

ORDINANCE 2124

ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE EFFECTING A ZONE CHANGE FROM RM:12-20 TO RM:12-20:PD AT 10 MONROE COURT

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

SECTION I

The Town Code of the Town of Los Gatos is hereby amended to change the zoning at 10 Monroe Court as shown on the map which is attached hereto marked Exhibit A and is part of this Ordinance from RM:12-20 (Multiple Family Residential, 12 to 20 dwelling units per acre), to RM:12-20:PD ((Multiple Family Residential, 12 to 20 dwelling units per acre, Planned Development).

SECTION II

The PD (Planned Development Overlay) zone established by this Ordinance authorizes the following construction and use of improvements:

1. Demolition of four pre-1941 single-family residences;
2. Construction of three single family residences; and
3. Landscaping, streets, parking, open space and other site improvements shown and required on the Official Development Plan.
4. Uses permitted are those specified in the underlying RM (Multiple Family Residential) zone by Sections 29.40.610 (Permitted Uses) and 29.20.185 (Conditional Uses) of the Zoning Ordinance, as those sections exist at the time of the adoption of this Ordinance, or as they may be amended in the future, subject to any restrictions or other requirements specified elsewhere in this ordinance including, but not limited to, the Official Development Plan. However, no use listed in Section 29.20.185 is allowed unless specifically authorized by this Ordinance, or by Conditional Use Permit.

SECTION III

COMPLIANCE WITH OTHER DEVELOPMENT STANDARDS

All provisions of the Town Code apply, except when the Official Development Plan specifically shows otherwise.

SECTION IV

Architecture and Site Approval is required before the demolition of the single family residences and construction work for the new dwelling units, whether or not a permit is required for the work and before any permit for construction is issued. Construction permits shall only be in a manner complying with Section 29.80.130 of the Zoning Ordinance.

SECTION V

The attached Exhibit A (Map) and Exhibit B (Development Plans, 14 sheets), are part of the Official Development Plan. The following must be complied with before issuance of any grading, demolition or construction permits:

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: (Planning Division)

1. **ARCHITECTURE AND SITE APPROVAL REQUIRED.** The Official Development Plans and this ordinance establish the allowed uses and intensity of development. The Official Development Plans are conceptual in nature such that minor deviations may be approved through the Architecture and Site approval process if necessary to achieve architectural excellence. These deviations may include finished floor elevations. The Development Review Committee shall be the deciding body of the Architecture and Site applications.
2. **HOUSE SIZE/CELLARS.** The footprint and size of each house shall be determined during the Architecture and Site approval process and the proposed houses shall contain no more than 8,000 square feet in aggregate. No additional square footage shall be permitted, except for cellars which may be approved during the Architecture and Site approval process. The square footage of the cellars is in addition to the square footage shown on the official development plan. Cellars must drain to the storm drainage system, not to Los Gatos Creek or the riparian corridor.
3. **TREE REMOVAL PERMIT.** A Tree Removal Permit shall be obtained prior to the issuance of a Building, Grading or Encroachment Permit.
4. **RECYCLING.** All wood, metal, glass, and aluminum materials generated from the demolished structure shall be deposited to a company which will recycle the materials. Receipts from the company(s) accepting these materials, noting type and weight of material, shall be submitted to the Town prior to the Town's demolition inspection.
5. **PHOTO DOCUMENTATION.** Prior to the issuance of a building permit for the demolition, Structure B shall be photographically documented by providing two sets of colored and black and white photographs to the Town for the project file and the historic resources inventory.
6. ***RIPARIAN CORRIDOR.** The riparian corridor enhancement plan (Attachment 1 of the Initial Study for 10 Monroe Court dated June 2002) and the riparian study planting plan (Sheet L-R1, of the attached Exhibit B) shall be implemented. All future landscaping within 100 feet of the riparian corridor shall consist of native trees, shrubs and groundcover that occur naturally in the riparian habitat near the site and shall be mix similar to species used in the riparian corridor

enhancement plan. Final landscape and irrigation plans shall be reviewed and approved through the San Francisco Bay Area JARPA (Joint Aquatic Resource Permit Application) process and the Santa Clara Valley Water District

