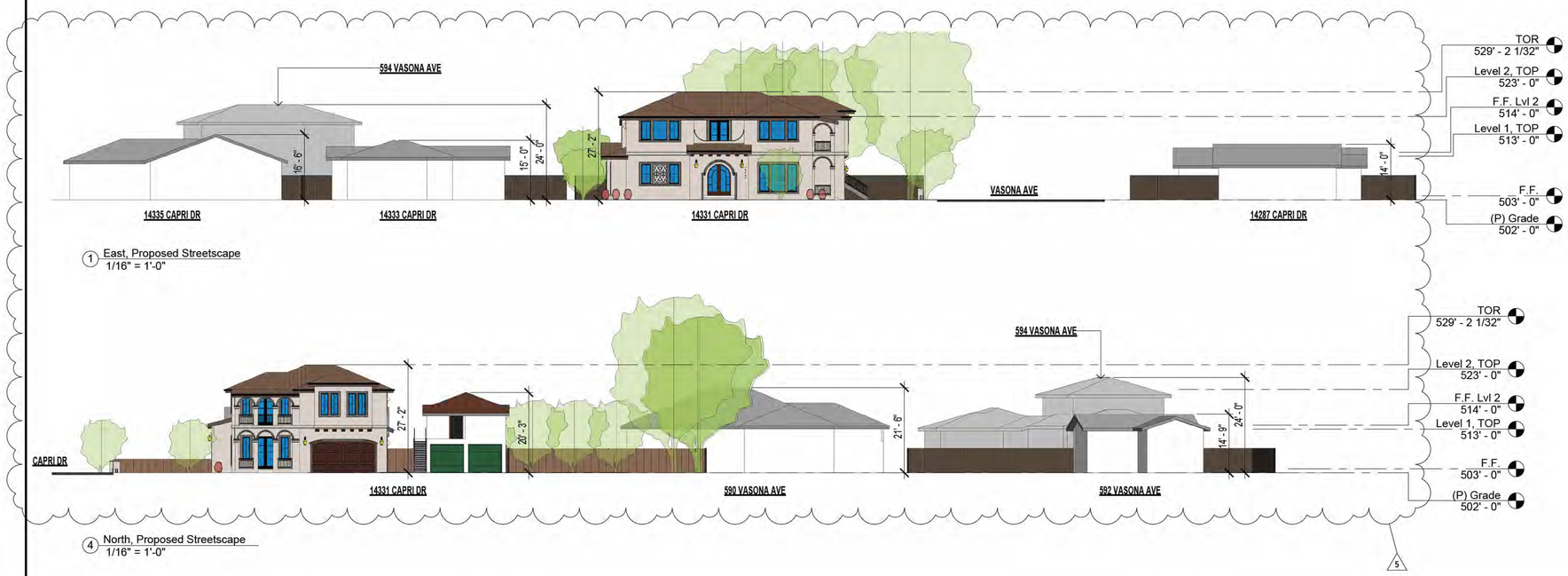
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Neighborhood & Adjacent Building Analysis

G004

SCALE 1" = 30'-0"

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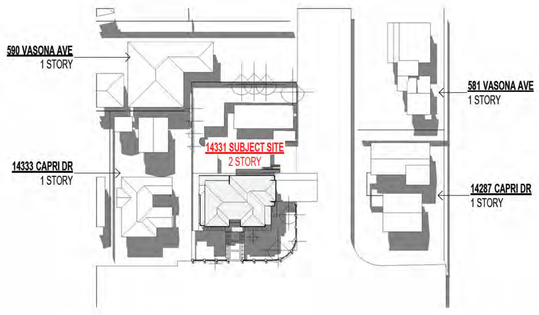


CAPRI DR STREETSCAPE ELEVATIONS:

1. ADDRESS:	14335 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-006
HEIGHT:	~16.5 FT
2. ADDRESS:	14333 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-005
HEIGHT:	~15 FT
3. ADDRESS:	14287 CAPRI DR, LOS GATOS, CA 95032
APN:	406-28-015
HEIGHT:	~14 FT

VASEONA AVE STREETSCAPE ELEVATIONS:

1. ADDRESS:	590 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-003
HEIGHT:	~21.5 FT
2. ADDRESS:	592 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-049
HEIGHT:	~14.75 FT
3. ADDRESS:	594 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-048
HEIGHT:	~24 FT



5 Summer Solstice 3PM



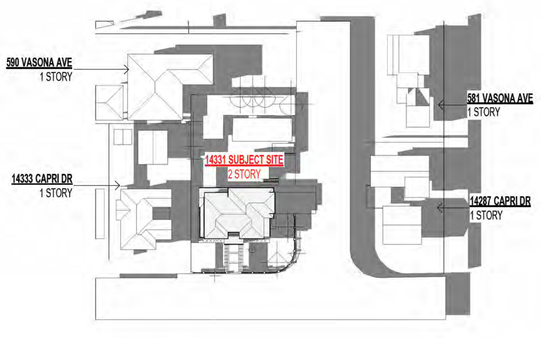
3 Summer Solstice Noon



2 Summer Solstice 9AM



8 Winter Solstice 3PM



7 Winter Solstice Noon



6 Winter Solstice 9AM

Streetscape & Shadow Study

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
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Streetscape & Shadow Study

G005

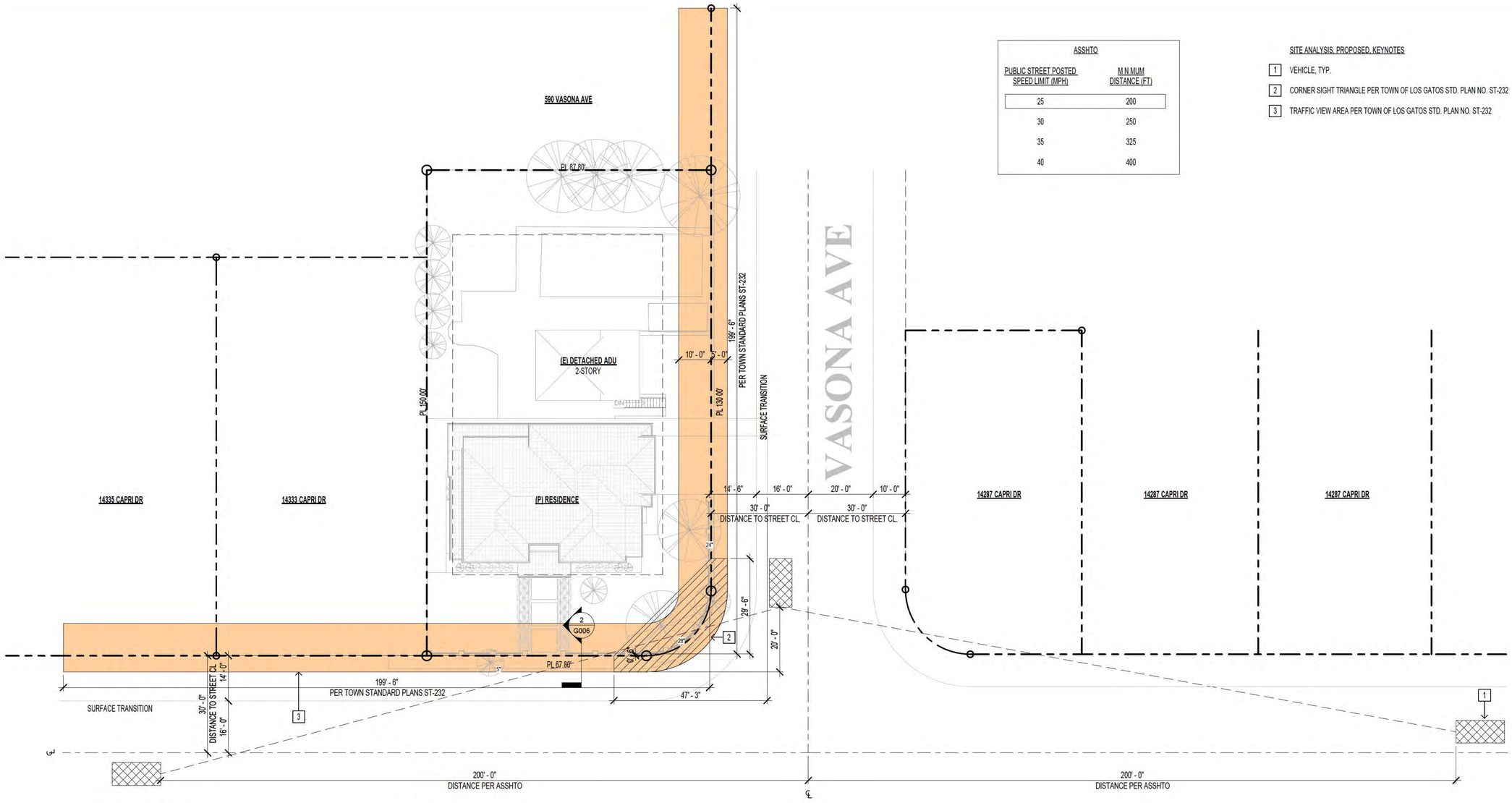
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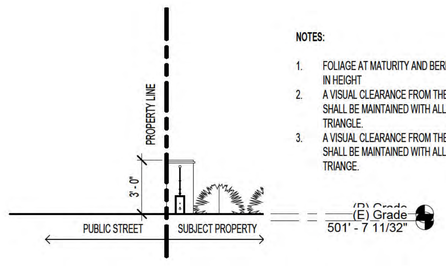
ASSHTO	
PUBLIC STREET POSTED SPEED LIMIT (MPH)	M N MUM DISTANCE (FT)
25	200
30	250
35	325
40	400

SITE ANALYSIS, PROPOSED, KEYNOTES

1. VEHICLE, TYP.
2. CORNER SIGHT TRIANGLE PER TOWN OF LOS GATOS STD. PLAN NO. ST-232
3. TRAFFIC VIEW AREA PER TOWN OF LOS GATOS STD. PLAN NO. ST-232



1 Site Analysis, Proposed
1/16" = 1'-0"



NOTES:

1. FOLIAGE AT MATURITY AND BERM, F ANY, SHALL NOT EXCEED 3 FT IN HEIGHT
2. A VISUAL CLEARANCE FROM THE STREET TO 15 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGLE.
3. A VISUAL CLEARANCE FROM THE SIDEWALK TO 7 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGE.

2 Section, Street Visual Clearance
1/4" = 1'-0"

LICENSED ARCHITECT
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GK ARCHITECTS
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14331 Capri Drive
LOS GATOS, CA 95032

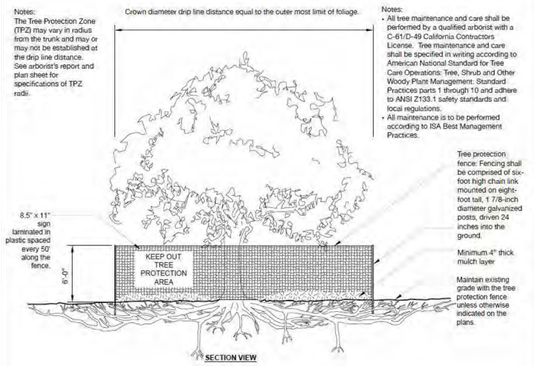
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5	2025.04.30	PLANNING

Site Analysis & Details

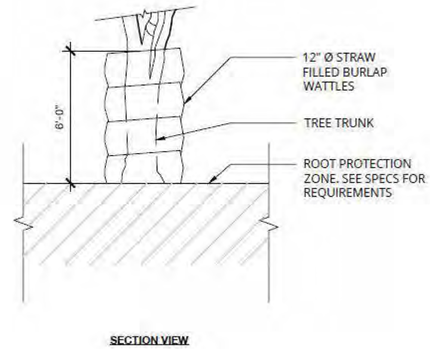
G006

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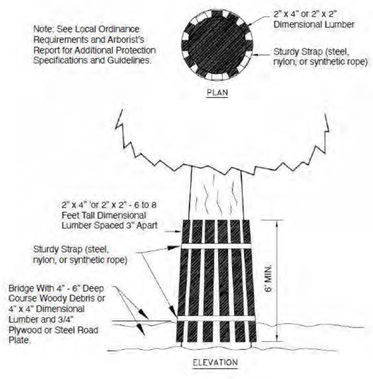
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3 Type I Tree Protection
NTS



4 Type II Tree Protection
NTS



5 Type III Tree Protection
NTS

TABLE 1: TREE INVENTORY & ASSESSMENT TABLES
PER ARBORIST REPORT DATED DEC 4, 2023

EXISTING

ID #	TREE SPECIES	TRUNK DIAMETER (IN)	CANOPY DIAMETER (N)	PHYSICAL CONDITION	EXPECTED MPACT	PROTECTION STATUS	SAVED, REMOVED, OR PRUNED	REASON FOR REMOVAL
186	INCENSE CEDAR (CALOSEDRUS DECURRENS)	34	30	GOOD	LOW	PROTECTED	SAVED	
187	COAST LIVE OAK (QUERCUS AGRIFOLIA)	30	35	GOOD	LOW	PROTECTED	SAVED	
188	JUNIPER (JUNIPERUS CHINENSIS)	6, 10, 8	15	FAIR	LOW	PROTECTED	SAVED	
189	INCENSE CEDAR (CALOCEDRUS DECURRENS)	36	35	POOR	LOW	PROTECTED	SAVED	
190	OLIVE (OLEA EUROPAEA)	12, 14	25	GOOD	MODERATE	PROTECTED	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED DRIVEWAY
191	OLIVE (OLEA EUROPAEA)	13, 10, 23	25	GOOD	MODERATE	PROTECTED	PRUNED	
192	FAN PALM (WASHINTONIA ROBUSTA)	19	15	GOOD	LOW	EXEMPT	SAVED	
193	STONE PINE (PINUS P NEA)	28	35	FAIR	LOW	PROTECTED	PRUNED	
194	ORANGE (CITRUS SINENSIS)	5, 6	10	FAIR	LOW	EXEMPT	SAVED	
195	PITTOSPORUM (PITTOSPORUM UNDULATUM)	5, 5, 5, 5, 2	10	FAIR	LOW	PROTECTED	SAVED	
196	ORANGE (CITRUS SINENSIS)	6, 6	10	GOOD	HIGH	EXEMPT	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED BUILD NG FOOT PRINT
197	CAMPHOR (CAMPHORA C NNAMOMUM)	6	10	FAIR	LOW	PROTECTED	SAVED	

PROPOSED

ID #	TREE SPECIES	INITIAL PLANTING SIZE	SIZE @ MATURITY HEIGHT (FT)	SIZE @ MATURITY W DTH OF DRIPLINE (FT)	FENCING	---	---	REASON FOR PROPOSE
A	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
B	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
C	OLIVE (OLEA EUROPAEA)	24"	25 - 30	25 - 30	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE

TABLE 2: TOWN OF LOS GATOS TREE CANOPY - REPLACEMENT STANDARD

CANOPY SIZE OF REMOVED TREE (1)	REPLACEMENT REQUIREMENT (2)(4)	S NGLE FAMILY RES DENTIAL REPLACEMENT OPTION (3) (4)
10 FT OR LESS	TWO 24 NCH BOX TREES	TWO 15 GALLON TREES
MORE THAN 10 FT TO 25 FT	THREE 24 INCH BOX TREES	THREE 15 GALLON TREES
MORE THAN 25 FT TO 40 FT	FOUR 24 INCH BOX TREES OR TWO 36 NCH BOX TREES	FOUR 15 GALLON TREES
MORE THAN 40 FT TO 55 FT	SIX 24 INCH BOX TREES; OR THREE 36 INCH BOX TREES	NOT AVAILABLE
GREATER THAN 55 FT	TEN 24 NCH BOX TREES; OR FIVE 36 INCH BOX TREES	NOT AVAILABLE

MITIGATION FOR REMOVAL PER ARBORIST'S RECOMMENDATIONS:

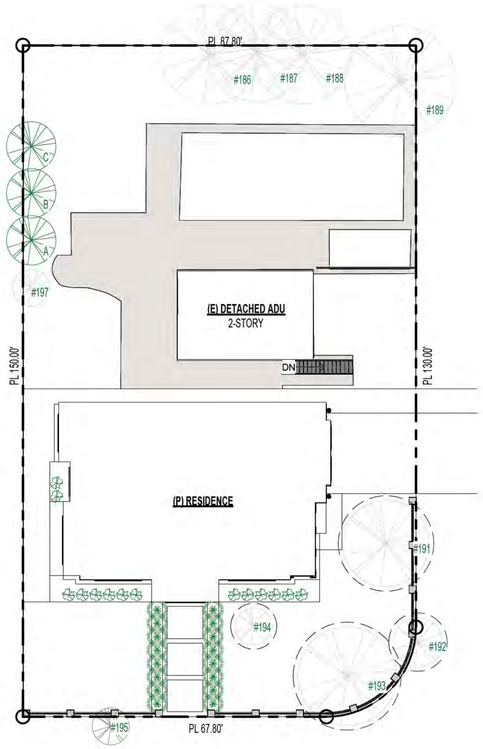
THE TABLE ABOVE INDICATES THE RECOMMENDED REPLACEMENT VALUES (TABLE 2).
1. TO MEASURE AN ASYMMETRICAL CANOPY OF A TREE, THE W DEST MEASUREMENT SHALL BE USED TO DETERM NE CANOPY SIZE.
2. OFTEN, IT IS NOT POSSIBLE TO REPLACE A SINGLE LARGE, OLDER TREE WITH AN EQUIVALENT TREE(S). IN THIS CASE, THE TREE MAY BE REPLACED WITH A COMBINATION OF BOTH THE TREE CANOPY REPLACEMENT STANDARD AND IN-LIEU PAYMENT IN AN AMOUNT SET FORTH BY TOWN COUNCIL RESOLUTION PAID TO THE TOWN TREE REPLACEMENT FUND.
3. SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION IS AVA LABLE FOR DEVELOPED S NGLE FAMILY RESIDENTIAL LOTS UNDER 10,000 SQUARE FEET THAT ARE NOT SUBJECT TO THE TOWN'S HILLSIDE DEVELOPMENT STANDARDS AND GUIDEL NES. ALL 15-GALLON TREES MUST BE PLANTED ON-SITE. ANY IN-L EU FEES FOR S NGLE FAM LY RESIDENTIAL SHALL BE BASED ON 24" BOX TREE RATES AS ADOPTED BY TOWN COUN L.
4. REPLACEMENT TREES SHALL BE APPROVED BY THE TOWN ARBORIST AND SHALL BE OF A SPEC ES SUITED TO THE AVAILABLE PLANTING LOCATION, PROX MITY TO STRUCTURES, OVERHEAD CLEARANCES, SOIL TYPE, COMPATIBILITY WITH SURROUNDING CANOPY AND OTHER RELEVANT FACTORS. REPLACEMENT WITH NATIVE SPECIES SHALL BE STRONGLY ENCOURAGED. REPLACEMENT REQUIREMENTS IN THE HILLSIDES SHALL COMPLY WITH THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES APPENDIX A AND SECTION 29.10.0987 SPECIAL PROVISIONS - H LLSIDES.

SECTION 29.10.1005 - PROTECTION OF TREES DURING CONSTRUCTION:

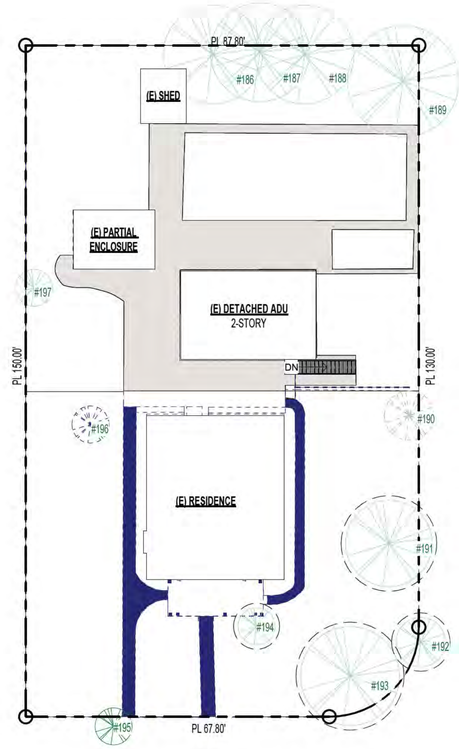
TREE PROTECTION ZONES & FENCE SPECIFICATIONS
1. **SIZE AND MATERIALS**: SIX (6) FOOT HIGH CHA N LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVER NTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT W LL NOT BE DEMOLISHED AND WHEN STIPULATED N A TREE PRESERVATION, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
2. **AREA TYPE TO BE FENCED**: TYPE I: ENCLOSURE WITH CHAIN L NK FENCING OF EITHER THE ENTIRE DR PLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ) WHEN SPECIF ED BY A CERT FIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STR P: CHA N LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED N A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN): ORANGE PLASTIC FENC NG SHALL BE WRAPPED AROUND THE TRUNK FROM TH EGROUND TO THE F RST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
3. **DURATION OF TYPE I, II, III FENCING**: FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION PERMITS ARE ISSUED AND REMA N IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
4. **WARNING SIGN**: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF- NCH BY ELEVEN-INCH SIGN STATING: "WARN NG - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025." TEXT ON THE SIGNS SHOULD BE IN BOTH ENGLISH AND SPANISH (APPENDIX E).

PLAN NOTES PER ARBORIST'S RECOMMENDATIONS:

1. PLACE 4 - 6 INCHES OF MULCH NSIDE THE TREE PROTECTION ZONE. NSTALL TEMPORARY IRRIGATION OR SOAKED HOSES IN THE TPZ. MONITOR WATERING TIMES OR AMOUNTS TO ENSURE ADEQUATE SOIL SATURATION. (A 5/8 " SOAKER HOSE REQUIRES ABOUT 200 MINUTES TO DELIVER ONE INCH OF WATER TO A GARDEN. THIS NUMBER IS AFFECTED BY THE LENGTH OF THE HOSE AND THE OVERALL RATE OF FLOW FROM THE FAUCET. A GOOD RULE OF THUMB IS TO EXPECT ABOUT ½ GPM AS A STANDARD FAUCET FLOW RATE.) INFREQUENT DEEPER WATERING IS PREFERRED.
2. ALL TREE MA NTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRIT NG ACCORD NG TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORD NG TO ISA BEST MANAGEMENT PRACTICES.
3. REFER TO APPENDIX D FOR GENERAL TREE PROTECTION GUIDELINES NCLUDING RECOMMENDATIONS FOR ARBORIST ASSISTANCE WHILE WORKING UNDER TREES, TRENCHING, OR EXCAVATION WITHIN A TREES DRIP LINE OR DESIGNATED TPZ/CRZ.
4. PROVIDE A COPY OF THIS REPORT TO ALL CONTRACTORS AND PROJECT MANAGERS, INCLUDING THE ARCHITECT, CIV L ENGINEER, AND LANDSCAPE DESIGNER OR ARCHITECT. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL PART ES ARE FAMILIAR WITH THIS DOCUMENT. ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT TO VERIFY TREE PROTECTION IS IN PLACE, WITH THE CORRECT MATERIALS, AND AT PROPER DISTANCES.



2 Tree Plan, Proposed
1/16" = 1'-0"
0' 8' 16' 32' 64'



1 Tree Plan, Existing
1/16" = 1'-0"
0' 8' 16' 32' 64'

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045 KEVIN YU PROJECT REP
750 MEDIO VALLEY, SUITE 101 & 455 LOS GATOS BLVD, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125 CAMPBELL, CA 95008 (408) 795-1845
GORDONKWONG@GKWARCHITECTS.COM KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Tree Protection Plan

G007

SCALE As indicated

5/14/2025 4:17:57 PM

NERIUM



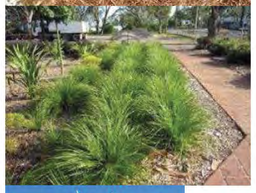
LAVANDULA



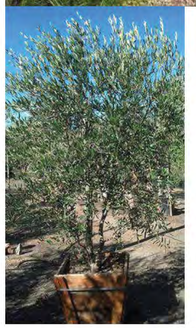
PITTOSPORUM



LOMANDRA



OLEA

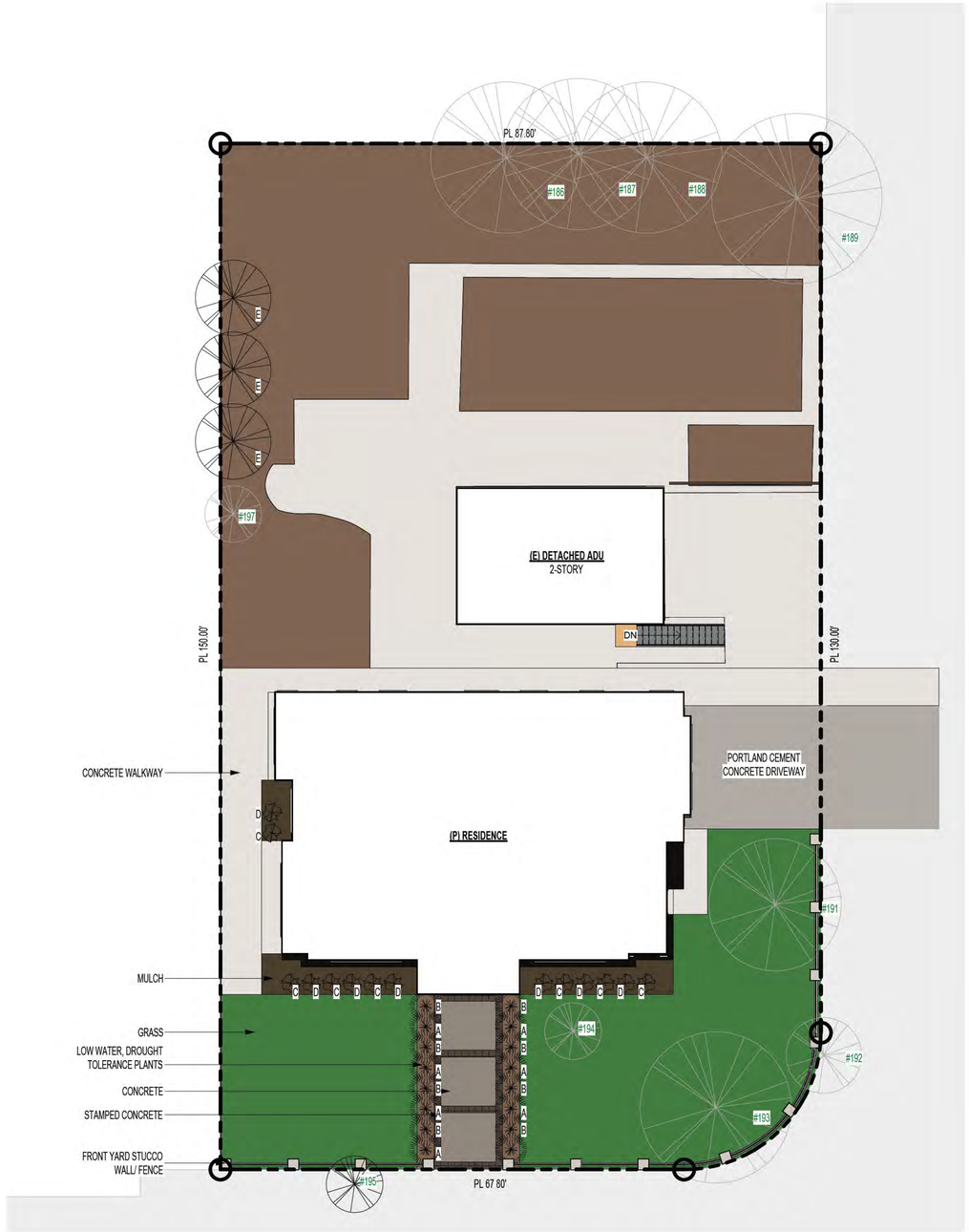


PLANT LEGEND AND NOTES

SYMBOL	SPECIES	SIZE	WATER	WUCOLS
A	NERIUM DEANDAR PETITE PINK	5 GALLON	LOW	0 3
B	LAVANDULA MUNSTEAD	5 GALLON	LOW	0 3
C	PITTOSPORUM TOBIRA	5 GALLON	LOW	0 3
D	LOMANDRA BREEZE	5 GALLON	LOW	0 3
E	OLEA EUROPAEA	24- NCH BOX	LOW	0 3

NOTES:

1. VERIFY LANDSCAPE DEMOLITION PRIOR TO CONSTRUCTION
2. PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
3. CONTRACTOR TO SUBMIT SOIL SAMPLE TO LAB FOR FERTILITY ANALYSIS AND RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING (IF NEEDED).
4. VERIFY LOCATION OF ALL UNDERGROUND UT LTI ES PRIOR TO CONSTRUCTION AND ADJUST LOCATION OF PROPOSED TREES, ETC. AS NEEDED.
5. DOUBLE STAKE ALL TREES.
6. VERIFY LAYOUT OF PLANT NG N FIELD.
7. SPREAD 3" OF WOOD CH P MULCH (PROCH P EARTHTONE) OR EQUAL. SHREDDED BARK W LL NOT BE ACCEPTED.



1 Landscape Plan, Proposed
1" = 10'-0"

0' 5' 10' 20' 40'

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
750 MENLO AVE, SUITE 100, MENLO PARK, CA 94025
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
750 MENLO AVE, SUITE 100
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Landscape Plan, Proposed

RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

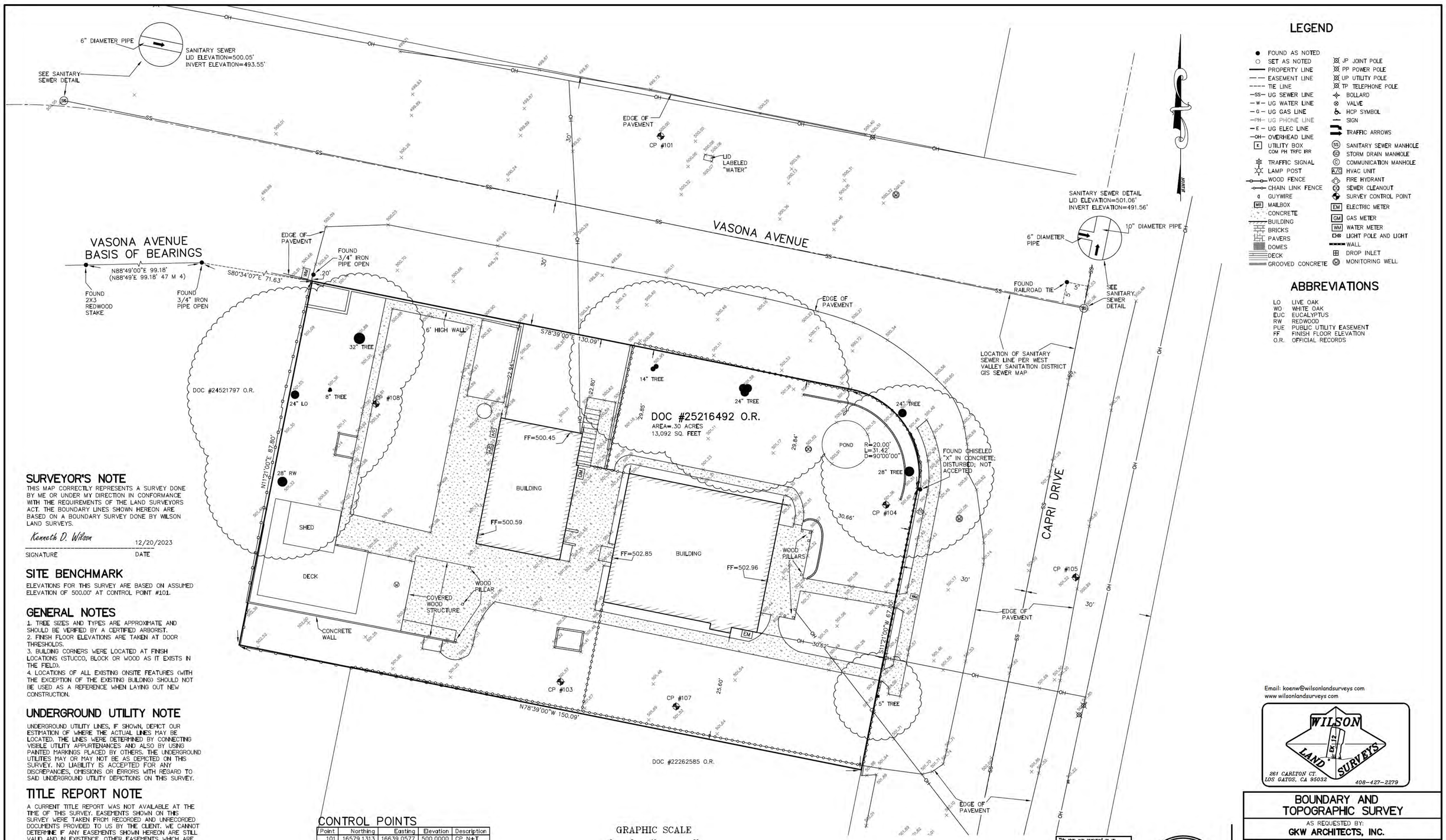
Project Schedule Revision		
#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Landscape Plan, Proposed

G008

SCALE 1" = 10'-0"

5/14/2025 4:18:01 PM



LEGEND

- FOUND AS NOTED
- SET AS NOTED
- PROPERTY LINE
- EASEMENT LINE
- TIE LINE
- UG SEWER LINE
- UG WATER LINE
- UG GAS LINE
- UG PHONE LINE
- UG ELEC LINE
- OVERHEAD LINE
- UTILITY BOX COM PH TRFC IRR
- TRAFFIC SIGNAL
- LAMP POST
- WOOD FENCE
- CHAIN LINK FENCE
- GUYWIRE
- MAILBOX
- CONCRETE
- BUILDING
- BRICKS
- PAVERS
- DOMES
- DECK
- GROOVED CONCRETE
- JP JOINT POLE
- PP POWER POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- BOLLARD
- VALVE
- HCP SYMBOL
- SIGN
- TRAFFIC ARROWS
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- COMMUNICATION MANHOLE
- HVAC UNIT
- FIRE HYDRANT
- SEWER CLEANOUT
- SURVEY CONTROL POINT
- ELECTRIC METER
- GAS METER
- WATER METER
- LIGHT POLE AND LIGHT
- WALL
- DROP INLET
- MONITORING WELL

ABBREVIATIONS

LO	LIVE OAK
WO	WHITE OAK
EUC	EUCALYPTUS
RW	REDWOOD
PUE	PUBLIC UTILITY EASEMENT
FF	FINISH FLOOR ELEVATION
O.R.	OFFICIAL RECORDS

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 12/20/2023

SIGNATURE DATE

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 500.00' AT CONTROL POINT #101.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

TITLE REPORT NOTE

A CURRENT TITLE REPORT WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY. EASEMENTS SHOWN ON THIS SURVEY WERE TAKEN FROM RECORDED AND UNRECORDED DOCUMENTS PROVIDED TO US BY THE CLIENT. WE CANNOT DETERMINE IF ANY EASEMENTS SHOWN HEREON ARE STILL VALID AND IN EXISTENCE. OTHER EASEMENTS WHICH ARE NOT SHOWN HEREON MAY ALSO EXIST. A CURRENT TITLE REPORT IS REQUIRED IN ORDER TO DETERMINE THE VALIDITY AND EXISTENCE OF ANY EASEMENTS OF RECORD. THE BOUNDARY WAS DETERMINED FROM THE CURRENT VESTING DEED.

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

CONTROL POINTS

Point	Northing	Easting	Elevation	Description
101	16579.1313	16639.0577	500.0000	CP N+T
103	16450.0299	16615.3424	501.5679	CP SPIKE
104	16491.9393	16692.3289	501.3603	CP SPIKE
105	16474.7613	16737.2172	501.2220	CP N+T
107	16444.1892	16642.7037	501.5209	CP SPIKE
108	16515.7885	16571.6820	500.8080	CP SPIKE

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on the map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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LICENSED LAND SURVEYOR KENNETH DOUGLAS WILSON NO. 5571 STATE OF CALIFORNIA
12/20/2023
Kenneth D. Wilson

Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

WILSON LAND SURVEYS EST. 12
261 CARLTON CT.
LOS GATOS, CA 95032
408-427-2279

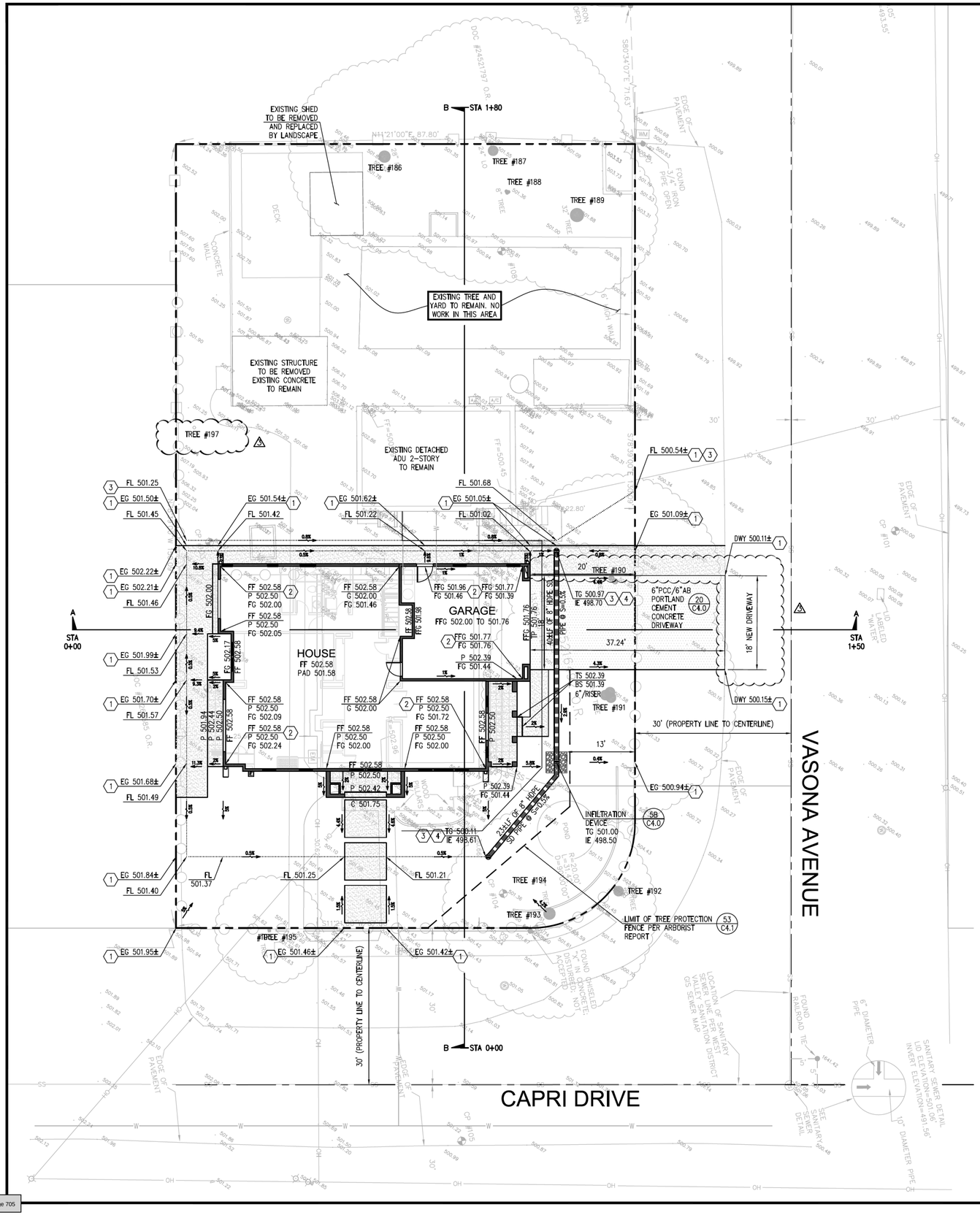
BOUNDARY AND TOPOGRAPHIC SURVEY

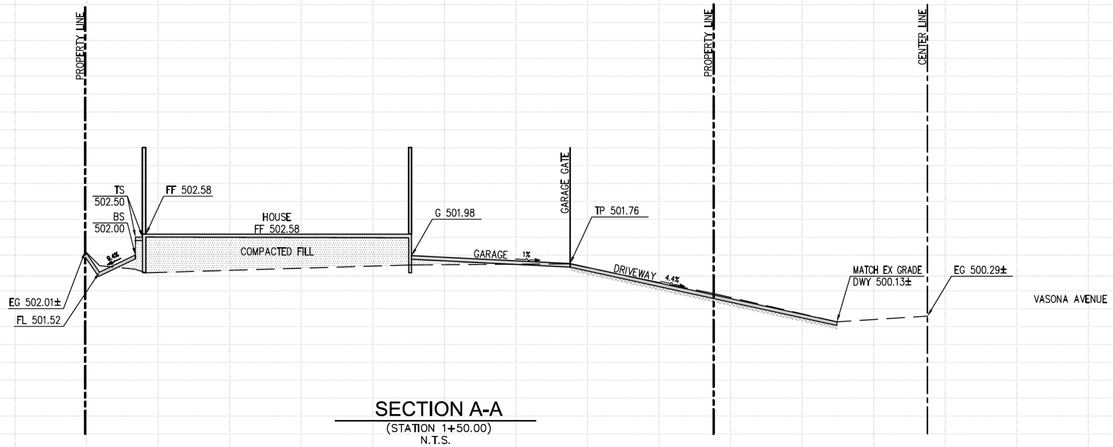
AS REQUESTED BY:
GKW ARCHITECTS, INC.

LEGAL DESCRIPTION: LAND AS DESCRIBED IN DOC #25216492 O.R., TOWN OF LOS GATOS, COUNTY OF SANTA CLARA STATE OF CALIFORNIA

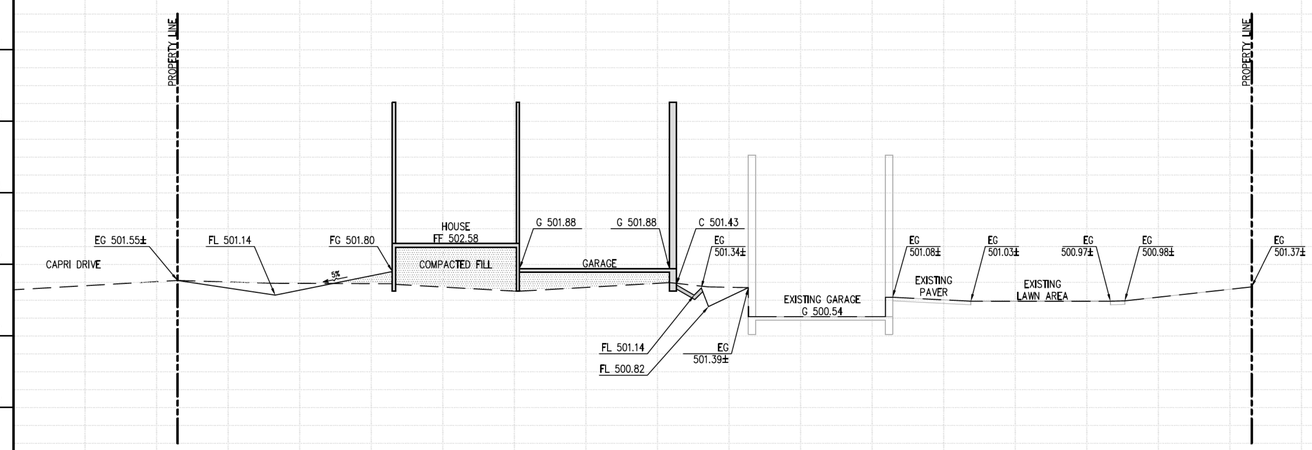
APN: 406-32-004
DATE: DECEMBER 2023
FILENAME: P-180 CAPRI GKW TOPO
SITE ADDRESS: 14331 CAPRI DRIVE, LOS GATOS, CA

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
ARD	1"=10'	F-021	P-180	1 OF 1


EXISTING SHED TO BE REMOVED AND REPLACED BY LANDSCAPE
B STA 1+80
N11°21'00"E 87.80'
TREE #186
TREE #187
TREE #188
TREE #189
EXISTING TREE AND YARD TO REMAIN. NO WORK IN THIS AREA
EXISTING STRUCTURE TO BE REMOVED EXISTING CONCRETE TO REMAIN
TREE #197
EXISTING DETACHED ADU 2-STORY TO REMAIN
FL 501.25
EG 501.50±
FL 501.45
EG 501.54±
FL 501.42
EG 501.62±
FL 501.22
FL 501.68
EG 501.05±
FL 501.02
FL 500.54±
EG 501.09±
DWY 500.11±
EG 502.22±
EG 502.21±
FL 501.46
FF 502.58
P 502.50
FG 502.00
FF 502.58
P 502.50
FG 502.05
FF 502.58
G 502.00
FG 501.46
FFG 501.96
FG 501.46
FFG 501.77
FG 501.39
GARAGE
FFG 502.00 TO 501.76
20' TREE #190
TG 500.97
IE 498.70
6"PCC/6"AB PORTLAND CEMENT CONCRETE DRIVEWAY
20 C4.0
18' NEW DRIVEWAY
EG 501.99±
FL 501.53
EG 501.70±
FL 501.57
HOUSE
FF 502.58
PAD 501.58
FF 502.58
P 502.50
FG 502.09
FF 502.58
P 502.50
FG 502.24
FF 502.58
G 502.00
FF 502.58
P 502.50
FG 501.72
FF 502.58
P 502.50
FG 502.00
FFG 501.77
FG 501.76
P 502.39
FG 501.44
TS 502.39
BS 501.39
6"RISER
TREE #191
37.24'
4.5%
DWY 500.15±
30' (PROPERTY LINE TO CENTERLINE)
13'
EG 501.68±
FL 501.49
FF 502.58
P 502.50
P 502.42
C 501.75
EG 500.94±
INFILTRATION DEVICE
TG 501.00
IE 498.50
2.5±LF OF 8" HDPE SD PIPE @ S=0.5%
TG 500.11
IE 498.61
5B C4.0
EG 501.84±
FL 501.40
FL 501.37
FL 501.25
FL 501.21
TREE #194
TREE #192
TREE #193
LIMIT OF TREE PROTECTION FENCE PER ARBORIST REPORT
53 C4.1
#TREE #195
EG 501.95±
EG 501.46±
EG 501.42±
30' (PROPERTY LINE TO CENTERLINE)
STA 0+00
STA 1+50
B STA 0+00
VASONA AVENUE
CAPRI DRIVE
EDGE OF PAVEMENT
CONCRETE WALL
DECK
WOOD FENCE
POND
FOUND 1" IRON PIPE OPEN
FOUND CHISELED "X" IN CONCRETE: DISTURBED, NOT ACCEPTED
FOUND RAILROAD TIE
6" DIAMETER PIPE
LOCATION OF SANITARY SEWER LINE PER WEST VALLEY SANITATION DISTRICT GIS SEWER MAP
SANITARY SEWER DETAIL
I.D. ELEVATION=501.06'
INVERT ELEVATION=491.56'
10" DIAMETER PIPE
SEE SANITARY SEWER DETAIL
DOC #24527797 O.R.
SB°34'07"E 71.63'
493.55'
WM
OH
SS
W
CP #101
CP #102
CP #103
CP #104
CP #105
CP #106
CP #107
CP #108
CP #109
CP #110
CP #111
CP #112
CP #113
CP #114
CP #115
CP #116
CP #117
CP #118
CP #119
CP #120
CP



SECTION A-A
(STATION 1+50.00)
N.T.S.



SECTION B-B
(STATION 1+80.00)
N.T.S.

