



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidasla@gmail.com

March 5, 2026

Town of Los Gatos
Community Development Department
Planning Division
110 E. Main Street
Los Gatos, Ca. 95030

Re: RFP – Town of Los Gatos – WELO Proposal
(For Plan Review and Auditing Services in Compliance with the MWEL0)

To the Planning Division of the Town of Los Gatos:

Thank you for the opportunity to provide this letter of interest for this position with the Town of Los Gatos. This is a position I have held for the past 14 years and am interested in continuing to provide these services.

Conservation of our natural resources is something I have been interested in my entire career, with water conservation being as critical now as it has been the past 50 years. As we experience periodic drought cycles and more demands on our water resources, it is more important than ever that we as landscape professionals, as well as business and homeowners, be good stewards when it comes to conserving water.

Through good landscape design and enforcement of the MWEL0, the public is not only better educated and informed, but landscapes are more successful.

Another critical influence is the increasing number of wildfires. Landscape designs, especially within Wildland Urban Interface zones, must also address current and evolving protection measures. The built landscape must focus on, and be a part of our review and approval process.

In my review of the town's contract template as presented within the RFP, it is acceptable to this office with no exceptions or change requests to the contract provisions.

I would be happy to answer any questions and provide additional information upon request.

Regards,

W. Jeffrey Heid
Landscape Architect
Certified Irrigation Auditor

ATTACHMENT 1 - CONFLICT OF INTEREST STATEMENT

THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL

LANDSCAPE ARCHITECT AND IRRIGATION AUDITOR CONSULTING SERVICES

The undersigned declares:

I/We W. Jeffrey Heid (Insert Name) have the following financial, business, or other relationship with Town of Los Gatos that may have an impact upon the outcome of the contract. If none, please specify that no other relationships may have an impact on this contract or Project.

Do not have any financial, business or other relationships with the Town of Los Gatos.

I/We W. Jeffrey Heid (Insert Name) have the following current clients who may have a financial interest in the outcome of this contract. If none, please specify that no other clients may have a financial interest with an impact on this contract or Project.

None of my clients have any financial interest in the outcome of this contract and will not have any impact.

Pursuant to Government Code section 1090 and any other laws, rules and regulations that may apply, the Proposer covenants that neither it, its subcontractors nor employees presently have an interest, and shall not acquire any interest, direct or indirect, financial or otherwise that would conflict in any manner or degree with contract awarded from this RFP. Proposer certifies that to the best of its knowledge, no one who has or will have any financial interest in the contract awarded from this RFP is an officer or employee of the Town. Through its submittal of a proposal, Proposer acknowledges that it is familiar with Section 87100 et seq. and Section 1090 et seq. of the Government Code of the State of California and will immediately notify the Town if it becomes aware of any facts concerning the contract to be awarded that constitute a violation of said provisions.

Furthermore, if there is reason to believe that collusion exists among the Proposers, the Town may refuse to consider proposals from participants in such collusion. No person, firm, or corporation under the same or different name, shall make, file, or be interested in more than one proposal for the same

work unless alternate proposals are called for. A person, firm, or corporation who has submitted a sub-proposal to a Proposer, or who has quoted prices on materials to a Proposer, is not thereby disqualified from submitting a sub-proposal or quoting prices to other Proposers. Reasonable ground for believing that any Proposer is interested in more than one proposal for the same work will cause the rejection of all proposals for the work in which a Proposer is interested. If there is reason to believe that collusion exists among the Proposers, the Town may refuse to consider proposals from participants in such collusion.

I, on behalf of the Proposer, declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on 3/5/26
[date], at Gilroy [city], California [state].

W. Jeffrey Heid/Landscape Architect
Proposer Name (Person, Firm, Corp.)

Owner
Title of Authorized Representative

1465 Winzer Place
Address

W. Jeffrey Heid
Name of Authorized Representative

Gilroy, Ca. 95020
City, State, Zip

3/5/26
(Date)


(Signed)

**ATTACHMENT 3 - STATEMENT REGARDING INSURANCE COVERAGE AND WORKER'S COMPENSATION
INSURANCE ACKNOWLEDGMENT CERTIFICATE**

THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL

LANDSCAPE ARCHITECT AND IRRIGATION AUDITOR CONSULTING SERVICES

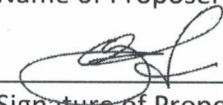
PROPOSER HEREBY CERTIFIES that the Proposer has reviewed and understands the insurance coverage requirements specified in the RFP. Should the Proposer be awarded a contract for Services, Proposer further certifies that the Proposer can meet the specified requirements for insurance, including insurance coverage of any subcontractors, and agrees to name the Town as additional insured for the Services specified.

By certifying this form, the Proposer also understands the Worker's Compensation insurance requirement per the California Labor Code, Sections 1860 and 1861:

I am aware of the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

W. Jeffrey Heid/Landscape Architect

Name of Proposer (Person, Firm, or Corporation)



Signature of Proposer's Authorized Representative

Owner

Name & Title of Authorized Representative

3/5/26

Date of Signing

Note: I do not have any employees, nor will I use the services of anyone else in the performance of the duties of this position. Thus I do not carry Workmen's Compensation.