7. *EXTERIOR LIGHTING. Any lighting to be installed along the eastern edge of the proposed development shall be designed to minimize the intensity of light reaching the adjacent riparian corridor and setback area.
8. *ARCHAEOLOGIST. The site shall be reinspected by a qualified archaeologist at the applicant's expense, directly after all of the existing buildings and other imported materials are removed and prior to issuance of any permits for new construction. Findings and recommendations of this survey shall be submitted in writing to the Town. If any deposits of archaeological materials are discovered at this time, they will be evaluated for significance if future ground disturbing activities would endanger them. If the evaluation of deposits demonstrates that they are intact and significant deposits of archaeological soils (midden), the project sponsor shall be required to submit a plan to the Town for mitigation of impacts on these resources, prior to commencement of any further earthmoving within the identified areas.
9. DOCUMENTS. Escrow papers for each lot shall include a statement that the maintenance and repair of the roadway and creek slopes within the subdivision are the responsibility of the homeowners. Prior to final occupancy, a copy of the proposed homeowner manual or other materials to be provided to the homeowners shall be submitted to the Town and the Santa Clara Valley District for approval, which addresses the responsibilities of living next to a riparian corridor.
10. FENCING. Prior to final occupancy, an open design fence shall be installed at the boundary of the riparian corridor, located at the current 340 foot elevation.
11. SETBACK. The minimum setback from the proposed structures to the top of the bank shall be ten feet, pursuant to the requirements of the Santa Clara Valley Water District.
12. COMMUNITY OPEN SPACE. The community open space located on Lot 2, shall be available to all the residents within the proposed subdivision.

(Building Division)

13. PERMITS REQUIRED: A building permit shall be required for the three proposed dwelling units and the demolition of four pre-1941 residences.
14. CONSTRUCTION PLANS: The Conditions of Approval shall be stated in full on the cover sheet of the construction plans submitted for a building permit.
15. SIZE OF PLANS: The maximum size of construction plans submitted for building permits shall be 24" x 36".
16. PLANS: The construction plans for this project shall be prepared under the direct supervision of a licensed architect or engineer. (Business and Professionals Code Section 5538)
17. DEMOLITION REQUIREMENTS: Contact Town of Los Gatos Building Counter technicians for demolition requirements and complete the process before obtaining a building permit for demolition of such work.
18. HOUSE NUMBERS: The developer shall submit requests for additional house numbers from the office of the Town Clerk prior to the building permit application process.
19. RESIDENTIAL TOWN ACCESSIBILITY STANDARDS: The residences shall be designed with adaptability features for single-family residence per Town Resolution 1994-61.
 - a. Wooden backing (no smaller than 2" x 8") shall be provided in all bathroom walls, at water closets, showers and bathtubs located at 34" from the floor to the center of the backing,