DATUM ELEVATION

STATION (FT): 0+00, 0+20, 0+40, 0+60, 0+80, 1+00, 1+20, 1+40, 1+60, 1+80, 2+00, 2+20, 2+40, 2+60, 2+80

PROFILE VIEW
HORIZ: 1"=10'
VERT: 1"=2'

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
2	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
3	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

GRADING CROSS SECTIONS

[redacted] RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

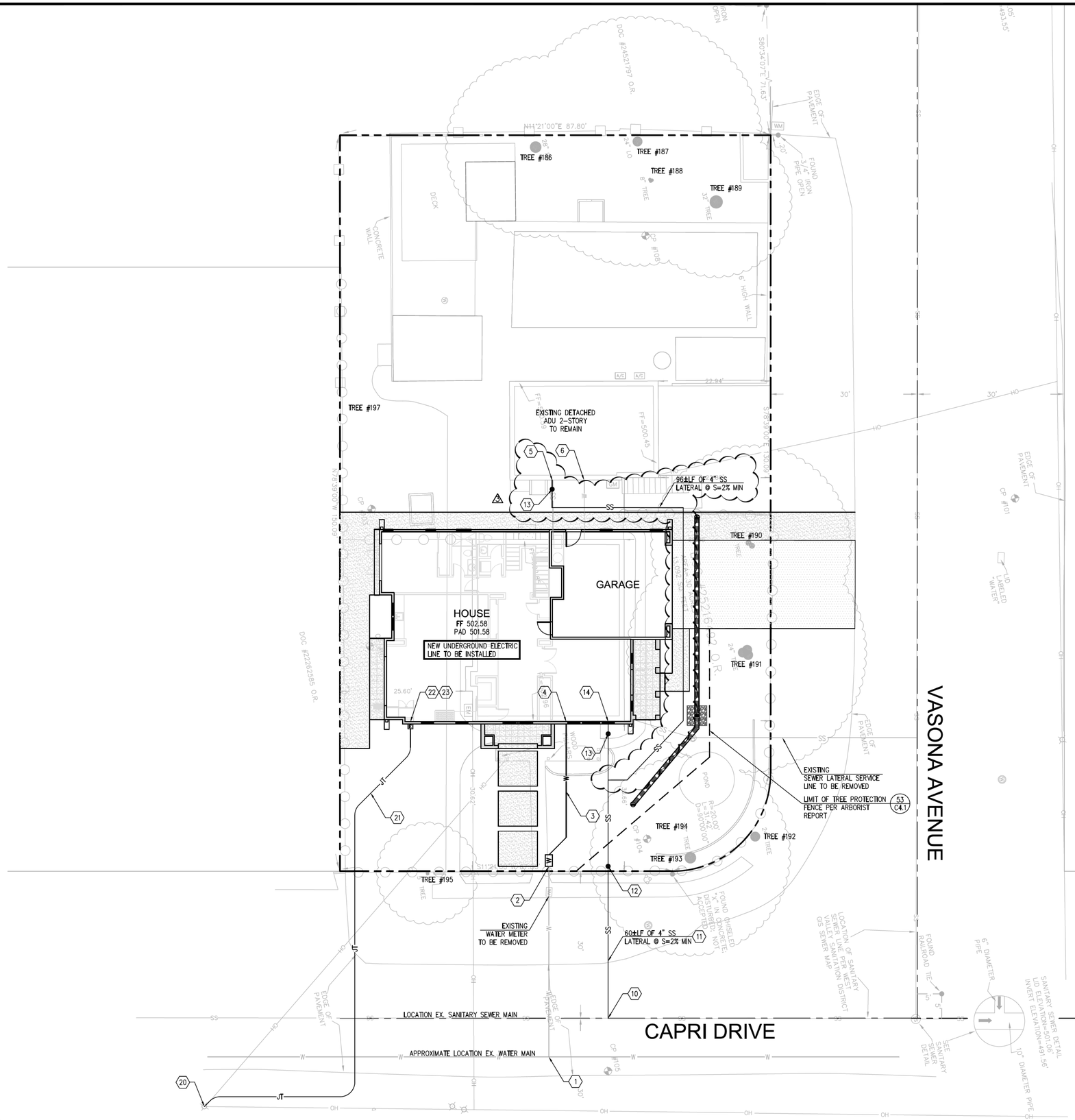
GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG LOWRY
NO. 73588
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

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

DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C1.1
2 OF 7 SHEETS



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES/UTILITIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH **TOWN OF LOS GATOS OR LOCAL UTILITIES AGENCIES** STANDARDS.
10. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND

- PROPERTY LINE
- GAS LINE
- EX. GAS LINE
- EX. SEWER LINE
- EX. WATER LINE
- NEW WATER LINE
- STORM DRAIN PIPE
- NEW 4" SEWER LATERAL
- PROPOSED JOINT TRENCH
- STORM/SEWER CLEANOUT
- INFILTRATION DEVICE
- AREA INLET OR POP UP DRAIN
- TREE PROTECTION FENCING PER ARBORIST REPORT PAGE 15 OF 28
- TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

ABBREVIATIONS:
EX = EXISTING
LF = LINEAL FOOT
S = SLOPE

UTILITY NOTES

1. EXISTING WATER SERVICE LINE TO EXISTING WATER MAIN TO REMAIN
2. INSTALL NEW WATER METER WITHIN THE PROPERTY LINE
3. WATER SERVICE TO BUILDING
4. WATER SERVICE POINT OF ENTRY. SEE ARCH PLANS FOR EXACT LOCATION
5. NEW SEWER CONNECTION AND MATCH EXISTING SEWER SERVICE POINT OF CONNECTION FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
6. EXISTING WATER SERVICE FOR ADU. CONTRACTOR TO VERIFY EXACT LOCATION
10. CONNECTION TO EXISTING SEWER MAIN; MATCH EXISTING INVERT ELEVATION
11. CONNECTION TO EXISTING SEWER MAIN; NEW 4" SEWER LATERAL @ 2% MINIMUM SLOPE TO BUILDING PER WEST VALLEY SANITATION DISTRICT OF SANTA CLARA **DRAWING #15** AS SHOWN ON **SHEET C4.0**
12. NEW SANITARY SEWER CLEANOUT 1' MAXIMUM BEHIND PROPERTY LINE PER WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY **DRAWING #3** AS SHOWN ON **SHEET C4.0**
13. INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE PER TOWN OF LOS GATOS ORDINANCE. PLACE CLEANOUT MINIMUM 2' OUTSIDE OF BUILDING FOUNDATION
14. 4" SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING
20. CONNECTION TO EXISTING ELECTRICAL LINE. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR ANY CONSTRUCTION.
21. JOINT TRENCH (ELECTRIC, TELECOMMUNICATION & CABLE TV SERVICE LINES) TO NEW BUILDING. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR TO INSTALLATION.
22. ELECTRICAL METER. SEE ARCH PLANS FOR EXACT LOCATION.
23. ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICES POINT OF ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATIONS

REV.	DATE	DESCRIPTION
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UTILITY PLAN

[redacted] RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

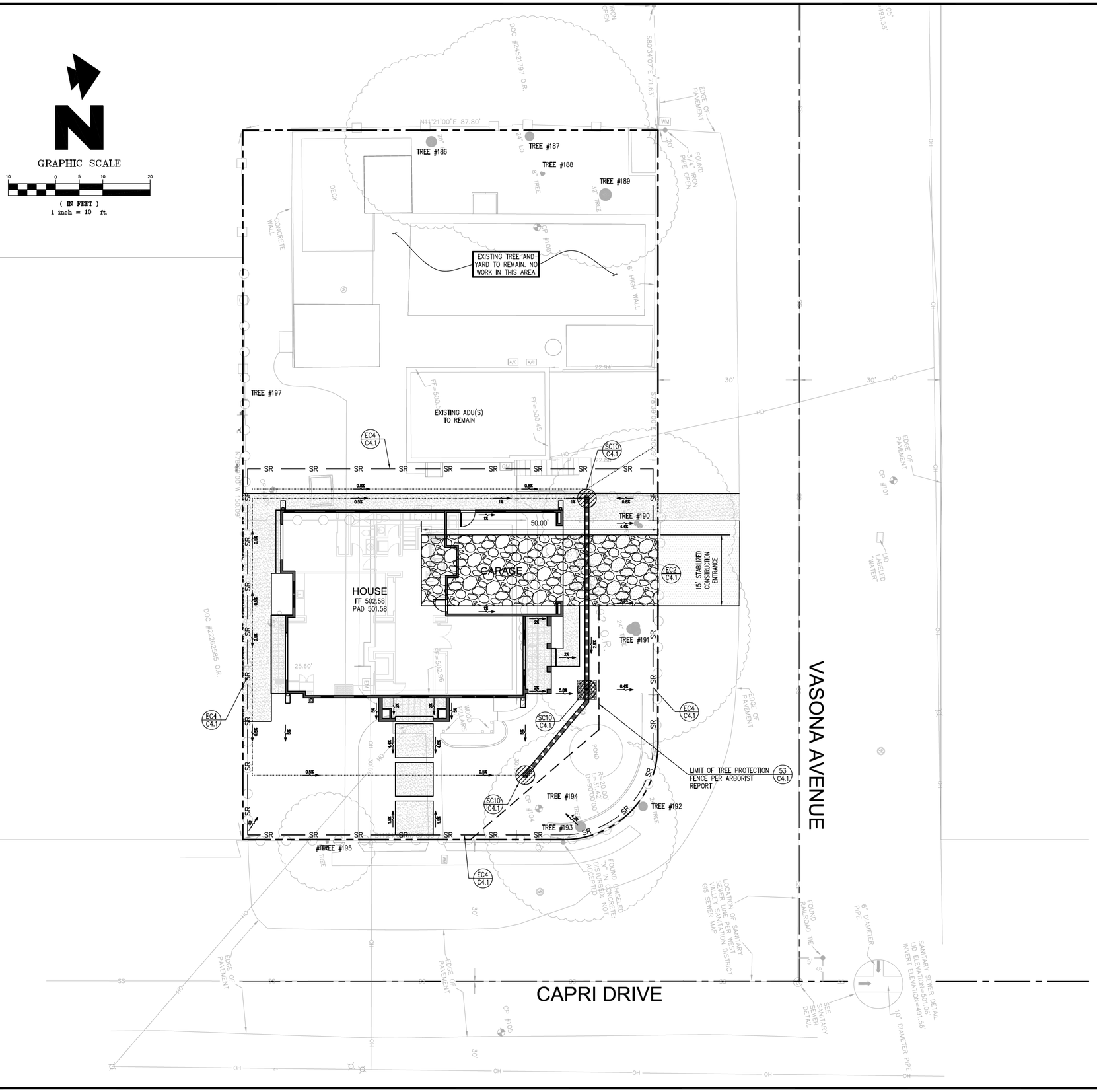
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SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG HOWARD LEE
NO. 73588
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

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

DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C2
3 OF 7 SHEETS



EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE TOWN ENGINEER.
3. IF HYDROSEEDING IS NOT USED, THEN OTHER METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF: 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. CONTACT TOWN OF PORTOLA VALLEY FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
4. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE TOWN REPRESENTATIVE OF ANY FIELD CHANGES.
7. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. WITH THE APPROVAL OF THE TOWN INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
15. ALL TRUCKS TRANSPORTING MATERIALS TO AND FROM THE SITE SHALL BE COVERED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.

DEMOLITION NOTES:

1. THE EXISTING BUILDING SHALL BE REMOVED ENTIRELY. NO GRADING REQUIRED BEYOND REPAIR AT FOUNDATION REMOVAL AREAS.
2. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE

A. EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

ELECTRICAL SERVICE

A. ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE

A. GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

	50' X 15' STABILIZED CONSTRUCTION ENTRANCE PER TOWN OF LOS GATOS STANDARD DETAIL; (52A C4.1)
SR	STRAW ROLL (50 C4.1)
	TREE PROTECTION PER ARBORIST REPORT PAGE 15 OF 28; ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF 6' IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND (53 C4.1)
	INLET PROTECTION (SC10 C4.1)
TREE #190	TREE # (TO BE PROTECTED PER ARBORIST REPORT PAGE 15 OF 28)

EROSION CONTROL POINT OF CONTACT:
NAME: CHIN HANG WONG
TITLE/QUALIFICATION: PE, QSD
PHONE: (650) 931-2514
PHONE:
E-MAIL: awong@green-ce.com

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
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EROSION CONTROL PLAN
RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

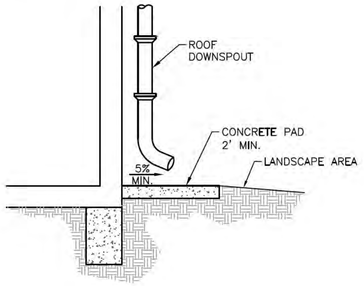
GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER CHIN HANG WONG No. 73668 Exp. 12/31/2026 CIVIL STATE OF CALIFORNIA

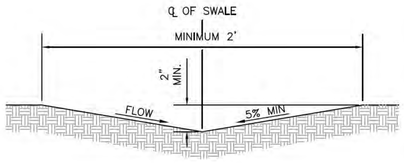
SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

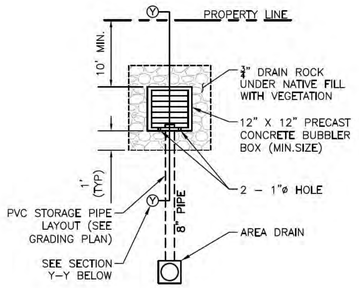
SHEET
C3
4 OF 7 SHEETS



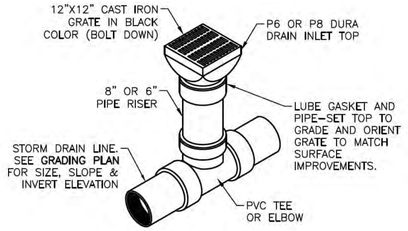
1A | CONCRETE SPLASH PAD | N.T.S.



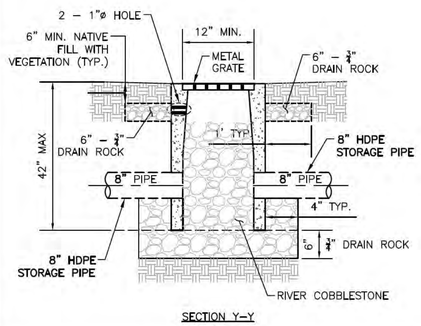
2A | TYPICAL SWALE DETAIL | N.T.S.



PLAN

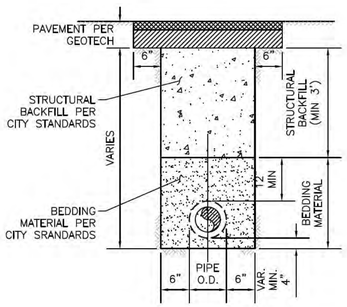


3A | 12"X12" LANDSCAPE AREA DRAIN | N.T.S.



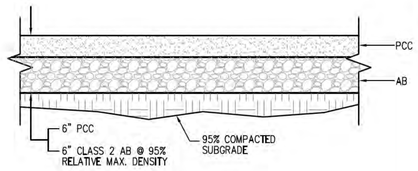
SECTION Y–Y

5B | INFILTRATION DEVICE | N.T.S.

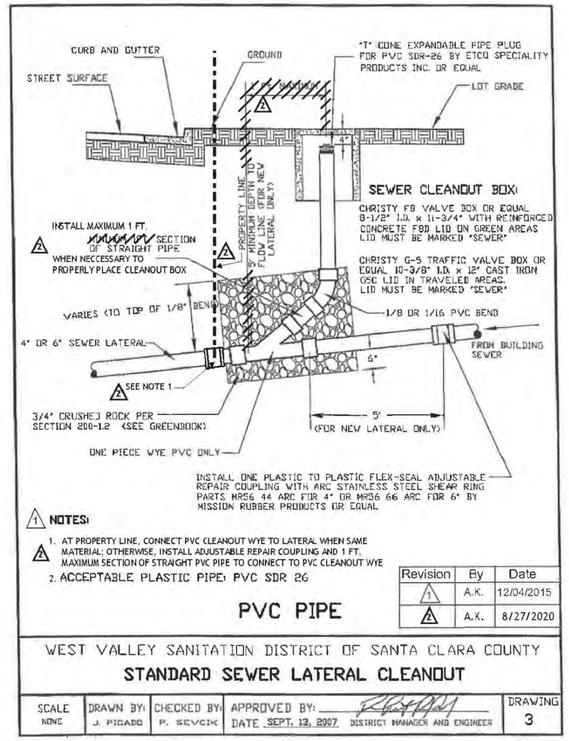


NOTE: BEDDING & STRUCTURAL MATERIALS PER GEOTECH RECOMMENDATIONS

11 | TRENCH DETAIL | N.T.S.



20 | DRIVEWAY CONCRETE PAVEMENT SECTION | N.T.S.



NOTES:

1. AT PROPERTY LINE, CONNECT PVC CLEANOUT WYE TO LATERAL WHEN SAME MATERIAL; OTHERWISE, INSTALL ADJUSTABLE REPAIR COUPLING AND 1 FT. MAXIMUM SECTION OF STRAIGHT PVC PIPE TO CONNECT TO PVC CLEANOUT WYE
2. ACCEPTABLE PLASTIC PIPE: PVC SDR 26

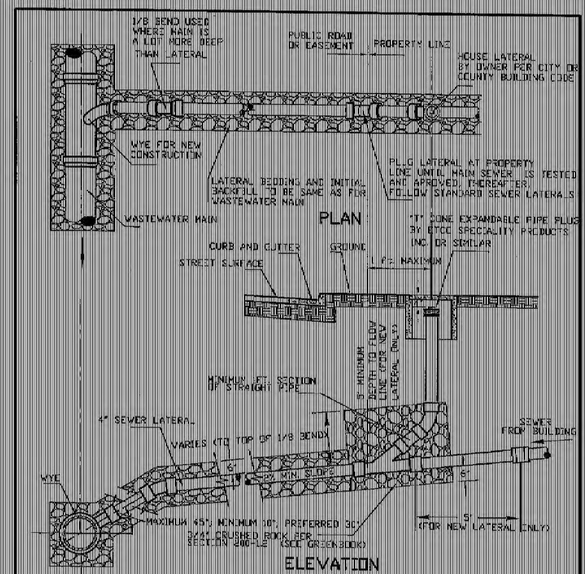
Revision	By	Date
1	A.K.	12/04/2015
2	A.K.	8/27/2020

PVC PIPE

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

STANDARD SEWER LATERAL CLEANOUT

SCALE	DRAWN BY:	CHECKED BY:	APPROVED BY:	DRAWING
NONE	J. PICADO	P. SEVCIK	DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER	3



NOTES: 1. TO CONNECT FOUR INCHES LATERAL, INSTALL WYE OR SADDLE IN EXISTING WASTEWATER MAIN.
2. SERVICE LATERALS LARGER THAN SIX INCHES SHALL BE CONNECTED WITH A MANHOLE.
3. LOCATION OF ALL LATERALS SHALL BE SHOWN ON AS-BUILT DRAWINGS.

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

SERVICE LATERAL TO MAIN SEWER

SCALE	DRAWN BY:	CHECKED BY:	APPROVED BY:	DRAWING
NONE	J. PICADO	P. SEVCIK	DATE SEPT. 13, 2007 DISTRICT MANAGER AND ENGINEER	15

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DETAIL SHEET

[redacted] RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHUN HANG WONG
NO. 73958
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

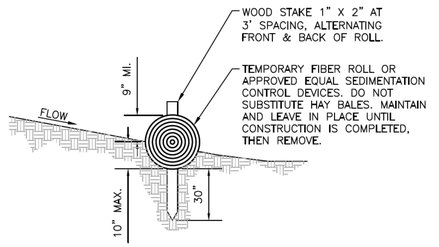
SCALE

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DATE:	02/01/2024
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SHEET
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5 OF 7 SHEETS

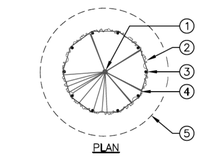
NOTE:
FIBER ROLLS SHALL BE PLACED IN LOCATIONS SHOWN ON PLAN AND UPSTREAM OF EXISTING DRAIN INLETS



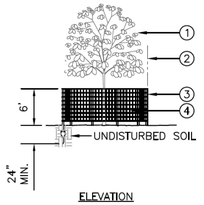
50 STRAW ROLL N.T.S.

LEGEND:

1. SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
2. TREE DRIP LINE.
3. STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
4. CHAIN LINK FENCING, 6' TALL.
5. EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



PLAN

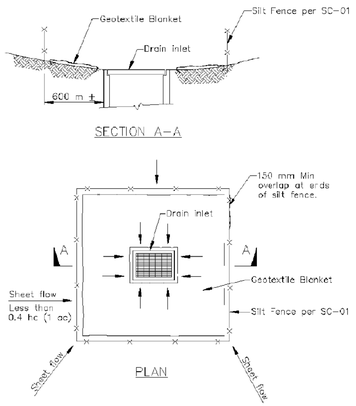


ELEVATION

53 TREE PROTECTION FENCING N.T.S.

Storm Drain Inlet Protection

SC-10

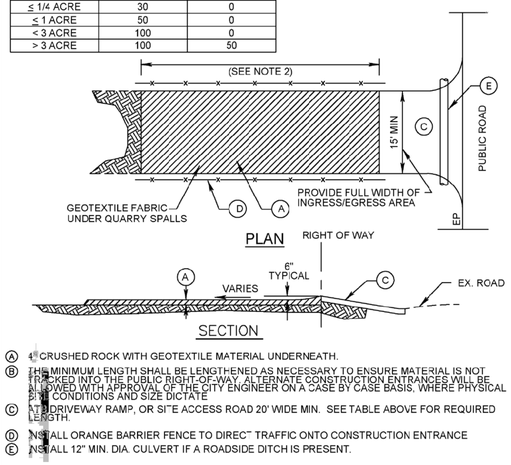


DI PROTECTION TYPE 1
NOT TO SCALE

NOTES:

1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



(A) 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
(B) THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
(C) ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
(D) INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
(E) INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:

1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-250
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-250.dwg

STABALIZED CONSTRUCTION ENTRANCE

N.T.S.

52A C4.1

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DETAIL SHEET
[redacted] RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIA HANG LOUIS
NO. 73068
Exp. 12/31/2025
CIVIL
STATE OF CALIFORNIA

SCALE

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HORIZONTAL: 1"= AS SHOWN

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JOB NO.:	20230050

SHEET
C4.1
6 OF 7 SHEETS

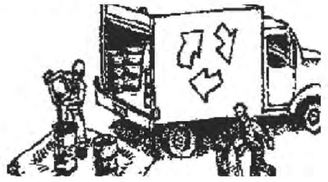
Santa Clara Valley *Urban Runoff* Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



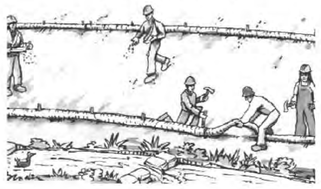
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

REV.	DATE	DESCRIPTION
1	10/31/24	PER ENGINEERING DIV REVIEW COMMENTS, 9/11/24
2	3/29/25	PER PUBLIC WORKS AND PLANNING LATEST REVIEW COMMENTS
3	5/10/25	PER PUBLIC WORKS, BUILDING & PLANNING LATEST REVIEW COMMENTS

ITEM NO. 11.

BLUEPRINT FOR A CLEAN BAY
[redacted] RESIDENCE
14331 CAPRI DRIVE
LOS GATOS, CA 95032

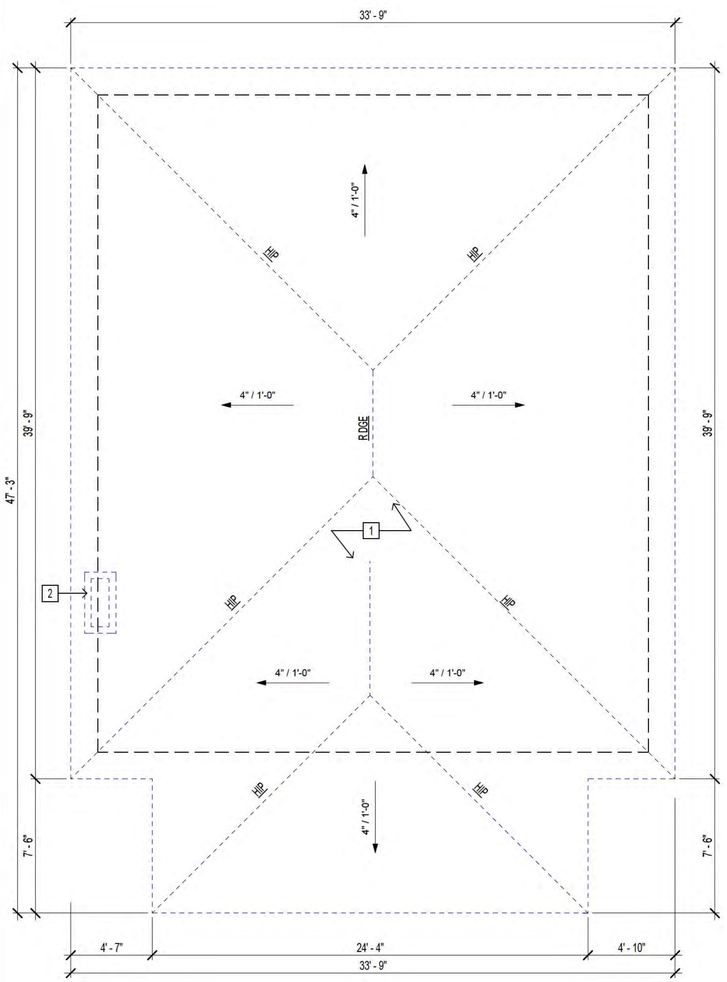
GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER CHIN HANG CHRISTOPHER LEE No. 73568 Exp. 12/31/2025 CIVIL STATE OF CALIFORNIA

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

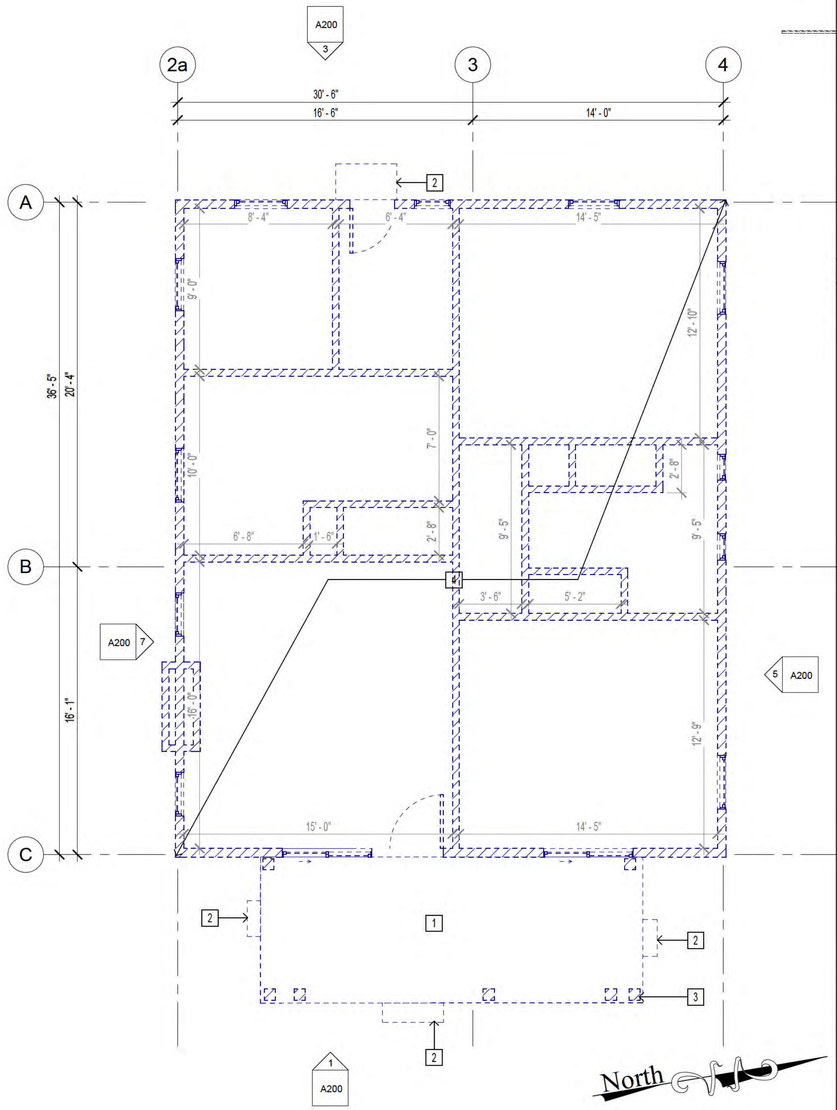
DATE:	02/01/2024
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230050

SHEET
C5
7 OF 7 SHEETS



2 Roof Plan, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 Floor Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, EXIST NG, KEYNOTES

1 CONCRETE PORCH TO BE DEMO'D
2 CONCRETE STEP TO BE DEMO'D
3 POST TO BE DEMO'D
4 RESIDENCE TO BE DEMO'D

ROOF PLAN, EXIST NG, KEYNOTES

1 ROOF TO BE DEMO'D
2 CHIMNEY TO BE DEMO'D

GENERAL NOTES:

1. CONTRACTOR TO VER FY ALL F ELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.
3. ELEMENTS IS GRAY ARE EXIST NG WHILE ELEMENTS IN BLACK ARE PROPOSED.
4. LANDING MIN MUM 36" DEEP LAND NG AND NOT MORE THAN 1 1/2" LOWER THAN TRESHOLD FOR OUTSWIN NG DOORS.
5. WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR OPENS DIRECTLY TO STREET, PUBLIC ALLEY YARD, OR COURT THAT OPENS TO A PUBLIC RIGHT OF WAY. CRC SECTION R310
6. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAM NATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4. 5
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12. PLEASE SEE WALL SCHEDULES ON SHEET A400
13. PLEASE SEE W NDOW & DOOR SCHEDULES ON SHEET A400

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

RESIDENCE
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Project Schedule Revision

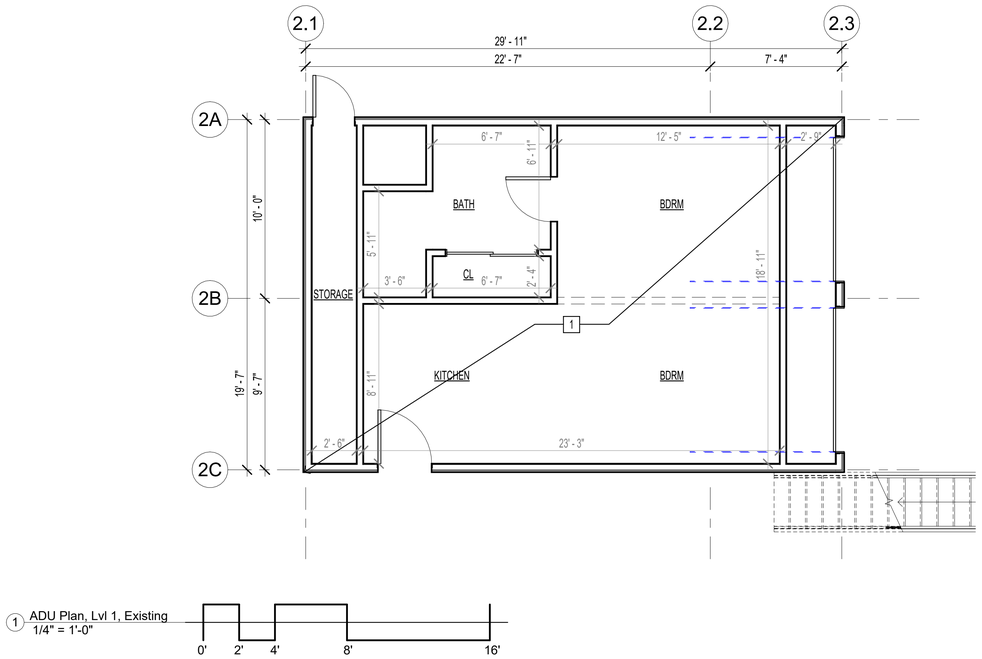
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2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor & Roof Plans, Existing

A100

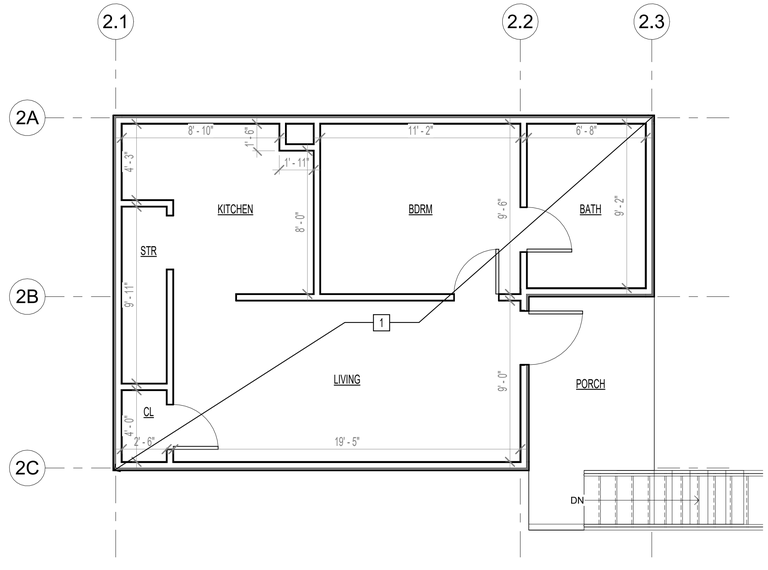
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5/14/2025 4:18:03 PM



1 ADU Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 ADU Plan, Lvl 2, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, EXIST NG, KEYNOTES

1 DETACHED ADU TO BE REMA NED

GENERAL NOTES:

1. CONTRACTOR TO VER FY ALL F ELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.

LICENSED ARCHITECT
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RESIDENCE

14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

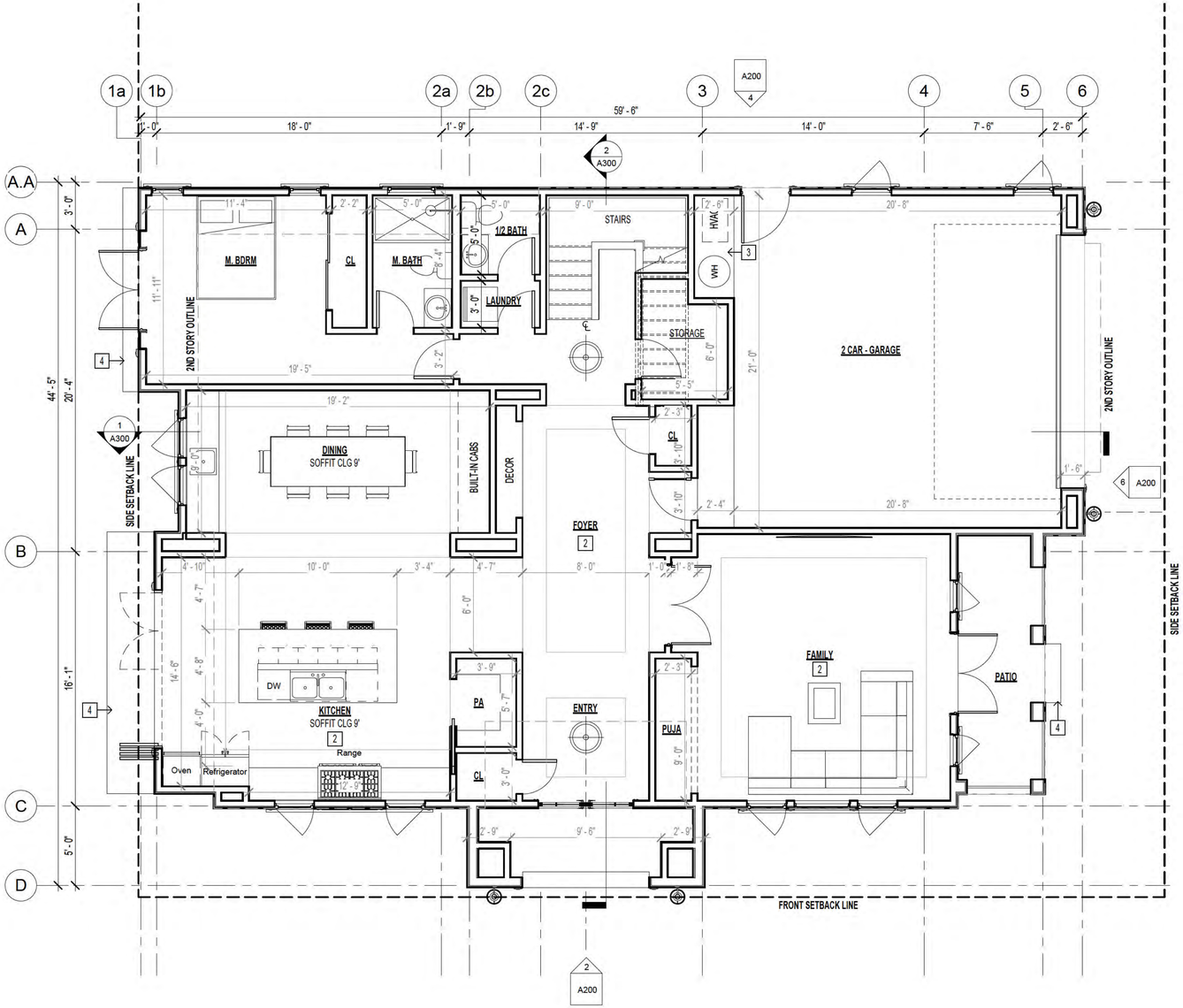
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5	2025.04.30	PLANNING

Floor Plan, Existing, Detached ADU

A100.1

SCALE 1/4" = 1'-0"

5/14/2025 4:18:05 PM



1 Floor Plan, Lvl 1,Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR
2 COFFERED CE LING
3 RAISED PLATFORM
4 CONCRETE STEP DOWN

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LICENSED ARCHITECT
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Floor Plan, Level 1, Proposed

RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

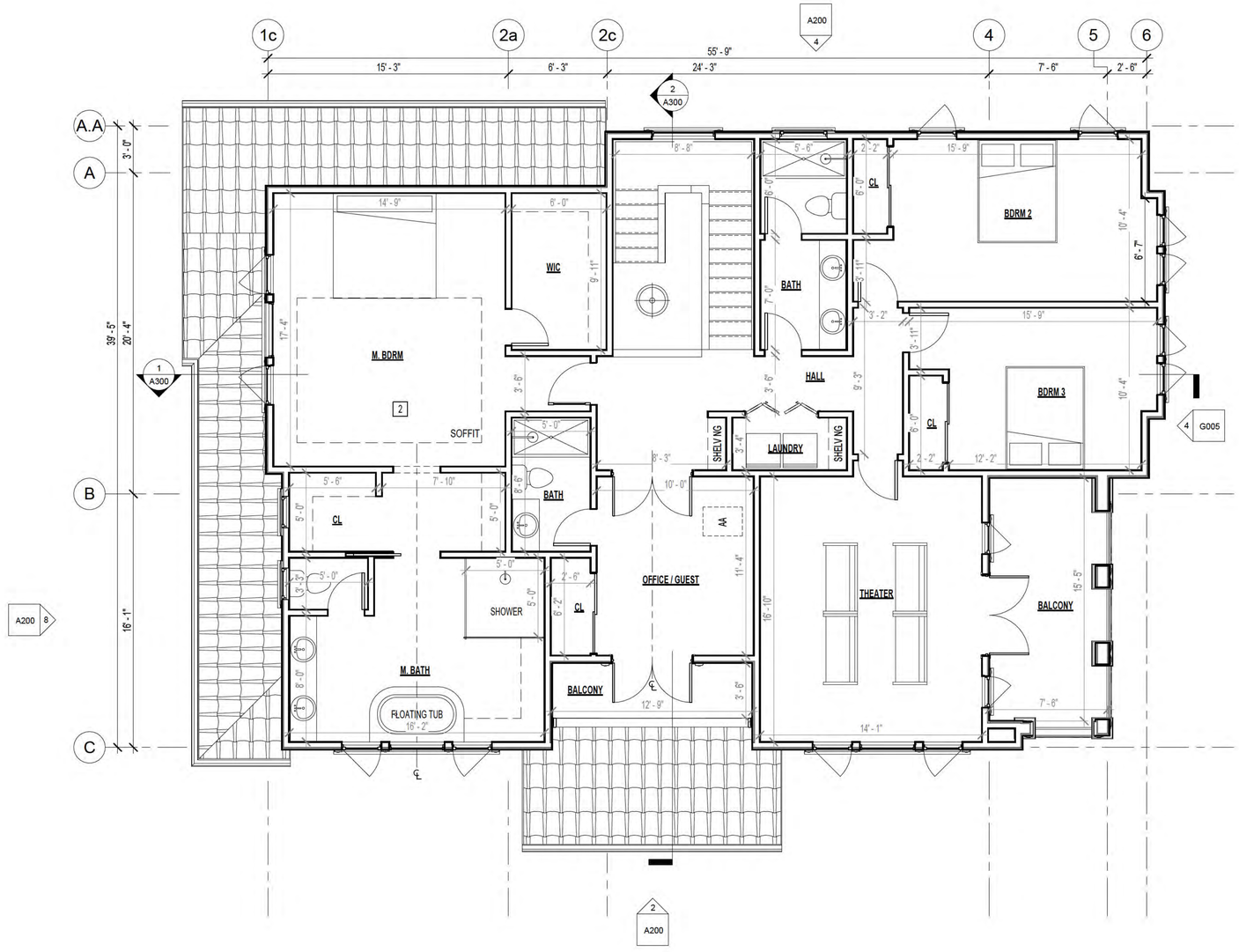
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4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor Plan, Level 1, Proposed

A101

SCALE 1/4" = 1'-0"

5/14/2025 4:18:08 PM



1 Floor Plan, Lvl 2, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CE LING

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LICENSED ARCHITECT
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RENEWAL 08/31/2023
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RESIDENCE
[redacted]
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LOS GATOS, CA 95032

Project Schedule Revision

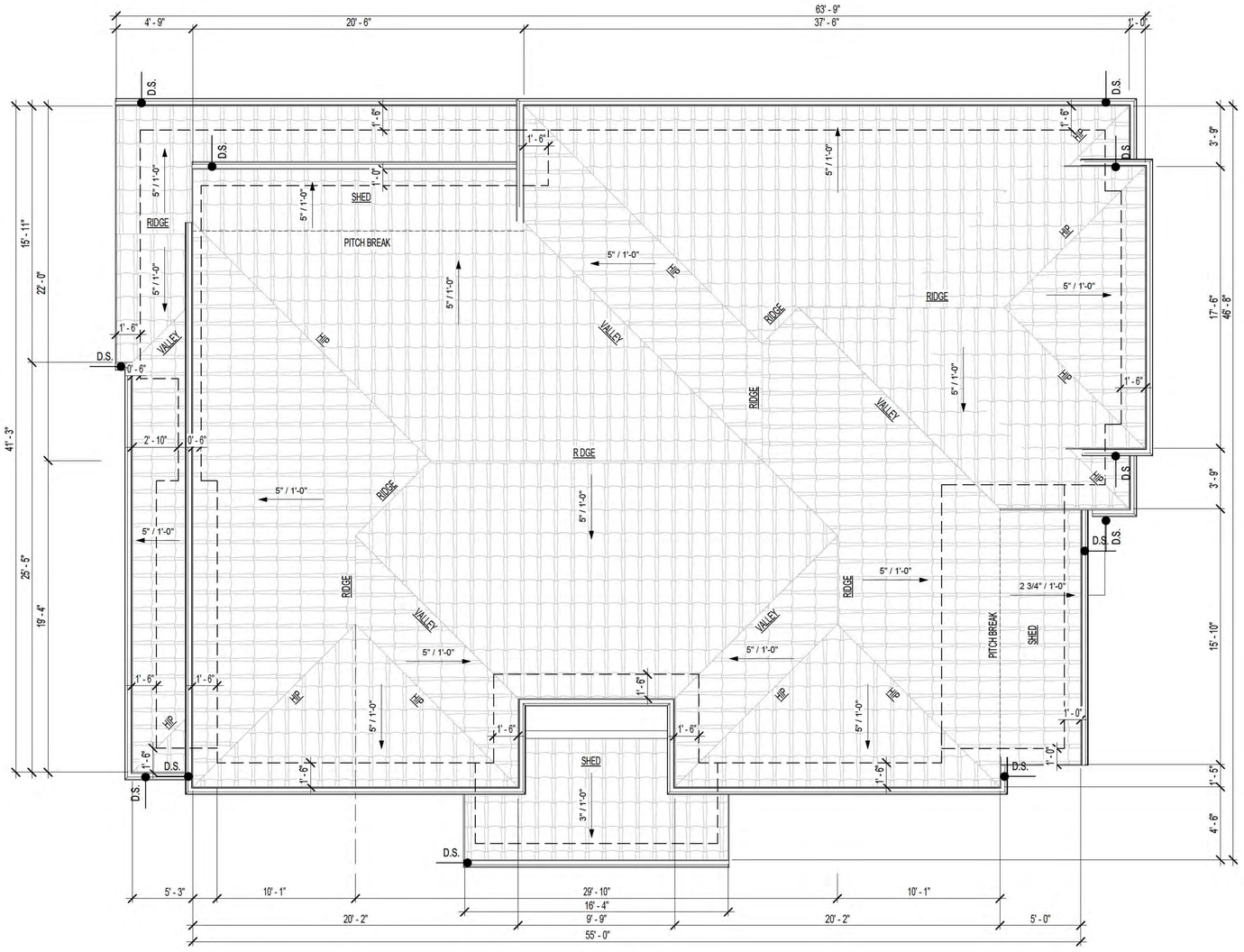
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3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Floor Plan, Level 2, Proposed

A102

SCALE 1/4" = 1'-0"

5/14/2025 4:18:10 PM



1 Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

ROOF PLAN, PROPOSED, KEYNOTES

1. CLAY TILE ROOF, MIN. CLASS C RATING
2. FASCIA
3. GUTTER
4. DOWNSPOUTS

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GORDON K WONG
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

RESIDENCE
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LOS GATOS, CA 95032

Project Schedule Revision

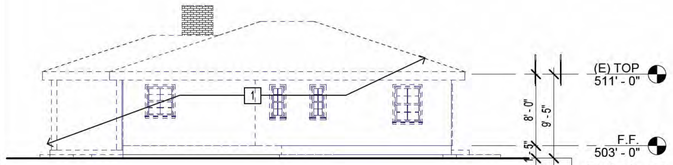
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3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Roof Plan, Proposed

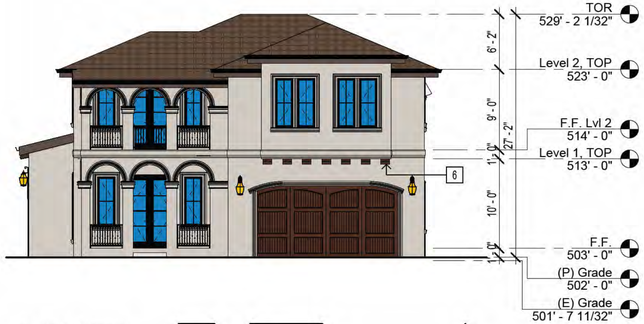
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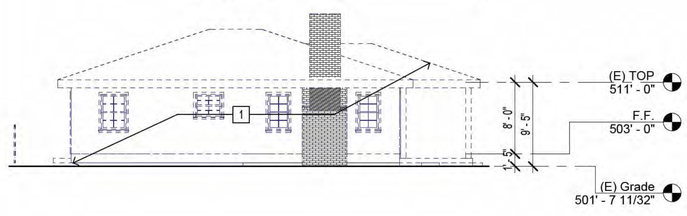
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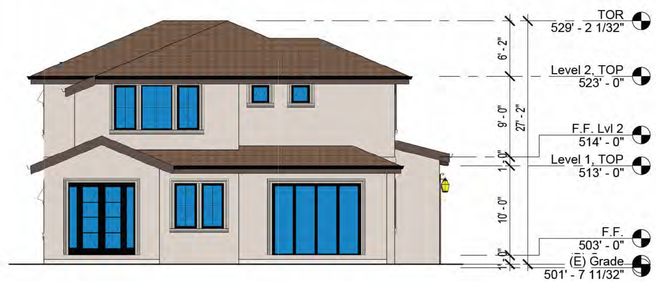
5 North, Existing
1/8" = 1'-0"



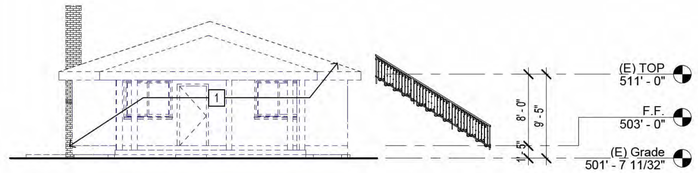
6 North, Proposed
1/8" = 1'-0"



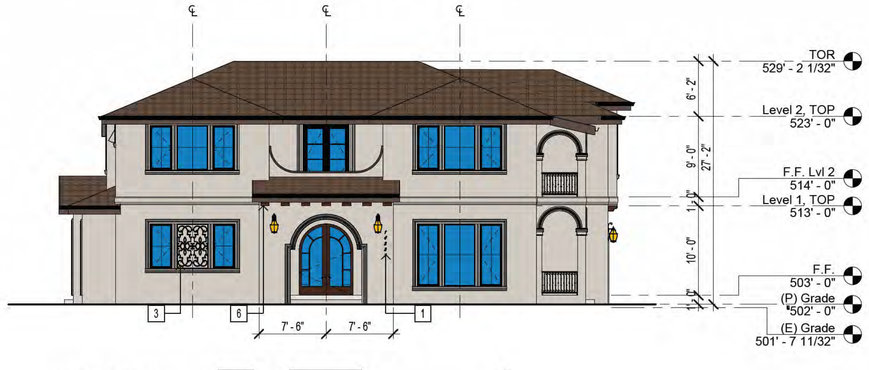
7 South, Existing
1/8" = 1'-0"



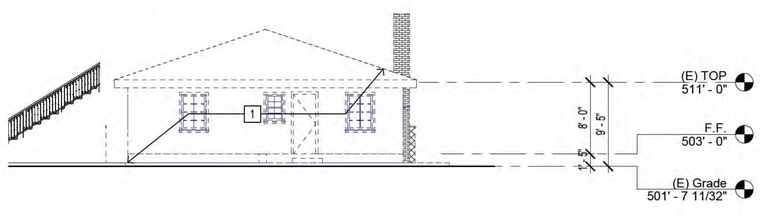
8 South, Proposed
1/8" = 1'-0"



1 East, Existing
1/8" = 1'-0"



2 East, Proposed
1/8" = 1'-0"



3 West, Existing
1/8" = 1'-0"



4 West, Proposed
1/8" = 1'-0"

ELEVATIONS, EXISTING, KEYNOTES

1 BUILDING TO BE DEMOLISHED

ELEVATIONS, EXISTING, KEYNOTES

ELEVATIONS, PROPOSED, KEYNOTES

1 ADDRESS DENTIFICATION PER SCCFD STANDARDS
2 EXTERIOR WALL LIGHT NG
3 ARCHITECTURAL FEATURE - WROUGHT IRON DECOR
4 RAILING
5 STUCCO TR M
6 CORBEL

NOTES:

1. CONTRACTOR TO VER FY ALL DIMENSION AND DESIGN ON SITE.
2. **ADDRESS IDENTIFICATION:** NEW AND EXIST NG BU LD NGS SHALL HAVE APPROVED ADDRESS NUMBERS, BU LD NG NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THE R BACKGROUND. WHERE REQUIRED BY THE F RE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROV DED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 NCHES HIGH WITH A M NIMUM STROKE WIDTH OF 0.5 NCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDIGN CANNOT BE V EWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MA NTA NED. CFC SEC. 505.1
3. ALL EXTERIOR LIGHT NG WILL BE DOWNWARN D RECTED WITH BULBS SH ELDED FROM V EW.