- suitable for the installation of grab bars.
- b. All passage doors shall be at least 32" wide on accessible floor.
 - c. Primary entrance shall have a 36" wide door including, a 5"x5" level landing, no more than 1" out of plane with the immediate interior floor level, with an 18" clearance.
20. **SOILS REPORT:** Two copies of 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. ***GEOTECHNICAL INVESTIGATION:** The project shall incorporate all 50 recommendations and UBC Design Criteria included in Terrasearch's geotechnical investigation for the proposed project (Attachment 3 of the Initial Study for 10 Monroe Court, dated June 2002), in order to minimize the potential impacts resulting from regional seismic activity, erosion hazards and subsurface soil conditions on the site.
 22. ***LEAD BASED PAINT:** Existing construction finish materials that are suspect for containing lead-based paint shall be tested and pending laboratory analysis, will not be subjected to any process which renders them friable unless proper engineering controls and worker protection procedures are initiated.
 23. **FOUNDATION INSPECTIONS:** A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
 - a. Pad elevation
 - b. Finish floor elevation
 - c. Foundation corner locations
 24. **TITLE 24 ENERGY COMPLIANCE:** California Title 24 Energy Compliance forms CF-1R and MF-1R.
 25. **TOWN FIREPLACE STANDARDS:** New fireplaces shall be EPA Phase II approved appliances as per Town Ordinance 1905. Tree limbs shall be cut within 10 feet of chimneys.
 26. **SPECIAL INSPECTIONS:** When a special inspection is required by UBC Section 1701, 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 permits, in accordance with UBC Section 106.3.5. Please obtain Town Special Inspection form from the Building Division Service Counter. The Town Special Inspection schedule shall be blue-lined on the construction plans.
 27. **NONPOINT SOURCE POLLUTION STANDARDS:** The Town standard Santa Clara Valley Nonpoint Source Pollution Control Program specification shall be part of the plan submittal. The specification sheet is available at the Building Division Service Counter.
 28. **APPROVALS REQUIRED:** The project requires the following agencies approval before issuing a building permit:
 - a. Community Development Department:
 - b. Parks and Public Works Department:
 - c. West Valley Sanitation District: 378-2407
 - d. Santa Clara County Fire Department: 378-4010
 - e. * Santa Clara Valley Water District
 - f. *California Regional Water Quality Control Board

g. *California Department of Fish and Game

h. *U.S. Army Corps of Engineers

i. Los Gatos School District: 395-5570

Note: Obtain the school district form from the Town Building Service Counter after the Building Division plan check has approved the plans.

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:

(Engineering Division)

29. **GRADING PERMIT.** A grading permit is required for site grading and drainage. The grading permit application (with grading plans) shall be made to the Engineering Division of the Parks & Public Works Department located at 41 Miles Avenue. The grading plan must also be reviewed and accepted by the Santa Clara Valley Water District prior to the Town issuing the grading permit. The grading plans shall include final grading, drainage, retaining wall location, driveway, utilities and interim erosion control. Grading plans shall list earthwork quantities and a table of existing and proposed impervious areas. 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). A separate building permit, issued by the Building Department on E. Main Street is needed for grading within the building footprint.
30. **GRADING PERMIT FOR WORK IN RIPARIAN CORRIDOR.** A grading permit is required for any work within the riparian corridor. A separate application for a grading permit (with grading plans) shall be made to the Engineering Division of the Parks & Public Works Department. The grading plans shall include final grading, drainage, riparian restoration, planting, and interim erosion control. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit.
31. **RETAINING WALLS.** A building permit, issued by the Building Division of the Community Development Department, is required for all site retaining walls. Walls are not reviewed, approved, or inspected by the Engineering Division of Parks and Public Works during the grading permit process.
32. **DRAINAGE.** Runoff from lots 2 and 3 shall be collected by a private storm drain system and not allowed to flow directly to the creek. The private drainage system shall be designed to accommodate a 10 year storm. Emergency overflow facilities shall be provided to allow flows larger than a 10 year storm to discharge overland directly to the creek.
33. **SOILS REPORT.** One copy of the soils and geologic report shall be submitted with the grading permit application. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design and erosion control. The reports shall be signed and "wet stamped" by the engineer or geologist, in conformance with Section 6735 of the California Business and Professions Code.
34. **SOILS REVIEW.** Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans.
35. **SOILS ENGINEER CONSTRUCTION OBSERVATION.** During construction, all excavations and grading shall be inspected by the applicant'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 should be documented in an "as-built" letter/report prepared by the applicants soils engineer and submitted to the Town before final release of any occupancy permit is granted.
36. **PARCEL MAP.** Tentative map approval is required. When approved, a parcel map shall be recorded. Two copies of the parcel map shall be submitted to the Engineering Division of the Parks & Public Works Department for review and approval. Submittal shall include closure calculations, title reports and appropriate fee. The map shall be recorded before any permits are issued.
 37. **DEDICATIONS.** The following shall be dedicated on the parcel map by separate instrument. The dedication shall be recorded before any permits are issued.
 - a. Ingress-egress, storm drainage, sanitary sewer, utilities, and easements as required. Prior to the dedication, the developer shall determine if the storm drain can be repositioned to save two trees near Roberts Road.
 - b. The riparian corridor shall be irrevocably dedicated to the Town. The owner(s)/developer shall be responsible for completing the riparian corridor enhancement plan and riparian planting plan as identified in the Initial Study for 10 Monroe Court, dated June 2002. Any permits required by the Town or other agencies, to perform the initial planting within the riparian corridor will be the responsibility of the owners/developer.
 38. **RIPARIAN MAINTENANCE.** The owners/developer shall fund riparian corridor enhancement and restoration planting as identified in the Initial Study for 10 Monroe Court for a period of three years after the work is accepted as complete by the Town. Maintenance shall be performed by a Town approved contractor. The full amount for the maintenance contract shall be paid prior to recordation of the parcel map. HT Harvey estimated the three year maintenance cost to be approximately \$54,000 in their August 29, 2003 proposal letter to the Town.
 39. **FINAL CC&R'S.** Final CC&R's shall be approved by the Town Attorney prior to recordation of the final map. The CC&R's shall include provisions for road improvements, vehicle parking enforcement procedures and maintenance of the riparian corridor. The CC&R's shall also include the requirement for an encroachment permit for all work in the public right-of-way or on Town land which includes the riparian corridor.
 40. **INSURANCE.** One million dollars (\$1,000,000) of liability insurance holding the Town harmless shall be provided in a format acceptable to the Town Attorney before recordation of the map.
 41. **401 CERTIFICATION.** A 401 Certification shall be obtained from the San Francisco Bay Region Water Quality Control District for work in "waters of the State of California." A copy of the certification shall be provided to the Parks & Public Works Department before the parcel map is recorded.
 42. **FISH AND GAME REQUIREMENTS.** A "1603" permit shall be obtained for the California Department of Fish and Game for proposed improvements in or near riparian areas within their jurisdiction. A copy of the permit shall be provided to the Parks & Public Works Department before the parcel map is recorded.
 43. **U.S. ARMY CORPS OF ENGINEERS REQUIREMENTS.** If required, a Section 404 permit shall be obtained from the U.S. Army Corps of Engineers for proposed improvement in or near riparian areas within their jurisdiction. A copy of the permit or other clearance shall be provided to the Parks & Public Works Department before the parcel map is recorded.
 44. **GENERAL.** All public improvements shall be made according to the latest adopted Town Standard Drawings and the Town Standard Specifications. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job related

- dirt and 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 a special permit is issued. The developer'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 Town performing the required maintenance at the developer's expense.
45. **STORMDRAINAGE.** The developer shall provide analysis of existing storm drainage facility and hydrology calculations prior to issuance of any building permits. The developer shall implement improvements if needed to accommodate any increase of flows related to this proposal. All modifications shall require regulatory agency approvals and permits.
 46. **ENCROACHMENT PERMIT.** All work in the public right-of-way or on public land (including the riparian corridor) will require a Construction Encroachment Permit. All work over \$5,000 will require construction security.
 47. **FOUNDATION DESIGN.** The building foundations on lots 2 and 3 shall be designed to accommodate excavation of the adjacent storm and sanitary sewers without loss of structural integrity.
 48. **PUBLIC WORKS INSPECTIONS.** The developer or his representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting an work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way or on public land (including the riparian corridor). Failure to do so will result in rejection of work that went on without inspection.
 49. **SURVEYING CONTROLS.** Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - a. Retaining wall--top of wall elevations and locations
 - b. Toe and top of cut and fill slopes
 - c. Top of curb
 50. **EROSION CONTROL.** Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks & Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board for projects disturbing more than one acre. A maximum of two 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 grading, drainage, erosion control plans and SWPPP shall be in compliance with applicable measures contained in the amended provisions C.3 and C.14 of Order 01-024 of the amended Santa Clara County NPDES Permit.
 51. **NONPOINT SOURCE POLLUTION PREVENTION.** On-site drainage systems shall include a filtration device in the catch basins or bio-swales.
 52. **SILT AND MUD IN PUBLIC RIGHT-OF-WAY.** It is the responsibility of contractor and home owner 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 or into Los Gatos Creek.
 53. **UTILITIES.** The developer shall install all utility services, including telephone, electric power and