MATERIAL & COLOR, LEGEND

CLAY ROOF TILES, BROWN
VEREA

GARAGE DOOR, SPANISH STYLE
WOOD STAINED FINISH,
CUSTOM

STUCCO, ACCESSIBLE BEIGE
SHERWIN WILLIAMS

ACCORDION DOOR,
ALUM NUM W/ BLACK PAINT
PANORAMIC SLIDING

FASICA BOARD, REDWOOD
PA NTED FINISH W/ VAN DYKE BROWN
SHERWIN WILLIAMS

WINDOW,
400 SER ES
ANDERSEN

GUTTER
ALUMINUM W/ BLACK PAINT
GUTTER SUPPLY

RA LING
WROUGHT RON
CUSTOM

Elevations, Existing & Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT Lic# 34045
75 WEST CAMPBELL AVE, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
75 WEST CAMPBELL AVE, SUITE 100
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Elevations, Existing & Proposed

A200

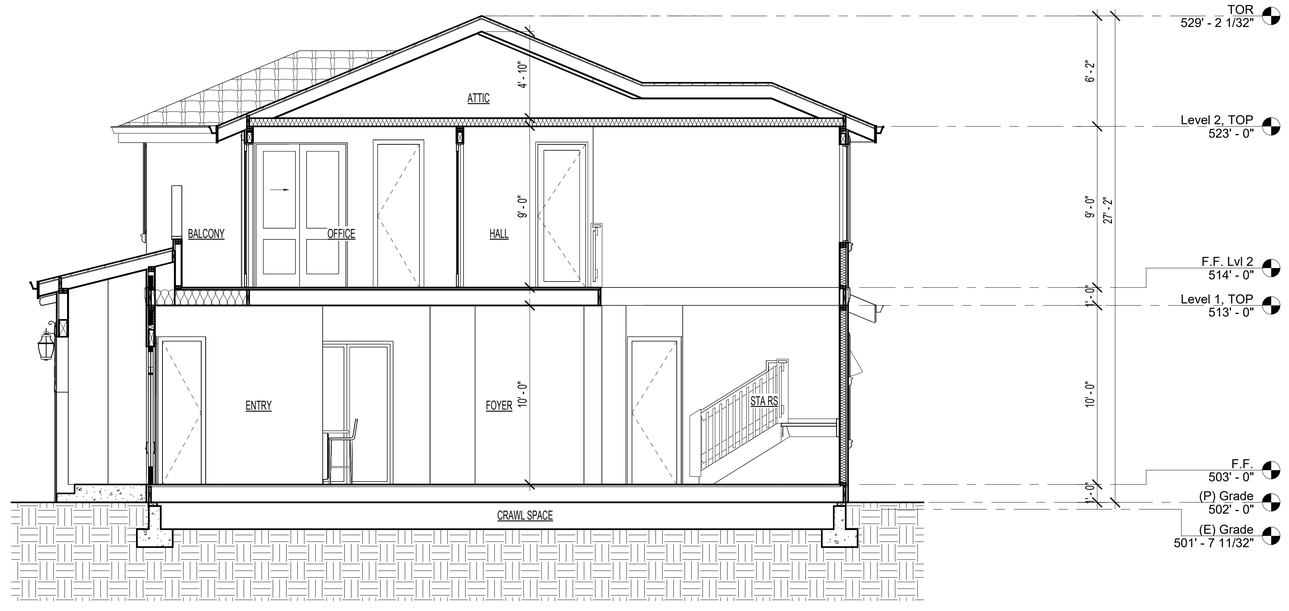
SCALE As indicated

5/14/2025 4:18:36 PM



1 Section AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Section BB
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTIONS, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CE LING

GENERAL SECTION NOTES:

1. PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES, S.S.D.
2. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, NCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C R.C. SECTION R302.11 AS FOLLOWS,
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
3. AT ALL NTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CE L NGS, AND COVE CE LINGS PER CRC SECTION R302.11.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER CRC SECTION 302.11.
5. AT OPENINGS AROUND VENTS, P PES, DUCTS, CABLES AND WIRES AT CEILIGNS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTO N. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQU RED TO MEET THE ASTM E 136 REQUIREMENTS.
6. FIREBLOCK NG OF CORNICES OF A TWO-FAM LY DWELLING IS REQU RED AT THE LINE OF DWELLING UNIT SEPARATION.
7. WITH N CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUST BLE CONSTRUCTION PER CBC SECTION 1406, OR WHERE ERECTED WITH COMBUST BLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE W LL BE NO OPEN SPACE EXCEED NG 100 SQUARE FEET PER CBC SECTION 717 26
8. WHERE WOOD FURRING STR PS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MIN MUM SEPARATION BETWEEN SECTIONS PER CBC SECTION 717 2.6

EXCEPTIONS: (PER CBC 717 2.6)

2. FIREBLOCKING SHALL NOT BE REQU RED WHERE INSTALLED ON NONCOMBUSTIBLE FRAM NG AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOW NG MATERTIALS:
   2.1 ALUM NUM HAV NG A MIN MUM THICKNESS OF 0.019 INCH.
   2.2 CORROSION-RESISTANT STEEL HAV NG A BASE METAL. THICKNESS NOT LESS THAN 0 016 NCH AT ANY POINT.
   2.3 OTHER APPROVED NONCOMBUST BLE MATERIALS

Sections, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
750 MENLO AVE, SUITE 100, MENLO PARK, CA 94025
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Sections, Proposed

A300

SCALE 1/4" = 1'-0"

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A P P E A R A N C E S:

Los Gatos Planning Commissioners:	Emily Thomas, Chair Kendra Burch, Vice Chair Jeffrey Barnett Susan Burnett Steve Raspe Joseph Sordi Rob Stump
Town Manager:	Chris Constantin
Community Development Director:	Joel Paulson
Town Attorney:	Gabrielle Whelan
Transcribed by:	Vicki L. Blandin (619) 541-3405

P R O C E E D I N G S:

CHAIR THOMAS: We will now move on to our public hearings, starting with Item 2. Item 2 is to consider a request for approval of a zone change from Office (O) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 square feet). Located at 14331 Capris Drive. APN 406-32-004. Zone Change Application Z-23-005. Categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. Property owner is Ravi Kiran Vallamdas. The Applicant is Gordon K. Wong.

Before the Staff Report, may I have a show of hands from Commissioners who visited the site? And are there any disclosures? Okay, great. Mr. Mullin, you have the Staff Report for us?

SEAN MULLIN: Yes, thank you and good evening. The Applicant is requesting approval for a zone change from Office to Single-Family Residential. Zone changes require Town Council approval, and therefore this is coming before the Planning Commission for a recommendation to the Council, who will render the final decision.

The application, as well as the associated Architecture and Site Application for a new residence was

reviewed by the Planning Commission on June 25th of this year. The Planning Commission forwarded a recommendation of approval to the Town Council on both applications, however, following the meeting, and in consultation with the Town Attorney, it was determined that the Zone Change Application did not receive proper public noticing, and therefore this application with proper noticing is coming back before the Planning Commission for a new recommendation to the Town Council.

The property is located on the corner of Capri Drive and Vasona Avenue. The property is currently zoned Office, but has a General Plan designation of Low Density Residential. The surrounding properties on the west side of Capri Drive all have the Low Density Residential General Plan land use designation and all are zoned R-1:8, except the subject property. As residential use is not a permitted use in the Office zone, the application for a residence necessitates this zone change.

As noted in the Staff Report, Staff recommends approval of the zone change, as it would be consistent with the surrounding neighborhood and General Plan designation. No public comments on this Zone Change Application have been received.

This concludes Staff's report and we're happy to answer any questions.

CHAIR THOMAS: Thank you. Are there any questions for Staff at this time? Commissioner Raspe.

COMMISSIONER RASPE: Thank you, Chair. Thank you, Mr. Mullin. I just want to confirm, when we first heard this there was both a zoning change and a site application, and during the hearing on the site application we made recommendations regarding design setback, etc. I just want to confirm, for tonight's hearing we do not have to reexamine either the site application or those specific recommendations. Those are still part of our record and our recommendations to Town Council, is that right?

SEAN MULLIN: Yes, that's correct. The Architecture and Site Application is waiting for Town Council review. It's waiting on the recommendation that we'll receive tonight, and then we'll forward those together as a package, and the recommendation to Council will include the Planning Commission's recommended changes and conditions.

COMMISSIONER RASPE: Thank you, Mr. Mullin. Thank you, Chair.

CHAIR THOMAS: Thank you for that clarification. Any other questions? We will now open the public portion of

the public hearing on Item 2 and give the Applicant, or whoever is speaking on behalf of the Applicant, an opportunity to address the Commission for up to five minutes. You can come up to the podium, please, and state your name, and then you'll have five minutes.

KEVIN YU: Good evening, everyone. My name is Kevin, and I'm here as the project representative on behalf of the owner and GKW Architects. It's good to see you all, and hopefully today we can address the concerns and compliance work for this project, which was brought up at the last hearing dated June 25th.

During the last hearing the primary concern was the mass of the house, and per Town Council recommendation we set the second story front facade 5 feet back, and you can view these changes on the proposed site plan in Sheet G-000, the floor plans on Sheet A-102, and the proposed elevation on Sheet A-200.

By incorporating the 5-foot setback at the second story the floor area has been reduced by a total of 338 square feet. There is also a reduction of FAR from 26.8% to 24.2%, and also a reduction of lot coverage from 22.5% to 22.26%.

If you were to look at plans A-200, we also made three additional changes that were discussed at the last

hearing, which is the window reduction at the south side at the master bedroom; we also eliminated a 1-foot bump-out and flushed that wall to align; and lastly, we also provided additional privacy screen trees, and the type is Kindred Spirit Hybrid Oak. We propose six counts to ensure that the next-door neighbor wouldn't have any privacy issue.

I think that should be all for the changes, and we really hope that these changes actually meet the Town Council's recommendation. Thank you.

CHAIR THOMAS: Thank you. Before you sit down, do we have any questions for the Applicant at this time? No. Okay, thank you.

Now we will invite comments from members of the public. If you have not already turned in a speaker card to Staff, please do so at this time, or use the raised hand feature on Zoom. Is anyone on Zoom?

DIRECTOR PAULSON: There are no hands raised on Zoom.

CHAIR THOMAS: Okay. Then we will invite you back up to make a closing statement. You also don't have to make another statement if you don't need to, but we might have questions for you, so if you could come back up to the podium. Is there anything else that you would like to add?

KEVIN YU: No, I think we're good.

CHAIR THOMAS: Thank you. Are there any questions for the Applicant at this time. No. Okay, thank you.

KEVIN YU: Thank you.

CHAIR THOMAS: We will now close the public portion of the hearing on Item 2, and I invite Commissioners to ask questions of Staff, provide comments, and eventually propose a motion.

I would just like to say that I appreciate the communication about the changes, but as Commissioner Raspe asked a clarifying question about, we are here tonight to make a decision about the zoning change because of the public noticing, and we have received no comments about that. Commissioner Raspe, thank you.

COMMISSIONER RASPE: Thank you, Chair. I think we're here tonight largely for a technical issue on something resembling the notice provisions, and in reviewing our notes it appears that this Commission voted unanimously on the zoning change issue last time. I don't think I've seen anything in the record to indicate that my vote would change, and so I would recommend passing that provision so that this development could continue.

I would also add to the Chair's comments thanking the Applicant for making those changes that were requested

by the Commission with respect to the Architecture and Site Application. Those are my comments.

CHAIR THOMAS: Commissioner Barnett.

COMMISSIONER BARNETT: If it's not premature, I'd be happy to make a motion, given that this was unanimously approved previously, as Commissioner Raspe pointed out. May I? Okay, thank you.

Concerning Item 2 on tonight's calendar concerning a request for approval of a zone change from Office to R-1:8, property located at 14331 Capri Drive, I move to forward a recommendation to the Town Council for approval of the Zone Change Application. I can make the finding that the project is not subject to CEQA; that the proposed zone change is consistent with the General Plan and its elements, Exhibit 2; and move to forward the recommendation of Zone Change Application Z-23-005 to the Town Council.

CHAIR THOMAS: Vice Chair Burch.

VICE CHAIR BURCH: I will second the motion.

CHAIR THOMAS: Thank you. Any discussion. I'll call the question. All those in favor, please raise your hand. It passes unanimously. Are there are no appeal rights because this is a recommendation to Council?

DIRECTOR PAULSON: That's correct.

CHAIR THOMAS: And it will be moving on as an entire package to Council. Great. Okay, thank you.

(END)

VALLAMDAS RESIDENCE

LOS GATOS — CALIFORNIA

SCOPE OF WORK

ZONE CHANGE APPLICATION :
-ZONE CHANGE REQUEST FROM O TO R-1:8 (TO BE APPROVED WITH ARCHITECTURAL & SITE REVIEW)

~~**MINOR RESIDENTIAL APPLICATION : RESIDENTIAL REMODEL & ADDITION**~~
~~-DEMOLISH NO MORE THAN 50% OF EXISTING ONE - STORY SINGLE FAMILY RESIDENCE~~
~~-PROPOSED ADDITION TWO - STORY SINGLE FAMILY RESIDENCE~~

ARCHITECTURAL & SITE REVIEW:
- DEMOLITION OF EXISTING ONE-STORY SINGLE FAMILY RESIDENCE
- ~~DEMOLITION OF EXISTING DETACHED GARAGE & ADU~~
- PROPOSED NEW CONSTRUCTION (RESIDENTIAL BUILDING - TWO-STORY SINGLE FAMILY RESIDENCE

BUILDING INFORMATION MODEL



PROJECT INFORMATION

OWNER:	RAVI KIRAN VALLAMDAS 14331 CAPRI DRIVE, LOS GATOS, CA 95032 (408) 807-3229 | RAVI.JSP@GMAIL.COM
ARCHITECT:	GKW ARCHITECTS, INC. GORDON K WONG, AIA, LEED GA, CSLB 710 E MCGLINCY LANE SUITE 109, CAMPBELL CA 95008 (408) 315-2125 | GORDONKWONG@GKWARCHITECTS.COM
PROJECT LOCATION:	14331 CAPRI DRIVE, LOS GATOS, CA 95032
APN:	406-32-004
ZONING:	O ZONE CONVERTED TO R-1:8 ZONE
(E) LOT AREA:	13,092 SF / 0.3 ACRES
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	TYP- VB
MAX. HEIGHT:	30 FT
MAX. STORIES:	2
(E) STORIES:	1 STORY
(P) STORIES:	2 STORIES

(E) SETBACKS PER ZONE O:

FRONT:	25 FT
SIDE, INTERIOR:	10 FT
SIDE, ABUTTING:	15 FT
REAR:	20 FT

(P) SETBACKS PER ZONE R-1:8:

FRONT:	25 FT
SIDE, INTERIOR:	8 FT
SIDE, ABUTTING:	15 FT
REAR:	20 FT

FLOOR AREA BREAKDOWN:

(E) FIRST FLOOR AREA (PRIMARY):	1,128 SF
(E) DETACHED ADU:	~1150 SF (TO BE REMAINED)
(E) SHED + (E) PARTIAL ENCLOSURE:	~123 SF + 242 SF (TO BE DEMO)
(E) TOTAL FLOOR AREA:	**2,401 SF**
(P) FIRST FLOOR AREA (PRIMARY):	1,637 SF
(P) SECOND FLOOR AREA (PRIMARY):	1,536 SF
(P) ATTACHED GARAGE:	498 SF
(P) TOTAL FLOOR AREA:	**3,173 SF (PRIMARY) + 1150 SF (ADU) = 4,323 SF**
MAX. FAR ALLOWED (ADU):	1,200 SF
MAX. FAR ALLOWED (MAIN RESIDENCE):	+/- 3,797 SF (28.6%)
(E) FAR:	8%
(P) FAR:	24.2% [OK]
MAX. GARAGE ALLOWED:	+/- 1,008 SF
(P) GARAGE:	498 SF [OK[

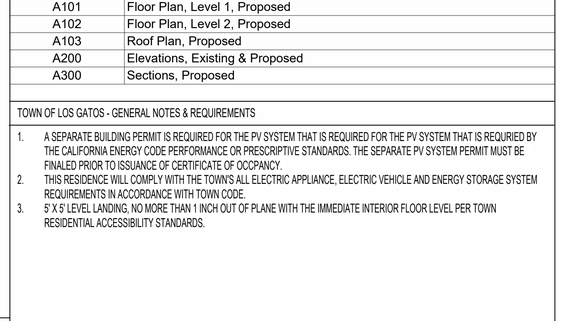
LOT COVERAGE:

MAX LOT COVERAGE:	**40%** (13,092 SF X .40 = 5,237 SF)
PROPOSED LOT COVERAGE	2,914.6 SF / 13,092 SF = **22.26% [OK]**
AVG. SLOPE OF THE PROPERTY:	**1.53%**
FIRE SPRINKLERS:	**PROVIDED**

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF LOS GATOS MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

VICINITY MAP



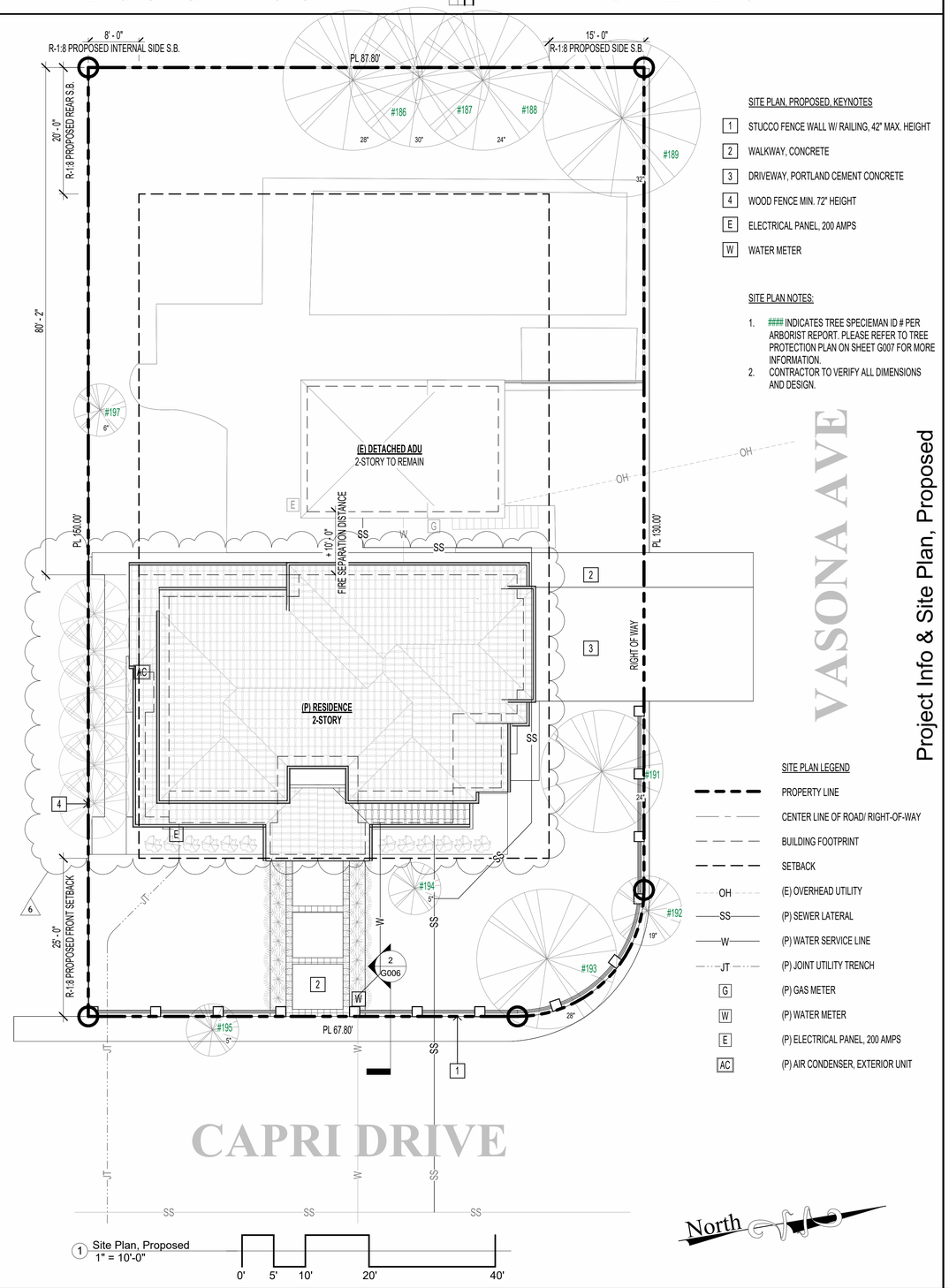
SHEET INDEX

Sheet List

Sheet Number	Sheet Name
General	
G000	Project Info & Site Plan, Proposed
G001	Abbreviations, Notes, & Site Plan, Existing
G002.1	General, Green Building Check List
G002.2	General, Green Building Check List
G003	Existing Conditions & Proposed Analysis
G004	Neighborhood & Adjacent Building Analysis
G005	Streetscape & Shadow Study
G006	Site Analysis & Details
G007	Tree Protection Plan
G008	Landscape Plan, Proposed
Survey	
T1	Topo & Boundary Survey
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C3	Erosion Control Plan
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A101	Floor Plan, Level 1, Proposed
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A103	Roof Plan, Proposed
A200	Elevations, Existing & Proposed
A300	Sections, Proposed

TOWN OF LOS GATOS - GENERAL NOTES & REQUIREMENTS

1. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED FOR THE PV SYSTEM THAT IS REQURIED BY THE CALIFORNIA ENERGY CODE PERFORMANCE OR PRESCRIPTIVE STANDARDS. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCPANCY.
2. THIS RESIDENCE WILL COMPLY WITH THE TOWN'S ALL ELECTRIC APPLIANCE, ELECTRIC VEHICLE AND ENERGY STORAGE SYSTEM REQUIREMENTS IN ACCORDANCE WITH TOWN CODE.
3. 5' X 5' LEVEL LANDING, NO MORE THAN 1 INCH OUT OF PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL PER TOWN RESIDENTIAL ACCESSIBILITY STANDARDS.



SITE PLAN, PROPOSED, KEYNOTES

1	STUCCO FENCE WALL W/ RAILING, 42" MAX. HEIGHT
2	WALKWAY, CONCRETE
3	DRIVEWAY, PORTLAND CEMENT CONCRETE
4	WOOD FENCE MIN. 72" HEIGHT
E	ELECTRICAL PANEL, 200 AMPS
W	WATER METER

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

SITE PLAN LEGEND

	PROPERTY LINE
	CENTER LINE OF ROAD/ RIGHT-OF-WAY
	BUILDING FOOTPRINT
	SETBACK
OH	(E) OVERHEAD UTILITY
SS	(P) SEWER LATERAL
W	(P) WATER SERVICE LINE
JT	(P) JOINT UTILITY TRENCH
G	(P) GAS METER
W	(P) WATER METER
E	(P) ELECTRICAL PANEL, 200 AMPS
AC	(P) AIR CONDENSER, EXTERIOR UNIT

1 Site Plan, Proposed
1" = 10'-0"

0' 5' 10' 20' 40'

Project Info & Site Plan, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
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Project Info & Site Plan, Proposed

G000

SCALE 1" = 10'-0"

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ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DECK
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EXT	EXTERIOR
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL

N	
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NOM	NOMINAL
NP	NO PARKING
NR	NON-RATED
NTS	NOT TO SCALE
O	
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER/ DIMENSION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALL
P	
(P)	PROPOSED
PENN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POC	POINT OF CONNECTION
PP	PERMEABLE PAVERS
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTR	PRESSURE TREATED
PTRWDQ	PRESSURE TREATED WOOD
Q	
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
REG	REGISTER
RO	ROUGH OPENING
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR;S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME. SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
10. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS – GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
16. ANY EXISTING TO REMAIN SHALL BE IN GOOD CONDITION PRIOR TO THE PLANNING FINAL INSPECTION.
17. NEW LANDSCAPING SHALL COMPLY WITH STATE WATER EFFICIENCY STANDARDS.

SITE PLAN & PUBLIC WORK NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SAN JOSE.
4. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER CITY OF LOS GATOS CODES.
5. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
6. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
9. PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
10. PER CGBSC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

GRAPHIC SYMBOLS

CONCRETE PAD

BUILDING SECTION

DETAIL REFERENCE

APPROXIMATE LINE OF WORK

INTERIOR ELEVATION

A00 WINDOW TYPE

WALL TYPE

1 REVISION

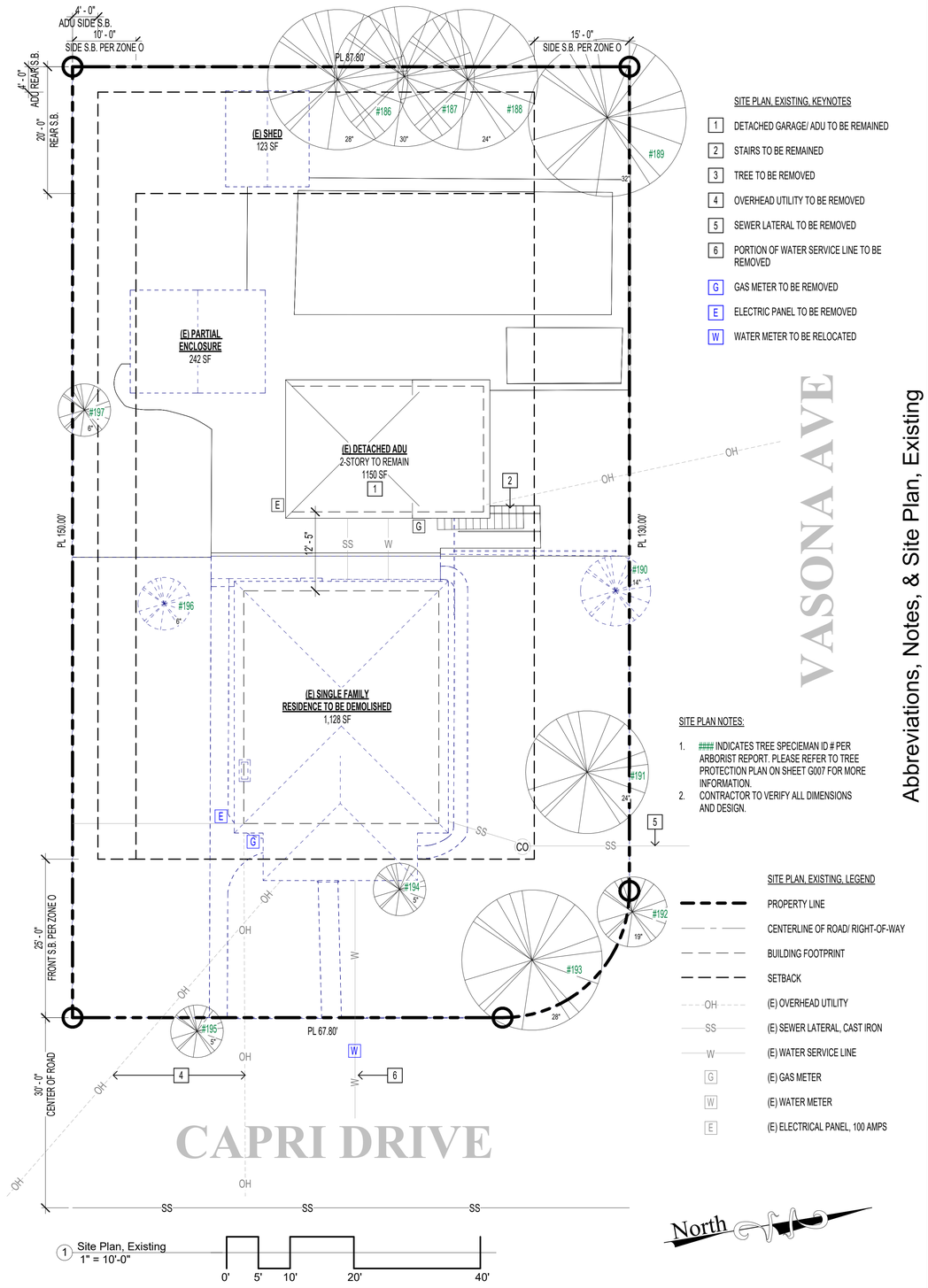
OR # KEY NOTE

Name / Elevation DATUM REFERENCE

101A DOOR TYPE

REMOVE

1.00 ROOM TAG



SITE PLAN, EXISTING, KEYNOTES

1. DETACHED GARAGE/ ADU TO BE REMAINED
2. STAIRS TO BE REMAINED
3. TREE TO BE REMOVED
4. OVERHEAD UTILITY TO BE REMOVED
5. SEWER LATERAL TO BE REMOVED
6. PORTION OF WATER SERVICE LINE TO BE REMOVED
- G GAS METER TO BE REMOVED
- E ELECTRIC PANEL TO BE REMOVED
- W WATER METER TO BE RELOCATED

SITE PLAN NOTES:

1. #### INDICATES TREE SPECIEMAN ID # PER ARBORIST REPORT. PLEASE REFER TO TREE PROTECTION PLAN ON SHEET G007 FOR MORE INFORMATION.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGN.

SITE PLAN, EXISTING, LEGEND

- PROPERTY LINE
- CENTERLINE OF ROAD/ RIGHT-OF-WAY
- BUILDING FOOTPRINT
- SETBACK
- OH (E) OVERHEAD UTILITY
- SS (E) SEWER LATERAL, CAST IRON
- W (E) WATER SERVICE LINE
- G (E) GAS METER
- W (E) WATER METER
- E (E) ELECTRICAL PANEL, 100 AMPS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
STATE OF CALIFORNIA
C-34045

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Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Abbreviations, Notes, & Site Plan, Existing

G001

SCALE As indicated

7/16/2025 2:42:48 PM

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code, Article 625.*

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of lanstruction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:*THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

GORDON K WONG, ARCHITECT Lic# 34045
760 HAMILTON AVENUE, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125
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General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.1

SCALE

7/16/2025 2:42:56 PM

AIA California

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

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GKW ARCHITECTS
RESIDENTIAL / COMMERCIAL

General, Green Building Check List

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

General, Green Building Check List

G002.2

SCALE

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(I) EXISTING PARTIAL ENCLOSURE



(E) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(A) EXISTING SINGLE FAMILY RESIDENCE - FRONT PERSPECTIVE



(J) EXISTING SHED



(F) EXISTING TREES



(B) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(K) EXISTING DETACHED ADU & PARTIAL ENCLOSURE



(G) EXISTING TREES



(C) EXISTING SINGLE FAMILY RESIDENCE - SIDE PERSPECTIVE



(L) EXISTING DETACHED ADU & ACCESSORY STRUCTURES



(H) EXISTING SINGLE FAMILY RESIDENCE & DETACHED ADU



(D) EXISTING SINGLE FAMILY RESIDENCE - REAR PERSPECTIVE

FLOOR AREA BREAKDOWN @ SITE

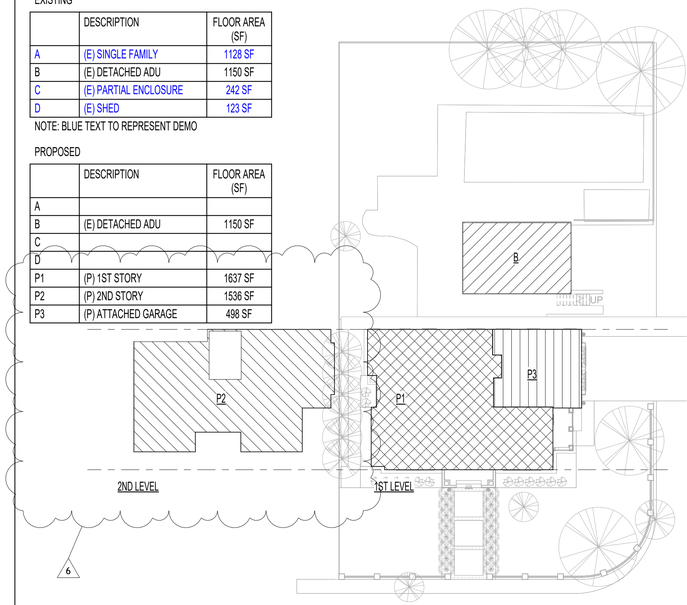
EXISTING

	DESCRIPTION	FLOOR AREA (SF)
A	(E) SINGLE FAMILY	1128 SF
B	(E) DETACHED ADU	1150 SF
C	(E) PARTIAL ENCLOSURE	242 SF
D	(E) SHED	123 SF

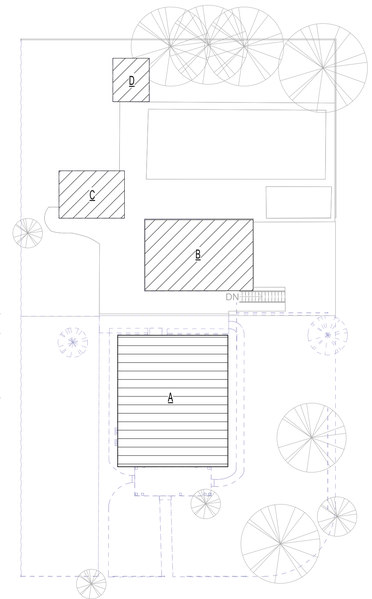
NOTE: BLUE TEXT TO REPRESENT DEMO

PROPOSED

	DESCRIPTION	FLOOR AREA (SF)
A		
B	(E) DETACHED ADU	1150 SF
C		
D		
P1	(P) 1ST STORY	1637 SF
P2	(P) 2ND STORY	1536 SF
P3	(P) ATTACHED GARAGE	498 SF



2 Site Area Analysis, Proposed
1" = 20'-0"



1 Site Area Analysis, Existing
1" = 20'-0"

MAX SF CALCULATION (MAIN RESIDENCE)

(E) LOT AREA:	13,092 SF
FAR =	0.35 - (([A - 5] / 25) X 0.20)
FAR =	0.35 - 0.064
FAR =	0.284
MAX SF =	**+/- 3,797 SF**

PROPOSED SF CALCULATION (MAIN RESIDENCE)

(E) RESIDENCE:	**1,128 SF TO BE DEMO'D**
(E) DETACHED ADU	**1,150 SF TO BE REMAINED**
PORTION OF (E) RESIDENCE TO BE CONVERTED TO GARAGE:	**N/A**
(P) FIRST FLOOR AREA:	**1,637 SF**
(P) SECOND FLOOR AREA:	**1,536 SF**
(P) ATTACHED GARAGE	**498 SF**

SUMMARY (SF) AFTER CHANGES

(N) LVL 1:	**1,637 SF**
(N) LVL 2:	**1,536 SF**
TOTAL SF (MAIN RESIDENCE):	**3,173 SF**
(N) GARAGE:	**498 SF**

PROJECT PLAN

1. HISTORICAL LIST REMOVAL (TOWN'S HISTORIC PRESERVATION COMMITTEE) - APPROVED
2. OFFICE ZONING TO R-1 ZONING CONVERSION
3. PLANNING PHASE
4. BUILDING PHASE

PROJECT SETBACKS (AFTER REZONE)

PER R-1:8 ZONING

FRONT SETBACK:	25 FT
SIDE SETBACK:	8 FT
REAR SETBACK:	20 FT
SIDE ABUTTING:	15 FT

6

Existing Conditions & Proposed Analysis

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

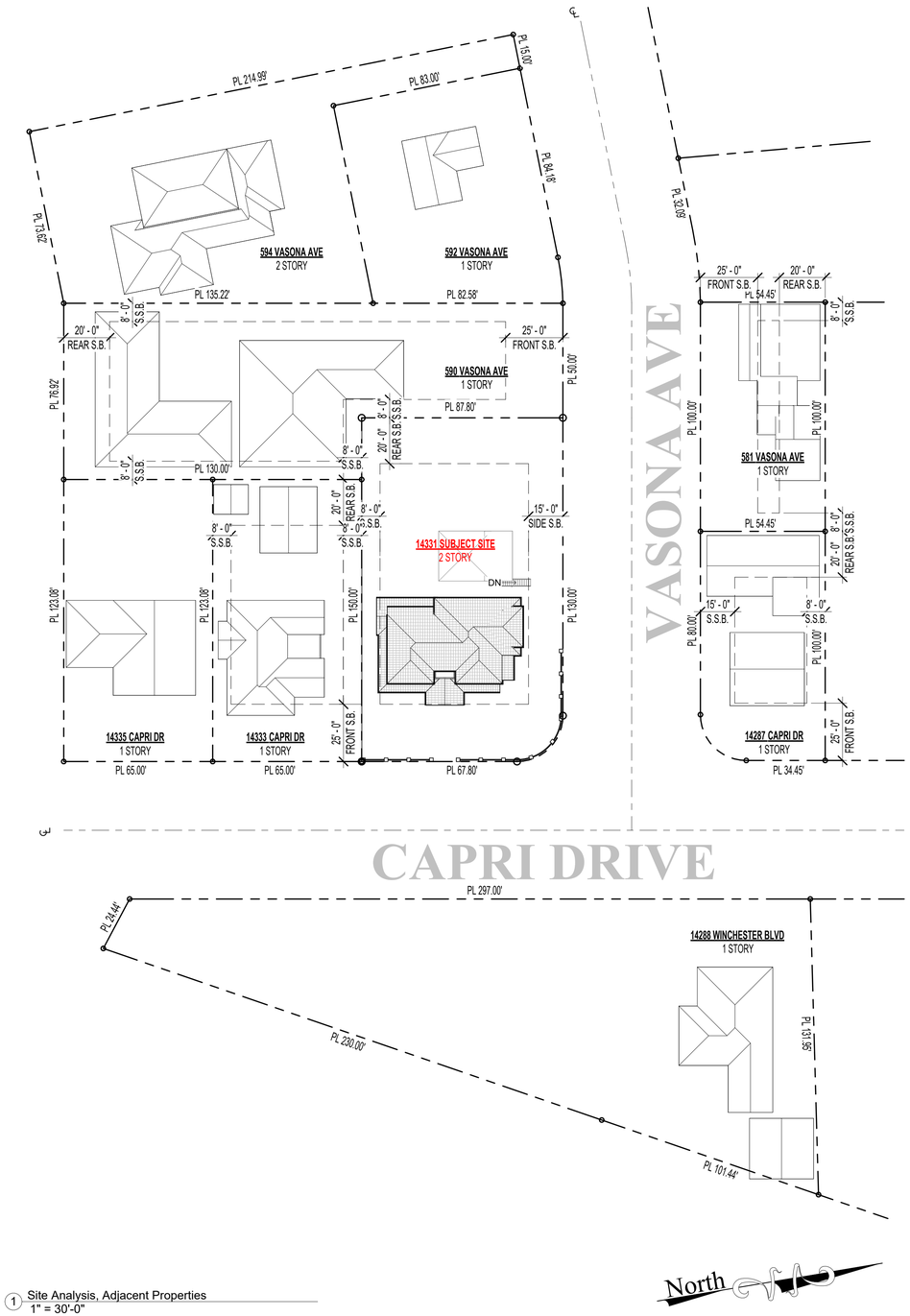
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Existing Conditions & Proposed Analysis

G003

SCALE As indicated

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1 Site Analysis, Adjacent Properties
1" = 30'-0"



14288 WINCHESTER BLVD, LOS GATOS, CA 95032



14333 CAPRI DR, LOS GATOS, CA 95032



14335 CAPRI DR, LOS GATOS, CA 95032



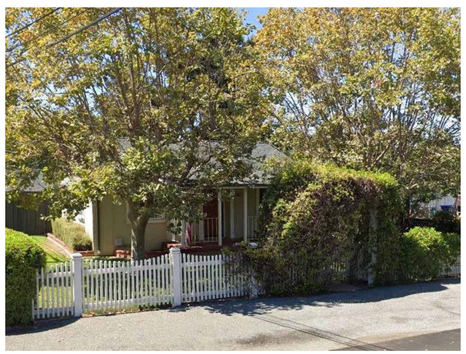
590 VASONA AVE, LOS GATOS, CA 95032



592 VASONA AVE, LOS GATOS, CA 95032



594 VASONA AVE, LOS GATOS, CA 95032



14287 CAPRI DR, LOS GATOS, CA 95032



581 VASONA AVE, LOS GATOS, CA 95032

Neighborhood & Adjacent Building Analysis

LICENSED ARCHITECT
GORDON K WONG
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

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5	2025.04.30	PLANNING

Neighborhood & Adjacent Building Analysis

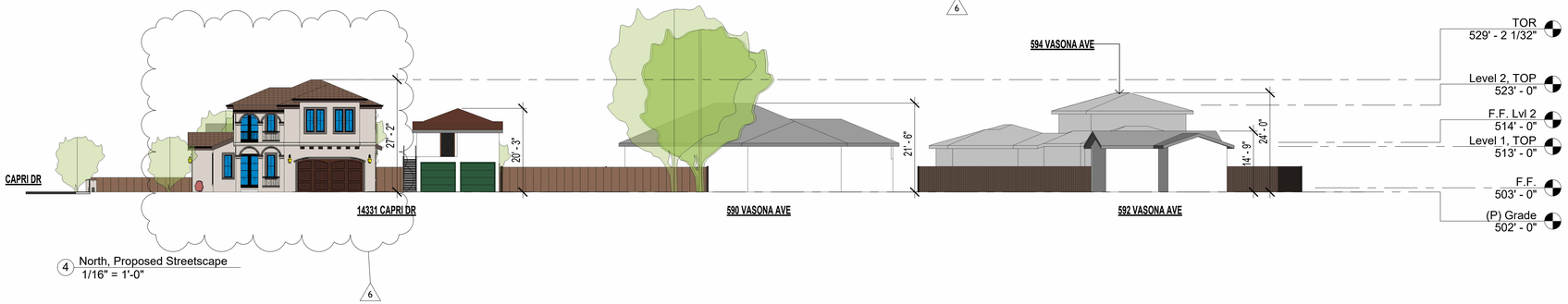
G004

SCALE 1" = 30'-0"

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1 East, Proposed Streetscape
1/16" = 1'-0"



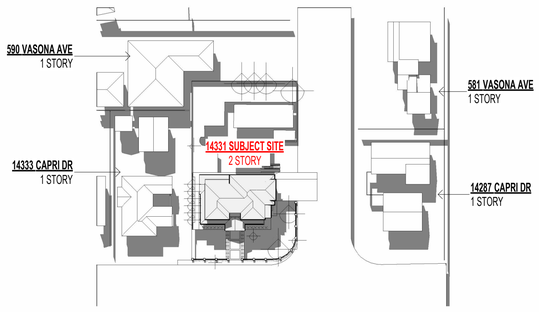
4 North, Proposed Streetscape
1/16" = 1'-0"

CAPRI DR STREETSCAPE ELEVATIONS:

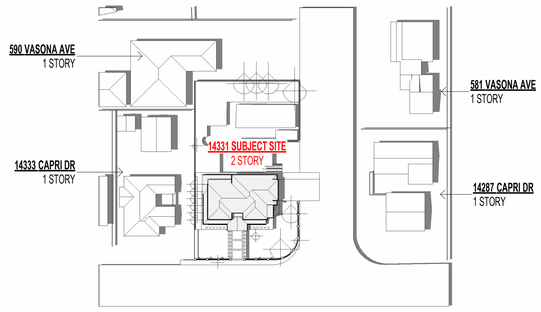
1. ADDRESS:	14335 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-006
HEIGHT:	~16.5 FT
2. ADDRESS:	14333 CAPRI DR, LOS GATOS, CA 95032
APN:	406-32-005
HEIGHT:	~15 FT
3. ADDRESS:	14287 CAPRI DR, LOS GATOS, CA 95032
APN:	406-28-015
HEIGHT:	~14 FT

VASEONA AVE STREETSCAPE ELEVATIONS:

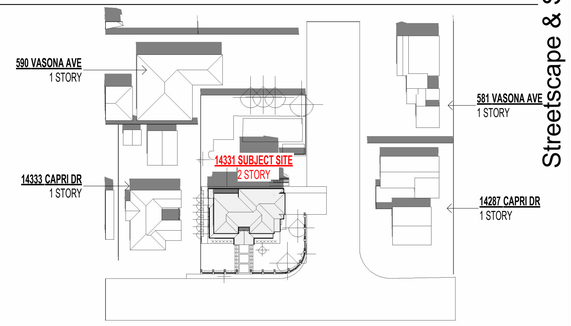
1. ADDRESS:	590 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-003
HEIGHT:	~21.5 FT
2. ADDRESS:	592 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-049
HEIGHT:	~14.75 FT
3. ADDRESS:	594 VASONA AVE, LOS GATOS, CA 95032
APN:	406-32-048
HEIGHT:	~24 FT



5 Summer Solstice 3PM



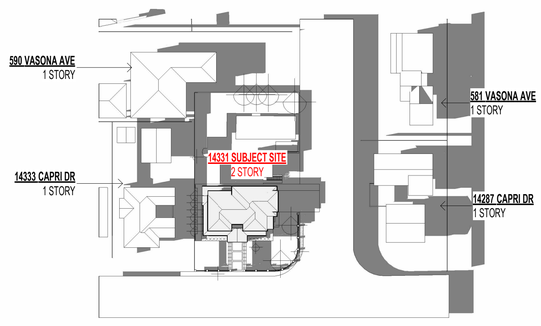
3 Summer Solstice Noon



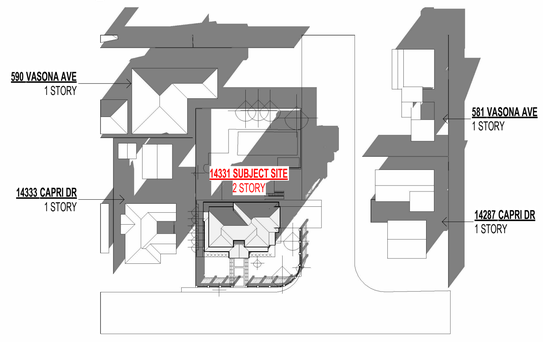
2 Summer Solstice 9AM



8 Winter Solstice 3PM



7 Winter Solstice Noon



6 Winter Solstice 9AM

Streetscape & Shadow Study

LICENSED ARCHITECT
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
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LOS GATOS, CA 95032

Project Schedule Revision

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5	2025.04.30	PLANNING

Streetscape & Shadow Study

G005

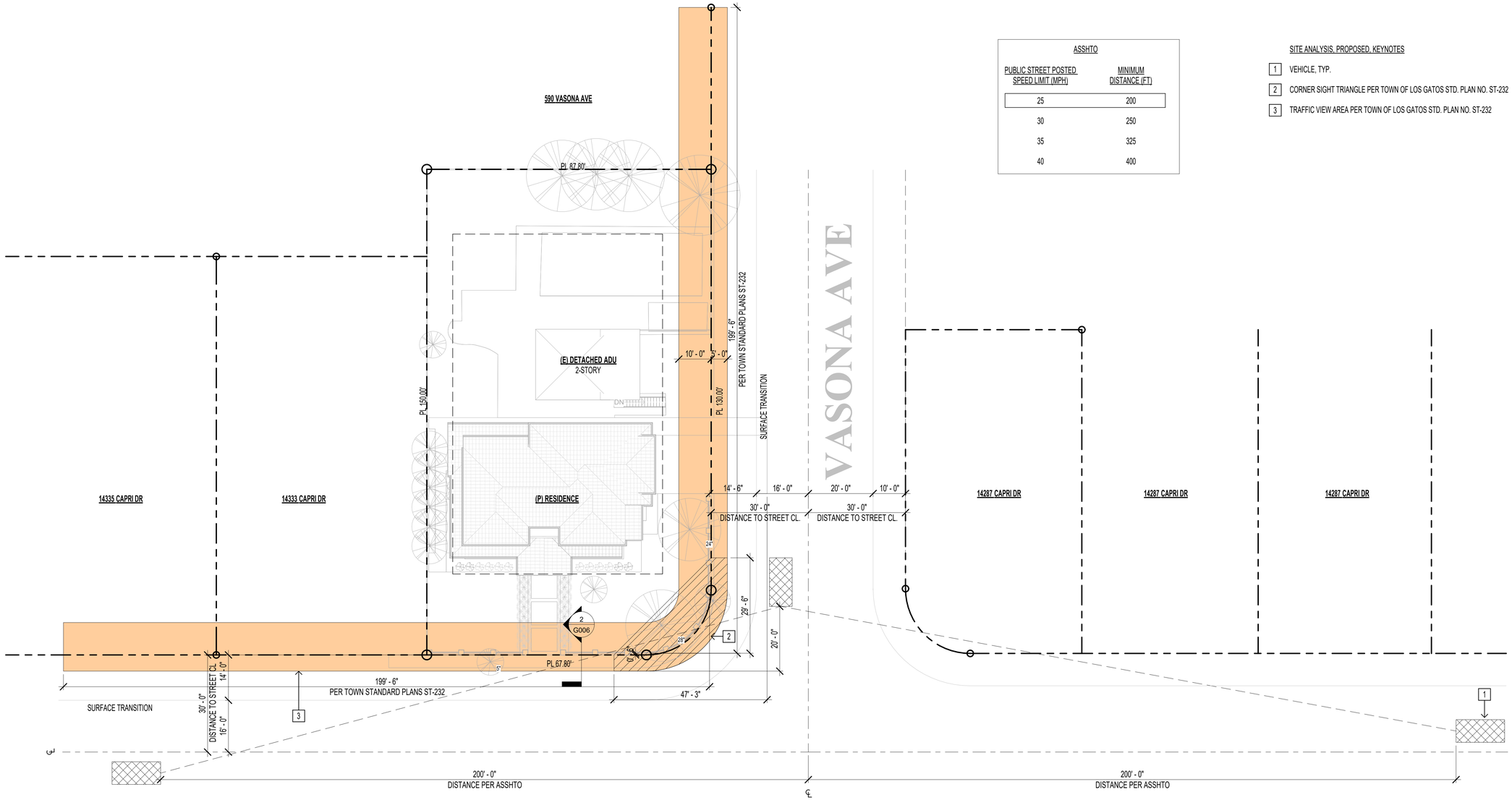
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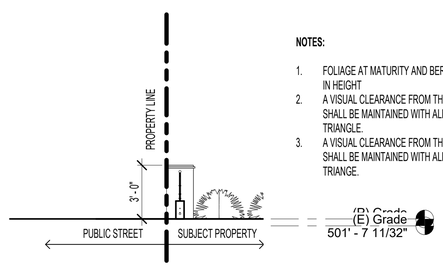
ASSHTO	
PUBLIC STREET POSTED SPEED LIMIT (MPH)	MINIMUM DISTANCE (FT)
25	200
30	250
35	325
40	400

SITE ANALYSIS, PROPOSED, KEYNOTES

1. VEHICLE, TYP.
2. CORNER SIGHT TRIANGLE PER TOWN OF LOS GATOS STD. PLAN NO. ST-232
3. TRAFFIC VIEW AREA PER TOWN OF LOS GATOS STD. PLAN NO. ST-232



1 Site Analysis, Proposed
1/16" = 1'-0"



NOTES:

1. FOLIAGE AT MATURITY AND BERM, IF ANY, SHALL NOT EXCEED 3 FT IN HEIGHT
2. A VISUAL CLEARANCE FROM THE STREET TO 15 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGLE.
3. A VISUAL CLEARANCE FROM THE SIDEWALK TO 7 FT IN HEIGHT SHALL BE MAINTAINED WITH ALL TREE FOLIAGE WITHIN THE SITE TRIANGE.

2 Section, Street Visual Clearance
1/4" = 1'-0"

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2540 MICHAELINA LANE SUITE 100
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LOS GATOS, CA 95032

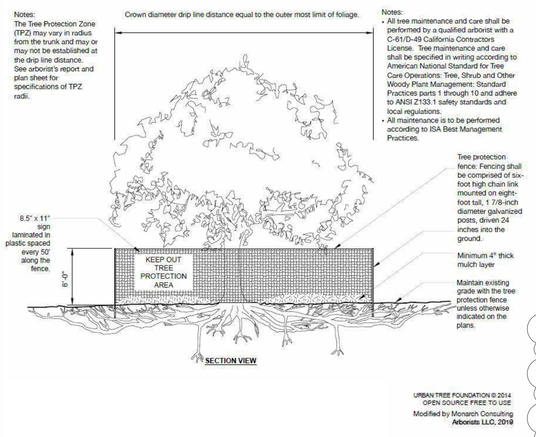
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Site Analysis & Details

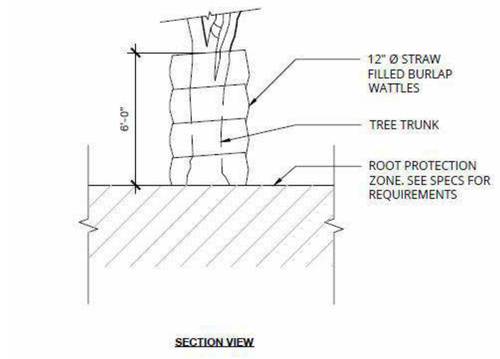
G006

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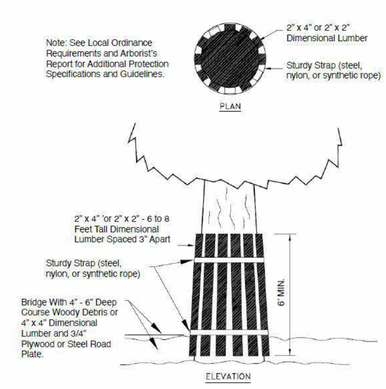
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3 Type I Tree Protection
NTS



4 Type II Tree Protection
NTS



5 Type III Tree Protection
NTS

TABLE 1: TREE INVENTORY & ASSESSMENT TABLES
PER ARBORIST REPORT DATED DEC 4, 2023

EXISTING

ID #	TREE SPECIES	TRUNK DIAMETER (IN)	CANOPY DIAMETER (IN)	PHYSICAL CONDITION	EXPECTED IMPACT	PROTECTION STATUS	SAVED, REMOVED, OR PRUNED	REASON FOR REMOVAL
186	INCENSE CEDAR (CALOSEDRUS DECURRENS)	34	30	GOOD	LOW	PROTECTED	SAVED	
187	COAST LIVE OAK (QUERCUS AGRIFOLIA)	30	35	GOOD	LOW	PROTECTED	SAVED	
188	JUNIPER (JUNIPERUS CHINENSIS)	6, 10, 8	15	FAIR	LOW	PROTECTED	SAVED	
189	INCENSE CEDAR (CALOCEDRUS DECURRENS)	36	35	POOR	LOW	PROTECTED	SAVED	
190	OLIVE (OLEA EUROPAEA)	12, 14	25	GOOD	MODERATE	PROTECTED	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED DRIVEWAY
191	OLIVE (OLEA EUROPAEA)	13, 10, 23	25	GOOD	MODERATE	PROTECTED	PRUNED	
192	FAN PALM (WASHINTONIA ROBUSTA)	19	15	GOOD	LOW	EXEMPT	SAVED	
193	STONE PINE (PINUS PINEA)	28	35	FAIR	LOW	PROTECTED	PRUNED	
194	ORANGE (CITRUS SINENSIS)	5, 6	10	FAIR	LOW	EXEMPT	SAVED	
195	PITTOSPORUM (PITTOSPORUM UNDULATUM)	5, 5, 5, 5, 2	10	FAIR	LOW	PROTECTED	SAVED	
196	ORANGE (CITRUS SINENSIS)	6, 6	10	GOOD	HIGH	EXEMPT	REMOVED	LOCATION IS IN CONFLICT WITH THE PROPOSED BUILDING FOOT PRINT
197	CAMPHOR (CAMPHORA CINNAMOMUM)	6	10	FAIR	LOW	PROTECTED	SAVED	

PROPOSED

ID #	TREE SPECIES	INITIAL PLANTING SIZE	SIZE @ MATURITY HEIGHT (FT)	SIZE @ MATURITY WIDTH OF DRIPLINE (FT)	FENCING	---	---	REASON FOR PROPOSE
A	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
B	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
C	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	REPLACEMENT REQUIREMENT PER CANOPY SIZE OF REMOVED TREE
D	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	PRIVACY SCREENING
E	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	PRIVACY SCREENING
F	KINDRED SPIRIT HYBRID OAK (QUERCUS X NADLER)	24"	30	6	---	---	---	PRIVACY SCREENING

TABLE 2: TOWN OF LOS GATOS TREE CANOPY - REPLACEMENT STANDARD

CANOPY SIZE OF REMOVED TREE (1)	REPLACEMENT REQUIREMENT (2)(4)	SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION (3) (4)
10 FT OR LESS	TWO 24 INCH BOX TREES	TWO 15 GALLON TREES
MORE THAN 10 FT TO 25 FT	THREE 24 INCH BOX TREES	THREE 15 GALLON TREES
MORE THAN 25 FT TO 40 FT	FOUR 24 INCH BOX TREES OR TWO 36 INCH BOX TREES	FOUR 15 GALLON TREES
MORE THAN 40 FT TO 55 FT	SIX 24 INCH BOX TREES; OR THREE 36 INCH BOX TREES	NOT AVAILABLE
GREATER THAN 55 FT	TEN 24 INCH BOX TREES; OR FIVE 36 INCH BOX TREES	NOT AVAILABLE

MITIGATION FOR REMOVAL PER ARBORIST'S RECOMMENDATIONS:

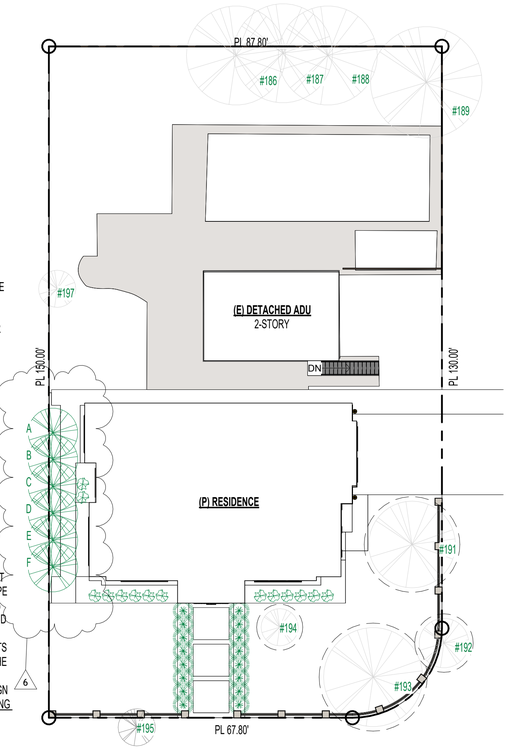
THE TABLE ABOVE INDICATES THE RECOMMENDED REPLACEMENT VALUES (TABLE 2).
1. TO MEASURE AN ASYMMETRICAL CANOPY OF A TREE, THE WIDEST MEASUREMENT SHALL BE USED TO DETERMINE CANOPY SIZE.
2. OFTEN, IT IS NOT POSSIBLE TO REPLACE A SINGLE LARGE, OLDER TREE WITH AN EQUIVALENT TREE(S). IN THIS CASE, THE TREE MAY BE REPLACED WITH A COMBINATION OF BOTH THE TREE CANOPY REPLACEMENT STANDARD AND IN-LIEU PAYMENT IN AN AMOUNT SET FORTH BY TOWN COUNCIL RESOLUTION PAID TO THE TOWN TREE REPLACEMENT FUND.
3. SINGLE FAMILY RESIDENTIAL REPLACEMENT OPTION IS AVAILABLE FOR DEVELOPED SINGLE FAMILY RESIDENTIAL LOTS UNDER 10,000 SQUARE FEET THAT ARE NOT SUBJECT TO THE TOWN'S HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES. ALL 15-GALLON TREES MUST BE PLANTED ON-SITE. ANY IN-LIEU FEES FOR SINGLE FAMILY RESIDENTIAL SHALL BE BASED ON 24" BOX TREE RATES AS ADOPTED BY TOWN COUNCIL.
4. REPLACEMENT TREES SHALL BE APPROVED BY THE TOWN ARBORIST AND SHALL BE OF A SPECIES SUITED TO THE AVAILABLE PLANTING LOCATION, PROXIMITY TO STRUCTURES, OVERHEAD CLEARANCES, SOIL TYPE, COMPATIBILITY WITH SURROUNDING CANOPY AND OTHER RELEVANT FACTORS. REPLACEMENT WITH NATIVE SPECIES SHALL BE STRONGLY ENCOURAGED. REPLACEMENT REQUIREMENTS IN THE HILLSIDES SHALL COMPLY WITH THE HILLSIDE DEVELOPMENT STANDARDS AND GUIDELINES APPENDIX A AND SECTION 29.10.0987 SPECIAL PROVISIONS - HILLSIDES.

SECTION 29.10.1005 - PROTECTION OF TREES DURING CONSTRUCTION:

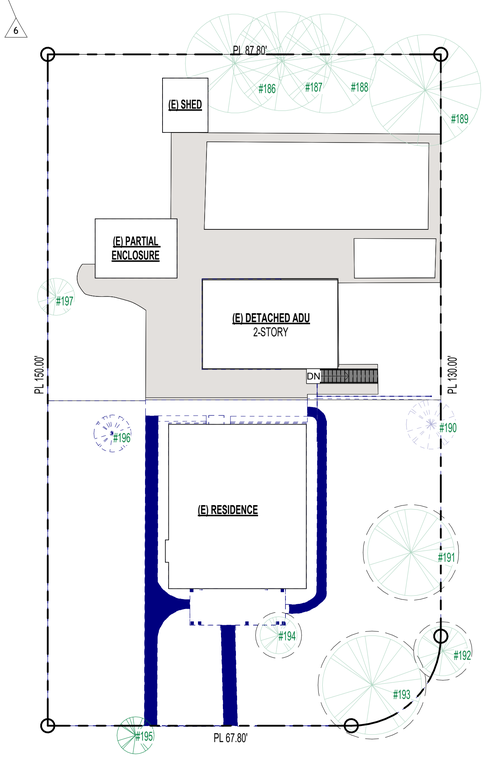
TREE PROTECTION ZONES & FENCE SPECIFICATIONS
1. **SIZE AND MATERIALS**: SIX (6) FOOT HIGH CHAIN LINK FENCING, MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, SHALL BE DRIVER INTO THE GROUND TO A DEPTH OF AT LEAST TWO (2) FEET AT NO MORE THAN TEN-FOOT SPACING. FOR PAVING AREA THAT WILL NOT BE DEMOLISHED AND WHEN STIPULATED IN A TREE PRESERVATION, POSTS MAY BE SUPPORTED BY A CONCRETE BASE.
2. **AREA TYPE TO BE FENCED**: TYPE I: ENCLOSURE WITH CHAIN LINK FENCING OF EITHER THE ENTIRE DRIPLINE AREA OR AT THE TREE PROTECTION ZONE (TPZ) WHEN SPECIFIED BY A CERTIFIED OR CONSULTING ARBORIST. TYPE II: ENCLOSURE FOR STREET TREES LOCATED IN A PLANTER STRIP; CHAIN LINK FENCE AROUND THE ENTIRE PLANTER STRIP TO THE OUTER BRANCHES. TYPE III: PROTECTION FOR A TREE LOCATED IN A SMALL PLANTER CUTOUT ONLY (SUCH AS DOWNTOWN); ORANGE PLASTIC FENCING SHALL BE WRAPPED AROUND THE TRUNK FROM TH EGROUND TO THE FIRST BRANCH WITH TWO-INCH WOODEN BOARDS BOUND SECURELY ON THE OUTSIDE. CAUTION SHALL BE USED TO AVOID DAMAGING ANY BARK OR BRANCHES.
3. **DURATION OF TYPE I, II, III FENCING**: FENCING SHALL BE ERECTED BEFORE DEMOLITION, GRADING, OR CONSTRUCTION PERMITS ARE ISSUED AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETED. CONTRACTOR SHALL FIRST OBTAIN THE APPROVAL OF THE PROJECT ARBORIST ON RECORD PRIOR TO REMOVING A TREE PROTECTION FENCE.
4. **WARNING SIGN**: EACH TREE FENCE SHALL HAVE PROMINENTLY DISPLAYED AN EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025." TEXT ON THE SIGNS SHOULD BE IN BOTH ENGLISH AND SPANISH (APPENDIX E).

PLAN NOTES PER ARBORIST'S RECOMMENDATIONS:

1. PLACE 4 - 6 INCHES OF MULCH INSIDE THE TREE PROTECTION ZONE. INSTALL TEMPORARY IRRIGATION OR SOAKED HOSES IN THE TPZ. MONITOR WATERING TIMES OR AMOUNTS TO ENSURE ADEQUATE SOIL SATURATION. (A 5/8 " SOAKER HOSE REQUIRES ABOUT 200 MINUTES TO DELIVER ONE INCH OF WATER TO A GARDEN. THIS NUMBER IS AFFECTED BY THE LENGTH OF THE HOSE AND THE OVERALL RATE OF FLOW FROM THE FAUCET. A GOOD RULE OF THUMB IS TO EXPECT ABOUT ½ GPM AS A STANDARD FAUCET FLOW RATE.) INFREQUENT DEEPER WATERING IS PREFERRED.
2. ALL TREE MAINTENANCE AND CARE SHALL BE PERFORMED BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS: TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10 AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. ALL MAINTENANCE IS TO BE PERFORMED ACCORDING TO ISA BEST MANAGEMENT PRACTICES.
3. REFER TO APPENDIX D FOR GENERAL TREE PROTECTION GUIDELINES INCLUDING RECOMMENDATIONS FOR ARBORIST ASSISTANCE WHILE WORKING UNDER TREES, TRENCHING, OR EXCAVATION WITHIN A TREES DRIP LINE OR DESIGNATED TPZ/CRZ.
4. PROVIDE A COPY OF THIS REPORT TO ALL CONTRACTORS AND PROJECT MANAGERS, INCLUDING THE ARCHITECT, CIVIL ENGINEER, AND LANDSCAPE DESIGNER OR ARCHITECT. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE ALL PARTIES ARE FAMILIAR WITH THIS DOCUMENT. ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PROJECT ARBORIST OR LANDSCAPE ARCHITECT TO VERIFY TREE PROTECTION IS IN PLACE, WITH THE CORRECT MATERIALS, AND AT PROPER DISTANCES.



2 Tree Plan, Proposed
1/16" = 1'-0"



1 Tree Plan, Existing
1/16" = 1'-0"

0' 8' 16' 32' 64'

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Tree Protection Plan

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
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5	2025.04.30	PLANNING

Tree Protection Plan

G007

SCALE As indicated

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NERIUM



LAVANDULA



PITTOSPORUM



LOMANDRA



QUERCUS X NADLER



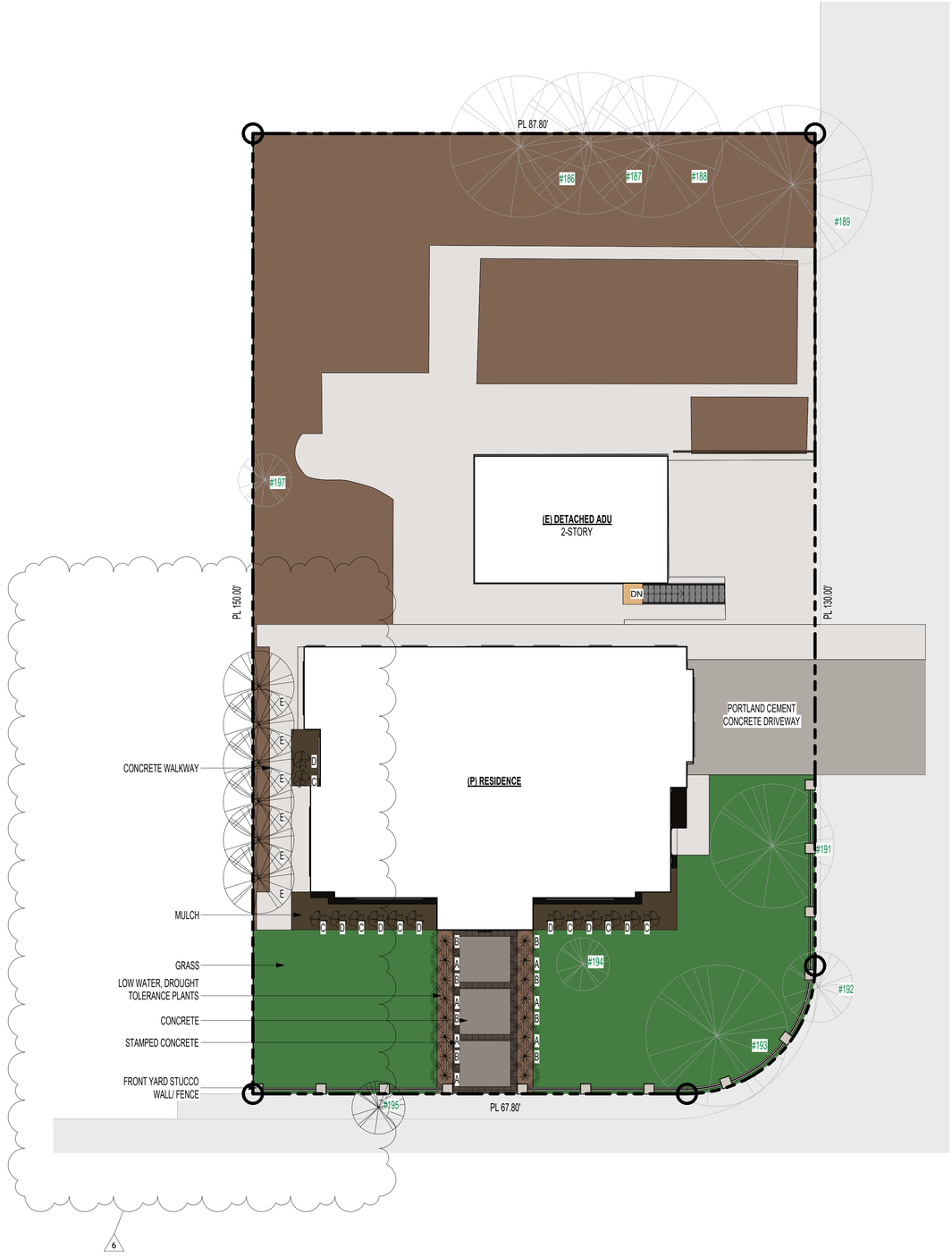
PLANT LEGEND AND NOTES

SYMBOL	SPECIES	SIZE	WATER	WUCOLS
A	NERIUM DEANDAR PETITE PINK	5 GALLON	LOW	0.3
B	LAVANDULA MUNSTEAD	5 GALLON	LOW	0.3
C	PITTOSPORUM TOBIRA	5 GALLON	LOW	0.3
D	LOMANDRA BREEZE	5 GALLON	LOW	0.3
E	QUERCUS X NADLER	24-INCH BOX	LOW	0.3

6

NOTES:

1. VERIFY LANDSCAPE DEMOLITION PRIOR TO CONSTRUCTION
2. PROTECT EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION.
3. CONTRACTOR TO SUBMIT SOIL SAMPLE TO LAB FOR FERTILITY ANALYSIS AND RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING (IF NEEDED).
4. VERIFY LOCATION OF ALL UNDERGROUND UTILTIES PRIOR TO CONSTRUCTION AND ADJUST LOCATION OF PROPOSED TREES, ETC. AS NEEDED.
5. DOUBLE STAKE ALL TREES.
6. VERIFY LAYOUT OF PLANTING IN FIELD.
7. SPREAD 3" OF WOOD CHIP MULCH (PROCHIP EARTHTONE) OR EQUAL. SHREDDED BARK WILL NOT BE ACCEPTED.



1 Landscape Plan, Proposed
1" = 10'-0"

0' 5' 10' 20' 40'

Landscape Plan, Proposed

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RENEWAL 08.31.2023
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RESIDENTIAL/COMMERCIAL

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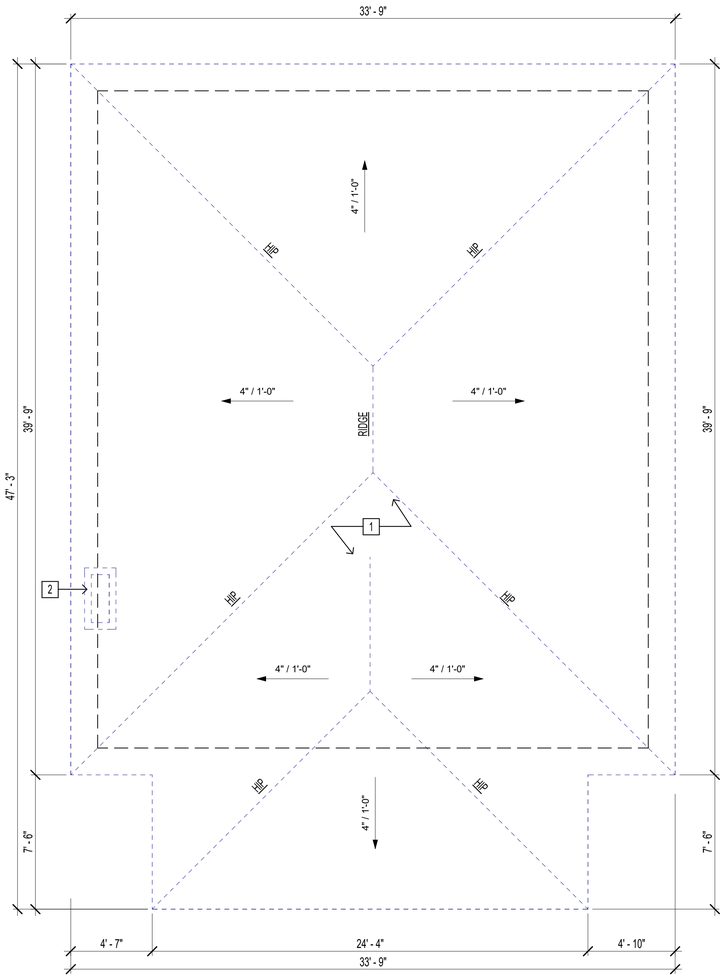
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5	2025.04.30	PLANNING

Landscape Plan, Proposed

G008

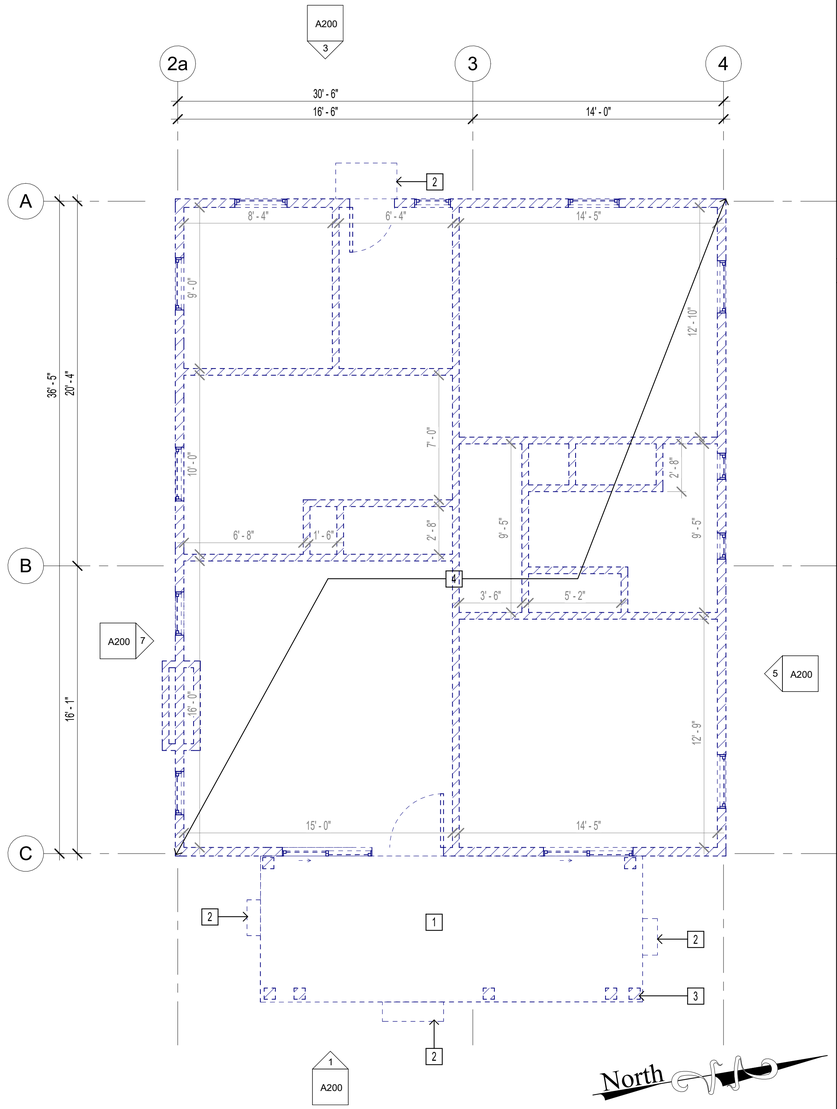
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2 Roof Plan, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 Floor Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, EXISTING, KEYNOTES

1 CONCRETE PORCH TO BE DEMO'D
2 CONCRETE STEP TO BE DEMO'D
3 POST TO BE DEMO'D
4 RESIDENCE TO BE DEMO'D

ROOF PLAN, EXISTING, KEYNOTES

1 ROOF TO BE DEMO'D
2 CHIMNEY TO BE DEMO'D

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS.
2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.
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4. LANDING MINIMUM 36" DEEP LANDING AND NOT MORE THAN 1 1/2" LOWER THAN TRESHOLD FOR OUTSWINING DOORS.
5. WINDOWS HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44 INCHES ABOVE THE FLOOR OPENS DIRECTLY TO STREET, PUBLIC ALLEY YARD, OR COURT THAT OPENS TO A PUBLIC RIGHT OF WAY. CRC SECTION R310
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12. PLEASE SEE WALL SCHEDULES ON SHEET A400
13. PLEASE SEE WINDOW & DOOR SCHEDULES ON SHEET A400

LICENSED ARCHITECT
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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

Floor & Roof Plans, Existing

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

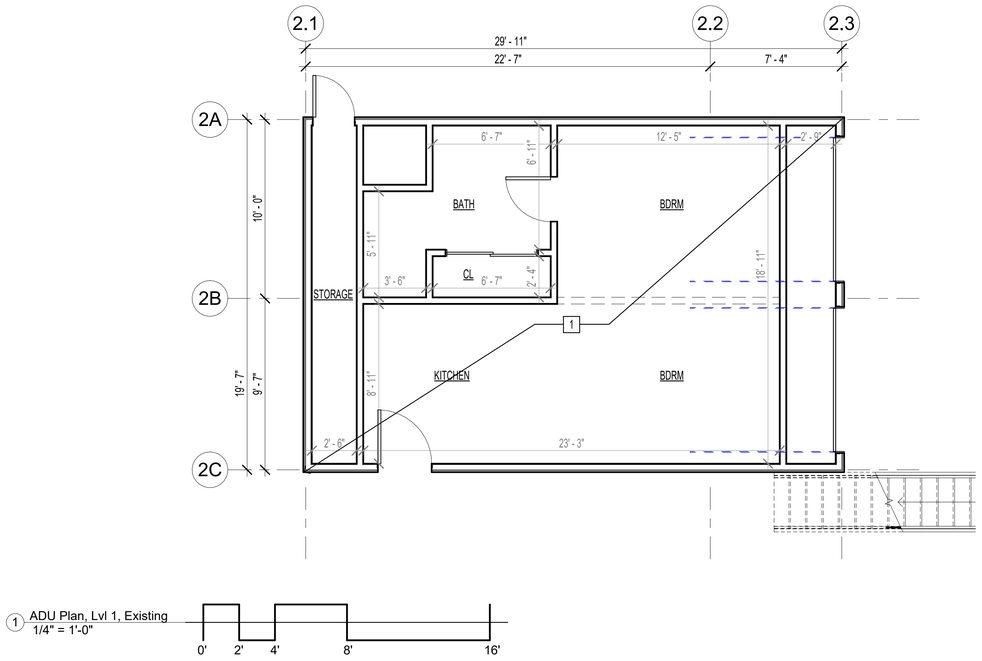
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Floor & Roof Plans, Existing

A100

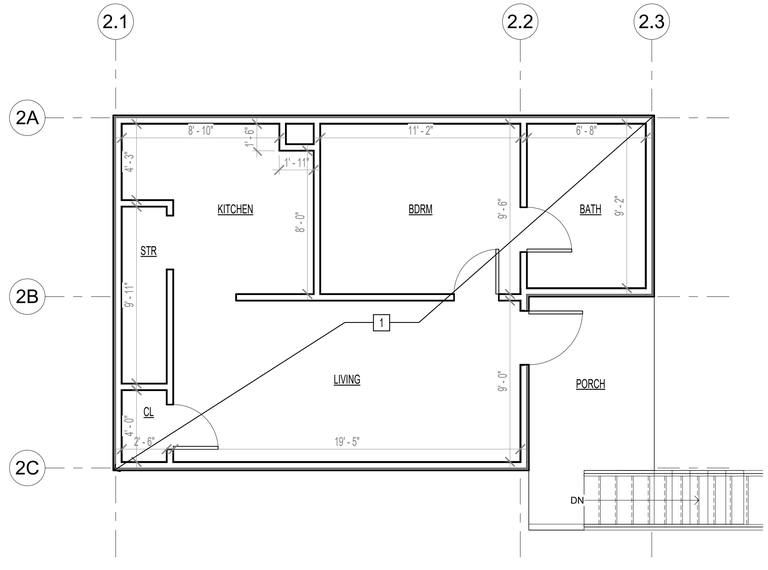
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1 ADU Plan, Lvl 1, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 ADU Plan, Lvl 2, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, EXISTING, KEYNOTES

1 DETACHED ADU TO BE REMAINED

GENERAL NOTES:

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2. REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT.

Floor Plan, Existing, Detached ADU

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RENEWAL 08/31/2023
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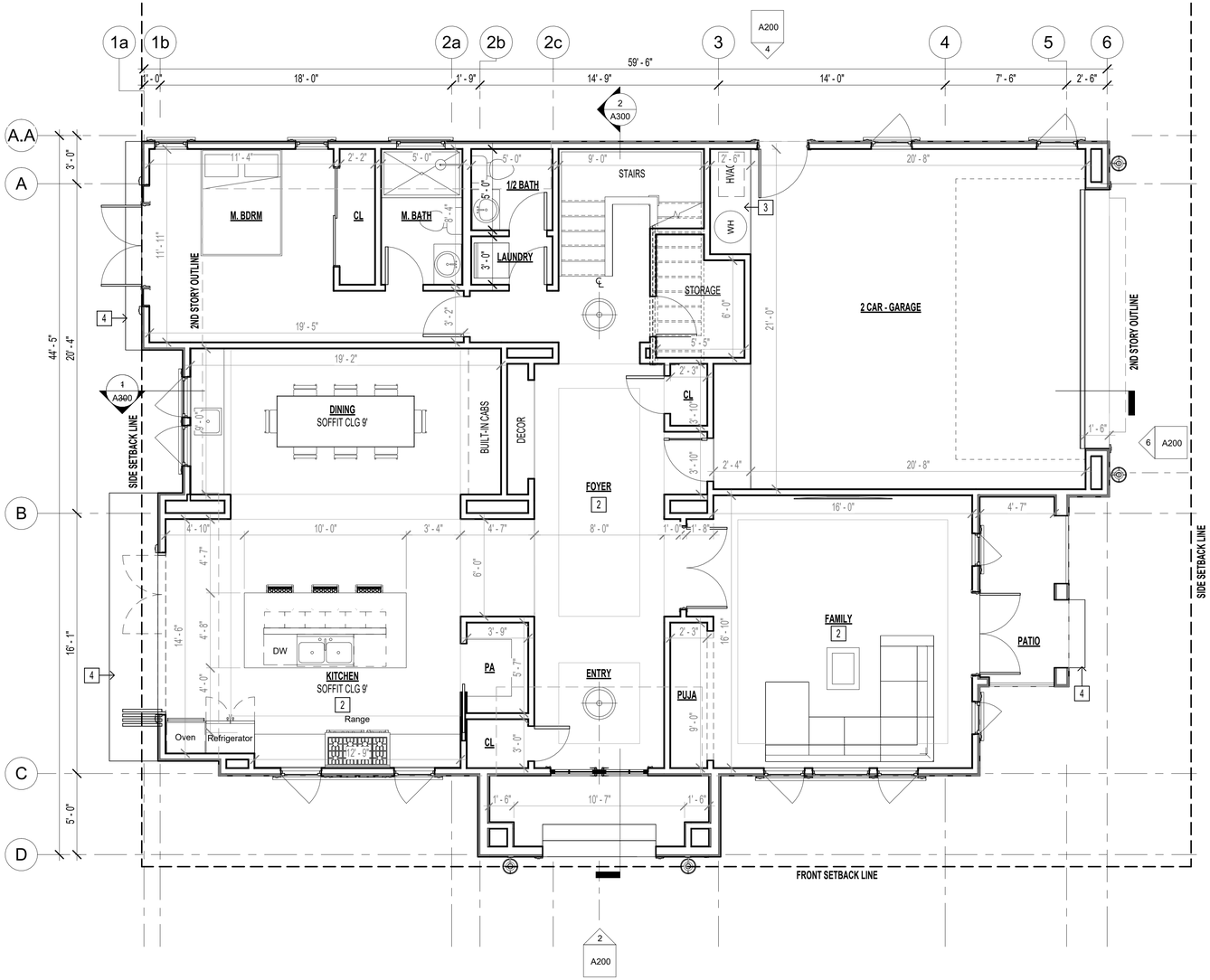
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Floor Plan, Existing, Detached ADU

A100.1

SCALE 1/4" = 1'-0"

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1 Floor Plan, Lvl 1,Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR
2 COFFERED CEILING
3 RAISED PLATFORM
4 CONCRETE STEP DOWN

GENERAL NOTES:

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Floor Plan, Level 1, Proposed

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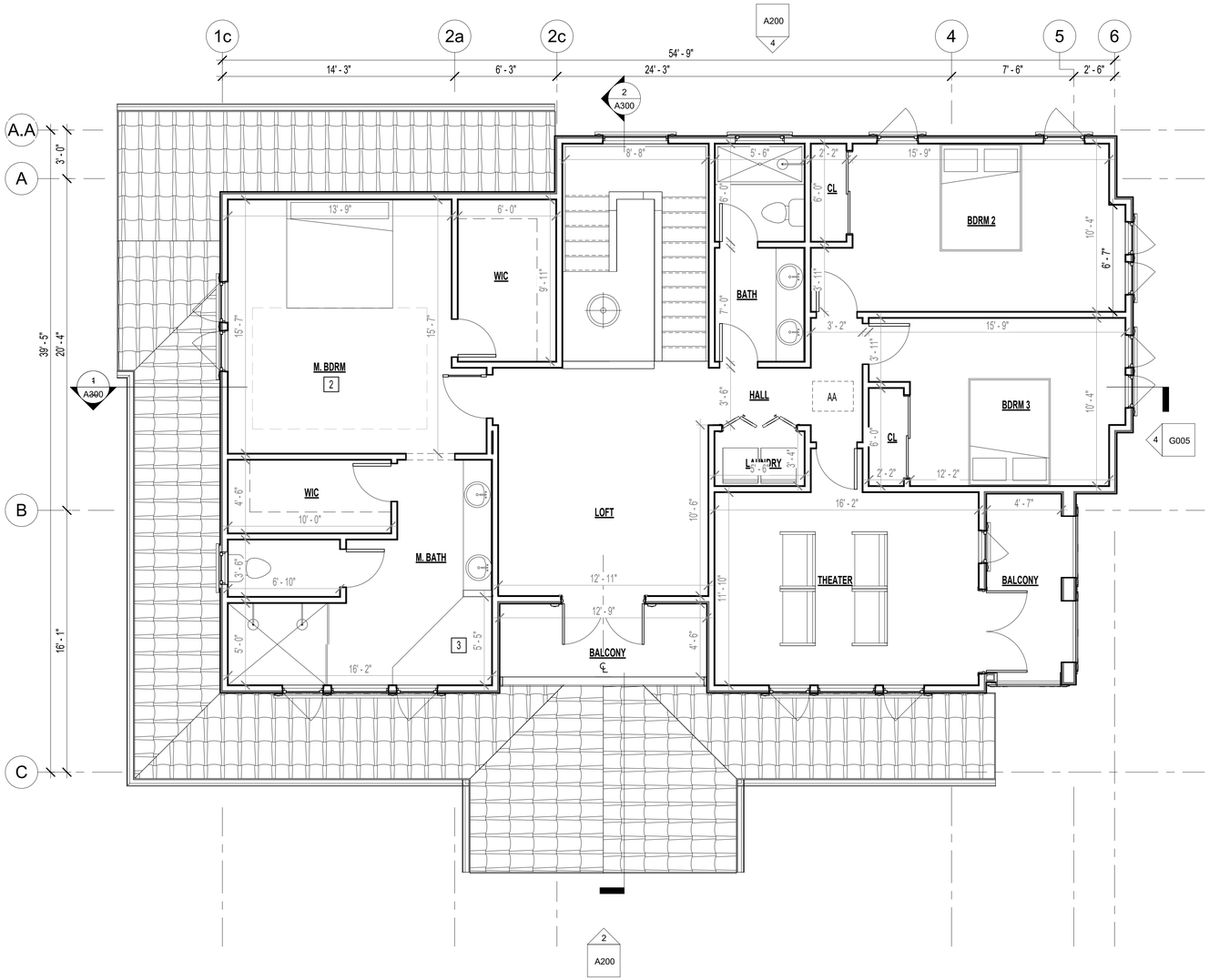
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Floor Plan, Level 1, Proposed

A101

SCALE 1/4" = 1'-0"

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1 Floor Plan, Lvl 2, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

FLOOR PLAN, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

3 JACUZZI TUB

GENERAL NOTES:

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Floor Plan, Level 2, Proposed

VALLAMDAS RESIDENCE
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LOS GATOS, CA 95032

Project Schedule Revision

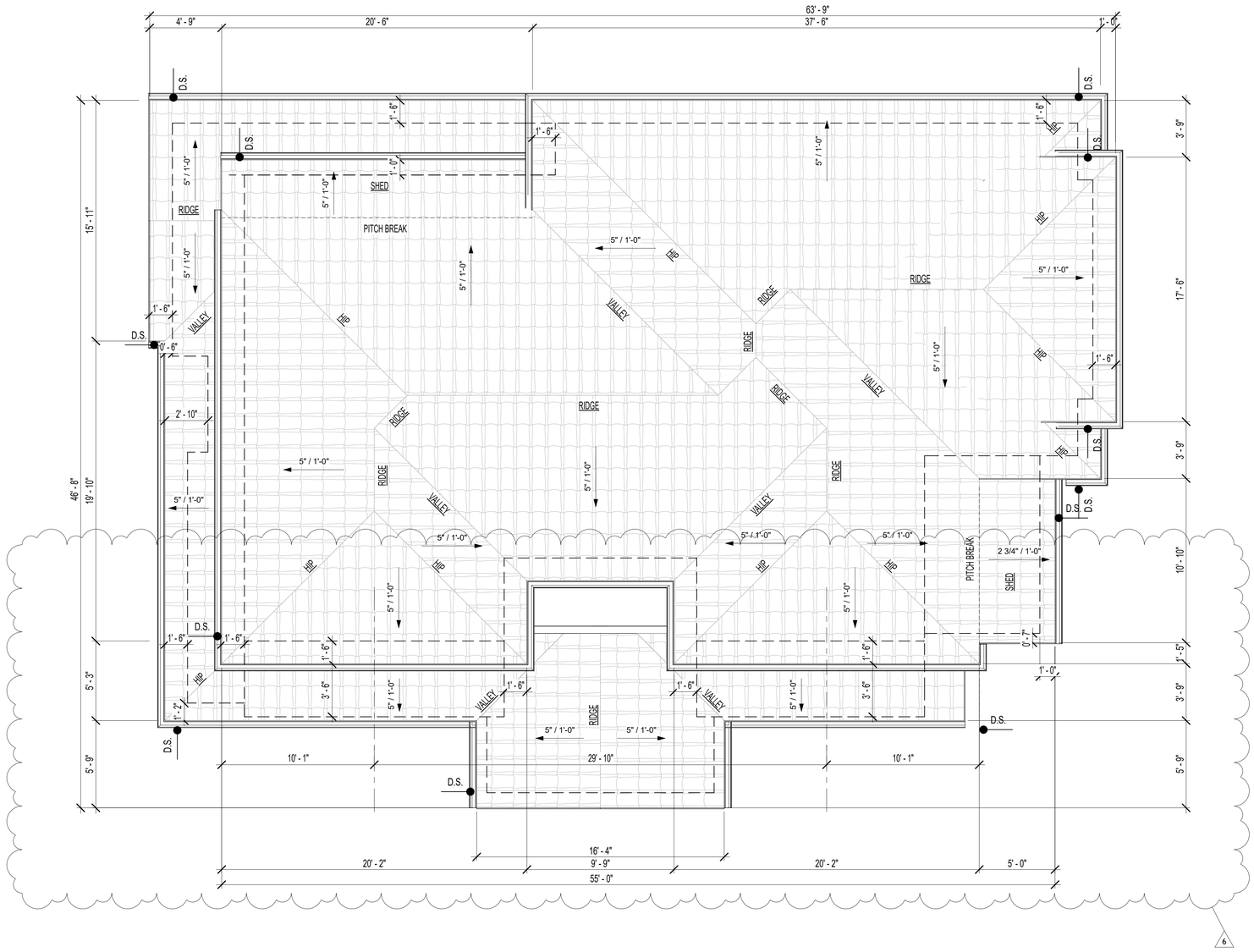
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Floor Plan, Level 2, Proposed

A102

SCALE 1/4" = 1'-0"

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1 Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

North

ROOF PLAN, PROPOSED, KEYNOTES

1 CLAY TILE ROOF, MIN. CLASS C RATING
2 FASCIA
3 GUTTER
4 DOWNSPOUTS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08.31.2023
C-34045
STATE OF CALIFORNIA

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Roof Plan, Proposed

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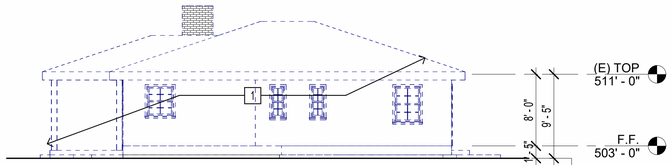
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Roof Plan, Proposed

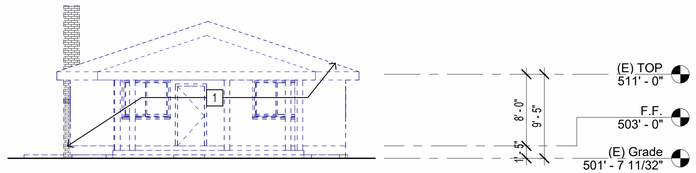
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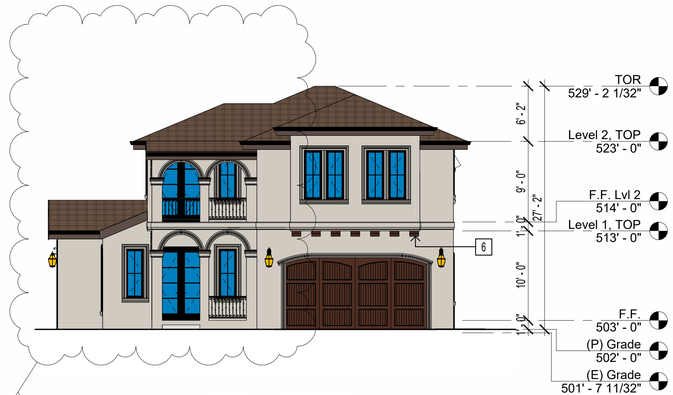
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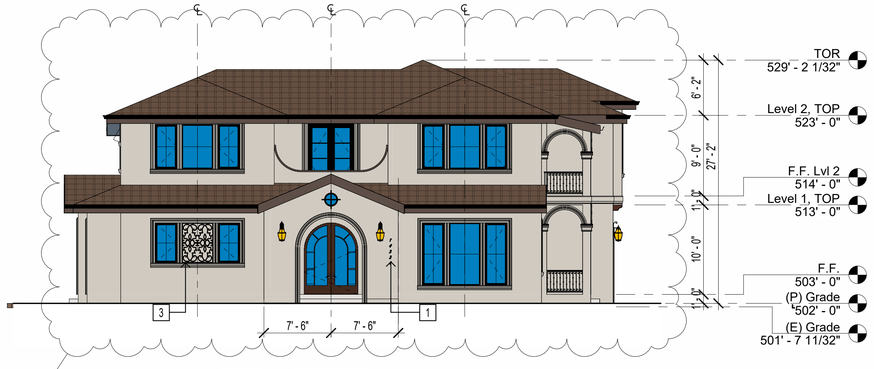
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0' 4' 8' 16' 32'



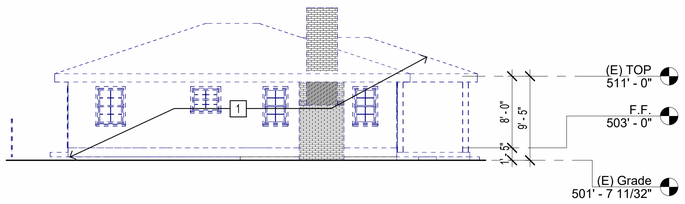
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0' 4' 8' 16' 32'



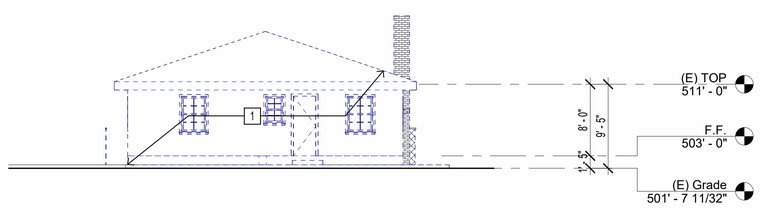
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1/8" = 1'-0"
0' 4' 8' 16' 32'



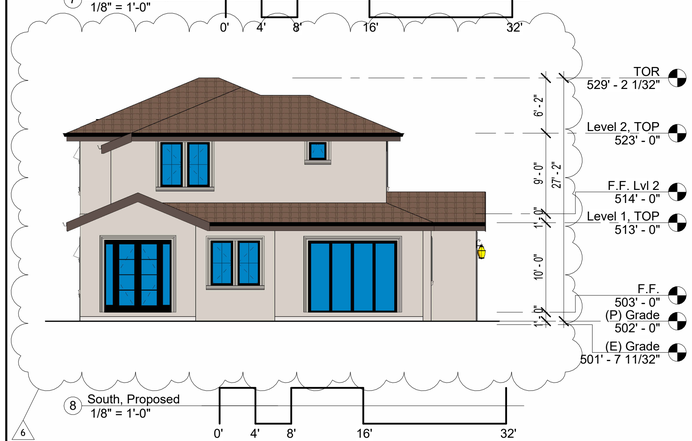
2 East, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'



7 South, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'



3 West, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'



8 South, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'



4 West, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

ELEVATIONS, EXISTING, KEYNOTES

1 BUILDING TO BE DEMOLISHED

ELEVATIONS, EXISTING, KEYNOTES

ELEVATIONS, PROPOSED, KEYNOTES

1 ADDRESS IDENTIFICATION PER SCCFD STANDARDS
2 EXTERIOR WALL LIGHTING
3 ARCHITECTURAL FEATURE - WROUGHT IRON DECOR
4 RAILING
5 STUCCO TRIM
6 CORBEL

NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSION AND DESIGN ON SITE.
2. **ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDIGN CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1
3. ALL EXTERIOR LIGHTING WILL BE DOWNWARN DIRECTED WITH BULBS SHIELDED FROM VIEW.