- all other communications lines underground, as required by Town Code §27.50.015(b). Cable television capability shall be provided to all new lots.
54. RESTORATION OF PRIVATE ROADWAY IMPROVEMENTS. The developer shall repair or replace all existing private roadway improvements not designated for removal that are damaged or removed because of developer'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. 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. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
 55. AS-BUILT PLANS. After completion of the construction of all work, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be review and approved the Engineering Inspector. A Mylar and AutoCAD disk of the approved "as-built" plans shall be provided to the Town before the Faithful Performance Security or Occupancy Permit is released. The AutoCAD file shall include only the following information and shall conform to the layer naming convention: a) Building Outline, Layer: BLDG-OUTLINE; b) Driveway, Layer: DRIVEWAY; c) Retaining Wall, Layer: RETAINING WALL; d) Property Line, Layer: PROPERTY-LINE; e) Contours, Layer: NEW CONTOUR. All as-built digital files must be on the same coordinate basis as the Town's survey control network and shall be submitted in AutoCAD version 2000 or higher.
 56. CONSTRUCTION NOISE. Between the hours of 8:00 a.m. to 8:00 p.m., weekdays and 9:00 a.m. to 7:00 p.m. weekends and holidays, 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. 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. SANITARY SEWER LATERAL. Sanitary sewer laterals are televised by West Valley Sanitation District and approved by the Town of Los Gatos before they are used or reused. Install a sanitary sewer lateral clean-out at the property line.

(Parks Division)

58. *FINAL LANDSCAPE PLAN. A final riparian planting plan shall be submitted during the Subdivision Application process. A final landscape plan shall be submitted during the Architecture and Site approval process for each lot.
59. NEW TREES. Newly planted and relocated trees shall be double-staked, using rubber tree ties and shall be planted prior final occupancy.
60. GENERAL. All existing trees shown to remain on the plan are specific subjects of approval of this plan and must remain on site.
61. *PROTECTIVE FENCING. Prior to any equipment arriving on site and prior to construction or building permits being issued, the applicant shall meet with the Town's Consulting Arborist, at the developer's expense, concerning the need for protective fencing around the existing trees and other required tree protection measures identified in this ordinance. Such fencing is to be installed prior to, and be maintained during, construction. The fencing shall be a five foot high chain link attached to steel poles driven at least 18 inches into the ground when at the dripline of the tree. If the fence

has to be within eight feet of the trunk of the tree, a fence base may be used, as in a typical chain link fence that is rented. Fencing shall be included at the following locations as identified in Attachment 2 of the Initial Study for 10 Monroe Court dated June 2002):

- a. The 30 inch coast live oak east of Lot 1, six feet from the proposed final wall location on the west and south and out to the dripline on the north.
 - b. The 18 inch coast live oak at the south end of Lot 1.
 - c. Adjacent to the fire truck turnaround.
 - d. The 36 inch coast live oak on Lot 2 shall have approximately 100 square feet of protective root zone.
62. *BUFFERS. Before any equipment arrives on site, platform buffers shall be installed under all canopies out to driplines as shown in Attachment 2 of the Initial Study for 10 Monroe Court, dated June 2002. A platform buffer is a five inch layer of coarse chips from a tree company, with one to 1 ½ inch thick plywood full sheets laid over the top and tied together. This shall cover all parts of the soil beneath the tree canopy and remain in place until construction ceases. All trunks must be wrapped with carpeting or equivalent to eight feet above grade in platform buffer areas.
63. *CONSTRUCTION METHODS. The following methods of construction is required:
- a. Pier and on-grade beam foundations must be used in any area beneath a tree canopy.
 - b. No excavation for crawl space or equivalent may be excavated in areas beneath buildings beneath tree canopies.
 - c. Trenches for any service or irrigation shall not be located in any area beneath the canopies of trees. Utility trench locations shall be identified prior to the issuance of a building permit so that their location is planned and not an incidental location determined by the utility company.
 - d. The trench for the storm drain line proposed adjacent to the 24-inch oak shall be dug by hand within ten feet of the trunk. The trench for the sewer line proposed adjacent to the existing oak near the fire truck turnaround shall be dug by hand if closer than 15 feet from the trunk. No roots over 2 ½ inches in diameter shall be cut.
 - e. No vertical cuts shall be made closer than five times the trunk diameter from any tree if trenching is on only one side of the tree's root mass. If it is necessary to cut a trench through more than one quadrant of the tree's root mass, the trenches shall be set back a distance of seven times the trunk diameter. Foundations constructed within the dripline which are closer than five times the trunk diameter from the trunk, shall be of pier and beam design.
 - f. When existing pavement is removed in areas beneath canopies of trees, it shall be done with a jackhammer and the broken pieces loaded by hand onto a tractor, which is standing on unbroken pavement. The tractor shall back up onto undisturbed pavement as it picks up the pavement pieces so as to avoid compression of the soil in newly exposed root zones. The newly exposed root zone areas shall be covered immediately with a layer of three inches of tree chips (as from a chipping machine from a tree company) to protect these root systems from drying out.
64. ROOTS. If roots are encountered during excavation, the project arborist shall immediately evaluate anchorage loss and cut the root properly. No roots shall be cut with a backhoe.
65. *EXPOSED ROOTS. Newly exposed root systems shall be watered with a soaker hose applying ten gallons of water per one inch of trunk diameter once every two weeks until construction is completed.
66. *IRRIGATION. All newly planted landscaping shall be irrigated by an in-ground irrigation system. The irrigation system shall avoid excessive watering of the existing Oaks and there shall be no irrigation lines within the Tree Protection Zones of the Oaks.

- 67. *PRUNING. Pruning of any trees shall be done by an ISA certified arborist using ISA Western Chapter Pruning Specifications.
- 68. INTERLOCKING PAVERS. Any new impervious surface encroaching under the dripline of existing trees shall have interlocking pavers installed.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

- 69. REQUIRED FIRE FLOW. Required fire flow for this project is 1,000 GPM at 20 psi. residual pressure.
- 70. ACCESS TO WATER SUPPLY: Portions of the structures are greater than 150 feet of travel distance from the centerline of the roadway containing public fire hydrants. The developer shall provide an on-site fire hydrant or install an approved fire sprinkler system throughout all portions of the building.
- 71. PREMISE IDENTIFICATION. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.
- 72. SIGNING. The hammerhead shall be marked/signed to indicate that no parking is permitted in this area.

*Required as Mitigation Measures

SECTION VI

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on January 5, 2004, 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 January 20, 2004 and takes effect 30 days after it is adopted.


COUNCIL MEMBERS:

AYES: Sandy Decker, Diane McNutt, Joe Pirzynski, Mike Wasserman, Mayor Steve Glickman.

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: 
 MAYOR OF THE TOWN OF LOS GATOS
 LOS GATOS, CALIFORNIA

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

The map and development plans
(identified as Exhibits A and B)
are on file with the
Town Clerk's office