MATERIAL & COLOR, LEGEND


CLAY ROOF TILES, BROWN
VEREA


GARAGE DOOR, SPANISH STYLE
WOOD STAINED FINISH,
CUSTOM


STUCCO, ACCESSIBLE BEIGE
SHERWIN WILLIAMS


ACCORDION DOOR,
ALUMINUM W/ BLACK PAINT
PANORAMIC SLIDING


FASICA BOARD, REDWOOD
PAINTED FINISH W/ VAN DYKE BROWN
SHERWIN WILLIAMS


WINDOW,
400 SERIES
ANDERSEN


GUTTER
ALUMINUM W/ BLACK PAINT
GUTTER SUPPLY


RAILING
WROUGHT IRON
CUSTOM

Elevations, Existing & Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
7540 MESA VISTA AVE, SUITE 100
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

KEVIN YU PROJECT REP
7540 MESA VISTA AVE, SUITE 100
CAMPBELL, CA 95008 (408) 796-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
2	2024.06.06	PLANNING
3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Elevations, Existing & Proposed

A200

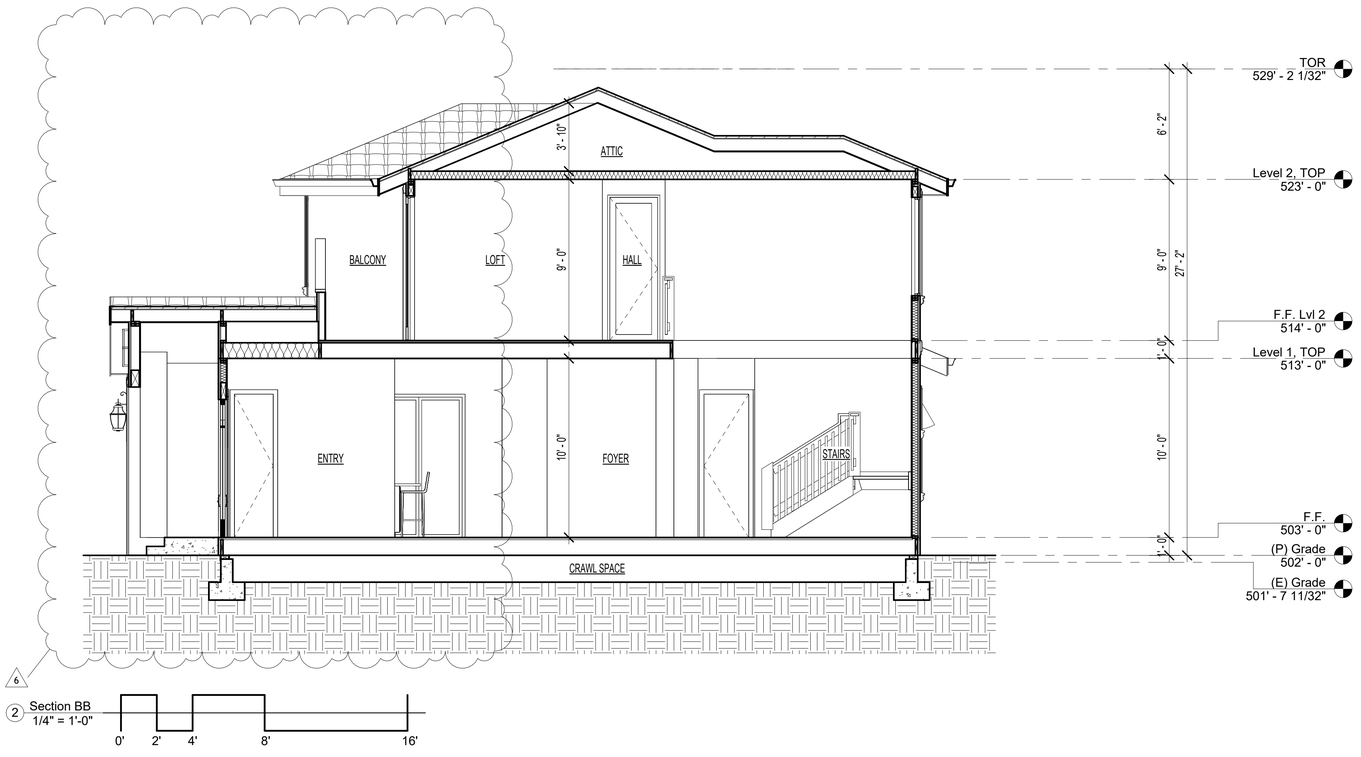
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1 Section AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Section BB
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTIONS, PROPOSED, KEYNOTES

1 DECOR

2 COFFERED CEILING

GENERAL SECTION NOTES:

1. PROVIDE MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES, S.S.D.
2. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS, OR STAGGERED STUDS PER C.R.C. SECTION R302.11 AS FOLLOWS,
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'
3. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS PER CRC SECTION R302.11.
4. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN PER CRC SECTION 302.11.
5. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILIGNS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTOIN. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
7. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE COMBUSTIBLE CONSTRUCTION PER CBC SECTION 1406, OR WHERE ERECTED WITH COMBUSTIBLE FRAMES AT MAXIMUM INTERVALS OF 20 FEET, SO THAT THERE WILL BE NO OPEN SPACE EXCEEDING 100 SQUARE FEET PER CBC SECTION 717.26
8. WHERE WOOD FURRING STRIPS ARE USED, THEY SHALL BE ON AN APPROVED WOOD OF NATURAL DECAY RESISTANCE OR PRESERVATIVE-TREATED WOOD. IF CONTINUOUS, SUCH ELEMENTS SHALL HAVE CLOSED ENDS, WITH 4-INCH MINIMUM SEPARATION BETWEEN SECTIONS PER CBC SECTION 717.2.6

EXCEPTIONS: (PER CBC 717.2.6)

2. FIREBLOCKING SHALL NOT BE REQUIRED WHERE INSTALLED ON NONCOMBUSTIBLE FRAMING AND THE FACE OF THE EXTERIOR WALL FINISH EXPOSED TO THE CONCEALED SPACE IS COVERED BY ONE OF THE FOLLOWING MATERTIALS:
   2.1 ALUMINUM HAVING A MINIMUM THICKNESS OF 0.019 INCH.
   2.2 CORROSION-RESISTANT STEEL HAVING A BASE METAL. THICKNESS NOT LESS THAN 0.016 INCH AT ANY POINT.
   2.3 OTHER APPROVED NONCOMBUSTIBLE MATERIALS

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2023
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
750 MENLO AVE, SUITE 100 MENLO PARK, CA 94025 (408) 315-2125
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM
KEVIN YU PROJECT REP
750 MENLO AVE, SUITE 100
CAMPBELL, CA 95008 (408) 786-1845
KEVINYU@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

Sections, Proposed

VALLAMDAS RESIDENCE
14331 Capri Drive
LOS GATOS, CA 95032

Project Schedule Revision

#	REV DATE	DESCRIPTION
1	2024.11.29	PLANNING
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3	2024.09.11	PLANNING
4	2025.01.08	PLANNING
5	2025.04.30	PLANNING

Sections, Proposed

A300

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Gordon Wong, AIA, Architect, LEED GA, CSLB
710 E. McGlincy Lane, Suite 109
Campbell, CA 95008
408-315-2125 | Gordonkwong@Gkwarchitects.com
www.gkwarchitects.com

To: **Town of Los Gatos**
Community Development – Building Division
110 E. Main St, Los Gatos, CA 95031

Address: **14331 Capri Dr**
Los Gatos, CA 95032

City Record #: **AS-23-025**

Plan Revision Summary

Below is the revision summary per Town Council Hearing comments

Changes @ Sheets:

G000

1. Update project information
    a. Before:
        i. Primary Residence Floor Area: 3,511 SF
        ii. FAR: 26.8%
        iii. Lot Coverage: 22.5%
    b. After:
        i. Primary Residence Floor Area: 3,173 SF (Reduction of 338 SF)
        ii. FAR: 24.2%
        iii. Lot Coverage: 22.26%
2. Update site plan, proposed
    a. Privacy screening trees at the south of the property
    b. Update roof and building footprint

G003

3. Update site area analysis & floor area chart
4. Update square footage summary

G005

5. Update streetscape due to elevation changes

G007

6. Update proposed tree schedule for the privacy screening trees

G008

7. Update Plant legend
8. Update landscape plan to reflect the new privacy screening trees (Quercus x Nadler)

A100

9. Reduce the length of the patio next to the family room.

A101

10. Push back the 2nd floor level front of the house by 5 FT per Town Council Hearing comments
    a. Reduce the master bathroom size
    b. Reduce the master bedroom size
    c. Remove guest/office room and change it to loft
    d. Reduce the length of the balcony
    e. Align the North exterior wall of the theater room to the family room below

A102

11. Push back 2nd story roof by 5 FT
12. Added 1st story roof at the front
13. Adjust the entry roof to be gable

A200

14. East, Proposed
    a. Gable & decorated wrought iron + fixed window @ entry
    b. Roof at the 1st level
15. West, Proposed
    a. Privacy screening trees
16. North, Proposed
    a. Double arches at balcony and patio instead of triple
    b. + 5 FT roof at the first level
    c. Push back 2nd story exterior wall at the front side by 5 ft per Town Council Hearing comments
17. South, Proposed
    a. Reduce the size of the master bedroom window
    b. One window at the master bath instead of two

A300

18. Adjust sections due to the 5 FT push back at 2nd story and new gable roof at the front entry.

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 12

DATE: October 10, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: Authorize the Town Manager to Execute and Renegotiate a 10-Year Agreement with Axon Enterprise, Inc. for the Axon ISLE 10+ Program Including Body-Worn Cameras, Vehicle Fleet Cameras, Tasers, Axon Fusus Integrated Software, Axon Drone First Responder Technology, Axon Standards, and Axon VR Training Simulator for a total amount not to exceed $2,791,568; and authorize revenue and expenditure budget adjustments in the amount of $26,820 to reflect increased donation revenue received from the Police Foundation and the corresponding expenditures associated with the Axon agreement

RECOMMENDATION: Authorize the Town Manager to execute and negotiate a 10-year agreement with Axon Enterprise, Inc. for the Axon Integrated Safety and Law Enforcement (ISLE) 10+ program, encompassing body-worn cameras, fleet cameras, Tasers, real-time crime center integration, drone technology, Axon Standards, and Axon VR training for a total amount not to exceed $2,791,568; and authorize revenue and expenditure budget adjustments in the amount of $26,820 to reflect increased donation revenue received from the Police Foundation and the corresponding expenditures associated with the Axon agreement

FISCAL IMPACT:

The total ten-year cost of the Axon ISLE 10+ agreement is $2,791,568. The first-year gross cost is $278,774, partially offset by $75,000 from the Los Gatos-Monte Sereno Police Foundation and $25,000 from the City of Monte Sereno's Supplemental Law Enforcement Services Fund

PREPARED BY: Clinton Tada
Support Services Captain

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

(SLESF), resulting in a net Town cost of approximately $178,774 for FY 2025-26. A budget adjustment of $26,820 is requested to reflect the increased donation revenue and corresponding expenditure authority.

STRATEGIC PRIORITY:

This item aligns with the Town's core goal of ensuring public safety through proactive community policing, effective emergency response, and community-wide emergency preparedness by enhancing efficiencies and effectiveness through technology to continue providing exceptional law enforcement services. This item also aligns with the Town's core goal of fiscal stability to maintain cost effective core services to meet the needs of the community. The Axon ISLE 10+ ecosystem reimagines a long-term fiscal approach to remain current with ever evolving technological advances while incorporating equipment updates as well as system advancements.

BACKGROUND:

The Los Gatos-Monte Sereno Police Department currently operates under Axon's Officer Safety Plan 10 (OSP10) agreements, which provide essential technologies such as body-worn cameras, Tasers, and vehicle fleet cameras. These tools have been vital in ensuring officer accountability, transparency, reducing liability, building community trust, and increasing operational efficiencies. The Department has a history of being an early adopter of cutting-edge technology and has utilized Axon technology hardware and software products since 2009. In FY 2020-21, the Police Department entered a six (6) year renewal agreement (totaling $214,851.49) with Axon for the purchase, installation, and maintenance of modernized vehicle fleet in-car cameras. This agreement is set to expire in May 2026. In addition, in FY 2023/24, the Department entered a five (5) year renewal agreement (totaling $780,612.55) for the purchase, installation, and maintenance of updated Body Worn Cameras, Tasers, and upgraded to unlimited storage in Axon's digital evidence cloud-storage system. This agreement is set to expire in March 2028. Both agreements require separate invoicing and payment management in relation to their contract cycle and are limited to Axon's Officer Safety Plan (OSP) 10+ basic applications and software features.

In anticipation of the expiration and potential renewal of existing Axon agreements, staff proactively sought out alternative pricing options and agreement structures. To maintain operational efficiency and align with Axon's evolving technology ecosystem, Axon introduced the Integrated Safety and Law Enforcement (ISLE) 10+ program. This enhanced software platform consolidates the Department's technology suite into a single, long-term agreement while expanding capabilities to include technologically advanced analytics, voice translation-enabled body-worn camera devices, connected real-time systems which interface with existing Computer Aided Dispatch and Records Management Systems, risk management audit programs, first-responder drone hardware and system, and virtual training devices with built-in replacement schedules.

The Police Department seeks to transition from multiple five-year OSP 10 agreements to a consolidated 10-year ($2,791,567.16) ISLE 10+ agreement (including all current and prospective Axon products and subscription costs) to ensure predictable long-term costs, secure access to emerging Axon technologies through their tiered replacement program, and strengthen integration across the public safety field and support operations with advanced technology.

The total cost of the 10-year Axon ISLE 10+ agreement is estimated at $2,791,567.16, payable in annual payments as provided below over the course of the ten years. In comparison, the annual installment total for the Police Department's two existing five-year Axon agreements (Axon OSP 10 and Axon Fleet) is approximately $192,000, programmed in the FY 2025-26 Police Department Operating Budget.

The renegotiation of a new ten-year agreement on the Axon ISLE 10+ plan, with added technological advances, software systems, and hardware replacements, is anticipated to have an initial increase of approximately $87,000 annually. As a cost-effective strategy to maintain consistent budgeted amounts for Axon service agreements, staff have identified additional funding sources to offset annual increases for the first five years (FY 2025 – FY 2029) of the proposed ten-year Axon agreement.

As displayed below, during the first year, FY 2025-26, staff anticipate utilizing one-time funding in the amount of $75,000 from the Los Gatos-Monte Sereno Police Foundation and Supplemental Law Enforcement Services Fund (SLESF) revenues from the City of Monte Sereno in the amount of $25,000 to fund the first year of the Axon ISLE 10+. Thereafter, through FY 2029-30 (Year 5 of the agreement), staff have identified additional annual funding sources and designated amounts to minimize increases to annual Axon ISLE 10+ expenses.

Year Payment	Annual Axon Total	LG SLESF Contribution	MS SLESF Contribution	Police Foundation Contribution	Annual Operating Budget Expense Total
Year 1	$ 278,773.55	$ -	$ (25,000.00)	$ (75,000.00)	$ 178,773.55
Year 2	$ 284,866.10	$ (75,000.00)	$ (25,000.00)	$ -	$ 184,866.10
Year 3	$ 284,866.10	$ (75,000.00)	$ (25,000.00)	$ -	$ 184,866.10
Year 4	$ 284,866.10	$ -	$ (75,000.00)	$ -	$ 209,866.10
Year 5	$ 284,866.10	$ -	$ (75,000.00)	$ -	$ 209,866.10
Year 6	$ 274,665.86	$ -	$ -	$ -	$ 274,665.86
Year 7	$ 274,665.86	$ -	$ -	$ -	$ 274,665.86
Year 8	$ 274,665.86	$ -	$ -	$ -	$ 274,665.86
Year 9	$ 274,665.86	$ -	$ -	$ -	$ 274,665.86
Year 10	$ 274,665.77	$ -	$ -	$ -	$ 274,665.77
TOTAL 10YR	**$ 2,791,567.16**	**$ (150,000.00)**	**$ (225,000.00)**	**$ (75,000.00)**	**$ 2,341,567.16**

The transition from Axon's five-year OSP10 agreement to a ten-year ISLE10+ agreement will achieve long-term cost stability by securing the current year's pricing and mitigating inflation over the decade.

If Council approves the proposed recommendation, staff will apply FY 2025-26 budgeted funds for Axon agreements to the first year of the 10-year agreement. In addition, staff will direct $75,000 from the Police Foundation revenues and $25,000 from City of Monte Sereno SLESF Grant funding revenues to be programmed in FY 2025-26 as additional funding sources to subsidize the total Year 1 costs of the Axon agreement and services.

DISCUSSION:

The Los Gatos-Monte Sereno Police Department is committed to community policing and leveraging community partnerships and integrated problem-solving solutions, which directly support transparency, responsiveness, and community engagement. Together, these tools enhance transparency and accountability through shared data and oversight; strengthen partnerships with community stakeholders; improve operational efficiency and reduce response times; and support data-driven decision-making and resource deployment.

Through the integration of Axon ISLE10+, the Police Department continues to identify and leverage technology to augment staffing challenges, align operations with modern policing standards, and reaffirm its commitment to building safer, more connected communities.

The Police Department currently maintains two separate agreements (See Below Charts) with Axon Enterprise, Inc., for limited law enforcement technologies, including Body-worn cameras, Evidence.com cloud storage, TASER conducted energy weapons, support and software maintenance, and vehicle fleet camera systems.

AXON Fleet 6-Year Bundle Pack (Fleet 3 Cams + ALPR Func)				AXON OSP 10 + Plan 5-Year (BWC+TASER+Evd.Com+Respond)		
Year 1	FY 20/21	$35,222.28		Feb-24		$24,821.08
Year 2	FY 21/22	$36,153.17		Mar-24		$131,795.69
Year 3	FY 22/23	$35,869.01		Mar-25		$155,998.89
Year 4	FY 23/24	$35,869.01		Mar-26		$155,998.89
Year 5	FY 24/25	$35,869.01		Mar-27		$155,998.89
Year 6	FY 25/26	$35,869.01		Mar-28		$155,999.11
TOTAL 6YR	**End May 2026**	**$214,851.49**		**TOTAL 5YR**	**End Mar 2028**	**$780,612.55**
			COMBINED AGREEMENTS TOTAL 5YR			**$995,446.04**

Historically, Axon's pricing structure has resulted in initial increases of 12-25% when entering into new individual agreement contracts and terms due to evolving technology, advanced solutions integration, and inflated costs of software and hardware applications. Staff have

researched the option of maintaining and renewing the existing individual agreements (OSP 10 and Axon Fleet) with the same limited a la carte features, for which Axon provided a five-year estimated total amount of $1,200,000, approximately $240,000 annually (estimated increase of 25% on FY 2025-26 costs, which were $192,000 for both individual agreements).

The OSP 10 and Fleet agreements have been managed separately, resulting in minimal price reductions, fragmented billing and renewal cycles, and required administrative oversight, without the ability to predict long-term budgeting and annual operating costs. The ISLE 10+ program integrates all of these systems under a single agreement, ensuring interoperability, lifecycle management, and consistent technology upgrades. The 10-year term also allows the Department and Town to stabilize and predict annual expenditures and protect against inflationary cost increases or product repricing. Axon's 10-year structure provides guaranteed access to all future hardware refresh and replacement cycles, software updates, and service enhancements throughout the contract term, ensuring the Los Gatos-Monte Sereno Police Department is at the forefront of law enforcement technology.

The proposed 10-year ISLE 10+ agreement will modernize and integrate the Police Department's technology systems through the following components:

- **Axon Fusus Integration Software** provides a real-time crime center in the cloud, enabling officers to access live feeds from public and privately shared cameras, improving situational awareness and response times, providing live video, mapping, and incident data sharing capabilities based on selected geo locations.
- **Axon Drone First Responder (DFR) Technology** for aerial situational awareness during critical incidents and patrol incidents, as a force multiplier in providing pre-arrival scene assessments. Axon Air DFR will include a remote launch Skydio drone and Drone management and tracking software applications.
- **Axon Body 4 Cameras Next-Generation Devices** – ISLE10+ upgrades the Town to body-worn cameras with voice-translation (of over 100+ languages) and real-time remote streaming capabilities, compared to the OSP10 models.
- **Comprehensive Ecosystem Integration** – ISLE10+ unites all Axon technologies under one data ecosystem, enhancing collaboration between devices and platforms. OSP10 lacked full cross-device integration. Isle10+ is an AI-powered analytics platform, that complements Fusus by delivering predictive insights and sentiment analysis. This allows the department to proactively allocate resources, identify emerging concerns, and tailor outreach efforts based on real-time community feedback.
- **Axon Fleet 3 Cameras** for patrol vehicles, providing synchronized video evidence capture and automated upload to Axon Evidence.
- **Axon Taser Devices (Taser 10 Series)** for standardized, less-lethal response options with enhanced data capture and safety analytics.

- **Axon Standards**, cloud-based performance, training, and compliance management platform software, customizable to manage administrative reviews, community complaint tracking, and accountability.
- **Axon Virtual Reality Training Simulator**, enabling immersive, scenario-based officer training focused on de-escalation and critical decision-making.
- **10-Year Cost Stability** – The ISLE10+ locks in long-term pricing, shielding the Town from inflationary adjustments typical in shorter OSP10 renewals.
- **Streamlined Maintenance & Upgrades** – Hardware refreshes and software updates occur automatically across all systems under ISLE10+, ensuring the Department always operates with current-generation Axon technology.

In addition to approaching the end of existing Axon agreement terms, the Axon ISLE 10+ will increase forward observational and deployment readiness for major regional events in 2026 and increase the Town's overall commitment to safety and emergency preparedness. More importantly, as a readily used and recognized resource regionally, interoperability between jurisdictions for coordinated response deployments will be enhanced over the operational periods reliant on mutual aid and coordination.

Based on staff research and industry standards, Axon Enterprise, Inc. is the sole source provider of the following integrated law enforcement technologies:

- **ISLE 10+ Bundle**: This bundled offering is unique to Axon and includes hardware refresh cycles, software updates, and training modules that integrate into existing systems, not available elsewhere.
    - **Axon Fusus** – A real-time operations platform designed to enhance public safety and law enforcement capabilities. Allows the synthesizing of real-time intelligence, from multiple sources on one interface, location tracking of connected Axon devices, alerts, and livestreams.
    - **Axon TASER Conducted Energy Weapons**: Axon is the exclusive manufacturer of TASER devices used by law enforcement agencies nationwide.
    - **Axon Evidence.com**: Axon's proprietary cloud-based digital evidence management system is not interoperable with third-party platforms.
    - **Axon Body Cameras and Vehicle Fleet Camera Systems**: These devices are designed to work exclusively with Axon's software ecosystem.

No other vendor offers a comparable integrated solution with the same level of interoperability, CJIS compliance, and support. Axon's platform is widely adopted across law enforcement agencies and is considered the industry standard amongst localized partners and agencies. Axon has been a reputable and reliable vendor for the Town through previous services agreements and provided an updated draft Master Services Agreement which includes modifications agreed upon by all parties.

Pursuant to Assembly Bill 481, the Los Gatos-Monte Sereno Police Department is required to obtain authorization from its governing body prior to the acquisition, use, or funding of any equipment that falls within the statutory definition of "military equipment." The proposed Axon ISLE 10+ agreement includes the Axon Drone First Responder (DFR) system, which qualifies as such equipment under AB 481. Approval of this agreement by the Town Council satisfies the requirement for elected-body authorization of funding and acquisition.

The Police Department will continue to comply with AB 481 through annual reporting to the Town Council on the use of any covered equipment, ensuring transparency and accountability in accordance with state law.

CONCLUSION:

Based on the cost-effective quote, positive history of technical software systems and hardware from Axon, staff recommend that the Town Council authorize the Town Manager to execute and renegotiate as necessary a 10-year agreement with Axon Enterprise, Inc., for the Axon ISLE 10+ program, in an amount not to exceed $2,791,568 over the 10-year term. The transition to a 10-year term secures predictable financial planning for future budgets and ensures the Town's continued access to Axon's evolving ecosystem of integrated public safety technologies.

Staff would also offer the Town Council the following alternative option(s):

1. Maintain existing Axon OSP 10 agreements as is in their current terms and consider renegotiation or renewal upon each agreement expiration. Staff anticipate a 25% increase in current annual costs for a 5-year renewal of the same services and features under the OSP10 plan.

ENVIRONMENTAL ASSESSMENT:

This action does not constitute a "project" under the California Environmental Quality Act (CEQA) and is therefore exempt from environmental review.

ATTACHMENTS:
1. Axon OSP & ISLE Comparison Feature Chart
2. Axon ISLE Los Gatos Plan Summary Presentation
3. Axon Price Quote ISLE10+ Bundle
4. Axon Master Services Agreement

Non-Binding Budgetary Estimate

Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

Q-7

Issued: 09/23/2025

Quote Expiration: 11/15/2025

Estimated Contract Start Date: 01/15/2026

Account Number: 112743

Payment Terms: N30

Mode of Delivery: UPS-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO	SALES REPRESENTATIVE	PRIMARY CONTACT
Los Gatos PD 15900 Los Gatos Boulevard Los Gatos, CA 95032 USA	Los Gatos Police Dept. - CA 110 E Main St Los Gatos CA 95030-6943 USA Email:	Adam Smith Phone: 602-751-1798 Email: asmith@axon.com Fax: (480) 463-2201	Jamie Field Phone: Email: jfield@losgatosca.gov Fax:

Quote Summary

Program Length	120 Months
TOTAL COST	$2,692,547.65
ESTIMATED TOTAL W/ TAX	$2,791,567.16

Discount Summary

Average Savings Per Year	$157,065.91
TOTAL SAVINGS	$1,570,659.08

ATTACHMENT 1

Payment Summary

Date	Subtotal	Tax	Total
Dec 2025	$250,596.43	$12,781.76	$263,378.19
Jan 2026	$14,496.96	$898.40	$15,395.36
Dec 2026	$275,383.94	$9,482.16	$284,866.10
Dec 2027	$275,383.94	$9,482.16	$284,866.10
Dec 2028	$275,383.94	$9,482.16	$284,866.10
Dec 2029	$275,383.94	$9,482.16	$284,866.10
Dec 2030	$265,183.70	$9,482.16	$274,665.86
Dec 2031	$265,183.70	$9,482.16	$274,665.86
Dec 2032	$265,183.70	$9,482.16	$274,665.86
Dec 2033	$265,183.70	$9,482.16	$274,665.86
Dec 2034	$265,183.70	$9,482.07	$274,665.77
Total	**$2,692,547.65**	**$99,019.51**	**$2,791,567.16**

Quote Unbundled Price: $
Quote List Price: $2,970,808.78
Quote Subtotal: $2,692,547.65

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1			$1.00	($8,640.25)	($8,640.25)	$0.00	($8,640.25)
100552	TRANSFER BALANCE - GOODS	1			$1.00	$78,277.80	$78,277.80	$7,729.94	$86,007.74
BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	120	$78.27	$39.98	$39.98	$4,797.60	$367.56	$5,165.16
B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	120	$353.66	$276.14	$262.33	$157,398.00	$5,593.33	$162,991.33
M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	120	$490.68	$318.16	$235.21	$1,270,134.00	$57,889.40	$1,328,023.40
Fleet3B+TAP10Yr	Fleet 3 Basic + TAP 10 Year	2	48	$374.23	$175.59	$151.01	$14,496.96	$898.40	$15,395.36
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	60	$148.39	$139.74	$163.48	$137,323.20	$3,981.07	$141,304.27
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	60	$148.39	$139.74	$120.18	$100,951.20	$3,423.72	$104,374.92
A la Carte Hardware									
101382	AXON FUSUS - CORE - LITE 512GB	10			$200.00	$0.00	$0.00	$0.00	$0.00
101391	AXON FUSUS - CORE - ELITE AI 2.0 44TB HDD	2			$5,000.00	$0.00	$0.00	$0.00	$0.00
101386	AXON FUSUS - CORE - PRO 2.0 4TB HDD	10			$600.00	$0.00	$0.00	$0.00	$0.00
101408	AXON FUSUS - CORE - CAD	1			$600.00	$0.00	$0.00	$0.00	$0.00
72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	14			$2,695.00	$0.00	$0.00	$0.00	$0.00
71210	AXON FLEET - DOOR TRIGGER HARDWARE - US	16			$18.60	$18.60	$297.60	$29.39	$326.99
101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1			$4,000.00	$4,000.00	$4,000.00	$395.00	$4,395.00
101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1			$4,000.00	$4,000.00	$4,000.00	$395.00	$4,395.00
100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15			$369.00	$369.00	$5,535.00	$546.60	$6,081.60
H00001	AB4 Camera Bundle	52			$899.00	$0.00	$0.00	$0.00	$0.00
H00002	AB4 Multi Bay Dock Bundle	8			$1,638.90	$0.00	$0.00	$0.00	$0.00
A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	120		$286,046.34	$4,544.18	$545,301.60	$17,770.10	$563,071.70
A la Carte Software									
80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	120		$18.90	$16.51	$31,694.24	$0.00	$31,694.24
100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	120		$141.67	$141.67	$51,001.20	$0.00	$51,001.20
102011	AXON AI ASSISTANT	50	120		$36.35	$36.35	$218,100.00	$0.00	$218,100.00
ProLicense	Pro License Bundle	5	120		$54.52	$46.47	$27,879.50	$0.00	$27,879.50
A la Carte Services									
101422	AXON FUSUS - PSO - HARDWARE DEPLOYMENT	23			$425.00	$0.00	$0.00	$0.00	$0.00
85144	AXON BODY - PSO - STARTER	1			$10,000.00	$0.00	$0.00	$0.00	$0.00
85014	AXON BODY - PSO - 1 DAY	1			$4,000.00	$0.00	$0.00	$0.00	$0.00
99901	AXON ACCELERATE CONFERENCE REGISTRATION	3			$899.00	$0.00	$0.00	$0.00	$0.00
100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1			$20,000.00	$20,000.00	$20,000.00	$0.00	$20,000.00
73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1			$30,000.00	$30,000.00	$30,000.00	$0.00	$30,000.00
A la Carte Warranties									
101424	AXON FUSUS - CORE - EXTENDED WARRANTY	10	109		$0.00	$0.00	$0.00	$0.00	$0.00
101424	AXON FUSUS - CORE - EXTENDED WARRANTY	2	109		$0.00	$0.00	$0.00	$0.00	$0.00
101424	AXON FUSUS - CORE - EXTENDED WARRANTY	10	109		$0.00	$0.00	$0.00	$0.00	$0.00
[illegible]	AXON FUSUS - CORE - EXTENDED WARRANTY	1	109		$0.00	$0.00	$0.00	$0.00	$0.00

Total	$2,692,547.65	$99,019.51

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	52	1	12/15/2025
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	58	1	12/15/2025
AB4 Camera Bundle	100775	AXON BODY 4 - MAGNETIC DISCONNECT CABLE	58	1	12/15/2025
AB4 Camera Bundle	74028	AXON BODY - MOUNT - WING CLIP RAPIDLOCK	58	1	12/15/2025
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	8	1	12/15/2025
AB4 Multi Bay Dock Bundle	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	8	1	12/15/2025
AB4 Multi Bay Dock Bundle	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	8	1	12/15/2025
BUNDLE - AXON AIR DFR SINGLE DOCK	101736	AXON AIR - SKYDIO X10 DOCK HW KIT	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100126	AXON VR - TACTICAL BAG	2	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	1	2	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	45	2	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	4	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100396	AXON TASER 10 - MAGAZINE - INERT RED	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	900	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	450	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100401	AXON TASER 10 - CARTRIDGE - INERT	20	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100591	AXON TASER - CLEANING KIT	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	45	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100748	AXON VR - CONTROLLER - TASER 10	2	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100832	AXON VR - CONTROLLER - HANDGUN VR19H	2	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101123	AXON VR - HOLSTER - T10 SAFARILAND GRAY - LH	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101294	AXON VR - TABLET	2	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101300	AXON VR - TABLET CASE	2	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101751	AXON VR - HEADSET - HTC FOCUS VISION	2	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	45	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101757	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2	3	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	45	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20018	AXON TASER - BATTERY PACK - TACTICAL	9	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	1	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	1	1	12/15/2025
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100126	AXON VR - TACTICAL BAG	1	1	12/15/2025

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100748	AXON VR - CONTROLLER - TASER 10	1	1	12/15/2025
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100832	AXON VR - CONTROLLER - HANDGUN VR19H	1	1	12/15/2025
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	1	1	12/15/2025
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101294	AXON VR - TABLET	1	1	12/15/2025
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101300	AXON VR - TABLET CASE	1	1	12/15/2025
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101751	AXON VR - HEADSET - HTC FOCUS VISION	1	1	12/15/2025
Fleet 3 Basic + TAP 10 Year	100469	AXON FLEET 3 - SIM INSERTION - ATT FIRSTNET	2	1	12/15/2025
Fleet 3 Basic + TAP 10 Year	101675	AXON FLEET - ERICSSON CRADLEPOINT R980-5GD-A+5YR NETCLOUD	2	1	12/15/2025
Fleet 3 Basic + TAP 10 Year	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	2	1	12/15/2025
Fleet 3 Basic + TAP 10 Year	70112	AXON SIGNAL - VEHICLE	2	1	12/15/2025
Fleet 3 Basic + TAP 10 Year	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	2	1	12/15/2025
A la Carte	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	1	12/15/2025
A la Carte	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	1	12/15/2025
A la Carte	101382	AXON FUSUS - CORE - LITE 512GB	10	1	12/15/2025
A la Carte	101386	AXON FUSUS - CORE - PRO 2.0 4TB HDD	10	1	12/15/2025
A la Carte	101391	AXON FUSUS - CORE - ELITE AI 2.0 44TB HDD	2	1	12/15/2025
A la Carte	101408	AXON FUSUS - CORE - CAD	1	1	12/15/2025
A la Carte	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	1	12/15/2025
A la Carte	71210	AXON FLEET - DOOR TRIGGER HARDWARE - US	16	1	12/15/2025
A la Carte	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	14	1	12/15/2025
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101886	SIGNAL SENSOR	45	1	01/15/2026
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101889	AXON SIGNAL - BATTERY - CR2032	45	1	01/15/2026
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101886	SIGNAL SENSOR	5	1	01/15/2026
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101889	AXON SIGNAL - BATTERY - CR2032	5	1	01/15/2026
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	140	1	12/15/2026
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	360	1	12/15/2026
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	130	1	12/15/2027
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	360	1	12/15/2027
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	1	1	06/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100210	AXON VR - TAP REFRESH 1 - TABLET	2	1	06/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101009	AXON VR - TAP REFRESH 1 - SIDEARM CONTROLLER	2	1	06/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	2	1	06/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20373	AXON VR - TAP REFRESH 1 - HEADSET	2	1	06/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73309	AXON BODY - TAP REFRESH 1 - CAMERA	47	1	06/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	6	1	06/15/2028
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100210	AXON VR - TAP REFRESH 1 - TABLET	1	1	06/15/2028
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101009	AXON VR - TAP REFRESH 1 - SIDEARM CONTROLLER	1	1	06/15/2028
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	1	1	06/15/2028
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	20373	AXON VR - TAP REFRESH 1 - HEADSET	1	1	06/15/2028
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73309	AXON BODY - TAP REFRESH 1 - CAMERA	5	1	06/15/2028
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	1	1	06/15/2028
BUNDLE - AXON AIR DFR SINGLE DOCK	102273	AXON AIR - SKYDIO ASSURED FUTURE EQUIPMENT - DOCK OPS BUNDLE	1	1	07/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	140	1	12/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	360	1	12/15/2028
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100399	AXON TASER 10 - CARTRIDGE - LIVE	130	1	12/15/2029
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100400	AXON TASER 10 - CARTRIDGE - HALT	360	1	12/15/2029
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	1	1	12/15/2030
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100211	AXON VR - TAP REFRESH 2 - TABLET	2	1	12/15/2030
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101010	AXON VR - TAP REFRESH 2 - SIDEARM CONTROLLER	2	1	12/15/2030

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101013	AXON VR - TAP REFRESH 2 - CONTROLLER	2	1	12/15/2030
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20242	AXON TASER - CERTIFICATION PROGRAM YEAR 6-10 HARDWARE	45	1	12/15/2030
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20374	AXON VR - TAP REFRESH 2 - HEADSET	2	1	12/15/2030
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73310	AXON BODY - TAP REFRESH 2 - CAMERA	47	1	12/15/2030
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	6	1	12/15/2030
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100211	AXON VR - TAP REFRESH 2 - TABLET	1	1	12/15/2030
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101010	AXON VR - TAP REFRESH 2 - SIDEARM CONTROLLER	1	1	12/15/2030
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101013	AXON VR - TAP REFRESH 2 - CONTROLLER	1	1	12/15/2030
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	20374	AXON VR - TAP REFRESH 2 - HEADSET	1	1	12/15/2030
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73310	AXON BODY - TAP REFRESH 2 - CAMERA	5	1	12/15/2030
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	1	1	12/15/2030
Fleet 3 Basic + TAP 10 Year	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	2	1	12/15/2030
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	14	1	12/15/2030
BUNDLE - AXON AIR DFR SINGLE DOCK	102274	AXON AIR - SKYDIO SAFE - DOCK BUNDLE (VEHICLE+THERM SENSOR)	1	1	01/15/2031
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73347	AXON BODY - TAP REFRESH 3 - DOCK MULTI BAY	1	1	06/15/2033
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100212	AXON VR - TAP REFRESH 3 - TABLET	2	1	06/15/2033
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101011	AXON VR - TAP REFRESH 3 - SIDEARM CONTROLLER	2	1	06/15/2033
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101014	AXON VR - TAP REFRESH 3 - CONTROLLER	2	1	06/15/2033
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20375	AXON VR - TAP REFRESH 3 - HEADSET	2	1	06/15/2033
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73345	AXON BODY - TAP REFRESH 3 - CAMERA	47	1	06/15/2033
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73347	AXON BODY - TAP REFRESH 3 - DOCK MULTI BAY	6	1	06/15/2033
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100212	AXON VR - TAP REFRESH 3 - TABLET	1	1	06/15/2033
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101011	AXON VR - TAP REFRESH 3 - SIDEARM CONTROLLER	1	1	06/15/2033
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101014	AXON VR - TAP REFRESH 3 - CONTROLLER	1	1	06/15/2033
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	20375	AXON VR - TAP REFRESH 3 - HEADSET	1	1	06/15/2033
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73345	AXON BODY - TAP REFRESH 3 - CAMERA	5	1	06/15/2033
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73347	AXON BODY - TAP REFRESH 3 - DOCK MULTI BAY	1	1	06/15/2033
BUNDLE - AXON AIR DFR SINGLE DOCK	102272	AXON AIR - SKYDIO SAFE - DOCK OPS BUNDLE - PHASE 2 REFRESH	1	1	07/15/2033
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	73348	AXON BODY - TAP REFRESH 4 - DOCK MULTI BAY	1	1	12/15/2035
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73346	AXON BODY - TAP REFRESH 4 - CAMERA	47	1	12/15/2035
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73348	AXON BODY - TAP REFRESH 4 - DOCK MULTI BAY	6	1	12/15/2035
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73346	AXON BODY - TAP REFRESH 4 - CAMERA	5	1	12/15/2035
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73348	AXON BODY - TAP REFRESH 4 - DOCK MULTI BAY	1	1	12/15/2035
Fleet 3 Basic + TAP 10 Year	100092	AXON FLEET - TAP REFRESH 2 - 2 CAMERA KIT	2	1	12/15/2035
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	14	1	12/15/2035

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - AXON AIR DFR SINGLE DOCK	100112	AXON AIR - EVIDENCE.COM LICENSE - PILOT DATA	1	01/15/2026	01/14/2036
BUNDLE - AXON AIR DFR SINGLE DOCK	101199	AXON AIR - SKYDIO DFR COMMAND	1	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101180	AXON TASER - DATA SCIENCE PROGRAM	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101705	AXON FUSUS - LICENSE - PRO USER	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101711	AXON FUSUS - LICENSE - ADDITIONAL CCTV STREAMS	150	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20248	AXON TASER - EVIDENCE.COM LICENSE	1	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20248	AXON TASER - EVIDENCE.COM LICENSE	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	20370	AXON VR - USER ACCESS - FULL VR	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	45	01/15/2026	01/14/2036

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73618	AXON COMMUNITY REQUEST	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73638	AXON STANDARDS - LICENSE	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	450	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73739	AXON PERFORMANCE - LICENSE	45	01/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	73746	AXON EVIDENCE - ECOM LICENSE - PRO	45	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101705	AXON FUSUS - LICENSE - PRO USER	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	20370	AXON VR - USER ACCESS - FULL VR	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73449	AXON BODY - LICENSE - DEVICE CONNECTIVITY	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73618	AXON COMMUNITY REQUEST	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73638	AXON STANDARDS - LICENSE	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73739	AXON PERFORMANCE - LICENSE	5	01/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	73746	AXON EVIDENCE - ECOM LICENSE - PRO	5	01/15/2026	01/14/2036
Fleet 3 Basic + TAP 10 Year	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	2	01/15/2026	01/14/2030
Fleet 3 Basic + TAP 10 Year	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	4	01/15/2026	01/14/2030
Fleet 3 Basic + TAP Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	14	01/15/2026	01/14/2031
Fleet 3 Basic + TAP Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	28	01/15/2026	01/14/2031
Pro License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	15	01/15/2026	01/14/2036
Pro License Bundle	73746	AXON EVIDENCE - ECOM LICENSE - PRO	5	01/15/2026	01/14/2036
A la Carte	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	01/15/2026	01/14/2036
A la Carte	102011	AXON AI ASSISTANT	50	01/15/2026	01/14/2036
A la Carte	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	01/15/2026	01/14/2036
Fleet 3 Basic + TAP Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	14	01/15/2031	01/14/2036
Fleet 3 Basic + TAP Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	28	01/15/2031	01/14/2036

Services

Bundle	Item	Description	QTY
BUNDLE - AXON AIR DFR SINGLE DOCK	101502	AXON AIR - SKYDIO - DEPLOYMENT AND TRAINING - DOCK FOR X10	1
BUNDLE - AXON AIR DFR SINGLE DOCK	102287	AXON AIR - SKYDIO SAFE - DOCK DEPLOYMENT	1
BUNDLE - AXON AIR DFR SINGLE DOCK	102294	AXON AIR - SKYDIO DOCK FOR X10 - MAINT. AND REPAIR - PREMIUM	1
BUNDLE - AXON AIR DFR SINGLE DOCK	12021	AXON AIR - PROFESSIONAL IMPLEMENTATION	1
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	45
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101184	AXON INVESTIGATE - TRAINING - OPERATOR AND EXAMINER	3
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101193	AXON TASER - ON DEMAND CERTIFICATION	45
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101780	AXON FUSUS - PSO - SW IMPLEMENTATION - PRO	1
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	11642	AXON INVESTIGATE - THIRD PARTY VIDEO SUPPORT	45
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	11642	AXON INVESTIGATE - THIRD PARTY VIDEO SUPPORT	5
Fleet 3 Basic + TAP 10 Year	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	2
Fleet 3 Basic + TAP 10 Year	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	2
Fleet 3 Basic + TAP Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	14
Fleet 3 Basic + TAP Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	14
A la Carte	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1
A la Carte	101422	AXON FUSUS - PSO - HARDWARE DEPLOYMENT	23
A la Carte	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1
A la Carte	85014	AXON BODY - PSO - 1 DAY	1

Services

Bundle	Item	Description	QTY
A la Carte	85144	AXON BODY - PSO - STARTER	1
A la Carte	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - AXON AIR DFR SINGLE DOCK	102286	AXON AIR - SKYDIO CARE FOR X10 - DOCK OPS W/ THERMAL, 2.5 YR	1		
Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	1	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100197	AXON VR - EXT WARRANTY - HEADSET	2	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100213	AXON VR - EXT WARRANTY - TABLET	2	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	45	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	1	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101007	AXON VR - EXT WARRANTY - CONTROLLER	2	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	2	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	1	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	45	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	9	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80464	AXON BODY - TAP WARRANTY - CAMERA	45	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80464	AXON BODY - TAP WARRANTY - CAMERA	2	12/15/2026	01/14/2036
BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	6	12/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100197	AXON VR - EXT WARRANTY - HEADSET	1	12/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	100213	AXON VR - EXT WARRANTY - TABLET	1	12/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101007	AXON VR - EXT WARRANTY - CONTROLLER	1	12/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	1	12/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	80464	AXON BODY - TAP WARRANTY - CAMERA	5	12/15/2026	01/14/2036
BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	1	12/15/2026	01/14/2036
Fleet 3 Basic + TAP 10 Year	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	2	12/15/2026	01/14/2030
Fleet 3 Basic + TAP 10 Year	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	2	12/15/2026	01/14/2030
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	14	12/15/2026	01/14/2031
A la Carte	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	2	12/15/2026	01/14/2036
A la Carte	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	10	12/15/2026	01/14/2036
A la Carte	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	1	12/15/2026	01/14/2036
A la Carte	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	10	12/15/2026	01/14/2036
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	14	12/15/2031	01/14/2036

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	15900 Los Gatos Boulevard	Los Gatos	CA	95032	USA
2	15900 Los Gatos Boulevard	Los Gatos	CA	95032	USA

Payment Details

Dec 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Transfer Value	100552	TRANSFER BALANCE - GOODS	1	$78,277.80	$7,729.94	$86,007.74
Transfer Value	100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1	($8,640.25)	$0.00	($8,640.25)
Upfront Hardware and Services	101382	AXON FUSUS - CORE - LITE 512GB	10	$0.00	$0.00	$0.00
Upfront Hardware and Services	101386	AXON FUSUS - CORE - PRO 2.0 4TB HDD	10	$0.00	$0.00	$0.00
Upfront Hardware and Services	101391	AXON FUSUS - CORE - ELITE AI 2.0 44TB HDD	2	$0.00	$0.00	$0.00
Upfront Hardware and Services	101408	AXON FUSUS - CORE - CAD	1	$0.00	$0.00	$0.00
Upfront Hardware and Services	101422	AXON FUSUS - PSO - HARDWARE DEPLOYMENT	23	$0.00	$0.00	$0.00
Upfront Hardware and Services	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	2	$0.00	$0.00	$0.00
Upfront Hardware and Services	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	1	$0.00	$0.00	$0.00
Upfront Hardware and Services	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	10	$0.00	$0.00	$0.00
Upfront Hardware and Services	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	10	$0.00	$0.00	$0.00
Upfront Hardware and Services	71210	AXON FLEET - DOOR TRIGGER HARDWARE - US	16	$297.60	$29.39	$326.99
Upfront Hardware and Services	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	14	$0.00	$0.00	$0.00
Upfront Hardware and Services	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$30,000.00	$0.00	$30,000.00
Upfront Hardware and Services	85014	AXON BODY - PSO - 1 DAY	1	$0.00	$0.00	$0.00
Upfront Hardware and Services	85144	AXON BODY - PSO - STARTER	1	$0.00	$0.00	$0.00
Upfront Hardware and Services	H00001	AB4 Camera Bundle	52	$0.00	$0.00	$0.00
Upfront Hardware and Services	H00002	AB4 Multi Bay Dock Bundle	8	$0.00	$0.00	$0.00
Year 1	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$307.64	$30.38	$338.02
Year 1	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$1,111.63	$0.00	$1,111.63
Year 1	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$222.33	$21.95	$244.28
Year 1	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$222.33	$21.95	$244.28
Year 1	102011	AXON AI ASSISTANT	50	$12,122.35	$0.00	$12,122.35
Year 1	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$1,761.62	$0.00	$1,761.62
Year 1	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 1	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$30,308.78	$987.69	$31,296.47
Year 1	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$8,748.43	$310.88	$9,059.31
Year 1	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$266.66	$20.42	$287.08
Year 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$5,611.04	$190.30	$5,801.34
Year 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$7,632.65	$221.27	$7,853.92
Year 1	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$70,596.19	$3,217.59	$73,813.78
Year 1	ProLicense	Pro License Bundle	5	$1,549.59	$0.00	$1,549.59
Year 1 - Air	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	$10,200.24	$0.00	$10,200.24
Invoice Upon Fulfillment	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	($0.20)	$0.00	($0.20)
Total				**$250,596.43**	**$12,781.76**	**$263,378.19**

Jan 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
2 Upfront Fleet Deployments	Fleet3B+TAP10Yr	Fleet 3 Basic + TAP 10 Year	2	$14,496.96	$898.40	$15,395.36
Invoice Upon Fulfillment	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$0.00	$0.00	$0.00
Total				**$14,496.96**	**$898.40**	**$15,395.36**

Dec 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 2	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 2	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 2	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 2	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 2	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 2	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 2	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 2	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 2	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 2	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 2	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Year 2 - Air	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	$10,200.24	$0.00	$10,200.24
Total				**$275,383.94**	**$9,482.16**	**$284,866.10**

Dec 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 3	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 3	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 3	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 3	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 3	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 3	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 3	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 3	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 3	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 3	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 3	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Year 3 - Air	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	$10,200.24	$0.00	$10,200.24
Total				**$275,383.94**	**$9,482.16**	**$284,866.10**

Dec 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 4	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 4	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 4	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 4	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85

Dec 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 4	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 4	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 4	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 4	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 4	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Year 4 - Air	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	$10,200.24	$0.00	$10,200.24
Total				**$275,383.94**	**$9,482.16**	**$284,866.10**

Dec 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 5	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 5	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 5	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 5	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 5	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 5	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 5	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 5	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 5	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 5	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 5	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Year 5 - Air	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	3	$10,200.24	$0.00	$10,200.24
Total				**$275,383.94**	**$9,482.16**	**$284,866.10**

Dec 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 6	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 6	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 6	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 6	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 6	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 6	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 6	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 6	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 6	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 6	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 6	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 6	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 6	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 6	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Total				**$265,183.70**	**$9,482.16**	**$274,665.86**

Dec 2031

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 7	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 7	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 7	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 7	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 7	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 7	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 7	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 7	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 7	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 7	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 7	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 7	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 7	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 7	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Total				**$265,183.70**	**$9,482.16**	**$274,665.86**

Dec 2032

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 8	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 8	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 8	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 8	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 8	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 8	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 8	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 8	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 8	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 8	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 8	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 8	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 8	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 8	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Total				**$265,183.70**	**$9,482.16**	**$274,665.86**

Dec 2033

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 9	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.36	$638.18
Year 9	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 9	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 9	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 9	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 9	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 9	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 9	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.71	$59,086.15
Year 9	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$586.91	$17,103.49
Year 9	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.58	$542.01
Year 9	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.76	$14,827.82
Year 9	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.27	$10,952.62
Year 9	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.67	$139,356.68
Year 9	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Total				**$265,183.70**	**$9,482.16**	**$274,665.86**

Dec 2034						
Invoice Plan	**Item**	**Description**	**Qty**	**Subtotal**	**Tax**	**Total**
Year 10	100435	AXON AIR - SKYDIO BATTERY - X10 ADVANCED RESERVATION	15	$580.82	$57.34	$638.16
Year 10	100966	AXON AIR - SKYDIO WAIVER APPLICATION - PUBLIC SAFETY	1	$2,098.71	$0.00	$2,098.71
Year 10	101250	AXON AIR - SKYDIO PARACHUTE FOR X10	1	$419.74	$41.45	$461.19
Year 10	101526	AXON AIR - SKYDIO - ASSURED FUTURE EQPMNT PARACHUTE REFRESH	1	$419.74	$41.45	$461.19
Year 10	102011	AXON AI ASSISTANT	50	$22,886.42	$0.00	$22,886.42
Year 10	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	16	$3,325.85	$0.00	$3,325.85
Year 10	99901	AXON ACCELERATE CONFERENCE REGISTRATION	3	$0.00	$0.00	$0.00
Year 10	A00008	BUNDLE - AXON AIR DFR SINGLE DOCK	1	$57,221.44	$1,864.73	$59,086.17
Year 10	B00057	BUNDLE - UNLIMITED PLUS ISLE WITH VR 10YR	5	$16,516.58	$587.17	$17,103.75
Year 10	BWCamMBDTAP10Year	Body Worn Camera Multi-Bay Dock TAP 10 Year Bundle	1	$503.43	$38.50	$541.93
Year 10	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$10,593.35	$359.26	$10,952.61
Year 10	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	14	$14,410.06	$417.72	$14,827.78
Year 10	M00042	BUNDLE - OFFICER SAFETY PLAN 10 PLUS ISLE 10YR	45	$133,282.01	$6,074.45	$139,356.46
Year 10	ProLicense	Pro License Bundle	5	$2,925.55	$0.00	$2,925.55
Total				**$265,183.70**	**$9,482.07**	**$274,665.77**

Non-Binding Budgetary Estimate

This Rough Order of Magnitude estimate is being provided for budgetary and planning purposes only. It is non-binding and is not considered a contractable offer for sal goods or services.

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-531712, Q-284091, Q-308900

Agency is terminating those contracts effective 1/15/2026. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of $69,637.55

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Any credits contained in this quote are contingent upon payment in full of the following amounts:

Open Invoice - 5/1/2025 - Q-308900 - INV-394407 - $35,579.46



OFFICER SAFETY PLAN 10

AXON

Small/Mid Agency | Comparing your options

The OSP for Small/Mid Agency bundles are designed specifically with agencies under 100 sworn in mind, to help you benefit from the best of Axon's connected, mission-critical technologies in an affordable cost structure that works for you. The Officer Safety Plan 10 helps your agency make the most of your connected, mission critical technologies. From TASER 10 to Axon Fusus, realize substantial savings when you bundle Axon hardware and software offerings.

	OSP 10	ISLE 10+	ISLE 10 PREMIUM
TASER Energy Weapon	TASER 10	TASER 10	TASER 10
TASER 10 Certification Plan	Standard	Pro	Pro
Axon VR Training	VR Skills	Full VR	Full VR
Axon Body Worn Camera (BWC) with TAP[1] & Device Connectivity	✓	✓	✓
Axon Evidence	✓	✓	✓
Unlimited 1P Storage	✓	✓	✓
Command Staff Pro License (1 per 100 users)	✓	✓	✓
Axon Signal Sidearm[2]	✓	✓	✓
Axon Standards[3]	✓	✓	✓
Third-Party Storage	100 GB	100 GB	Unlimited
Axon Fusus [4]	Plus	Pro	Pro+
Axon Performance		✓	✓
Axon Community Request		✓	✓
Axon Investigate		✓	✓
Third-Party Video Playback		✓	✓
Redaction Assistant		✓	✓
Auto-Tagging with Implementation		✓	✓
Channel Services		1	1
My90 by Axon			✓

[1] Technology Assurance Plan for warranties and refreshes.
[1] Axon Body 3 or Axon Body 4 and Axon Dock hardware purchased separately. Includes two Axon camera upgrades and one camera dock upgrade, which apply to 5-year contracts only.

[2] Additional configuration may be needed to ensure Signal compatibility, and not all holster arrangements may be compatible. Reach out to your Axon representative to learn more.

[3] License subscription only. Does not include implementation costs. Available for agencies with 15+ sworn officers.

[4] For more details on Fusus tiers, reach out to your account manager.

Quantities may differ between plans. Consult your sales representative for exact quantities of plan features.

Prices as noted herein are subject to an annual increase beginning on the second anniversary of the applicable sales agreement, or as otherwise stated in such agreement.

AXON, Axon, Axon Body, Axon Community Request, Axon Evidence, Axon Fleet, Axon Fusus, Axon Investigate, Axon My90, Axon Performance, Axon Signal, Axon Standards, Axon VR, TASER, and TASER 10 are trademarks of Axon Enterprise, Inc., some of which are registered in the US and other countries. For more information, visit www.axon.com/legal. All rights reserved. © 2025 Axon Enterprise, Inc.

10-YEAR QUOTE SUMMARY

ISLE OFFICER SAFETY PLAN 10 PLUS FOR LOS GATOS POLICE DEPARTMENT

Prepared By: Adam Smith, Account Executive

Email: asmith@axon.com

Phone: 480-463-2201

17800 North 85th Street

Scottsdale, AZ 85255

AXON

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EXECUTIVE OVERVIEW

With Axon's Officer Safety Plan 10, Los Gatos Police Department will gain access to a seamlessly integrated ecosystem of connected hardware and software. Designed to work together, these solutions help better support operations, streamline collaboration, and improve data management—while reinforcing safety and security across your organization.

By bundling these solutions into a single, cost-effective package, Los Gatos Police Department will have the essential tools to increase transparency, streamline workflows, and drive productivity—all while fostering a safer, more connected environment.

Choosing a bundled investment over individual purchases provides significant value, with Sanger Police Department saving money over a 10-year contract.

For your convenience, we have also included a link to our Master Services and Purchasing Agreement for you to review.

If you have any questions regarding our solutions or pricing, please contact:

POINT OF CONTACT

Adam Smith

Account Executive

480-463-2201

asmith@axon.com

We look forward to partnering with Sanger Police Department to strengthen your workflows by integrating our technology into your daily operations.

COST OVERVIEW

CONTRACT LENGTH AND REFRESHES	
Program Length	10 Years
Refresh Schedule	Axon Body-Worn Cameras – 30, 60, 90, and 120 Months Axon Docks – 30, 60. 90, and 120 Months VR Headset and Tablet Refresh – 60 and 120 Months
BILLING SCHEDULE	
Year 1	$0
Year 2	$0
Year 3	$0
Year 4	$0
Year 5	$0
Year 6	$0
Year 7	$0
Year 8	$0
Year 9	$0
Year 10	$0
SAVINGS OVERVIEW	
Estimated Savings per Year	$0
Total Savings Offered	$0
TOTAL	
Total Program Cost	$0
Estimated Total w/ Tax	$0

STORAGE OVERVIEW

With the collection of Sanger Police Department's digital evidence on the rise, having access to a highly scalable cloud-storage solution capable of housing both Axon and non-Axon data is of the utmost importance. Especially when you need a reliable storage array to quickly access, manage, and share your data. With our proposed solution, Axon is offering Sanger Police Department the following storage amounts so your data is available all from one place.

AVAILABLE STORAGE BREAKDOWN	
LICENSE TIER	STORAGE AMOUNT
Axon Device Data Storage	Unlimited

SOLUTION DELIVERABLES

Axon's Officer Safety Plan 10 bundles hardware, software, accessories, training programs, 24/7 customer support, equipment refreshes, and warranties together to help equip your officers with the solutions they need. Whether easing your administrative burden back at the station or protecting your officers in the field, Sanger Police Department will receive the following program features and products to help you meet your goals.

HARDWARE COMPONENTS

ENERGY WEAPONS

- 45 TASER 10 Energy Weapons
- 55 TASER 10 Battery Packs
- 45 TASER 10 Safariland Holsters
  - 45 Right-Hand
- 1 TASER 10 Dock and 1 Wall Mount
- TASER 10 Cartridges and Magazines TASER 10 Cartridges and Magazines
  - Includes Live, Duty, and HALT Cartridges
  - Includes Live, Duty, Training, and HALT Magazines
  - Includes Live Duty Replacement Cartridge Program
- 1 HALT Suits
- 1 HALT Targets and Target Frames

BODY-WORN CAMERAS

- 50 Axon Body-Worn Cameras
- 8 Axon Body-Worn Cameras Docks, 6 Wall Mounts, and Accessories
- 1 Axon Body-Worn Camera Mount per Camera

AUTOMATIC SENSORS

- 50 Axon Signal Sidearm Kits
- 55 Axon Signal Sidearm Spare Batteries

VR TRAINING

- 2 VR Headsets and Controller Kits
- 2 Handheld Tablets and Cases
- 2 Handgun VR Controllers
- 2 TASER Energy Weapon VR Controllers w/ Holsters
- Tactical Carry Bags

SOFTWARE COMPONENTS

ENERGY WEAPONS

- 45 Axon Evidence TASER 10 Licenses

BODY-WORN CAMERAS

- 50 Device Connectivity Licenses

VR TRAINING

- 45 VR TASER 10 User Access Licenses
  - Includes Simulator Training and TASER Arena

DEMS

- 55 Axon Evidence Pro Licenses
- 50 Axon Evidence Unlimited Storage Licenses (Axon Data Only)
- 50 Redaction Assistant User Licenses
- 50 Axon Community Request User Licenses
- 50 Auto-Tagging Licenses
- 50 AI Assistant Licenses
  - Live Translation
  - General Knowledge

TRAINING AND SUPPORT

- Auto-Tagging/Axon Performance Implementation
- Energy Weapon Full-Service Deployment w/ Instructor Training
- Axon Academy Online Training Content

ENERGY WEAPON VOUCHERS

- TASER 10 Master Instructor School Vouchers
- TASER Instructor Course Vouchers

WARRANTIES AND REFRESHES

- Ten-Year TASER 10 Handle, Battery, and Dock Extended Warranties
- Ten-Year Body-Worn Camera and Dock Warranties
- Body-Worn Camera and Dock Refreshes
- VR Headset and Tablet Refreshes

DETAILED SOLUTION OVERVIEW

When deployed together, the solutions included in ISLE Officer Safety Plan 10 Premium work as a connected system to help promote safety, efficiency, and operational effectiveness. The following section provides detailed overviews of each solution, outlining their key capabilities and benefits.

TASER 10 ENERGY WEAPON



The TASER 10 energy weapon is designed to provide a less-lethal response option, allowing users to gain control of a resistant or aggressive individual while reducing the risk of injury. The device delivers Neuromuscular Incapacitation (NMI), which temporarily overrides voluntary muscle control, enabling users to safely gain compliance without relying on pain compliance techniques.

Built for rugged performance, the TASER 10 features a high-impact polymer housing, is IP67-rated for dust and water resistance, and has been drop-tested from five feet to withstand demanding environments. With a five-year useful life, it is a durable and reliable de-escalation tool in a variety of operational settings.

The TASER 10 introduces a single-probe firing system, giving users greater control over probe placement and targeting accuracy. Equipped with 10 individually targeted probes, the device provides up to nine additional opportunities to complete a circuit if an initial probe misses. Once two probes successfully connect, an electrical charge is delivered, temporarily incapacitating muscle function and allowing for safer resolution of encounters.

TASER 10 IN USE

The TASER 10 energy weapon provides multiple opportunities to gain compliance from a safe distance, whether through its warning alert or probe deployment. Users can first attempt to de-escalate a situation by activating the warning alert, which emits a bright pulsing light and an audible sound. The two together serve as a deterrent, signaling intent to deploy, making it clear the energy weapon is unholstered, and giving individuals a chance to comply before force is needed.

If the situation requires further action, users can deploy probes one at a time to establish control from a distance. Each probe is fired individually, allowing users to adjust aim and placement as needed. Once two probes make contact, an electrical circuit is completed, enabling a controlled response to gain compliance.

The TASER 10 energy weapon supports engagement at multiple distances, providing users with flexibility based on the environment and threat level. A 0-foot minimum range allows for safe deployment in close quarters, while a 45-foot maximum range provides greater distance and additional time to assess a situation before engaging. Whether using the warning alert to encourage voluntary compliance or deploying probes to establish control, the TASER 10 energy weapon gives users measured options to resolve encounters safely while reducing the need for higher levels of force.

TASER 10 AFTER USE

When it is time to recharge and offload data, users can dock the TASER 10 energy weapon to recharge, upload device logs to Axon Evidence, and receive firmware updates. Docking stations are available in 1-bay and 6-bay configurations, accommodating different layouts and operational setups.

Once the TASER energy weapon data is uploaded, administrators can monitor usage, track system status, and manage assigned devices. Administrators can also verify firmware versions, access audit trails, and confirm that each TASER 10 energy weapon remains updated and ready for deployment.

DATA-DRIVEN INSIGHTS WITH TREND

TREND gives administrators real-time access to TASER energy weapon data, allowing them to track deployments, monitor trends, and evaluate program effectiveness. Self-service dashboards provide a clear view of when and how TASER energy weapons are used, helping administrators assess impact and identify areas for improvement.



By reviewing force avoidance cases, administrators can see where de-escalation efforts were successful, reinforcing accountability and guiding training decisions. Tracking deployment success rates and injury trends allows for policy refinement and resource planning. With actionable insights, TREND can help administrators improve TASER energy weapon programs, strengthen safety efforts, and support transparency initiatives.

FEATURES AND BENEFITS

- 0-FOOT MINIMUM RANGE – Enables close-quarters deployment, allowing users to stop a threat within personal space.
- 45-FOOT MAXIMUM RANGE – that creates more time and space to de-escalate and resolve conflicts
- 10-SINGLE PROBE CARTRIDGES – that provide users with nine opportunities to achieve an effective connection leading to NMI
- INDIVIDUALLY TARGETED PROBES – that allow users to place each probe with precision and accuracy, and create their own spread from close or long range
- ANY PROBE CONNECT TECHNOLOGY – that uses a spread optimizer to energize up to four probes at once
- INTEGRATION WITH AXON VR TRAINING – to help improve TASER energy weapon proficiency, use-of-force decision-making, and confidence under stress
- DAYLIGHT GREEN LASER – that improves accuracy while aiming from varying distances
- A CENTRAL INFORMATION DISPLAY – on the back of the energy weapon that provides information on the status of the weapon, cartridge information, and the battery's status

AXON BODY 4

The Axon Body 4 is built to capture clear, admissible video and audio evidence in a variety of environments. It supports four configurable resolutions, from 480p to 1440p, allowing users to balance video quality with storage needs. Low-light and clear frame technology helps maintain visibility in challenging conditions, allowing the camera to capture details as they appear in the moment.



For high-fidelity audio, the Axon Body 4 features four built-in microphones strategically placed within the device. These work alongside advanced audio processing to record clear speech and environmental sounds, preserving important details in every interaction.

AXON BODY 4 IN USE

The Axon Body 4 is designed for intuitive operation, allowing users to quickly capture critical evidence. Seven strategically placed buttons provide direct access to essential functions, including starting and stopping recordings, adjusting volume, switching modes, checking device status, and powering the camera on or off. Two programmable buttons offer additional customization, giving organizations the flexibility to tailor the device to their specific needs.

To reinforce recording awareness, the Axon Body 4 provides multiple visual, audio, and haptic cues, allowing users to quickly assess the camera's status while focusing on their tasks and interactions. For example, when the camera is recording, both the front-facing LED and the Camera Display emit a blinking red light, accompanied by a vibration and beeping sequence that aligns with the mode of operation. These sensory indicators not only provide real-time status updates to the user but also create awareness of the camera's presence among those nearby. This heightened awareness can influence behavior, promote more constructive interactions, and contribute to safer outcomes simply by reinforcing the understanding that actions are being documented.

After a recording is complete, on-camera categorization allows users to tag footage with pre-defined retention categories before upload. This helps streamline post-event workflows by organizing evidence at the moment of capture.

DEVICE CONNECTIVITY WHILE IN USE

Axon Body 4 is a fully connected device, designed to support real-time operations, communication, and situational awareness. With built-in LTE and Wi-Fi connectivity, the camera continuously transmits live data—including location, status, alerts, and active livestreams—back to Axon's real-time operations systems. This connection is mostly passive, meaning users do not need to take any action for their camera's status and alerts to appear on the Axon Fusus Map. Authorized personnel can then monitor unfolding events in real time, gaining immediate situational insights without disrupting the user's workflow.

For direct engagement, Watch Me and Bi-Directional Communication allow users to actively request support. With Watch Me, a user can notify connected viewers to open a livestream,

while Bi-Directional Communication enables hands-free voice contact with supervisors, translators, or other support roles.

AXON BODY 4 AFTER USE

After active use, users can quickly offload footage by placing the Axon Body 4 into a docking station. Whether on a desk or wall-mounted, the docking station facilitates a secure and automated transfer to Axon Evidence, clearing storage for future recordings. At the same time, the camera charges and receives firmware updates, keeping it up to date with the latest features and performance enhancements. Organization-defined settings are also updated during this process, helping to maintain consistency across devices and readying the Axon Body 4 for the next deployment.

FEATURES AND BENEFITS

- RUGGED, TESTED DESIGN – Built to withstand impacts and harsh environments, meeting Ingress Protection Rating, MIL-STD Defense, and Impact Certification standards.
- AES-256-XTS FULL-DISK ENCRYPTION – Helps protect recorded evidence from unauthorized access.
- LONG-LASTING BATTERY – Provides approximately 13 hours of battery life per charge under normal operations.
- LARGE INTERNAL STORAGE – Provides 128 GB of storage to house captured video files.
- VERSATILE MOUNTING SYSTEM – Securely attaches to uniforms, helmets, belts, and other equipment for flexible placement.
- BUILT-IN CONNECTIVITY – Enables real-time notifications, GPS tracking, Wi-Fi updates, and secure livestreaming over LTE and Wi-Fi connections.
- AXON SIGNAL TECHNOLOGY – Communicates with Axon-connected devices to begin a recording when certain actions are detected, such as a user arming a TASER energy weapon.
- CONFIGURABLE PRE-EVENT BUFFER – Captures up to two minutes of video before a recording begins.
- IN-FIELD EVIDENCE OFFLOAD – Allows users to wirelessly send select evidence files directly from the camera to Axon Evidence.

AXON EVIDENCE

Axon Evidence is a scalable, cloud-based DEMS, which stores all digital evidence in a centralized, secure system. Axon Evidence integrates with the entire Axon Ecosystem of devices and applications, so your users and administrators can use its suite of features to easily store, organize, and view data and evidence. On top of that, Axon Evidence includes easy-to-use case-building tools and sharing workflows that allow users to build cases out of the evidence stored in the system. Once built, these cases can then be shared both internally and with external partners.



UNLIMITED STORAGE

Our **Officer Safety Plan 10** provides **unlimited storage** for all evidence, including **Axon-generated footage**. With **no storage limits, overages, or additional fees**, your **organization** can rely on **Axon Evidence as a single, secure destination for managing critical evidence**, offering seamless access and long-term retention without constraints.

AXON EVIDENCE MANAGEMENT AND WORKFLOWS

Personnel in a variety of roles can use Axon Evidence as the centralized system for uploading, storing, managing, searching, and organizing evidence—both captured via devices in the Axon Ecosystem and gathered from other, third-party sources.

Each user of Axon Evidence has their actions and capabilities within the system determined by role-based access permissions defined by administrators. These permissions are reflected within the system's dynamic user interface. For example, an Admin user will most likely have access to more tools and actions than that of a Basic user. Depending on those permissions, a user's experience in the system will vary. Providing user access to only the tools necessary to complete their duties in Axon Evidence creates a cleaner workspace with fewer distractions.

SEARCHING AND MANAGING EVIDENCE

The search functionality in Axon Evidence is designed to reduce the time it takes to locate an evidence file. The search interface offers an intuitive and customizable design that allows users to quickly navigate the search fields and filters to find exactly what they are looking for.

Axon Evidence also supports bulk action capabilities that can save users time when managing the system and their evidence. For example, instead of going into the video player interface to perform actions on an individual video, Axon Evidence supports bulk actions that can be performed on one or many selected videos within the search results, which can save time when managing multiple pieces of evidence.

WORKING WITH EVIDENCE

While working with evidence, users will review and playback video and audio with our built-in media player. With basic controls that allow a user to play, stop, rewind, fast forward, and control the speed at which evidence files are played, users can quickly and thoroughly review their evidence.

While reviewing evidence from the View Evidence page, your users can also:

- CREATE CLIPS AND MARKERS to focus on or separate certain parts of a video
- CREATE REDACTIONS with powerful AI that helps detect and mask common objects such as license plates, MDC screens, and faces
- VIEW METADATA OVERLAYS that display important information such as the time, date, agency name, and evidence ID
- ADD METADATA, TAGS, NOTES, AND CATEGORIES to the evidence file
- SHARE EVIDENCE FILES with other users or external partners
- ACCESS, DOWNLOAD, AND SHARE THE AUDIT TRAIL to review actions taken on the evidence

- VIEW LOCATION DATA AND AUTOMATED TRANSCRIPTIONS that may be associated with the evidence file

CONTROLLING ACCESS TO EVIDENCE

Axon Evidence governs access to stored information through agency-defined access control settings and configurations. Administrators will create roles for different users that dictate levels of access. Each Axon Evidence user will then be assigned one of these roles, which determines if they do or do not have access to particular DEMS features and functions, as well as evidence. Administrators can also create cases and groups to control evidence access lists and improve sharing workflows.

Additionally, Axon Evidence provides many customizable security features to protect access to evidence, including password complexity requirements, failed login limits, and enforced timeout settings. Multi-factor authentication and single sign-on options are also available to further secure access to Axon Evidence.

PROTECTING THE CHAIN OF CUSTODY

Robust evidence, device, and user audit trails help protect the chain of custody within Axon Evidence. For peace of mind, every action taken by your personnel when in the system is tracked and recorded in a tamperproof audit trail.

Axon's compliance demonstrates our commitment to providing a trustworthy platform and offers Sanger Police Department a way to understand the controls put in place to secure Axon Evidence and the data you store in it.

SECURING THE SYSTEM AND EVIDENCE

Axon Evidence was designed and operates to comply with the FBI CJIS Security Policy. Sanger Police Department can be assured that your digital data is protected by a robust information security program designed to exceed the CJIS security requirements as well as provide protection against current and emerging threats.

Additionally, all evidence data is encrypted at rest and in transit. Robust SSL/TLS is implemented for data in transit using TLS 1.2 with a 256-bit connection and Perfect Forward Secrecy. Evidence data stored at rest is encrypted with at least 256-bit AES.

AXON EVIDENCE MOBILE APP

Axon Evidence can be accessed via the Axon app from a mobile device. The Axon app can be particularly valuable for keeping users connected and productive during downtime—such as when waiting at an off-site location. The app allows users to search for evidence with predictive features for ease-of-use, and edit evidence metadata on the spot, helping keep information accurate and up to date. Additionally, the app supports real-time internal sharing of evidence, promoting collaboration and faster decision-making both internally and externally.

Additionally, authorized users can access Community Request features built into the app to obtain evidence from third parties while maintaining chain of custody.

AXON VIRTUAL REALITY TRAINING






Axon VR Training is a fully wireless virtual reality (VR) solution that transforms how users develop critical skills when on TASER firing range. Axon VR Training provides hands-on experiences that replicate the complexities of real-world situations. This all-in-one system integrates the HTC VIVE Focus Vision headset, VR controllers, a tablet, and integrated software into a compact, portable solution designed for simplicity and effectiveness. Whether training in a designated space or remote locations, Axon VR Training's minimal hardware requirements and quick setup reduces the need for dedicated training spaces or complex equipment setups.

Once the system is ready, trainees can seamlessly access core components through the headset's intuitive interface, enabling them to move effortlessly between Simulator Training environments and TASER Arena content modules. This streamlined experience allows users to refine skills at their own pace while maintaining a focused and immersive training environment.

TRAINING IN ACTION

Axon VR Training combines immersive technology with practical skill building, providing trainees and trainers with a flexible and interactive training platform. By integrating realistic scenarios and hands-on guidance, this solution supports the development of decision-making, communication, and tactical skills in a focused and collaborative environment. Whether trainees practice independently or with trainer oversight, Axon VR Training is designed to help support agencies meet their training goals.

/ REAL-TIME APPLICATION

Trainees start by grabbing their VR controllers, putting on the HTC VIVE Focus Vision headset, and stepping into a dynamic virtual environment. With free range of motion in small or large spaces, trainees can self-train by selecting scenarios or range skills they wish to develop or participate in trainer-led sessions. In self-guided training, trainees explore practice Simulator Training (Range Skills).. In trainer-led sessions, trainees collaborate within structured scenarios that trainers guide and adjust using a tablet. Trainers provide real-time feedback, adapt scenarios to align with training objectives, and help focus the experience on skill improvement. These flexible options support confidence-building and skill refinement for various training needs.

/ COLLABORATIVE TRAINING

Axon VR Training integrates the roles of trainee and trainer into a collaborative learning process. While trainees engage in immersive VR scenarios, trainers use a tablet to monitor performance, provide feedback, and adapt scenarios to target specific training objectives or address skill areas.

Following the session, both trainers and trainees can review AARs, which summarize session outcomes, including decision-making, communication, and tactical responses. This

collaborative process fosters constructive discussions and helps trainers and trainees focus on ways to improve performance.

/ OUTCOME-FOCUSED TRAINING FOR REAL-WORLD SUCCESS

Axon VR Training provides trainees with opportunities to practice and refine essential skills in realistic, scenario-based environments. Through immersive training, trainees work on decision-making, communication, and tactical techniques, gaining experience in settings that simulate the challenges of their roles. Trainers enhance this process by guiding sessions, offering targeted feedback, and using AARs to support continuous improvement. By focusing on practical application and skill development, Axon VR Training helps trainees prepare for the complexities they may face in real-world situations.

TRAINING MODULES AND APPLICATIONS

Axon VR Training offers multiple modules to build skills across communication, decision-making, and tactical readiness:

- SIMULATOR TRAINING (RANGE SKILLS) – Immerses trainees in dynamic scenarios to practice decision-making, verbal commands, and tactical responses, as well as range-specific modules for marksmanship and shooting proficiency.
- VRBT TRAINING (LIVE ACTION) – Delivers realistic 360 video scenarios such as traffic stops, domestic disturbances, and active shooter incidents to build situational awareness and effective decision-making under pressure.
- VRBT TRAINING (SIMULATOR) – Focuses on force options training through reality-based scenarios in a simulated environment, guiding trainees to make critical judgments and deploy appropriate tactics.
- TASER ARENA - An arcade-style VR game developed by Axon and designed to offer both entertainment and education on the basics of TASER energy weapons, with a focus on aspects such as time, distance, and accuracy under stress.

AXON ACADEMY

Axon Academy is a centralized learning management system for Axon certifications training, including TASER Operator and Instructor certifications. Access requires login via MyAxon or Axon Evidence credentials. For certification training or select e-learning courses—including VR Getting Started and Facilitator's Guides—Axon Academy allows users to self-register or register trainees on their behalf. The platform also provides e-learning content, tracks trainee progress, and stores training records and certifications.

VR WEB APP

The VR Web App is a centralized platform for accessing and managing training records generated from Axon VR sessions. After-Action Reports (AAR)—created automatically at the end of sessions when headsets have been successfully paired with a trainer's tablet—capture essential data such as trainee and trainer information and session date.

The trainer also has the option to capture detailed data, which includes the full set of performance metrics. These reports provide insights into training participation and performance, enabling trainers and administrators to track progress, identify trends, and address training gaps.

Integrated with Axon Evidence, the VR Web App offers reporting capabilities, including filtering, exporting, and viewing aggregated and drill-specific data. By providing actionable insights and a secure, intuitive interface, the VR Web App helps agencies maintain compliance, streamline training oversight, and make informed decisions to align training programs with operational goals.

FULL LIST OF AVAILABLE TRAINING MODULES

COMMUNITY ENGAGEMENT TRAINING	Alzheimer's Disease Autism (I & II) Bipolar Disorder Call for Backup Combative Subject (I & II) Conflict Management Corrections (I, II, III) Destruction of Property Domestic Violence (I, II, III) English as a Second Language Hard of Hearing Interactive Case Law (I & II) Officer Assist Officer in Crisis Peer Intervention (I, II, III) Schizophrenia (I & II) Substance Use Disorder (I & II) Suicidal Ideation Traffic Stop (I & II) Veteran PTSI
SIMULATOR TRAINING (RANGE SKILLS)	Clothing Distance Draw Reps Firing Range Moving Targets Timed Deployment
VRBT TRAINING (LIVE ACTION)	Active Shooter Armed Subject (I & II) Assault Suspect: Attempt to Locate Bar Altercation

	▸ Domestic Disturbance (I & II) ▸ Neighbor Altercation ▸ Robbery ▸ Terry Stop ▸ Traffic Stop (I & II) ▸ Workplace Disturbance
VRBT TRAINING (SIMULATOR)	▸ Trespasser with Handgun - Quick Surrender ▸ Trespasser with Handgun - Lethal Force Surrender ▸ Trespasser with Handgun - Standoff ▸ Street Fighter - Taunt and Leave ▸ Street Fighter - Show of Force Surrender ▸ Street Fighter - Approach and Attack ▸ Irate Phone Caller - Walks Away ▸ Irate Phone Caller - Approach and Walk Away ▸ Irate Phone Caller - Approach and Attack

VALUE-ADDED SOLUTIONS

In addition to the aforementioned solutions, we have also included additional solutions and features of the ISLE Officer Safety Plan 10 Premium that can be implemented by Sanger Police Department—now or in the future—to improve upon your current technology deployments as needs evolve. These solutions and features include:

AXON COMMUNITY REQUEST

OBJECTIVE // Create submission portals that can be shared with the individuals or the community to intake evidence

Axon Community Request is a tool built to securely request evidence from community members or the public at large for ingestion into Axon Evidence. Axon Community Request can be used by users to collect evidence, such as cell phone or surveillance video, from witnesses or victims. The tool also allows authorized users to create a public web portal and associated QR code for sharing to social media, news media, or other outlets. Community members can then access the portal link and upload any evidence they have related to the incident in question, greatly simplifying the evidence-collection process.

AXON PERFORMANCE

OBJECTIVE // Measure an officer's body-worn camera, in-car camera, and/or energy weapon usage against your policies

Axon Performance is a module in Axon Evidence that allows supervisors to easily review the videos and compliance of their direct reports. Axon Performance's dashboard can be

configured to report against specific body-worn camera and TASER energy weapon metrics. It displays individual and overall team performance and allows for targeted or randomized video review functionality based on desired criteria. Administrators can further customize Axon Performance by setting up squads (a group of users in the same unit, shift, or team who report to the same supervisor) or suggest reviews of videos containing specified words. Using Axon Performance, supervisors can access pertinent information to identify gaps in both performance and evidence management workflows, which can help guide further training to improve skills.

AXON DATA SERVICES (CHANNEL SERVICES)

OBJECTIVE // Consolidate evidence files from multiple sources and make them all accessible from Axon Evidence

Axon Data Services (also known as Channel Services) connects files from multiple sources such as legacy CDs and DVDs, CCTV, and forensic tools for ingestion and storage in Axon Evidence. By implementing Axon Data Services, system users can benefit from the convenience of having access to multiple evidence streams in one familiar platform. Additionally, organizations will benefit from the advanced security and audit capabilities of Axon Evidence for any evidence ingested via Axon Data Services.

AUTO-TAGGING

OBJECTIVE // Automatically apply metadata from your CAD or RMS service to evidence files stored in Axon Evidence

Axon's auto-tagging service takes metadata directly from your CAD or RMS solution and correlates it with videos or photos associated with an incident in Axon Evidence. Your users will no longer need to manually tag their body-worn camera recordings or double-check manual entries for errors. Auto-tagging also works with evidence uploaded via the Axon Capture mobile app, Axon Evidence imports, or uploads via API integrations. With auto-tagging, administrators can rest easy knowing that the metadata is linked with custom retention categories in Axon Evidence, making proper evidence retention simple.

AXON SIGNAL SIDEARM

OBJECTIVE // Initiate a recording on nearby Axon cameras when a firearm is drawn

Axon Signal Sidearm is a device that attaches to the outside of commonly used holsters and sends a signal communication to initiate recording of Axon body-worn cameras when a firearm is drawn. By using Axon Signal Sidearm, a user can confidently focus on events as they occur, rather than having to remember to manually begin a recording on body-worn cameras during critical moments. Axon Signal Sidearm activation will also be timestamped within video and audio to review post-incident.

AXON INVESTIGATE

OBJECTIVE // Replay proprietary third-party footage and investigate video evidence

Axon Investigate is a software solution that allows users to easily review, investigate, and view metadata from proprietary third-party video sources. Featuring simple drag-and-drop

workflows, users can leverage Axon Investigate to convert file types, play video from the same incident side by side, or enhance video for investigative purposes.

DEDICATION TO CUSTOMER SUCCESS

Once a solution is delivered, most agencies are left asking, what's next? Axon has you covered. We are committed to providing Sanger Police Department with post-sales and post-deployment support. Whether that be troubleshooting assistance, technical support, additional training, consulting advice, or help with exchanging and returning equipment, our dedicated team is here for you. Through regular communication, our knowledgeable staff can offer Sanger Police Department the support you should expect from a service provider. This support includes access to:

- 24/7 CUSTOMER SUPPORT – Axon's full customer support division is available via live phone support, 24 hours a day, seven days a week.
- PROFESSIONAL SERVICES – Experienced and skilled personnel who are involved in the implementation, development, deployment, management, and support of your Axon program
- SALES ENGINEERS (SE) – SEs own the technical aspects of the sales process and have a technical mindset that allows them to understand complex systems and solve intricate challenges involving hardware, software, and network issues
- CUSTOMER SUCCESS MANAGERS – Dedicated Axon personnel assigned per agency who communicate important operating system/firmware and hardware updates, identify day-to-day bugs, and address general issues, as well as fulfill hardware refreshes and deployment of new equipment, conduct quarterly business reviews with customers, and identify important customer feature requests
- ECOMMERCE – Axon's online store available to clients for an expedited purchasing experience on smaller orders
- CONSULTANTS – Part-time expert consultants, made up of retired law enforcement leaders, who deliver service on smaller projects and serve as additional resources on large projects
- AXON WEEK – Axon's user conference brings members of the law enforcement community, technology leaders, and prosecutors together to learn how agencies can make policing more effective and efficient with Axon products
- ACCOUNT MANAGEMENT HELP – Available assistance when issues arise with an agency's account
- LEARNING AND DEVELOPMENT – Ongoing training courses that cover and promote proper software and hardware use and compliance

Our goal is to provide Sanger Police Department with the necessary assistance to help make the most of the solutions you count on every day. With a network of resources dedicated to and designed to meet the needs of law enforcement, Axon is here to help.

CAPTURE TRUTH

ACCELERATE JUSTICE

PROTECT LIFE

AXON

OFFICER SAFETY PLAN 10+

AXON

Small/Mid Agency | Safety meets savings

The OSP for Small/Mid Agency bundles are designed specifically with agencies under 100 sworn in mind, to help you benefit from the best of Axon's connected, mission-critical technologies in an affordable cost structure that works for you. The Officer Safety Plan 10 helps your agency make the most of your connected, mission critical technologies. From TASER 10 to Axon Fusus, realize substantial savings when you bundle Axon hardware and software offerings.

WHAT'S INCLUDED

COMPREHENSIVE ENERGY WEAPON PROGRAM



/ TASER 10

OSP 10+ includes TASER 10, Axon's safest, most effective connected weapon to date Each TASER 10 energy weapon comes with a TASER 10 Certification Pro Plan, which includes Axon's Live Cartridge Duty Replacement Program, training cartridges, holsters, rechargeable batteries, instructor training, and end-user training.

TRAIN FOR THE REALITY OF TODAY—AND TOMORROW



/ Axon VR Training

OSP 10+ includes Axon's Full VR Package, delivering a comprehensive virtual reality training experience. This package expands beyond TASER skills to include advanced scenarios for critical thinking, de-escalation, communication, and tactical skills. With immersive and realistic training environments, the Full VR Package equips officers to navigate the complexities of modern policing with greater confidence.

CONNECTED DEVICES CAPTURE TRUTH IN THE MOMENT



/ Axon Body Camera with Device Connectivity

Unlock added value with Axon Body 3 or Axon Body 4 with real-time connectivity to power situational awareness. OSP 10+ users benefit from real-time alerts, locations, and livestreaming on the Axon Fusus map. With Axon Body 4, unlock even more situational awareness tools with bi-directional communication abilities and officer-initiated Watch Me requests.



/ Axon Signal Sidearm

Ensure vital footage is captured by adding an automatic activation sensor to your holster, which alerts your camera to start recording when a firearm is unholstered.

POWERFUL EVIDENCE AND PROGRAM MANAGEMENT TOOLS

/ Axon Standards
Establish a single source of truth for use-of-force and internal affairs reporting. Leverage streamlined report writing for high-risk, officer-involved events. Utilize simplified workflows and robust data management capabilities to maintain your agency's standards.

License subscription only. Does not include implementation costs. Available for agencies with 15+ sworn officers.

/ Axon Evidence
Easily manage, store, review and share data from one cloud-based Digital Evidence Management System (DEMS), all while maintaining security and chain of custody. Officer Safety Plans include Unlimited 1P Storage and 1 Pro Axon Evidence license for the assigned user.

/ Axon Performance
Streamline supervisor reviews, measure Axon body-worn camera, Fleet and TASER weapon policy compliance, and identify areas for training and policy improvement.

/ Axon Community Request
Easily collect digital evidence from the public using a custom community portal, and manage submissions through Axon Evidence.

/ Redaction Assistant
Cut down redaction work significantly thanks to automatic screen, license plate, and head detection and tracking.

/ Auto-Tagging
Use information from your existing CAD/RMS to automatically add metadata to your videos on Axon Evidence.

/ Channel Services
Unite your third-party data onto one centralized platform. Migrate data from one source into Axon Evidence with seamless support.

/ 100 GB P3 Storage
Consolidate digital evidence across your agency with unlimited storage in Axon Evidence.

/ Third-Party Video Playback
Accurately playback countless third-party file types from CCTV and other video sources inside of Axon Evidence. Store, manage, review and share all your evidence from a single location.

/ Axon Investigate

Unlock the power of video evidence with a simple, fast and forensically-sound solution to video evidence challenges.

UNLOCKING THE FUTURE OF EMERGENCY RESPONSE

/ Axon Fusus

Unify all your public safety assets within a widely-trusted platform for real-time crime centers. Aggregate live video, data and sensor feeds from virtually any source including your connected Axon devices, enhancing situational awareness and investigative capabilities for public safety.

Axon Fusus package and capabilities are dependent on number of licenses purchased.

The Axon Technology Assurance Plan (TAP) provides warranty coverage for Axon cameras for a preset number of years, after which they're replaced by our next model. For more information, visit https://www.axon.com/tap

**Not all of the products in this document feature a monthly payment structure if purchased separately. In some cases, the individual prices listed represent the value assigned to each product if it were broken down into 60 monthly payments.*

Prices as noted herein are subject to an annual increase beginning on the second anniversary of the applicable sales agreement, or as otherwise stated in such agreement.

AXON, Axon, Axon Body, Axon Community Request, Axon Evidence, Axon Fleet, Axon Fusus, Axon Investigate, Axon My90, Axon Performance, Axon Signal, Axon Standards, Axon VR, TASER, and TASER 10 are trademarks of Axon Enterprise, Inc., some of which are registered in the US and other countries. For more information, visit www.axon.com/legal. All rights reserved. © 2025 Axon Enterprise, Inc.

This Master Services and Purchasing Agreement ("**Agreement**") is between Axon Enterprise, Inc. ("**Axon**"), and the Customer listed below or, if no Customer is listed below, the customer on the Quote (as defined below) ("**Customer**"). This Agreement is effective as of the later of the (a) last signature date on this Agreement or (b) date of acceptance of the Quote ("**Effective Date**"). Axon and Customer are each a "**Party**" and collectively "**Parties**". This Agreement governs Customer's purchase and use of the Axon Devices and Services detailed in the Quote. It is the intent of the Parties that this Agreement will govern all subsequent purchases by Customer for the same Axon Devices and Services in the Quote, and all such subsequent quotes accepted by Customer shall be also incorporated into this Agreement by reference as a Quote. The Parties agree as follows:

1. **Definitions.**

   1.1. "**Axon Cloud Services**" means Axon's web services, including, but not limited to, Axon Evidence, Axon Records, Axon Dispatch, FUSUS services, and interactions between Axon Evidence and Axon Devices or Axon client software. Axon Cloud Service excludes third-party applications, hardware warranties, and my.evidence.com.

   1.2. "**Axon Device**" means all hardware provided by Axon under this Agreement. Axon-manufactured Devices are a subset of Axon Devices.

   1.3. "**Quote**" means an offer to sell and is only valid for devices and services on the offer at the specified prices. Any inconsistent or supplemental terms within Customer's purchase order in response to a Quote will be void. Orders are subject to prior credit approval. Changes in the deployment estimated ship date may change charges in the Quote. Shipping dates are estimates only. Axon is not responsible for typographical errors in any Quote by Axon, and Axon reserves the right to cancel any orders resulting from such errors.

   1.4. "**Services**" means all services provided by Axon under this Agreement, including software, Axon Cloud Services, and professional services.

2. **Term.** This Agreement begins on the Effective Date and continues until all subscriptions hereunder have expired or have been terminated ("**Term**").

   2.1. All subscriptions including Axon Evidence, Axon Fleet, Officer Safety Plans, Technology Assurance Plans, and TASER 7 or TASER 10 plans begin on the date stated in the Quote. Each subscription term ends upon completion of the subscription stated in the Quote ("**Subscription Term**").

   2.2. Upon completion of the Subscription Term, the Subscription Term will automatically renew for an additional 5 year term ("**Renewal Term**"). For purchase of TASER 7 or TASER 10 as a standalone, Axon may increase pricing to its then-current list pricing for any Renewal Term. New devices and services may require additional terms. Axon will not authorize new services until Axon receives a signed Quote or accepts a purchase order, whichever is first.

3. **Payment.** Axon invoices for Axon Devices upon shipment, or on the date specified within the invoicing plan in the Quote. Payment is due net 30 days from the invoice date. Axon invoices for Axon Cloud Services on an upfront annual basis prior to the beginning of the Subscription Term and upon the anniversary of the Subscription Term. Payment obligations are non-cancelable. Unless otherwise prohibited by law, Customer will pay interest on all past-due sums at the lower of one-and-a-half percent (1.5%) per month or the highest rate allowed by law. Customer will pay invoices without setoff, deduction, or withholding. If Axon sends a past due account to collections, Customer is responsible for collection and attorneys' fees.

4. **Taxes.** Customer is responsible for sales and other taxes associated with the order unless Customer provides Axon a valid tax exemption certificate.

5. **Shipping.** Axon may make partial shipments and ship Axon Devices from multiple locations. All shipments are EXW (Incoterms 2020) via common carrier. Title and risk of loss pass to Customer upon Axon's delivery to the common carrier. Customer is responsible for any shipping charges in the Quote.

6. **Returns.** All sales are final. Axon does not allow refunds or exchanges, except warranty returns or as provided by state or federal law.

7. **Warranty.**

   7.1. **Limited Warranty.** Axon warrants that Axon-manufactured Devices, except for TASER devices covered under the TASER Appendix, are free from defects in workmanship and materials for one (1) year from the date of Customer's receipt, except Signal Sidearm which Axon warrants for thirty (30) months from Customer's receipt and Axon-manufactured accessories, which Axon warrants for ninety (90) days from Customer's receipt, respectively, from the date of Customer's receipt. Extended warranties run from the expiration of the one- (1-) year hardware warranty through the extended warranty term purchased.

7.2. **Disclaimer. All software and Axon Cloud Services are provided "AS IS," without any warranty of any kind, either express or implied, including without limitation the implied warranties of merchantability, fitness for a particular purpose and non-infringement. Axon Devices and Services that are not manufactured, published or performed by Axon ("Third-Party Products") are not covered by Axon's warranty and are only subject to the warranties of the third-party provider or manufacturer. If Customer purchases Axon Loki, Customer acknowledges the Loki device is designed for operation in enclosed, controlled environments and must be used in compliance with all applicable laws and safety guidelines. Operation in open or unapproved areas may result in signal interference, loss of control, or damage, and Axon assumes no liability for improper use, including any resulting harm or regulatory violations.**

7.3. **Claims.** If Axon receives a valid warranty claim for an Axon-manufactured Device during the warranty term, Axon's sole responsibility is to repair or replace the Axon-manufactured Device with the same or like Axon-manufactured Device, at Axon's option. A replacement Axon-manufactured Device will be new or like new. Axon will warrant the replacement Axon-manufactured Device for the longer of (a) the remaining warranty of the original Axon-manufactured Device or (b) ninety (90) days from the date of repair or replacement.

7.3.1. If Customer exchanges an Axon Device or part, the replacement item becomes Customer's property, and the replaced item becomes Axon's property. Before delivering an Axon-manufactured Device for service, Customer must upload Axon-manufactured Device data to Axon Evidence or download it and retain a copy. Axon is not responsible for any loss of software, data, or other information contained in storage media or any part of the Axon-manufactured Device sent to Axon for service.

7.4. **Spare Axon Devices.** At Axon's reasonable discretion, Axon may provide Customer a predetermined number of spare Axon Devices as detailed in the Quote ("**Spare Axon Devices**"). Spare Axon Devices are intended to replace broken or non-functioning units while Customer submits the broken or non-functioning units, through Axon's warranty return process. Axon will repair or replace the unit with a replacement Axon Device. Title and risk of loss for all Spare Axon Devices shall pass to Customer in accordance with shipping terms of this Agreement. Axon assumes no liability or obligation in the event Customer does not utilize Spare Axon Devices for the intended purpose.

7.5. **Limitations.** Axon's warranty excludes damage related to: (a) failure to follow Axon Device use instructions; (b) Axon Devices used with equipment not manufactured or recommended by Axon; (c) abuse, misuse, or intentional damage to Axon Device; (d) force majeure; (e) Axon Devices repaired or modified by persons other than Axon without Axon's written permission; or (f) Axon Devices with a defaced or removed serial number. Axon's warranty will be void if Customer resells Axon Devices.

7.5.1. **To the extent permitted by law, the above warranties and remedies are exclusive. Axon disclaims all other warranties, remedies, and conditions, whether oral, written, statutory, or implied. If statutory or implied warranties cannot be lawfully disclaimed, then such warranties are limited to the duration of the warranty described above and by the provisions in this Agreement. Customer confirms and agrees that, in deciding whether to sign this Agreement, Customer has not relied on any statement or representation by Axon or anyone acting on behalf of Axon related to the subject matter of this Agreement that is not in this Agreement.**

7.5.2. **Axon's cumulative liability to any party for any loss or damage resulting from any claim, demand, or action arising out of or relating to this Agreement will not exceed the purchase price paid to Axon for the Axon Device, or if for Services, the amount paid for such Services over the twelve (12) months preceding the claim. Neither Party will be liable for special, indirect, incidental, punitive or consequential damages, however caused, whether for breach of warranty or contract, negligence, strict liability, tort or any other legal theory.**

7.6. **Online Support Platforms.** Use of Axon's online support platforms (e.g., Axon Academy and MyAxon) is governed by the Axon Online Support Platforms Terms of Use Appendix available at www.axon.com/sales-terms-and-conditions.

7.7. **Third-Party Hardware, Software and Services.** Use of hardware, software, or services other than those provided by Axon is governed by the terms, if any, entered into between Customer and the respective third-party provider, including, without limitation, the terms applicable to such software or services located at www.axon.com/sales-terms-and-conditions, if any.

7.8. **Axon Aid.** Upon mutual agreement between Axon and Customer, Axon may provide certain products and services to Customer, as a charitable donation under the Axon Aid program. In such event, Customer expressly waives and releases any and all claims, now known or hereafter known, against Axon and its officers, directors, employees, agents, contractors, affiliates, successors, and assigns (collectively, "**Releasees**"), including but not limited to, on account of injury, death, property damage, or loss of data, arising out of or attributable to the Axon Aid program whether arising out of the negligence of any Releasees or otherwise. Customer agrees not to make or bring any such claim against any Release, and forever release and discharge all Releasees from liability under such claims. Customer expressly allows Axon to publicly announce its participation in Axon Aid and use its name in marketing materials. Axon may terminate the Axon Aid program without cause immediately upon notice to the Customer.

8. **Free Trial.**

8.1. **Trial Period and License.** At any time during the Term, Customer and Axon may elect to enter a free trial of Axon Devices and Services new to the Customer for a designated period ("**Trial Period**") as described in a quote issued ("**Trial Quote**"). During the Trial Period, Axon grants Customer a nonexclusive, terminable, non-transferable, license to use new Axon Devices and Services provided for trial to the Customer ("**Trial Products**"). Trial Products may include Axon beta software or firmware which additional terms may be required and included within the Trial Quote. Axon may limit the number of Trial Products Customer receives within the Trial Quote. Axon may supply refurbished Trial Products. ALL FREE TRIAL PRODUCTS INCLUDING, WITHOUT LIMITATION, AXON CLOUD SERVICES, ARE PROVIDED "AS IS" AND TO THE EXTENT NOT PROHIBITED BY LAW, AXON DISCLAIMS ALL LIABILITY REGARDLESS OF THE CLAIM.

8.2. **Trial Quote Termination.** Upon at least 10 business days' prior written notice to Axon at any time prior to the end of the Trial Period, Customer may as its sole option, terminate the free Trial Period and underlying Trial Quote associated with the Trial Products for convenience. Customer's rights to the Trial Products will immediately terminate at the end of the Trial Period, and Customer will return any Trial Products hardware to Axon within 10 days after the effective date of such termination or at the end of the Trial Period, excluding used CEW cartridges. If any individual component of the Trial Products is not returned, Axon will invoice Customer the MSRP of the unreturned items. Customer agrees to pay the invoice along with any applicable taxes and shipping. Customer will return the Trial Products to Axon in good working condition, minus normal wear and tear. Axon may charge Customer if there is damage beyond normal wear and tear. Any Customer Content shall be stored and returned pursuant to the Axon Cloud Services Terms of Use Appendix

9. **Statement of Work.** Certain Axon Devices and Services, including, but not limited to, Axon Interview Room, Axon Channel Services, Axon Justice Implementation, FUSUS, and Axon Fleet, may require a Statement of Work that details Axon's Service deliverables ("**SOW**"). In the event Axon provides an SOW to Customer, Axon is only responsible for the performance of Services described in the SOW. Additional services outside of the SOW, Quote, or this Agreement are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in fees or schedule. Any applicable SOW is incorporated into this Agreement by reference.

10. **Axon Device Warnings.** See www.axon.com/legal for the most current Axon Device warnings.

11. **Design Changes.** Axon may make design or feature changes to any Axon Device or Service without notifying Customer or making the same change to Axon Devices and Services previously purchased by Customer.

12. **Combined Offerings.** Some offerings in a Quote combine existing and pre-released Axon Devices or Services. Some offerings may not be available at the time of Customer's purchase. Axon will not provide a refund, credit, or additional discount beyond what is in the Quote due to delay of availability or Customer's choice not to utilize any portion of a combined offering.

13. **Insurance.** Axon will maintain the following:

13.1. Minimum Scope of Insurance:

13.1.1. Axon agrees to have and maintain, for the duration of the contract, General Liability insurance policies insuring him/her and his/her firm to an amount not less than: two million dollars ($2,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.

13.1.2. Axon agrees to have and maintain for the duration of the contract, an Automobile Liability insurance policy ensuring him/her and his/her staff to an amount not less than one million dollars ($1,000,000) combined single limit per accident for bodily injury and property damage.

13.1.3. Axon shall provide to Customer all certificates of insurance, with original endorsements affecting coverage. Axon agrees that all certificates and endorsements are to be received and approved by Customer before work commences.

13.1.4. Axon agrees to have and maintain, for the duration of the contract, professional liability insurance in amounts not less than $1,000,000 which is sufficient to insure Axon for professional errors or omissions in the performance of the particular scope of work under this agreement.

13.2 General Liability:

13.2.1 Customer, its officers, officials, employees and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of Axon; products and completed operations of Axon, premises owned or used by Axon. This requirement does not apply to the professional liability insurance required for professional errors and omissions.

13.2.2 Axon's insurance coverage shall be primary insurance as respects Customer, its officers, officials, employees and volunteers. Any insurance or self-insurances maintained by Customer, its officers, officials, employees or volunteers shall be excess of Axon's insurance and shall not contribute with it.

13.2.3 Any failure to comply with reporting provisions of the policies shall not affect coverage provided to Customer, its officers, officials, employees or volunteers.

13.2.4 Axon'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.

13.3 All Coverages.

13.3.1 Each insurance policy required in this item shall be endorsed to state that coverage shall not be suspended, or cancelled, except after thirty (30) days' prior written notice by US mail, return receipt requested, has been given to Customer. Current certification of such insurance shall be kept on file at all times during the term of this agreement with Customer Clerk.

13.4 Workers' Compensation.

13.4.1 In addition to these policies, Axon shall have and maintain Workers' Compensation insurance as required by California law and shall provide evidence of such policy to Customer before beginning services under this Agreement. Further, Axon shall ensure that all subcontractors employed by Axon provide the required Workers' Compensation insurance for their respective employees.

14. **IP Rights.** Axon owns and reserves all right, title, and interest in Axon-manufactured Devices and Services and suggestions to Axon, including all related intellectual property rights. Customer will not cause any Axon proprietary rights to be violated.

15. **Indemnification.**

15.1. **IP Indemnification.** Axon will indemnify Customer against all claims, losses, and reasonable expenses from any third-party claim alleging that the use of Axon-manufactured Devices, Axon Cloud Services or Axon software ("**Axon Products**") infringes or misappropriates the third-party's intellectual property rights. Customer must promptly provide Axon with written notice of such claim, tender to Axon the defense or settlement of such claim at Axon's expense and cooperate fully with Axon in the defense or settlement of such claim. Axon's IP indemnification obligations do not apply to claims based on (a) modification of Axon Products by Customer or a third-party not approved by Axon; (b) use of Axon Products in combination with hardware or services not approved by Axon; (c) use of Axon Products other than as permitted in this Agreement; or (d) use of Axon Products that is not the most current software release provided by Axon.

15.2. **Axon Indemnification**. Axon shall indemnify Customer its elected and appointed officials, employees and volunteers from all third-party damages, liabilities, penalties, costs, or expenses in law or equity that may at any time arise or be set up because of damages to property or personal injury received by reason of, or in the course of performing work which may be occasioned by any negligent act or willful omissions of Axon, or any of Axon's officers, employees, or agents or any subconsultant. Axon shall defend the Town against any such claims. Axon has no duty to indemnify, defend, or hold harmless to the extent a claim arises from the negligence or willful misconduct of Customer or of third parties not under Axon's control.

16. **Customer Responsibilities.** Customer is responsible for (a) Customer's use of Axon Devices; (b) Customer or a Customer-authorized user's breach of this Agreement or violation of applicable law; (c) disputes between Customer and a third-party over Customer's use of Axon Devices; (d) secure and sustainable destruction and disposal of Axon Devices at Customer's cost; and (e) any regulatory violations or fines, as a result of improper destruction or disposal of Axon Devices.

17. **Termination.**

17.1. **For Breach.** A Party may terminate this Agreement for cause if it provides thirty (30) days written notice of the breach to the other Party, and the breach remains uncured thirty (30) days after written notice. If Customer terminates this Agreement due to Axon's uncured breach, Axon will refund prepaid amounts on a prorated basis based on the effective date of termination.

1.1. **By Customer**. If sufficient funds are not appropriated or otherwise legally available to pay the fees, Customer may terminate this Agreement. Customer will deliver notice of termination under this section as soon as reasonably practicable.

1.2. **Effect of Termination**. Upon termination of this Agreement, Customer rights immediately terminate. Customer remains responsible for all fees incurred before the effective date of termination. If Customer purchases Axon Devices for less than the manufacturer's suggested retail price (**"MSRP"**) and this Agreement terminates before the end of the Term, Axon will invoice Customer the difference between the MSRP for Axon Devices procured, including any Spare Axon Devices, and amounts paid towards those Axon Devices. Only if terminating for non-appropriation, Customer may return Axon Devices to Axon within thirty (30) days of termination. MSRP is the standalone price of the individual Axon Device at the time of sale. For multiple Axon Devices that may be combined as a single offering on a Quote, MSRP is the standalone price of all individual components.

18. **Confidentiality. "Confidential Information"** means nonpublic information designated as confidential or, given the nature of the information or circumstances surrounding disclosure, should reasonably be understood to be confidential. Each Party will take reasonable measures to avoid disclosure, dissemination, or unauthorized use of the other Party's Confidential Information. Unless required by law, neither Party will disclose the other Party's Confidential Information during the Term and for five (5) years thereafter. To the extent permissible by law, Axon pricing is Confidential Information and competition sensitive. If Customer receives a public records request to disclose Axon Confidential Information, to the extent allowed by law, Customer will provide notice to Axon before disclosure. Axon may publicly announce information related to this Agreement.

19. **General.**

19.1. **Force Majeure**. Neither Party will be liable for any delay or failure to perform due to a cause beyond a Party's reasonable control.

19.2. **Independent Contractors.** The Parties are independent contractors. Neither Party has the authority to bind the other. This Agreement does not create a partnership, franchise, joint venture, Customer, fiduciary, or employment relationship between the Parties.

19.3. **Third-Party Beneficiaries.** There are no third-party beneficiaries under this Agreement.

19.4. **Non-Discrimination.** Neither Party nor its employees will discriminate against any person based on race; religion; creed; color; sex; gender identity and expression; pregnancy; childbirth; breastfeeding; medical conditions related to pregnancy, childbirth, or breastfeeding; sexual orientation; marital status; age; national origin; ancestry; genetic information; disability; veteran status; or any class protected by local, state, or federal law.

19.5. **Compliance with Laws.** Each Party will comply with all applicable federal, state, and local laws, including without limitation, import and export control laws and regulations as well as firearm regulations and the Gun Control Act of 1968. Customer acknowledges that Axon Devices and Services are subject to U.S. and international export control laws, including the U.S. Export Administration Regulations (EAR) and International Traffic in Arms Regulations (ITAR). Customer represents and warrants that neither it nor any End User is a "Restricted Person," meaning any individual or entity that (1) is subject to U.S. sanctions or trade restrictions, (2) appears on any U.S. government restricted party list, (3) engages in prohibited weapons proliferation activities, or (4) is owned or controlled by, or acting on behalf of, such persons or entities. Customer must promptly notify Axon of any change in status, and Axon may terminate this Agreement if Customer or any End User becomes a Restricted Person or violates export laws.

19.6. **Assignment.** Neither Party may assign this Agreement without the other Party's prior written consent. Axon may assign this Agreement, its rights, or obligations without consent: (a) to an affiliate or subsidiary; or (b) for purposes of financing, merger, acquisition, corporate reorganization, or sale of all or substantially all its assets. This Agreement is binding upon the Parties respective successors and assigns.

19.7. **Waiver.** No waiver or delay by either Party in exercising any right under this Agreement constitutes a waiver of that right.

19.8. **Severability.** If a court of competent jurisdiction holds any portion of this Agreement invalid or unenforceable, the remaining portions of this Agreement will remain in effect.

19.9. **Survival.** The following sections will survive termination: Payment, Warranty, Axon Device Warnings, Indemnification, IP Rights, Customer Responsibilities and any other Sections detailed in the survival sections of the Appendices.

19.10. **Governing Law**. The laws of the country, state, province, or municipality where Customer is physically located, without reference to conflict of law rules, govern this Agreement and any dispute arising from it. The United Nations Convention for the International Sale of Goods does not apply to this Agreement.

19.11. **Notices.** All notices must be in English. Notices posted on Customer's Axon Evidence site are effective upon posting. Notices by email are effective on the sent date of the email. Notices by personal delivery are effective immediately. Notices to Customer shall be provided to the address on file with Axon. Notices to Axon shall be provided to Axon Enterprise, Inc. Attn: Legal, 17800 North 85th Street, Scottsdale, Arizona 85255 with a copy to legal@axon.com.

19.12. **Entire Agreement.** This Agreement, the Appendices, including any applicable Appendices not attached herein for the products and services purchased, which are incorporated by reference and located in the Master Purchasing and Services Agreement located at https://www.axon.com/sales-terms-and-conditions,Quote and any SOW(s), represents the entire agreement between the Parties. This Agreement supersedes all prior agreements or understandings, whether written or verbal, regarding the subject matter of this Agreement. This Agreement may only be modified or amended in a writing signed by the Parties.

Each Party, by and through its respective representative authorized to execute this Agreement, has duly executed and delivered this Agreement as of the date of signature.

AXON:	**CUSTOMER**:
Axon Enterprise, Inc.	**Los Gatos Police Department (CA)**
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Axon Cloud Services Terms of Use Appendix

1. **Definitions.**

   1.1. "**Data Controller**" means the natural or legal person, public authority, or any other body which alone or jointly with others determines the purposes and means of the processing of Personal Data.

   1.2. "**Data Processor**" means a natural or legal person, public authority or any other body which processes Personal Data on behalf of the Data Controller.

   1.3. "**Customer Content**" is data uploaded into, ingested by, or created in Axon Cloud Services within Customer's tenant, including media or multimedia uploaded into Axon Cloud Services by Customer. Customer Content includes Evidence but excludes Non-Content Data.

   1.4. "**Evidence**" is media or multimedia uploaded into Axon Evidence as 'evidence' by Customer. Evidence is a subset of Customer Content.

   1.5. "**End User**" means the natural person subject to Customer's authorized license grant who ultimately uses the Cloud Services as provided under this Agreement. End Users must adhere to the terms of use and are subject to any usage restrictions or limitations specified in this Agreement.

   1.6. "**Non-Content Data**" is data, configuration, and usage information about Customer's Axon Cloud Services tenant, Axon Devices and client software, and users that is transmitted or generated when using Axon Devices. Non-Content Data includes data about users captured during account management and customer support activities. Non-Content Data does not include Customer Content.

   1.7. "**Personal Data**" means any information relating to an identified or identifiable natural person. An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.

   1.8. "**Provided Data**" means de-identified, de-personalized, data derived from Customer's TASER energy weapon deployment reports, related TASER energy weapon logs, body-worn camera footage, and incident reports.

   1.9. "**Subprocessor**" means any third party engaged by the Data Processor to assist in data processing activities that the Data Processor is carrying out on behalf of the Data Controller.

   1.10. "**Transformed Data**" means the Provided Data used for the purpose of quantitative evaluation of the performance and effectiveness of TASER energy weapons in the field across a variety of circumstances.

2. **Access.** Upon Axon granting Customer a subscription to Axon Cloud Services, Customer may access and use Axon Cloud Services to store and manage Customer Content. Customer may not exceed the total number of End Users specified in the Quote. Axon Air requires an Axon Evidence subscription for each drone operator. For Axon Evidence access granted solely for TASER, Customer may access and use Axon Evidence only to store and manage TASER CEW data ("TASER Data") and Customer may not upload non-TASER Data to Axon Evidence.

3. **Customer Owns Customer Content.** Customer controls and owns all rights, title, and interest in Customer Content. Except as outlined herein, Axon obtains no interest in Customer Content, and Customer Content is not Axon's business records. Customer is solely responsible for uploading, sharing, managing, and deleting Customer Content. Axon will only have access to Customer Content for the limited purposes set forth herein. Customer agrees to allow Axon access to Customer Content to (a) perform troubleshooting, maintenance, or diagnostic screenings; and (b) enforce this Agreement or policies governing use of the Axon products.

4. **Security.** Axon will implement commercially reasonable and appropriate measures to secure Customer Content against accidental or unlawful loss, access or disclosure. Axon will maintain a comprehensive information security program to protect Axon Cloud Services and Customer Content including logical, physical access, vulnerability, risk, and configuration management; incident monitoring and response; encryption of uploaded digital evidence; security education; and data protection. Axon agrees to the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum for its digital evidence or records management systems.

5. **Customer Responsibilities.** Customer is responsible for (a) ensuring Customer owns Customer Content or has the necessary rights to use Customer Content (b) ensuring no Customer Content or Customer End User's use of Customer Content or Axon Cloud Services violates this Agreement or applicable laws; (c) maintaining necessary

computer equipment and Internet connections for use of Axon Cloud Services and (d) verify the accuracy of any auto generated or AI-generated reports. If Customer becomes aware of any violation of this Agreement by an End User, Customer will immediately terminate that End User's access to Axon Cloud Services.

5.1 Customer will also maintain the security of End User usernames and passwords and security and access by end users to Customer Content. Customer is responsible for ensuring the configuration and utilization of Axon Cloud Services meet applicable Customer regulation and standards. Customer may not sell, transfer, or sublicense access to any other entity or person. If Customer provides access to unauthorized third-parties, Axon may assess additional fees along with suspending Customer's access. Customer shall contact Axon immediately if an unauthorized party may be using Customer's account or Customer Content, or if account information is lost or stolen.

5.2 To the extent Customer uses the Axon Cloud Services to interact with YouTube®, such use may be governed by the YouTube Terms of Service, available at https://www.youtube.com/static?template=terms.

6. **Privacy.** Customer's use of Axon Cloud Services is subject to the Axon Cloud Services Privacy Policy, a current version of which is available at https://www.axon.com/legal/cloud-services-privacy-policy. Customer agrees to allow Axon access to Non-Content Data from Customer to (a) perform troubleshooting, maintenance, or diagnostic screenings; (b) provide, develop, improve, and support current and future Axon products and related services; and (c) enforce this Agreement or policies governing the use of Axon products.

7. **Axon Body Wi-Fi Positioning.** Axon Body cameras may offer a feature to enhance location services where GPS/GNSS signals may not be available, for instance, within buildings or underground. Customer administrators can manage their choice to use this service within the administrative features of Axon Cloud Services. If Customer chooses to use this service, Axon must also enable the usage of the feature for Customer's Axon Cloud Services tenant. Customer will not see this option with Axon Cloud Services unless Axon has enabled Wi-Fi Positioning for Customer's Axon Cloud Services tenant.

8. **Storage.** For Axon Unlimited Device Storage subscriptions, Customer may store unlimited data in Customer's Axon Evidence account only if the Axon Device data is shared to Customer through Axon Evidence from a partner agency using Axon Evidence, or the data originates from Axon Capture or an Axon Device. Axon may charge Customer additional fees for exceeding purchased storage amounts. Axon may place Customer Content that Customer has not viewed or accessed for six (6) months into archival storage. Customer Content in archival storage will not have immediate availability and may take up to twenty-four (24) hours to access.

8.1. **Third-Party Unlimited Storage.** For Third-Party Unlimited Storage the following restrictions apply: (i) it may only be used in conjunction with a valid Axon Evidence user license; (ii) is limited to data of the law enforcement Customer that purchased the Third-Party Unlimited Storage and the Axon Evidence End User; (iii) Customer is prohibited from storing data for other customers or law enforcement agencies; and (iv) Customer may only upload and store data that is directly related to (1) the investigation of, or the prosecution or defense of a crime, (2) common law enforcement activities, or (3) any Customer Content created by Axon Devices or Axon Evidence.

8.2. **Location of Storage.** Axon may transfer Customer Content to third-party subcontractors for storage. Axon will determine the locations of data centers for storage of Customer Content If Customer is located in the United States, Canada, or Australia, Axon will ensure all Customer Content stored in Axon Cloud Services remains in the country where Customer is located Ownership of Customer Content remains with Customer.

9. **Suspension.** Axon may temporarily suspend Customer's or any End User's right to access or use any portion or all of Axon Cloud Services immediately upon notice, if Customer or End User's use of or registration for Axon Cloud Services may (a) pose a security risk to Axon Cloud Services or any third-party; (b) adversely impact Axon Cloud Services, the systems, or content of any other customer; (c) subject Axon, Axon's affiliates, or any third-party to liability; or (d) be fraudulent. Customer remains responsible for all fees incurred through suspension. Axon will not delete Customer Content because of suspension, except as specified in this Agreement.

10. **Axon Cloud Services Warranty.** Axon disclaims any warranties or responsibility for data corruption or errors before Customer uploads data to Axon Cloud Services Service Offerings will be subject to the Axon Cloud Services Service Level Agreement, a current version of which is available at https://www.axon.com/products/axon-evidence/sla.

11. **Roles of the Parties.** To the extent that Customer is the Data Controller of Personal Data, Axon is its Data Processor. To the extent that Customer is a Data Processor of Personal Data, Axon is its Subprocessor. Notwithstanding the foregoing, to the extent any usage data (including query logs and metadata) and/or operations data (including billing

and support data) in connection with Customer's use of the Services (collectively "Usage and Operations Data") is considered Personal Data, Axon is an independent Data Controller and shall Process such data in accordance with the Agreement and applicable data protection laws to develop, improve, support, and operate its products and services. For the avoidance of doubt, Axon will not disclose any Usage and Operations Data that includes confidential information with a third party except (a) in accordance with the relevant confidentiality provisions in the Agreement, or (b) to the extent the Usage and Operations Data is, in accordance with applicable data protection laws, anonymized, de-identified, and/or aggregated such that it can no longer directly or indirectly identify Customer or any particular individual.

12. **TASER Data Science Program.** Axon will provide a quantitative evaluation on the performance and effectiveness of TASER energy weapons in the field across a variety of circumstances.

    12.1. If Customer purchases the TASER Data Science Program, Customer grants Axon, its affiliates, and assignees an irrevocable, perpetual, fully paid, royalty-free, and worldwide right and license to use Provided Data solely for the purposes of this Agreement and to create Transformed Data. Customer shall own all rights and title to Provided Data. Axon shall own all rights and title to Transformed Data and any derivatives of Transformed Data.

    12.2. Axon grants to Customer an irrevocable, perpetual, fully paid, royalty-free, license to use to TASER Data Science report provided to Customer for its own internal purposes. The Data Science report is provided "as is" and without any warranty of any kind.

    12.3. In the event Customer seeks Axon's deletion of Provided Data, it may submit a request to privacy@axon.com. Where reasonably capable of doing so, Axon will implement the request but at a minimum will not continue to collect Provided Data from Customer.

13. **Axon Records.** The following terms apply to Axon Records. Customers may purchase Axon Records either as part of an OSP 7 or OSP 10 plan or individually through a Quote.

    13.1. Axon Record subscription begins on the later of the (1) start date of the Quote, or (2) the date Axon provisions Axon Records to Customer. The Axon Records Subscription Term will end upon the completion of the Axon Records Subscription as documented in the Quote, or if purchased as part of an OSP 7 or OSP 10 plan, upon completion of the OSP 7 or OSP 10 Term ("Axon Records Subscription Term").

    13.2. An "Update" is a generally available release of Axon Records that Axon makes available from time to time. An "Upgrade" includes (i) new versions of Axon Records that enhance features and functionality, as solely determined by Axon; and/or (ii) new versions of Axon Records that provide additional features or perform additional functions. Upgrades exclude new products that Axon introduces and markets as distinct products or applications. During the Customer's Axon Records Subscription Term Axon will provide Update and Upgrade releases to the Customer on an if-and-when available basis.

    13.3. New or additional Axon products and applications, as well as any Axon professional services needed to configure Axon Records, are not included as part of the Axon Records Subscription.

    13.4. End Users of Axon Records may upload files to entities (incidents, reports, cases, etc.) in Axon Records with no limit to the number of files and amount of storage. Notwithstanding the foregoing, Axon may limit usage should the Customer exceed an average rate of one-hundred (100) GB per user per year of uploaded files. Axon will not bill for overages.

14. **FUSUS.** If Customer purchases a subscription to FUSUS, the following terms apply:

    14.1. **License and Storage.** The specific license number(s) and associated data storage terms for FUSUS subscription and Axon Devices shall be set forth in the applicable Quote provided by Axon.

    14.2. **Third party Components.** Customer is responsible for use of any internet access devices and/or all third-party hardware, software, services, telecommunication services (including Internet connectivity), or other items used by Customer to access the service ("Third-Party Components") are the sole and exclusive responsibility of Customer, and Axon has no responsibility for such Third-party Components, FUSUS cloud services, or Customer relationships with such third parties. Customer agrees to at all times comply with the lawful terms and conditions of agreements with such third parties. Axon does not represent or warrant that the FUSUS cloud services and the Customer Content are compatible with any specific third-party hardware or software or any other Third-Party Components. Customer is responsible for providing and maintaining an operating environment as reasonably necessary to accommodate and access the FUSUS cloud services.

14.3. **Data Privacy.** Axon may collect, use, transfer, disclose and otherwise process Customer Content in the context of facilitating communication of data with Customer through their use of FUSUS cloud services FUSUS app (iOS or Android interface), complying with legal requirements, monitoring the Customer's use of FUSUS systems, and undertaking data analytics.

15. **Axon Community Request Storage.** If Community Request is included as part of Customer's Quote or combined offering, Customer may store an unlimited amount of data submitted through the public portal ("Portal Content"), within Customer's Axon Evidence instance. The post-termination provisions outlined in the Axon Cloud Services Terms of Use Appendix also apply to Portal Content.

16. **Performance Auto-Tagging Data.** If Axon Performance is included in Customer's Quote or a combined offering, Axon will store call for service data from Customer's CAD or RMS in order to provide services and features of Axon Performance to Customer.

17. **Axon Cloud Services Restrictions.** Customer and Customer End Users (including employees, contractors, agents, officers, volunteers, and directors), may not, or may not attempt to:

    17.1. copy, modify, tamper with, repair, or create derivative works of any part of Axon Cloud Services;

    17.2. reverse engineer, disassemble, or decompile Axon Cloud Services or apply any process to derive any source code included in Axon Cloud Services, or allow others to do the same;

    17.3. access or use Axon Cloud Services with the intent to gain unauthorized access, avoid incurring fees or exceeding usage limits or quotas;

    17.4. use trade secret information contained in Axon Cloud Services, except as expressly permitted in this Agreement;

    17.5. access Axon Cloud Services to build a competitive device or service or copy any features, functions, or graphics of Axon Cloud Services;

    17.6. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon's or Axon's licensors on or within Axon Cloud Services; or

    17.7. use Axon Cloud Services to store or transmit infringing, libelous, or other unlawful or tortious material; material in violation of third-party privacy rights; or malicious code.

18. **After Termination.** Axon will not delete Customer Content for ninety (90) days following termination. Axon Cloud Services will not be functional during these ninety (90) days other than the ability to retrieve Customer Content. Customer will not incur additional fees if Customer downloads Customer Content from Axon Cloud Services during this time. Axon has no obligation to maintain or provide Customer Content after these ninety (90) days and will thereafter, unless legally prohibited, delete all Customer Content. Upon request, Axon will provide written proof that Axon successfully deleted and fully removed all Customer Content from Axon Cloud Services.

19. **Post-Termination Assistance.** Axon will provide Customer with the same post-termination data retrieval assistance that Axon generally makes available to all customers. Requests for Axon to provide additional assistance in downloading or transferring Customer Content, including requests for Axon's data egress service, will result in additional fees and Axon will not warrant or guarantee data integrity or readability in the external system.

20. **U.S. Government Rights.** If Customer is a U.S. Federal department or using Axon Cloud Services on behalf of a U.S. Federal department, Axon Cloud Services is provided as a "commercial item," "commercial computer software," "commercial computer software documentation," and "technical data", as defined in the Federal Acquisition Regulation and Defense Federal Acquisition Regulation Supplement. If Customer is using Axon Cloud Services on behalf of the U.S. Government and these terms fail to meet the U.S. Government's needs or are inconsistent in any respect with federal law, Customer will immediately discontinue use of Axon Cloud Services.

21. **Survival.** Upon any termination of this Agreement, the following sections in this Appendix will survive: Customer Owns Customer Content, Privacy, Storage, Axon Cloud Services Warranty, Customer Responsibilities and Axon Cloud Services Restrictions.

AI Technology Appendix

This AI Technology Appendix shall only apply to Customers who license Axon Cloud Services in a Quote that specifically utilizes AI Technology. Unless explicitly defined otherwise, capitalized terms used in this Appendix have the same meaning as those in the Agreement.

1. **Definitions.**

   1.1. **AI Technology.** Refers to artificial intelligence functionalities embedded in Axon's Cloud Services, which may include: (a) Enhanced Evidence Management; (b) AI-powered redaction tools; (c) Large Language Model-based tools (e.g., "Draft One" "Policy Chat"); (d) Predictive Analytics for operational insights; or (e) Natural Language Processing (NLP) for text and speech analysis.

   1.2. **Model Drift.** The degradation of AI model performance due to changes in input data or external conditions, requiring retraining or updates.

   1.3. **Bias Mitigation.** Strategies and techniques used to identify, measure, and minimize bias in AI Technology.

2. **Scope and Usage.**

   2.1. **Integration.** Axon AI Technology is intended to improve public safety, streamline operations, and ensure data accuracy. The AI functionalities will only be used as described in the Agreement or applicable documentation.

   2.2. **Data Use.** Axon acts as a Data Processor for AI Technology. All inquiries submitted are processed solely to provide accurate responses based on Customer Content submitted. Customer remains the Data Controller of all Customer Content. Axon and Axon's subprocessors do not train their models on Customer Content. Customers who elect to participate in Axon's ACEIP program can enter into custom agreements to assist in product development efforts like AI model training. Even in those cases, Axon operates carefully on redacted data and not on Customer Content.

   2.3. **Automatic Data Collection.** AI Technology may automatically collect Non-Content Data about user interactions with the service and their devices to enhance the functionality and security of the system. The details collected include, but are not limited to, the following:

      2.3.1. **User Engagement and Activity Metrics.** AI Technology may track key engagement statistics, including Daily Active Users (DAUs), Weekly Active Users (WAUs), and Monthly Active Users (MAUs). Additional metrics include new user activations, repeat usage rates, total queries submitted, follow-up query volume, session lengths, retention rates, and user satisfaction ratings (e.g., thumbs up/down feedback).

      2.3.2. **Sales and Adoption Tracking.** Axon monitors the number of licenses and agencies purchasing the service, including those in trial phases, fully deploying the service, and conversion rates from trials to paid subscriptions.

      2.3.3. **End User inputs.** Axon may process de-identified end-user inputs to the AI Technology, excluding Customer Content or any data that directly or indirectly identifies individuals.

3. **Axon Responsibilities.**

   3.1. **Ethical AI Development.** Axon shall: (a) Follow its responsible innovation framework; (b) Engage with the Ethics and Equity Advisory Council (EEAC) for feedback; (c) Conduct testing to minimize bias and ensure reliability; and (d) Implement Bias Mitigation techniques in model development and deployment.

   3.2. **Security Program.** Axon will maintain a comprehensive information security program, including logical and physical access, vulnerability, risk, and configuration management; incident monitoring and response; encryption of digital evidence; and security education.

   3.3. **Transparency.** Axon will provide documentation describing AI functionalities and their intended use and disclose any material limitations, risks, or Model Drift incidents.

   3.4. **Incident Response.** Axon will promptly address and rectify anomalies in AI functionalities, as outlined in its incident management procedures.

   3.5. **Compliance.** Axon will ensure compliance with applicable laws, regulations, and standards, including but not limited to the EU AI Act, NIST AI standards, and ISO/IEC 27001.

4. **Customer Responsibilities.**

   4.1. **Ownership of Customer Content.** Customer controls and owns all rights, title, and interest in Customer Content. Axon obtains no interest in Customer Content and will only access Customer Content for limited purposes as outlined in the Agreement.

   4.2. **Use of AI Technologies.** Customer must: (a) review AI-generated outputs to ensure accuracy and appropriateness; (b) maintain control over Customer Content shared with AI Technologies (c) comply with applicable laws when using Axon AI Technology and Axon Services; (d) monitor for potential issues with AI outputs, including false positives or negatives; (e) actively opt-in for programs involving data sharing through Axon's ACEIP program; and (f) provide timely feedback on Axon AI Technology performance.

   4.3. **Restrictions.** AI Technology is not designed for emergencies, and in such cases, users should contact appropriate emergency services directly. Axon disclaims liability for queries containing prohibited content, such as hate, sexual material, or violence, and reserves the right to restrict such usage.

5. **Policy Chat.** This section outlines the specific terms and conditions related to the use of Policy Chat by the Customer. By utilizing Policy Chat, the Customer agrees to comply with the following provisions**:**

   5.1. **License and Content Restrictions.** Any uploads beyond 5,000 pages may be limited by Axon. It is the Customer's responsibility to manage uploads to ensure system efficiency and compliance with these terms.

   5.2. **Data Processing.** Inquiries submitted to Policy Chat are processed solely to provide accurate responses based on existing policy documents provided by the Customer. The Customer remains the Data Controller of all policy content, and Axon's role is strictly limited to facilitating access to this information through Policy Chat.

   5.3. **Policy Chat Restrictions.** The information provided by Policy Chat is for informational purposes only and is based on the policy documents uploaded by the Customer. **Axon does not guarantee the accuracy, completeness, or timeliness of the information, and disclaims all liability for any reliance placed on such information**. Policy Chat is not a substitute for official policy documents, legal advice, or comprehensive training. Users should consult their supervisors, legal advisors, or official sources for the most accurate and up-to-date policy guidance. Changes to policies may not be reflected immediately, and it is the Customer's responsibility to ensure data integrity by uploading the most current documents and removing outdated versions.

6. **Draft One.** Specifically for Customers who utilize Draft One, Axon may impose usage restrictions if a single user generates more than three hundred (300) reports per month for two or more consecutive months.

7. **Brief One.** Brief One includes automatic summarization of all products that can be transcribed. If Customer subscribes to Brief One, Customer may utilize Brief One with no limit on the number of pieces of evidence or cases. Notwithstanding the foregoing, Axon may limit evidence and case summaries for cases with over one thousand (1000) pieces of evidence or after three hundred (300) cases per End User per month for two (2) consecutive months in a row.

8. **Auto-Transcribe.** This section outlines licensing terms for Customer's subscription of Auto-Transcribe:

   8.1. **A-La-Carte Minutes.** Upon Axon granting Customer a set number of minutes, Customer may utilize Axon Auto-Transcribe, subject to the number of minutes allowed on the Quote. Customers cannot roll over unused minutes to future Auto-Transcribe terms. Axon may charge Customer additional fees for exceeding the number of purchased minutes. Axon Auto-Transcribe minutes expire one year after being provisioned to Customer by Axon.

   8.2. **Axon Unlimited Transcribe.** Upon Axon granting Customer an Unlimited Transcribe subscription to Axon Auto-Transcribe, Customer may utilize Axon Auto-Transcribe with no limit on the number of minutes. Unlimited Transcribe includes automatic transcription of all Axon BWC and Axon Capture footage. With regard to Axon Interview Room, Axon Fleet, Axon Community Request, or third-party transcription, transcription must be requested on demand. Notwithstanding the foregoing, Axon may limit usage after 5,000 minutes per user per month for multiple months in a row. Axon will not bill for overages.

9. **Amendments.** Axon reserves the right to amend this Appendix to reflect changes in applicable laws or improvements in AI Technologies. Axon will provide at least 30 days' notice for any substantive changes. Continued use of Axon Devices and Services after the effective date constitutes acceptance of the updated terms.

Axon Customer Experience Improvement Program Appendix

1. **Axon Customer Experience Improvement Program (ACEIP).** The ACEIP is designed to accelerate Axon's development of technology, such as building and supporting automated features, to ultimately increase safety within communities and drive efficiency in public safety. To this end, subject to the limitations on Axon as described below, Axon, where allowed by law, may make limited use of Customer Content from all of its customers to provide, develop, improve, and support current and future Axon products (collectively, "ACEIP Purposes"). However, at all times, Axon will comply with its obligations pursuant to the Axon Cloud Services Terms of Use Appendix to maintain a comprehensive data security program (including compliance with the CJIS Security Policy for Criminal Justice Information), privacy program, and data governance policy, including high industry standards of de-identifying Personal Data, to enforce its security and privacy obligations for the ACEIP. ACEIP has 2 tiers of participation, Tier 1 and Tier 2. By default, Customer will be a participant in ACEIP Tier 1. If Customer does not want to participate in ACEIP Tier 1, Customer can revoke its consent at any time. If Customer wants to participate in Tier 2, as detailed below, Customer can check the ACEIP Tier 2 box below. If Customer does not want to participate in ACEIP Tier 2, Customer should leave box unchecked. At any time, Customer may revoke its consent to ACEIP Tier 1, Tier 2, or both Tiers.

2. **ACEIP Tier 1.**

   2.1. When Axon uses Customer Content for the ACEIP Purposes, Axon will extract from Customer Content and may store separately copies of certain segments or elements of the Customer Content (collectively, "**ACEIP Content**"). When extracting ACEIP Content, Axon will use commercially reasonable efforts to aggregate, transform or de-identify Customer Content so that the extracted ACEIP Content is no longer reasonably capable of being associated with, or could reasonably be linked directly or indirectly to a particular individual ("**Privacy Preserving Technique(s)**"). For illustrative purposes, some examples are described in footnote 1[1]. For clarity, ACEIP Content will still be linked indirectly, with an attribution, to the Customer from which it was extracted. This attribution will be stored separately from the data itself, but is necessary for and will be solely used to enable Axon to identify and delete all ACEIP Content upon Customer request. Once de-identified, ACEIP Content may then be further modified, analyzed, and used to create derivative works. At any time, Customer may revoke the consent granted herein to Axon to access and use Customer Content for ACEIP Purposes. Within 30 days of receiving the Customer's request, Axon will no longer access or use Customer Content for ACEIP Purposes and will delete any and all ACEIP Content. Axon will also delete any derivative works which may reasonably be capable of being associated with, or could reasonably be linked directly or indirectly to Customer. In addition, if Axon uses Customer Content for the ACEIP Purposes, upon request, Axon will make available to Customer a list of the specific type of Customer Content being used to generate ACEIP Content, the purpose of such use, and the retention, privacy preserving extraction technique, and relevant data protection practices applicable to the Customer Content or ACEIP Content ("**Use Case**"). From time to time, Axon may develop and deploy new Use Cases. At least 30 days prior to authorizing the deployment of any new Use Case, Axon will provide Customer notice (by updating the list of Use Case at https://www.axon.com/aceip and providing Customer with a mechanism to obtain notice of that update or another commercially reasonable method to Customer designated contact) ("**New Use Case**").

   2.2. **Expiration of ACEIP Tier 1.** Customer consent granted herein will expire upon termination of the Agreement. In accordance with section 1.1.1, within 30 days of receiving the Customer's request, Axon will no longer access or use Customer Content for ACEIP Purposes and will delete ACEIP Content. Axon will also delete any derivative works which may reasonably be capable of being associated with, or could reasonably be linked directly or indirectly to, Customer.

3. **ACEIP Tier 2.** In addition to ACEIP Tier 1, if Customer wants to help further improve Axon's services, Customer may choose to participate in Tier 2 of the ACEIP. ACEIP Tier 2 grants Axon certain additional rights to use Customer

[1] For example; (a) when extracting specific text to improve automated transcription capabilities, text that could be used to directly identify a particular individual would not be extracted, and extracted text would be disassociated from identifying metadata of any speakers, and the extracted text would be split into individual words and aggregated with other data sources (including publicly available data) to remove any reasonable ability to link any specific text directly or indirectly back to a particular individual; (b) when extracting license plate data to improve Automated License Plate Recognition (ALPR) capabilities, individual license plate characters would be extracted and disassociated from each other so a complete plate could not be reconstituted, and all association to other elements of the source video, such as the vehicle, location, time, and the surrounding environment would also be removed; (c) when extracting audio of potential acoustic events (such as glass breaking or gun shots), very short segments (<1 second) of audio that only contains the likely acoustic events would be extracted and all human utterances would be removed.

Content, in addition to those set forth in Tier 1 above, without the guaranteed deployment of a Privacy Preserving Technique to enable product development, improvement, and support that cannot be accomplished with aggregated, transformed, or de-identified data.

☐ Check this box if Customer wants to help further improve Axon's services by participating in ACEIP Tier 2 in addition to Tier 1. Axon will not enroll Customer into ACEIP Tier 2 until Axon and Customer agree to terms in writing providing for such participation in ACEIP Tier 2.

Professional Services Appendix

If any of the Professional Services specified below are included on the Quote, this Appendix applies.

1. **Utilization of Services.** Customer must use professional services as outlined in the Quote and this Appendix within six (6) months of the Effective Date.

2. **Axon Full Service (Axon Full Service).** Axon Full Service includes advance remote project planning and configuration support and up to four (4) consecutive days of on-site service and a professional services manager to work with Customer to assess Customer's deployment and determine which on-site services are appropriate. If Customer requires more than four (4) consecutive on-site days, Customer must purchase additional days. Axon Full-Service options include:

System set up and configuration • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories and custom roles based on Customer need • Register cameras to Customer domain • Troubleshoot IT issues with Axon Evidence and Axon Dock ("**Dock**") access • One on-site session included
Dock configuration • Work with Customer to decide the ideal location of Docks and set configurations on Dock • Authenticate Dock with Axon Evidence using admin credentials from Customer • On-site assistance, not to include physical mounting of docks
Best practice implementation planning session • Provide considerations for the establishment of video policy and system operations best practices based on Axon's observations with other customers • Discuss the importance of entering metadata in the field for organization purposes and other best practices for digital data management • Provide referrals of other customers using the Axon camera devices and Axon Evidence • Recommend rollout plan based on review of shift schedules
System Admin and troubleshooting training sessions Step-by-step explanation and assistance for Customer's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon camera and Axon Evidence training needs after Axon has fulfilled its contractual on-site obligations
Evidence sharing training Tailored workflow instruction for Investigative Units on sharing cases and evidence with local prosecuting agencies
Users go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide
Post go-live review

3. **Body-Worn Camera Starter Service (Axon Starter).** Axon Starter includes advance remote project planning and configuration support and one (1) day of on-site Services and a professional services manager to work closely with Customer to assess Customer's deployment and determine which Services are appropriate. If Customer requires more than one (1) day of on-site Services, Customer must purchase additional on-site Services. The Axon Starter options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories & custom roles based on Customer need

• Troubleshoot IT issues with Axon Evidence and Dock access
Dock configuration • Work with Customer to decide the ideal location of Dock setup and set configurations on Dock • Authenticate Dock with Axon Evidence using "Administrator" credentials from Customer • Does not include physical mounting of docks
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon camera and Axon Evidence training needs after Axon's has fulfilled its contracted on-site obligations
User go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide

4. **Body-Worn Camera Virtual 1-Day Service (Axon Virtual).** Axon Virtual includes all items in the BWC Starter Service Package, except one (1) day of on-site services.

5. **CEW Services Packages.** CEW Services Packages are detailed below:

System set up and configuration • Configure Axon Evidence categories & custom roles based on Customer need. • Troubleshoot IT issues with Axon Evidence. • Register users and assign roles in Axon Evidence. • **For the CEW Full-Service Package**: On-site assistance included • **For the CEW Starter Package**: Virtual assistance included
Dedicated Project Manager Assignment of specific Axon representative for all aspects of planning the rollout (Project Manager). Ideally, Project Manager will be assigned to Customer 4–6 weeks before rollout
Best practice implementation planning session to include: • Provide considerations for the establishment of CEW policy and system operations best practices based on Axon's observations with other customers • Discuss the importance of entering metadata and best practices for digital data management • Provide referrals to other customers using TASER CEWs and Axon Evidence • **For the CEW Full-Service Package:** On-site assistance included • **For the CEW Starter Package:** Virtual assistance included
System Admin and troubleshooting training sessions On-site sessions providing a step-by-step explanation and assistance for Customer's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence
Axon Evidence Instructor training • Provide training on the Axon Evidence to educate instructors who can support Customer's subsequent Axon Evidence training needs. • **For the CEW Full-Service Package:** Training for up to 3 individuals at Customer • **For the CEW Starter Package:** Training for up to 1 individual at Customer
TASER CEW inspection and device assignment Axon's on-site professional services team will perform functions check on all new TASER CEW Smart weapons and assign them to a user on Axon Evidence.
Post go-live review **For the CEW Full-Service Package**: On-site assistance included. **For the CEW Starter Package**: Virtual assistance included.

6. **Smart Weapon Transition Service.** The Smart Weapon Transition Service includes:

Archival of CEW Firing Logs Axon's on-site professional services team will upload CEW firing logs to Axon Evidence from all TASER CEW Smart Weapons that Customer is replacing with newer Smart Weapon models.

Return of Old Weapons
Axon's on-site professional service team will ship all old weapons back to Axon's headquarters. Axon will provide Customer with a Certificate of Destruction

*Note: CEW Full-Service packages for TASER 7 or TASER 10 include Smart Weapon Transition Service instead of 1-Day Device Specific Instructor Course.

7. **VR Services Package.** VR Service includes advance remote project planning and configuration support and one (1) day of on-site service and a professional services manager to work with Customer to assess Customer's deployment and determine which Services are appropriate. The VR Service training options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon VR headset content • Configure Customer settings based on Customer need • Troubleshoot IT issues with Axon VR headset
Axon instructor training (Train the Trainer) Training for up to five (5) Customer's in-house instructors who can support Customer's Axon VR CET and SIM training needs after Axon has fulfilled its contracted on-site obligations
Classroom and practical training sessions Step-by-step explanation and assistance for Customer's configuration of Axon VR CET and SIM functionality, basic operation, and best practices

8. **Axon Air, On-Site Training.** Axon Air, On-Site training includes advance remote project planning and configuration support and one (1) day of on-site Services and a professional services manager to work closely with Customer to assess Customer's deployment and determine which Services are appropriate. If Customer requires more than one (1) day of on-site Services, Customer must purchase additional on-site Services. The Axon Air, On-Site training options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon Air App (ASDS) • Configure Customer settings based on Customer need • Configure drone controller • Troubleshoot IT issues with Axon Evidence
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon Air and Axon Evidence training needs after Axon's has fulfilled its contracted on-site obligations
Classroom and practical training sessions Step-by-step explanation and assistance for Customer's configuration of Axon Respond+ livestreaming functionality, basic operation, and best practices

9. **Axon Air, Virtual Training.** Axon Air, Virtual training includes all items in the Axon Air, On-Site Training Package, except the practical training session, with the Axon Instructor training for up to four hours virtually.

10. **Signal Sidearm Installation Service.**

    a. **Purchases of 50 SSA units or more:** Axon will provide one (1) day of on-site service and one professional services manager and will provide train the trainer instruction, with direct assistance on the first of each unique holster/mounting type. Customer is responsible for providing a suitable work/training area.

    b. **Purchases of less than 50 SSA units:** Axon will provide a 1-hour virtual instruction session on the basics of installation and device calibration**.**

11. **Axon Justice Implementation.** Axon Justice Implementation includes advanced remote project planning, configuration support, and training. Axon Justice Implementation includes**:**

System set up and configuration • Axon performs discovery to understand and document the Agency's needs. • Axon collaborates with the Client to configure workflows, permissions, and privileges within Axon Evidence based on the Client's needs. • Axon will facilitate a workflow discussion with the core admin team.

Disclosures • Axon enables the Client to share digital evidence to the defense through the following methods as determined by Client and Axon: 1. Public Defender Case Sharing 2. Disclosure Portal 3. Download Links
Training • Agency Trainers. Axon works with the Agency to identify the Agency trainers receiving instruction on the product. Axon provides a training guide that outlines the covered topics, intended audience, facility needs, and duration of the training. Axon will schedule a cadence of remote training sessions as needed, which are not to exceed three (3) 2-hour training sessions for Agency staff. Each session can accommodate up to 20 users and will train them in full system functionality. Training sessions provided by Axon are conducted on consecutive weekdays (Tuesday-Thursday) during normal business hours (9am-6pm with an hour break in between sessions). After the initial training, is responsible for any future training. Axon provides all training materials for successful training. • Partner Agencies: Axon will provide Train the Trainer training to the Agency so that it is equipped to train and support their partner agencies. Ensuring the partner agencies are trained to follow the ingestion method is the Agency's responsibility.
Go-Live Plan • Axon works in partnership with the Agency to build, coordinate, and execute a Go-Live plan to ensure successful system acceptance. Axon coordinates the Go-Live event.
Implementation document packet • Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide
Post go-live review

12. **Out of Scope Services.** Axon is only responsible to perform the professional services described in the Quote, this Appendix, and any applicable SOW. Any additional professional services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in the charges or schedule.

13. **Delivery of Services.** Axon personnel will work Monday through Friday, 8:30 a.m. to 5:30 p.m., except holidays. Axon will perform all on-site tasks over a consecutive timeframe. Axon will not charge Customer travel time by Axon personnel to Customer premises as work hours.

14. **Access Computer Systems to Perform Services.** Customer authorizes Axon to access relevant Customer computers and networks, solely for performing the Services. Axon will work to identify as soon as reasonably practicable resources and information Axon expects to use and will provide an initial itemized list to Customer. Customer is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Customer.

15. **Site Preparation.** Axon will provide a hardcopy or digital copy of current user documentation for the Axon Devices ("**User Documentation**"). User Documentation will include all required environmental specifications for the professional services and Axon Devices to operate per the Axon Device User Documentation. Before installation of Axon Devices (whether performed by Customer or Axon), Customer must prepare the location(s) where Axon Devices are to be installed ("**Installation Site**") per the environmental specifications in the Axon Device User Documentation. Following installation, Customer must maintain the Installation Site per the environmental specifications. If Axon modifies Axon Device User Documentation for any Axon Devices under this Agreement, Axon will provide the update to Customer when Axon generally releases it.

16. **Acceptance.** When Axon completes professional services, Axon will present an acceptance form ("**Acceptance Form**") to Customer. Customer will sign the Acceptance Form acknowledging completion. If Customer reasonably believes Axon did not complete the professional services in substantial conformance with this Agreement, Customer must notify Axon in writing of the specific reasons for rejection within seven (7) calendar days from delivery of the Acceptance Form. Axon will address the issues and re-present the Acceptance Form for signature. If Axon does not receive the signed Acceptance Form or written notification of reasons for rejection within seven (7) calendar days of

delivery of the Acceptance Form, the professional services will be deemed accepted by Customer.

17. **Customer Network.** For work performed by Axon transiting or making use of Customer's network, Customer is solely responsible for maintenance and functionality of the network. In no event will Axon be liable for loss, damage, or corruption of Customer's network from any cause.

Technology Assurance Plan Appendix

If Technology Assurance Plan ("**TAP**") or a combined offering including TAP is on the Quote, this appendix applies.

1. **TAP Warranty.** The TAP specific warranty is an extended warranty that starts at the end of the one- (1-) year hardware limited warranty.
2. **Officer Safety Plan.** If Customer purchases an Officer Safety Plan ("**OSP**"), Customer will receive the deliverables detailed in the Quote. Customer must accept delivery of the TASER CEW and accessories as soon as available from Axon.
3. **OSP 7 or OSP 10 Term.** OSP 7 or OSP 10 begins on the date specified in the Quote ("**OSP Term**").
4. **TAP Refresh.** If Customer has no outstanding payment obligations and purchased TAP, Axon will provide Customer a new Axon Device ("**Device Refresh**") as scheduled in the Quote. If Customer purchased TAP, Axon will provide a Device Refresh that is the same or like Axon Device, at Axon's option. Axon makes no guarantee the Device Refresh will utilize the same accessories or Axon Dock.
5. **TAP Dock Refresh.** If Customer has no outstanding payment obligations and purchased TAP, Axon will provide Customer a new Axon Dock as scheduled in the Quote ("**Dock Refresh**"). Accessories associated with any Dock Refreshes are subject to change at Axon discretion. Dock Refreshes will only include a new Axon Dock Bay configuration unless a new Axon Dock core is required for Axon Device compatibility. If Customer originally purchased a single-bay Axon Dock, the Dock Refresh will be a single-bay Axon Dock model that is the same or like Axon Device, at Axon's option. If Customer originally purchased a multi-bay Axon Dock, the Dock Refresh will be a multi-bay Axon Dock that is the same or like Axon Device, at Axon's option.
6. **Refresh Delay.** Axon may ship the Axon Device and Dock Refreshes as scheduled in the Quote without prior confirmation from Customer unless the Parties agree in writing otherwise at least ninety (90) days in advance. Axon may ship the final Axon Device and Dock Refreshes as scheduled in the Quote sixty (60) days before the end of the Subscription Term without prior confirmation from Customer.
7. **Upgrade Change.** If Customer wants to upgrade Axon Device models from the current Axon Device to an upgraded Axon Device, Customer must pay the price difference between the MSRP for the current Axon Device and the MSRP for the upgraded Axon Device. If the model Customer desires has an MSRP less than the MSRP of the offered Axon Device Refreshes or Dock Refresh, Axon will not provide a refund. The MSRP is the MSRP in effect at the time of the upgrade.
8. **Return of Original Axon Device.** Within thirty (30) days of receiving a BWC or Dock Refresh, Customer must return the original Axon Devices to Axon or destroy the Axon Devices and provide a certificate of destruction to Axon including serial numbers for the destroyed Axon Devices. If Customer does not return or destroy the Axon Devices, Axon will deactivate the serial numbers for the Axon Devices received by Customer.
9. **Termination.** If TAP or OSP terminates or expires:

   9.1. TAP and OSP coverage terminate as of the date of termination and no refunds will be given.

   9.2. Axon will not and has no obligation to provide the Upgrade Models.

   9.3 Customer must make any missed payments due to the termination before Customer may purchase any future TAP or OSP.

TASER Device Appendix

This TASER Device Appendix applies to Customer's TASER 7, TASER 10, OSP 7, OSP 10, OSP Plus, OSP 7 Plus Premium and OSP 10 Plus Premium purchase from Axon, if applicable.

1. **Duty Cartridge Replenishment Plan.** If the Quote includes "**Duty Cartridge Replenishment Plan**", Customer must purchase the plan for each CEW user. A CEW user includes officers that use a CEW in the line of duty and those that only use a CEW for training. Customer may not resell cartridges received. Axon will only replace cartridges used in the line of duty.

2. **Training.** If the Quote includes a TASER On Demand Certification subscription, Customer will have on-demand access to TASER Instructor and TASER Master Instructor courses only for the duration of the TASER Subscription Term. Axon will issue a maximum of ten (10) TASER Instructor vouchers and ten (10) TASER Master Instructor vouchers for every thousand TASER Subscriptions purchased. Customer shall utilize vouchers to register for TASER courses at their discretion; however, Customer may incur a fee for cancellations less than 10 business days prior to a course date or failure to appear to a registered course. The voucher has no cash value. Customer cannot exchange voucher for any other Device or Service. Any unused vouchers at the end of the Term will be forfeited. A voucher does not include any travel or other expenses that might be incurred related to attending a course.

3. **Limited Warranty.**

   3.1. **"Deployment**" means use of the TASER weapon resulting in the discharge of the conducted energy weapon ("**CEW**") cartridge probe. For TASER 10 each probe discharged is consider one Deployment and for TASER 7 the dual probe discharged is considered one Deployment.

   3.2. **Single User Warranty.** If the TASER Device is assigned and used by a single user, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: (i) one (1) year from the date of Customer's receipt or (ii) 100 Deployments per year or a total of 500 Deployments over 5 years.

   3.3. **Pooled User Warranty.** If the TASER Device is assigned and used by multiple users, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: (i) one (1) year from the date of Customer's receipt or (ii) 100 Deployments per year or a total of 500 Deployments over 5 years.

   3.4. **Training User Devices.** If the TASER Device is used for training, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: (i) one (1) year from the date of Customer's receipt or (ii) 100 Deployments per year or a total of 500 Deployments over 5 years.

   3.5. **CEW Cartridges.** Used CEW cartridges are deemed to have operated properly.

   3.6. **Remaining Terms.** The remaining Warranty terms of the Agreement including Disclaimer, Claims, Spare Axon Devices and Limitations shall apply to this TASER Device Appendix

   3.7. **Registration.** Prior to use of the TASER Device, Customer must register each TASER Device in TASER Device Axon Evidence tenancy as a single user, pooled or training device. Failure to properly register the TASER Device prior to its use may void the warranty at Axon's sole discretion.

4. **Extended Warranty.** If the Quote includes an extended warranty, the extended warranty coverage period begins upon the expiration of the Limited Warranty. Each additional year of the warranty purchased will be in accordance with the applicable Limited Warranty category above. The maximum warranty period for an individual TASER Device will be five (5) years including the initial Limited Warranty.

5. **Upgrade Change.** If Customer wants to upgrade TASER Device from the current TASER Device to an upgraded Axon TASER Device that was not available at the time the parties entered into the original Quote, Customer must pay the price difference between the MSRP for the current TASER Device and the MSRP for the upgraded TASER Device. If the model Customer desires has an MSRP less than the MSRP of the offered new TASER Device, Axon will not provide a refund. The MSRP is the MSRP in effect at the time of the upgrade.

6. **Trade-in.** If the Quote contains a discount on CEW-related line items and that discount is contingent upon the trade-in of hardware, Customer must return used hardware and accessories associated with the discount ("**Trade-In Units**") to Axon within the below prescribed timeline. Customer must ship batteries via ground shipping. Axon will provide Customer with a pre-paid shipping label for the return of the Trade-In Units. If Axon does not receive Trade-In Units within the timeframe below, Axon will invoice Customer the value of the trade-in credit. Customer may not destroy Trade-In Units and receive a trade-in credit.

Customer Size	Days to Return from Start Date of TASER 10 Subscription
Less than 100 officers	60 days
100 to 499 officers	90 days
500+ officers	180 days

7. **Customer Warranty.** If Customer is located in the US, Customer warrants and acknowledges that TASER 10 is classified as a firearm and is being acquired for official Customer use pursuant to a law enforcement agency transfer under the Gun Control Act of 1968.
8. **Purchase Order.** To comply with applicable laws and regulations, Customer must provide a purchase order to Axon prior to shipment of TASER 10.
9. **Apollo Grant (US only).** If Customer has received an Apollo Grant from Axon, Customer must pay all fees in the Quote prior to upgrading to any new TASER Device offered by Axon.
10. **Termination**. If payment for TASER Device is more than thirty (30) days past due, Axon may terminate Customer's TASER Device plan by notifying Customer. Upon termination for any reason, then as of the date of termination:
    10.1. TASER Device extended warranties and access to Training Content will terminate. No refunds will be given.
    10.2. Customer will be responsible for payment of any missed payments due to the termination before being allowed to purchase any future TASER Device plan.
    10.3. Axon will invoice Customer the remaining MSRP for TASER Devices received before termination. If terminating for non-appropriation, Axon will not invoice Customer if Customer returns the TASER Device, rechargeable battery, holster, dock, core, training suits, and unused cartridges to Axon within thirty (30) days of the date of termination.

Axon Auto-Tagging Appendix

If Auto-Tagging is included on the Quote, this Appendix applies.

1. **Scope.** Axon Auto-Tagging consists of the development of a module to allow Axon Evidence to interact with Customer's Computer-Aided Dispatch ("**CAD**") or Records Management Systems ("**RMS**"). This allows End Users to auto-populate Axon video meta-data with a case ID, category, and location-based on data maintained in Customer's CAD or RMS.

2. **Support.** For thirty (30) days after completing Auto-Tagging Services, Axon will provide up to five (5) hours of remote support at no additional charge. Axon will provide free support due to a change in Axon Evidence, if Customer maintains an Axon Evidence and Auto-Tagging subscription. Axon will not provide support if a change is required because Customer changes its CAD or RMS.

3. **Changes.** Axon is only responsible to perform the Services in this Appendix for Auto-Tagging and any applicable SOW. Any additional Services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in fees or schedule.

4. **Customer Responsibilities.** Axon's performance of Auto-Tagging Services requires Customer to:

   4.1. Make available relevant systems, including Customer's current CAD or RMS, for assessment by Axon (including remote access if possible);

   4.2. Make required modifications, upgrades or alterations to Customer's hardware, facilities, systems and networks related to Axon's performance of Auto-Tagging Services;

   4.3. Provide access to the premises where Axon is performing Auto-Tagging Services, subject to Customer safety and security restrictions, and allow Axon to enter and exit the premises with laptops and materials needed to perform Auto-Tagging Services;

   4.4. Provide all infrastructure and software information (TCP/IP addresses, node names, network configuration) necessary for Axon to provide Auto-Tagging Services;

   4.5. Promptly install and implement any software updates provided by Axon;

   4.6. Ensure that all appropriate data backups are performed;

   4.7. Provide assistance, participation, and approvals in testing Auto-Tagging Services;

   4.8. Provide Axon with remote access to Customer's Axon Evidence account when required;

   4.9. Notify Axon of any network or machine maintenance that may impact the performance of the module at Customer; and

   4.10. Ensure reasonable availability of knowledgeable staff and personnel to provide timely, accurate, complete, and up-to-date documentation and information to Axon.

5. **Access to Systems.** Customer authorizes Axon to access Customer's relevant computers, network systems, and CAD or RMS solely for performing Auto-Tagging Services. Axon will work diligently to identify the resources and information Axon expects to use and will provide an initial list to Customer. Customer is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Customer.

Axon ALPR Appendix

If Axon Fleet 2, Axon Fleet 3, or any future generation of Axon Fleet (collectively, "**Axon Fleet**") or Axon Outpost or Axon Lightpost (collectively all "ALPR Products") is included on the Quote, this Appendix applies.

1. **Customer Responsibilities.**

   1.1. Customer must ensure its infrastructure and vehicles adhere to the minimum requirements to operate Axon ALPR Products as established by Axon during the qualifier call and on-site assessment at Customer and in any technical qualifying questions. If Customer's representations are inaccurate, the Quote is subject to change.

   1.2. Customer is responsible for providing a suitable work area for Axon or Axon third-party providers to install Axon ALPR Products into Customer vehicles and/or at designated installation location(s).s Customer is responsible for making available all vehicles for which installation services were purchased and preparing all installation sites, during the agreed upon onsite installation dates, Failure to make vehicles available or prepare installation sites may require an equitable adjustment in fees or schedule

2. **Third-party Installer.** Axon will not be liable for the failure of Axon Fleet, Axon Outpost, or Axon Lightpost hardware to operate per specifications if such failure results from installation not performed by, or as directed by Axon.

3. **Upgrade.** If Customer has no outstanding payment obligations and has purchased the "Fleet Technology Assurance Plan" (Fleet TAP) or "Outpost Technology Assurance Plan" (Outpost TAP) or any lightpost extended warranty or refresh, Axon will provide Customer with the same or like model of applicable Axon Devices included in the applicable TAP ("Axon Upgrade") as scheduled on the Quote.

   3.1. If Customer would like to change models for the Axon Upgrade, Customer must pay the difference between the MSRP for the offered Axon Upgrade and the MSRP for the model desired. The MSRP is the MSRP in effect at the time of the upgrade. Customer is responsible for the removal of previously installed hardware and installation of the Axon Upgrade.

   3.2. Within thirty (30) days of receiving the Axon Upgrade, Customer must return the original Axon Devices to Axon or destroy the Axon Devices and provide a certificate of destruction to Axon, including serial numbers of the destroyed Axon Devices. If Customer does not destroy or return the Axon Devices to Axon, Axon will deactivate the serial numbers for the Axon Devices received by Customer.

4. **Axon Fleet Specific Terms.**

   4.1. **Cradlepoint.** If Customer purchases Cradlepoint hardware, software, or services, Customer will comply with Cradlepoint's end user license agreement. The term of the Cradlepoint license may differ from the Axon Evidence Subscription. If Customer requires Cradlepoint support, Customer will contact Cradlepoint directly. By accepting a Quote including Cradlepoint products, Customer designates and authorizes Axon as its partner of record for purposes of Cradlepoint product renewals, support coordination, and other relevant functions. This designation applies to all Cradlepoint products acquired by Customer during the Subscription Term of the applicable Quote whether directly from Cradlepoint, through Axon, or through any third-party vendor or distributor. Axon shall have no liability to Customer or any third party arising out of or relating to Axon's acts or omissions as the Partner of Record. Customer has the right to opt out of this authorization at any time by providing prior written notification to both Axon and Cradlepoint. Upon such notification, the designation will be removed. This authorization remains effective until formally removed in accordance with this section or as otherwise agreed between the parties in the Agreement.

   4.2. **Axon Vehicle Software License.** Axon grants Customer a non-exclusive, royalty-free, worldwide, perpetual license to use ViewXL or Dashboard (collectively, "Axon Vehicle Software".) "Use" means storing, loading, installing, or executing Axon Vehicle Software solely for data communication with Axon Devices. The Axon Vehicle Software term begins upon the start of the Axon Evidence Subscription

   4.3. **Restrictions.** Customer may not: (a) modify, alter, tamper with, repair, or create derivative works of Axon Vehicle Software; (b) reverse engineer, disassemble, or decompile Axon Vehicle Software, apply any process to derive the source code of Axon Vehicle Software, or allow others to do so; (c) access or use Axon Vehicle Software to avoid incurring fees or exceeding usage limits; (d) copy Axon Vehicle Software in whole or part; (e) use trade secret information contained in Axon Vehicle Software; (f) resell, rent, loan or sublicense Axon Vehicle Software; (g) access Axon Vehicle Software to build a competitive device or service or copy any features, functions or graphics of Axon Vehicle Software; or (h) remove, alter or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within

Axon Vehicle Software.

5. **Axon Outpost Specific Terms.**

   5.1. **Outpost License and Permits**. Customers will obtain, maintain all legally required permits, authorizations, and/or licensing in order to place, maintain, and/or remove the Axon Outpost device at the installation location including licenses or permits for fixed installation of poles. If mutually agreed by the parties, Axon or an Axon authorized subcontractor may assist with obtaining the necessary local, state, or Federal approvals before installing Axon Outpost.

   5.2. **Installation.** Customer will adhere to the installation requirements as agreed in the Outpost SOW.

6. **Axon Lightpost Specific Terms.**

   6.1. **Ubicquia.** If Customer purchases Lightpost hardware and installation services, any warranties for the hardware are provided exclusively by the third-party manufacturer Ubicquia. All hardware-related support or warranty claims must be directed to the respective third-party provider. Axon is not responsible for servicing or replacing hardware. Axon will provide and support software components in accordance with the applicable Quote.

   6.2. **Installation.** Installation of Axon Lightpost equipment will be performed by a third-party service provider authorized by Axon. Axon does not directly perform installation services.

   6.3. **Power.** Customer agrees to supply a power source, in compliance with Lightpost requirements, at each site where a Lightpost device is installed. The power must be available on a 24-hour, 7 days per week (24/7) basis.

7. **Wireless Offload Server**

   7.1 **License Grant.** Axon grants Customer a non-exclusive, royalty-free, worldwide, perpetual license to use Wireless Offload Server ("**WOS**"). "Use" means storing, loading, installing, or executing WOS solely for data communication with Axon Devices for the number of licenses purchased. The WOS term begins upon the start of the Axon Evidence Subscription.

   7.2 **Restrictions.** Customer may not: (a) modify, alter, tamper with, repair, or create derivative works of WOS; (b) reverse engineer, disassemble, or decompile WOS, apply any process to derive the source code of WOS, or allow others to do so; (c) access or use WOS to avoid incurring fees or exceeding usage limits; (d) copy WOS in whole or part; (e) use trade secret information contained in WOS; (f) resell, rent, loan or sublicense WOS; (g) access WOS to build a competitive device or service or copy any features, functions or graphics of WOS; or (h) remove, alter or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within WOS.

   7.3 **Updates.** If Customer purchases WOS maintenance, Axon will make updates and error corrections to WOS ("**WOS Updates**") available electronically via the Internet or media as determined by Axon. Customer is responsible for establishing and maintaining adequate Internet access to receive WOS Updates and maintaining computer equipment necessary for use of WOS. The Quote will detail the maintenance term.

   7.4 **WOS Support.** Upon request by Axon, Customer will provide Axon with access to Customer's store and forward servers solely for troubleshooting and maintenance.

8. **Acceptance Checklist.** If Axon provides Services to Customer pursuant to any statement of work in connection with Axon ALPR Products, within seven (7) days of the date on which Customer retrieves Customer's vehicle(s) from the Axon installer or Axon Outpost or Axon Lightpost installation is complete, said ALPR Products having been installed and configured with tested and fully and properly operational hardware and software identified above, Customer will receive a Professional Services Acceptance Checklist to submit to Axon indicating acceptance or denial of said deliverables. In the event Customer does not respond to the Professional Services Acceptance Checklist within seven (7) business days, the installation of the ALPR Products and services shall be deemed accepted.

Axon Respond Appendix

This Axon Respond Appendix applies to Axon Respond, Axon Respond Device Plus, and Device Connectivity if any are included on the Quote.

1. **Axon Respond Subscription Term.** If Customer purchases Axon Respond as part of a combined offering on a Quote, the Axon Respond subscription begins on the later of the (1) start date of that offering within the Quote, or (2) date Axon provisions Axon Respond to Customer. If Customer purchases Axon Respond as a standalone, the Axon Respond subscription begins the later of the (1) date Axon provisions Axon Respond to Customer, or (2) first day of the month following the Effective Date. The Axon Respond subscription term will end upon the completion of the Axon Evidence Subscription associated with Axon Respond.

2. **Scope of Axon Respond.** The scope of Axon Respond is to assist Customer with real-time situational awareness during critical incidents to improve officer safety, effectiveness, and awareness. In the event Customer uses Axon Respond outside this scope, Axon may initiate good-faith discussions with Customer on upgrading Customer's Axon Respond to better meet Customer's needs.

3. **Axon Body LTE Requirements.** Axon Respond is only available and usable with an LTE enabled body-worn camera. Axon is not liable if Customer utilizes the LTE device outside of the coverage area or if the LTE carrier is unavailable. LTE coverage is available in the United States including U.S. territories, Additional verification will be required for use in select international regions. Axon may utilize a carrier of Axon's choice to provide LTE service. Axon may change LTE carriers during the Term without Customer's consent.

4. **Axon Fleet LTE Requirements.** Axon Respond is only available and usable with a Fleet 3 system configured with LTE modem and service. Customer is responsible for providing LTE service for the modem. Coverage and availability of LTE service is subject to Customer's LTE carrier.

5. **Axon Respond Service Limitations.** Customer acknowledges that LTE service is made available only within the operating range of the networks. Service may be temporarily refused, interrupted, or limited because of: (a) facilities limitations; (b) transmission limitations caused by atmospheric, terrain, other natural or artificial conditions adversely affecting transmission, weak batteries, system overcapacity, movement outside a service area or gaps in coverage in a service area, and other causes reasonably outside of the carrier's control such as intentional or negligent acts of third parties that damage or impair the network or disrupt service; or (c) equipment modifications, upgrades, relocations, repairs, and other similar activities necessary for the proper or improved operation of service.

   5.1. With regard to Axon Body, Partner networks are made available as-is and the carrier makes no warranties or representations as to the availability or quality of roaming service provided by carrier partners, and the carrier will not be liable in any capacity for any errors, outages, or failures of carrier partner networks. Customer expressly understands and agrees that it has no contractual relationship whatsoever with the underlying wireless service provider or its affiliates or contractors and Customer is not a third-party beneficiary of any agreement between Axon and the underlying carrier.

6. **Termination.** Upon termination of this Agreement, or if Customer stops paying for Axon Respond or combined offerings that include Axon Respond, Axon will end Axon Respond services, including any Axon-provided LTE service.

Axon Virtual Reality Content Terms of Use Appendix

If Virtual Reality is included on the Quote, this Appendix applies.

1. **Term.** The Quote will detail the products and license duration, as applicable, of the goods, services, and software, and contents thereof, provided by Axon to Customer related to virtual reality (collectively, "**Virtual Reality Media**").

2. **Headsets.** Customer may purchase additional virtual reality headsets from Axon. In the event Customer decides to purchase additional virtual reality headsets for use with Virtual Reality Media, Customer must purchase those headsets from Axon.

3. **License Restrictions.** All licenses will immediately terminate if Customer does not comply with any term of this Agreement. If Customer utilizes more users than stated in this Agreement, Customer must purchase additional Virtual Reality Media licenses from Axon. Customer may not use Virtual Reality Media for any purpose other than as expressly permitted by this Agreement. Customer may not:

   3.1. modify, tamper with, repair, or otherwise create derivative works of Virtual Reality Media;

   3.2. reverse engineer, disassemble, or decompile Virtual Reality Media or apply any process to derive the source code of Virtual Reality Media, or allow others to do the same;

   3.3. copy Virtual Reality Media in whole or part, except as expressly permitted in this Agreement;

   3.4. use trade secret information contained in Virtual Reality Media;

   3.5. resell, rent, loan or sublicense Virtual Reality Media;

   3.6. access Virtual Reality Media to build a competitive device or service or copy any features, functions, or graphics of Virtual Reality Media; or

   3.7. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within Virtual Reality Media or any copies of Virtual Reality Media.

4. **Privacy.** Customer's use of the Virtual Reality Media is subject to the Axon Virtual Reality Privacy Policy, a current version of which is available at https://www.axon.com/axonvrprivacypolicy.

5. **Termination.** Axon may terminate Customer's license immediately for Customer's failure to comply with any of the terms in this Agreement.

Axon Application Programming Interface Appendix

This Appendix applies if Axon's API Services or a subscription to Axon Cloud Services are included on the Quote.

1. **Definitions.**

   1.1. "**API Client**" means the software that acts as the interface between Customer's computer and the server, which is already developed or to be developed by Customer.

   1.2. "**API Interface**" means software implemented by Customer to configure Customer's independent API Client Software to operate in conjunction with the API Service for Customer's authorized Use.

   1.3. "**Axon Evidence Partner API, API or Axon API**" (collectively "**API Service**") means Axon's API which provides a programmatic means to access data in Customer's Axon Evidence account or integrate Customer's Axon Evidence account with other systems.

   1.4. "**Use**" means any operation on Customer's data enabled by the supported API functionality.

2. **Purpose and License.**

   2.1. Customer may use API Service and data made available through API Service, in connection with an API Client developed by Customer. Axon may monitor Customer's use of API Service to ensure quality, improve Axon devices and services, and verify compliance with this Agreement. Customer agrees to not interfere with such monitoring or obscure from Axon Customer's use of API Service. Customer will not use API Service for commercial use.

   2.2. Axon grants Customer a non-exclusive, non-transferable, non-sublicensable, worldwide, revocable right and license during the Term to use API Service, solely for Customer's Use in connection with Customer's API Client.

   2.3. Axon reserves the right to set limitations on Customer's use of the API Service, such as a quota on operations, to ensure stability and availability of Axon's API. Axon will use reasonable efforts to accommodate use beyond the designated limits.

3. **Configuration.** Customer will work independently to configure Customer's API Client with API Service for Customer's applicable Use. Customer will be required to provide certain information (such as identification or contact details) as part of the registration. Registration information provided to Axon must be accurate. Customer will inform Axon promptly of any updates. Upon Customer's registration, Axon will provide documentation outlining API Service information.

4. **Customer Responsibilities.** When using API Service, Customer and its End Users shall not:

   4.1. use API Service in any way other than as expressly permitted under this Agreement;

   4.2. use in any way that results in, or could result in, any security breach to Axon;

   4.3. perform an action with the intent of introducing any virus, worm, defect, Trojan horse, malware, or any item of a destructive nature to Axon Devices and Services;

   4.4. interfere with, modify, disrupt or disable features or functionality of API Service or the servers or networks providing API Service;

   4.5. reverse engineer, decompile, disassemble, or translate or attempt to extract the source code from API Service or any related software;

   4.6. create an API Interface that functions substantially the same as API Service and offer it for use by third parties;

   4.7. provide use of API Service on a service bureau, rental or managed services basis or permit other individuals or entities to create links to API Service;

   4.8. frame or mirror API Service on any other server, or wireless or Internet-based device;

   4.9. make available to a third-party, any token, key, password or other login credentials to API Service;

   4.10. take any action or inaction resulting in illegal, unauthorized or improper purposes; or

   4.11. disclose Axon's API manual.

5. **API Content.** All content related to API Service, other than Customer Content or Customer's API Client content, is considered Axon's API Content, including:

5.1. the design, structure and naming of API Service fields in all responses and requests;

5.2. the resources available within API Service for which Customer takes actions on, such as evidence, cases, users, or reports;

5.3. the structure of and relationship of API Service resources; and

5.4. the design of API Service, in any part or as a whole.

6. **Prohibitions on API Content.** Neither Customer nor its End Users will use API content returned from the API Interface to:

6.1. scrape, build databases, or otherwise create permanent copies of such content, or keep cached copies longer than permitted by the cache header;

6.2. copy, translate, modify, create a derivative work of, sell, lease, lend, convey, distribute, publicly display, or sublicense to any third-party;

6.3. misrepresent the source or ownership; or

6.4. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices).

7. **API Updates.** Axon may update or modify the API Service from time to time ("**API Update**"). Customer is required to implement and use the most current version of API Service and to make any applicable changes to Customer's API Client required as a result of such API Update. API Updates may adversely affect how Customer's API Client access or communicate with API Service or the API Interface. Each API Client must contain means for Customer to update API Client to the most current version of API Service. Axon will provide support for one (1) year following the release of an API Update for all depreciated API Service versions.

Axon Investigate Appendix

If the Quote includes Axon's On Prem Video Suite known as Axon Investigate or Third-Party Video Support License, the following appendix shall apply.

1. **License Grant.** Subject to the terms and conditions specified below and upon payment of the applicable fees set forth in the Quote, Axon grants to Customer a nonexclusive, nontransferable license to install, use, and display the Axon Investigate software ("**Software**") solely for its own internal use only and for no other purpose, for the duration of subscription term set forth in the Quote. This Agreement does not grant Customer any right to enhancements or updates, but if such are made available to Customer and obtained by Customer, they shall become part of the Software and governed by the terms of this Agreement.
2. **Third-Party Licenses.** Axon licenses several third-party codecs and applications that are integrated into the Software. Users with an active support contract with Axon are granted access to these additional features. By accepting this agreement, Customer agrees to and understands that an active support contract is required for all of the following features: DNxHD output formats, decoding files via the "fast indexing" method, proprietary file metadata, telephone and email support, and all future updates to the software. If Customer terminates the annual support contract with Axon, the features listed above will be disabled within the Software. It is recommended that users remain on an active support contract to maintain the full functionality of the Software.
3. **Restrictions on Use.** Customer may not permit any other person to use the Software unless such use is in accordance with the terms of this Agreement. Customer may not modify, translate, reverse engineer, reverse compile, decompile, disassemble or create derivative works with respect to the Software, except to the extent applicable laws specifically prohibit such restrictions. Customer may not rent, lease, sublicense, grant a security interest in or otherwise transfer Customer's rights to or to use the Software. Any rights not granted are reserved to Axon.
4. **Title.** Axon and its licensors shall have sole and exclusive ownership of all right, title, and interest in and to the Software and all changes, modifications, and enhancements thereof (including ownership of all trade secrets and copyrights pertaining thereto), regardless of the form or media in which the original or copies may exist, subject only to the rights and privileges expressly granted by Axon. This Agreement does not provide Customer with title or ownership of the Software, but only a right of limited use.
5. **Copies.** The Software is copyrighted under the laws of the United States and international treaty provisions. Customer may not copy the Software except for backup or archival purposes, and all such copies shall contain all Axon's notices regarding proprietary rights as contained in the Software as originally provided to Customer. If Customer receives one copy electronically and another copy on media, the copy on media may be used only for archival purposes and this license does not authorize Customer to use the copy of media on an additional server.
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Axon Event Offer Appendix

If the Agreement includes the provision of, or Axon otherwise offers, ticket(s), travel and/or accommodation for select events hosted by Axon ("Axon Event"), the following shall apply:

1. **General.** Subject to the terms and conditions specified below and those in the Agreement, Axon may provide Customer with one or more offers to fund Axon Event ticket(s), travel and/or accommodation for Customer-selected employee(s) to attend one or more Axon Events. By entering into the Agreement, Customer warrants that it is appropriate and permissible for Customer to receive the referenced Axon Event offer(s) based on Customer's understanding of the terms and conditions outlined in this Axon Event Offer Appendix.
2. **Attendee/Employee Selection.** Customer shall have sole and absolute discretion to select the Customer employee(s) eligible to receive the ticket(s), travel and/or accommodation that is the subject of any Axon Event offer(s).
3. **Compliance.** It is the intent of Axon that any and all Axon Event offers comply with all applicable laws, regulations and ethics rules regarding contributions, including gifts and donations. Axon's provision of ticket(s), travel and/or accommodation for the applicable Axon Event to Customer is intended for the use and benefit of Customer in furtherance of its goals, and not the personal use or benefit of any official or employee of Customer. Axon makes this offer without seeking promises or favoritism for Axon in any bidding arrangements. Further, no exclusivity will be expected by either party in consideration for the offer. Axon makes the offer with the understanding that it will not, as a result of such offer, be prohibited from any procurement opportunities or be subject to any reporting requirements. If Customer's local jurisdiction requires Customer to report or disclose the fair market value of the benefits provided by Axon, Customer shall promptly contact Axon to obtain such information, and Axon shall provide the information necessary to facilitate Customer's compliance with such reporting requirements.
4. **Assignability.** Customer may not sell, transfer, or assign Axon Event ticket(s), travel and/or accommodation provided under the Agreement.
5. **Availability.** The provision of all offers of Axon Event ticket(s), travel and/or accommodation is subject to availability of funds and resources. Axon has no obligation to provide Axon Event ticket(s), travel and/or accommodation.
6. **Revocation of Offer.** Axon reserves the right at any time to rescind the offer of Axon Event ticket(s), travel and/or accommodation to Customer if Customer or its selected employees fail to meet the prescribed conditions or if changes in circumstances render the provision of such benefits impractical, inadvisable, or in violation of any applicable laws, regulations, and ethics rules regarding contributions, including gifts and donations.

TOWN OF LOS GATOS
COUNCIL AGENDA REPORT

MEETING DATE: 11/04/2025
ITEM NO: 13

DATE: October 26, 2025

TO: Mayor and Town Council

FROM: Chris Constantin, Town Manager

SUBJECT: **Informational Report on E-Bike Safety, Education, Enforcement, and Legislation**

RECOMMENDATION: Receive the informational report summarizing the Los Gatos-Monte Sereno Police Department's (LGMSPD) local, regional, and statewide efforts and alignment in addressing electric bicycle (e-bike) safety, including education, enforcement, legislative awareness, and partnership collaboration. No Council action is requested.

FISCAL IMPACT:

The implementation of the e-bike safety and education initiative for FY 2025-26 is anticipated to be accommodated within existing departmental budget allocations. No additional General Fund appropriation is required at this time. The Community Outreach Coordinator, School Resource Officer, Motor Officer, and Traffic Sergeant encompass the majority of the efforts related to bike safety.

STRATEGIC PRIORITY:

This report aligns with the Town's goal of public safety.

BACKGROUND:

At the September 16, 2025, Town Council meeting, the Council requested a comprehensive update on e-bike safety initiatives, including what has been done locally, regionally, and statewide. The discussion at the prior Council Meeting also included proposed recommendations related to education, an e-bike registration program, advocacy towards supporting legislation, and enforcement, all of which are focused on mitigating risks associated with e-bikes. This report consolidates those efforts, outlines ongoing initiatives, identifies legal

PREPARED BY: Jamie Field
Chief of Police

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

and staffing limitations, and highlights current or forthcoming changes under new state legislation. E-bike use has increased dramatically in Los Gatos, particularly among youth riders commuting to schools. While e-bikes promote sustainability and reduce congestion, their growing popularity has introduced new safety risks, including excessive speed, unsafe riding behaviors, and aftermarket modifications that push devices beyond legal classifications.

DISCUSSION:

Community Context

Los Gatos is a bicycle-friendly community with high student ridership at Los Gatos High School (LGHS), Fisher Middle School, and multiple elementary campuses. Morning and afternoon peaks concentrate many young riders into narrow corridors shared with vehicles and pedestrians. Concerns from parents and residents have centered on helmet compliance, sidewalk and wrong-way riding, multiple riders, riders not following speed or rules of the road, and high-powered unregulated e-motorcycles operated by minors.

These challenges are not unique to Los Gatos. Across California, jurisdictions are struggling to balance mobility access with safety enforcement, leading to increased collaboration through state law enforcement associations, Complete Streets and Safety Commission (CSTC), service clubs, both local school districts, the Los Gatos Youth Commission, and Safe Routes to School.

Legal Considerations

Definition and Classification of Electric Bicycles (E-Bikes)

Electric bicycles (e-bikes) are regulated under section 312.5 CVC, which defines an e-bike as a bicycle equipped with fully operable pedals and an electric motor of less than 750 watts. These vehicles are distinct from mopeds, motorcycles, or off-highway vehicles (OHVs) because they do not require a driver's license, registration, or insurance when operated within their classification limits.

To promote uniform enforcement and public understanding, e-bikes are categorized into three classes that determine where they may legally operate and what safety equipment is required:

Class 1 – Low-Speed Pedal-Assist E-Bike
Equipped with a motor that provides assistance only when the rider is pedaling and ceases to assist when the bicycle reaches 20 mph. Class 1 e-bikes are permitted on most bikeways and multi-use paths unless restricted by local ordinance.

Class 2 – Low-Speed Throttle-Assist E-Bike
Equipped with a motor that can propel the bicycle independently of pedaling, but stops providing assistance at 20 mph.

Class 3 – Speed Pedal-Assist E-Bike
Equipped with a motor that provides assistance only when pedaling and ceases at 28 mph. Riders must be at least 16 years old and wear a helmet regardless of age.

Summary Table: E-Bike Classification Overview

Class	**Assist Type**	**Top Speed (Assisted)**	**Rider Age/Helmet Rules**
Class 1	Pedal-Assist Only	20 mph	<18 Helmet Required
Class 2	Throttle or Pedal	20 mph	<18 Helmet Required
Class 3	Pedal-Assist Only	28 mph	≥16 Only; Helmet Required

Local Initiatives and Partnerships

Education and Outreach

Since 2022, LGMSPD has centered e-bike safety around education and prevention.

Back-to-school campaigns: included saturation patrol enforcement during the first week back to school to ensure rules of the road were followed, with an emphasis on e-bike related matters.

2025 LGMSPD E-Bike Safety and Violation Awareness Brochure: The School Resource Officer worked with both school districts to develop a dedicated e-bike safety and legal code brochure that was dispersed to students and parents at the school's approval, utilizing their internal communication platform. The brochure is on LGMSPD's website and has been provided in many other community presentations. The brochure covers the following –

- Legal distinctions between e-bikes and off-highway vehicles (OHVs)
- Safety requirements (helmets, lighting, licensing)
- Common California Vehicle Code violations
- Impoundment authority for unregistered and reckless use. Tow authorities for towing ebikes will be added once AB 875 is signed and becomes law.

Outreach efforts: Both updated safety brochures and social media have been utilized to reach the broader community and student families across Fisher Middle School, Daves Avenue, Van Meter, Blossom Hill Elementary, and LGHS. Topics include helmet laws, age limits, and legal classifications.

Community Meetings and Neighborhood Watch: LGMSPD participated in a community focused bike/e-bike safety presentation on September 17, 2025, at the Rinconada Hills Clubhouse. Approximately 40-60 youths and adults participated in the session led by Community Outreach Coordinator, Jackie Rose, with the support of two LGMSPD patrol officers, and a Reserve Officer who is cross trained as a bike patrol officer and brought one of LGMSPDs e-bikes.

LGMSPD dedicated website for e-bike safety: The website features videos, downloadable brochures, distinction between e-bike classifications, and state law summaries (https://www.losgatosca.gov/2811/Electric-Bikes).

School Resource Officer 'Bike Cage' conversations: LGMSPD's only SRO, Officer Reyes, conducts weekly 'bike cage' conversations at LGHS and Fisher Middle School, reinforcing helmet use, safe riding techniques, and equipment standards during after-school hours. Officer Reyes participates in educational programs at the schools on bike safety and bike rodeos.

Los Gatos Youth Commission: The Los Gatos Youth Commission has led three consecutive years of peer-driven e-bike campaigns. The initiatives also included QR-coded signage, that were displayed at Spring into Green and the Monte Sereno Picnic, linking to safety videos created by LGMSPD or the Youth Commission and online resources, all developed with LGMSPD guidance.

School and Regional Partnerships

LGHS Bike Registration Program: In collaboration with the LGHS school administrators, LGMSPD helped develop the LGHS e-bike registration program in September. Students must complete an online safety course before receiving a bike cage permit. Early evaluations show fewer modified bikes on campus and higher helmet compliance. This was also a primary area of concern during the annual report to the Los Gatos-Saratoga Unified School District Board Meeting in early October 2025.

Safe Routes To School: The Department works closely with Wendy Riggs, the Los Gatos Safe Routes to School coordinator. LGMSPD's Traffic Sergeant serves on the Safe Routes to School board, aligning or representing enforcement efforts and trends and providing a public safety perspective.

LGMSPD Directed E-bike Enforcement: During the first week of school, LGMSPD deploys saturation patrols in high-traffic corridors near schools. Motor Officer Velasquez and patrol teams focus on education-first contacts, providing verbal warnings and guidance prior to any citation issuance. The SRO, in collaboration with the motor officer, is working to identify common corridors of e-bike violations and frequent violators in order to focus efforts in these high impact areas with a coordinated plan. This will allow for the most effective and efficient use of extremely limited resources.

State Legislative Landscape

There are several state laws that pertain to e-bikes and are provided in the table below.

Bill	Year	Summary/Effect
AB 1909 - "OmniBike Bill"	2023	Expanded cyclist protections and standardized right-of-way laws. Preempts local licensing or registration mandates, limiting Town authority to voluntary school-based programs.
AB 1778 - Marin County Pilot	2024	Authorized Marin County to test youth-specific age restrictions and e-bike safety education. Established data collection and reporting framework for statewide expansion.
SB 381 - Micromobility Standards	2024	Defined e-mobility device categories, clarified equipment and speed limits for modified devices.
SB 1271 – Updated E-Bike Classifications and Limitations	2024 (Effective Jan. 1, 2025 as a phased approach over future years)	Targeted unsafe modifications, improper use of electric motors, battery safety, and defined e-bike classifications.
AB 875 - E-Bike Impound Authority	2025 (Effective Jan. 1, 2026)	Authorizes peace officers to impound unsafe or illegally modified e-bikes, recover administrative costs, and require safety course completion before release.

Limitations and Challenges

While the Department continues to make progress, several limitations constrain enforcement capacity and consistency:

- Staffing: LGMSPD currently maintains one SRO and one full-time motor officer, that both work a 4-day / 10-hour schedule. Broader enforcement or sustained patrol presence will depend on staffing levels, overtime funding, calls for service, and cross-training options.
- Legal Boundaries: State preemption limits the Town authority to create mandatory registration or licensing programs. Enforcement relies on state Vehicle Code authority and local discretion. Additionally, traffic enforcement stops cannot be made based on age, and therefore, officers need to identify clear violations prior to a stop being made. Also, should an e-bike rider choose not to comply and yield to an officer's attempt to stop, a pursuit is not likely as the risk does not outweigh the danger to the public or rider(s) if an e-bike violation is the only purpose of the stop. The Police Department's pursuit policy is available on the LGMSPD website.

- Equipment Identification: Modified or unlabeled e-bikes make determining class difficult, requiring officer discretion and safety prioritization.
- Public Expectation Management: Education-first enforcement may be misunderstood as leniency. LGMSPD will continue to emphasize prevention and youth accountability while issuing citations for ordinance or vehicle code violations when necessary. Additionally, under 14607 CVC, it is a misdemeanor for a parent or guardian to knowingly permit an unlicensed minor to operate an illegal e-bike on a public roadway.
- Towing: There are two tow companies on LGMSPD's rotational tow. These tow companies also service the greater West Valley communities as well. It is unknown how adding e-bike tows may impact the availability or response of the service.

Future Workplan Considerations (2026–2028)

- Education and Outreach: LGMSPD to continue the outreach initiatives with existing partnerships and support of the School Resource Officer when time permits. Collaborate with the elementary schools and offer support should they want to pursue the bike registration model that Los Gatos High School has implemented.
- Targeted Enforcement: Train a second motor officer (as staffing allows) for expanded school-zone coverage and overall traffic enforcement throughout LGMSPD jurisdiction. This would add an additional enforcement modality that has swifter and more successful access to e-bikes and other comprehensive benefits. Maintain an education-first model.
- Legislative Advocacy: Support advocacy efforts by the Town Council, should there be attention towards expanding current or implementing new pilot programs that involve the Los Gatos community and further guardrails on e-bikes statewide.

CONCLUSION:

The Los Gatos-Monte Sereno Police Department's layered approach of education, engagement, and selective enforcement has fostered improvements in safety culture among student riders. With new legislative tools under AB 875 and continued collaboration with schools, Safe Routes, and the Youth Commission, LGMSPD remains positioned to stay focused on protecting youth riders and sustaining safe mobility across the Town. Through continued partnership with the Town Council, schools, Safe Routes to School, and the community at large, Los Gatos can serve as a model for proactive, balanced, and community-driven e-bike safety.

Attachments:
1. LGMSPD Informational E-Bike Safety Brochure

NOT AN E-BIKE!

CCV §312.5
Or a Pocket Bike
CCV§473
Off-Road Electric Motorcycle (E-Moto) or Off Highway Vehicle (OHV)

Vehicles without pedals (Sur-Ron and similar electric motorcycles, regardless of having aftermarket pedals) are classified as off-highway vehicles (OHVs (CVC**§436).**

These off-highway motorcycles do **NOT** meet the definition of Electric Bicycle (CVC§312.5), Motorized Bicycle or MO-PED (CVC§406), or Pocket Bike ("Pocket Bike" does not include an off-highway motorcycle as defined in §436).(CVC**§**473.(a))

Not street-legal.
"Any motorcycle or vehicle originally manufactured for off-highway use cannot be converted for on-highway use, unless it is manufactured for dual purposes." – California DMV



Frequently Asked Questions...

Q: Can these vehicles be registered for street use?
A: No. They are classified as off-highway vehicles under CVC §436 and cannot be registered or modified for highway use unless originally manufactured as dual-purpose motorcycles.

Q: Where can these vehicles be ridden legally?
A: Only on private property with permission, or on designated OHV trails and parks managed by California State Parks.

Q: Are parents responsible if a juvenile rides illegally?
A: Yes. Parents or guardians may be cited and face liability for collisions, injuries, or property damage.

Q: What safety gear is required?
A: Helmets meeting DOT standards are mandatory. Gloves, boots, and protective clothing are strongly recommended.

Q: What happens if someone is caught riding these vehicles on public roads?
A: Riders may receive citations, fines, and their vehicle may be impounded. Parents or guardians can also be held responsible if a juvenile is involved.

Q: How are these vehicles different from e-bikes?
A: Unlike electric bicycles, which must have pedals and meet specific power and speed limits, these vehicles exceed those limits and are legally classified as off-highway motorcycles under the California Vehicle Code.

Los Gatos-Monte Sereno
Police Department

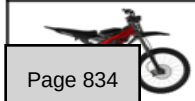
Off Highway Vehicle Resource Guide

This pamphlet is provided as a community safety resource by the Los Gatos-Monte Sereno Police Department.

ATTACHMENT 1

PARENT/ GUARDIAN OR OWNER VIOLATIONS	CALIFORNIA VEHICLE CODE (CVC)
Parent	
Knowingly permit child under the age of 18 to drive a motor vehicle upon the highways	CVC §14607
Owner	
Owner of the motor vehicle knowingly allow another person to drive the vehicle upon a highway not knowing if the person possesses a valid driver's license	CVC §14604(a)

TOW AUTHORITY	CALIFORNIA VEHICLE CODE (CVC)
No Licensed Driver Present	CVC §22650(p)
Reckless Driving (30-day Impound)	CVC §23109.2(a)(I)
Unregistered off-highway electric motorcycles operated or left upon the highway	CVC §22650(o)(1)

	Manufacturer	Model	Top Speed	Peak Motor Watts
 LBX	Sur-Ron	Light Bee X	46.6 mph	8,000 W
		Ultra Bee	56 mph	12,500 W
		Storm Bee	68.3 mph	22,500 W
 X3	Talaria	X3 (xXx)	46 mph	6,000 W
		Sting MX3, MX4, MX5	70 mph	15,800 W
 Pro-S	E Ride Pro	Pro-S	50 mph	6,00W
		Pro-SS	62 mph	15,800 W
 Falcon Pro	79BIKE	Falcon Pro	56 mph	10,000 W
		Falcon GT	59 mph	16,000 W
 Mantis X	Rawrr	Mantis X	50 mph	6,500 W
		72V mantis	54 mph	9,500 W
		Mantis X Pro	65 mph	15,000 W
 XB / XB	Zero	XB	50 mph	7,500 W
		XE	53 mph	15,500 W
 X260	Segway	Dirt eBike X260	46.6 mph	5,000 W

COMMON VIOLATIONS	CALIFORNIA VEHICLE CODE (CVC)
A person operating a motor vehicle or bicycle may not wear a headset covering, earplugs in, or earphones covering, resting on, or inserted in, both ears	CVC §27400
Disturbing Peace	CVC §415
Driver and/or passenger not wearing a DOT approved helmet	CVC §27803(b)
Driver failure to yield to a pedestrian in a crosswalk	CVC §21950(a)
Exhibition of speed (breaking traction, wheelies, stunts)	CVC §23109©
Front white headlamp required during darkness	CVC §221201(d)(1)
M2 Endorsement Required	CVC §12500(b)
No proof of insurance	CVC §160289(a)
Operate or move a motor vehicle upon a sidewalk	CVC §21663
Reckless driving on Hwy. (wheelies endangering others)	CVC §23103(a)
Red reflector/light required during darkness	CVC §21201(d)(2)
Unlicensed Driver (If never have been issued a Driver's License)	CVC §12500(a)
Unregistered E-Moto operated on highway	CVC §4000(a)(1)
Unsafe movement affecting others	CVC §22107