Town of Los Gatos – WELO Proposal

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March 5, 2026

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Certification Forms

Included here are the completed certification forms as required by the Town of Los Gatos. In reference to each form:

Attachment 1 – Conflict of Interest

I have not and do not have any financial, business or other relationships with the Town of Los Gatos which would impact my providing these services. Each year I complete and submit California Form 700, stating that I do not have any economic interests with the Town of Los Gatos.

Attachment 2 – References

I include three references, which include the Town of Los Gatos and City of Saratoga where I currently provide WELO plan checking services. I also include a private company whom I have provided landscape auditing services.

Attachment 3 – Insurance Coverage

I renew annually a general liability policy through The Hartford Group and directly through Schenone Insurance Services which identifies the Town of Los Gatos as a certificate holder.

I am self-employed and have no employees, thus I do not carry Workmen's Compensation insurance.

My vehicle insurance is through Mercury Insurance and is also directly through Schenone Insurance services.

Project Approach/Scope of Services

My role as WELO Plan Checker is to make sure that the intent of the landscape and irrigation designs meet and are in compliance with the requirements of the Water Efficient Landscape Ordinance and Town of Los Gatos. Unless it affects compliance, it is not my role to comment on the applicant's design approach or to impress my own personal design philosophies.

For each project I first visit the site to get a better understanding of sun/shade issues, slope, existing trees, etc., all of which can influence a design. This can be key in my understanding the designer's approach when it comes to working with native trees and landscaping, neighboring properties, as well as wildland fire protection and proposed defensible spaces where appropriate.

I am always open to speaking with an applicant or designer about the WELO requirements prior to their submission of plans. Either to answer any questions about what is expected or for me to better understand their approach with the landscape design.

My approach with all plan checks includes:

- 1) Initial review of all drawings in the plan set to confirm that the submittal documents are complete.
- 2) A review of the proposed landscaped area to confirm or determine whether it qualifies for a Prescriptive compliance, or must meet the Performance method of compliance.
- 3) Check of the proposed plant palette to confirm that the WUCOLS, or water need, rating of all plants has been provided.
- 4) Mark up of the planting plan to identify the location of low, water and medium water need plants, and to look for any conflicts with mixed water need groupings.
- 5) Review of the proposed hydrozones to see that they match with the proposed plant palette and water need mix.
- 6) Review of the water budget calculations for the performance method to see that the calculations are correct.
- 7) Review of the irrigation design to confirm that the proposed equipment and application methods conform to the WELO requirements and the size of the project.
- 8) Verification that any special landscape areas, gardens, pools, water features, artificial turf, gray water use, etc. are appropriately defined and identified.
- 9) Check that a soil management report and/or notes referencing soil preparation are included.
- 10) If the project is within a wildland urban interface zone, to review and comment on proposed wildfire defense measures.
- 11) Preparation of a plan check report identifying either compliance with the WELO, or corrections which must be made to the plans. Forward to the project planner via email.
- 12) Review of modified plans as needed, based on initial plan check comments and compliance.

If a project has been deemed incomplete, or requires corrections, I am happy to go over what is needed with the applicant before they resubmit modified plans.

Experience and Expertise

In my private practice as a Landscape Architect, I also must address the local and state WELO requirements through my designs in other Bay Area cities. It is here where I have found different, and sometimes more challenging interpretations of the ordinance, requiring that I have flexibility in my thinking and approach. This has helped me become better in my own design work, as well as in my review and interpretation of the work of other designers.

I have made it a priority to stay current with updates to the WELO and other related ordinances, including forthcoming modification to the WELO from the Department of Water Resources. I attend various educational seminars which most recently includes: the Valley Water Landscape Summit; review of AB 1572 regarding proposed lawn restrictions; Firescape training, along with an annual MWELO for Plan Checkers and Inspectors training as presented by Rescape California. All these are very current topics and critical to the recent environmental changes we are seeing in California.

Over the past 14 years I have prepared over 160 WELO plan checks for the Town of Los Gatos. In addition to the Town of Los Gatos, I perform similar services for the City of Saratoga. I also provide field auditing services for homeowners, builders and contractors throughout the Bay Area and prepare written audit reports as a third party.

Recent project examples in the Town of Los Gatos include:

Sisters Court Neighborhood
Los Gatos Lodge Property
983 University Avenue
Various Single-Family Homes

La Terra Ct. Neighborhood
15349 – 15367 Los Gatos Boulevard
Santella Drive Neighborhood

Qualifications

I have been licensed as a Landscape Architect in the State of California since 1982. I was originally certified as a Landscape Irrigation Auditor back in 1987. This was renewed in 2008 and every year since through the Irrigation Association.

W. Jeffrey Heid/Landscape Architect #2235
408 691-5207 wjheidsla@gmail.com
Certified Landscape Irrigation Auditor through the Irrigation Association
Bay Friendly/Rescape California Certified
EPA WaterSense Partner and QWEL

Town of Los Gatos and City of Saratoga references:

Sean Mullin/Town of Los Gatos
Erin Walters/Town of Los Gatos
Chris Riordan/City of Saratoga 408 868-1235
Cindy McCormick/City of Saratoga 408 868-1232
John Cherbone/City of Saratoga 408 868-1241

Timeline

I will be the project manager and only person involved in providing plan check and auditing services. As I am self-employed, I am able to manage my schedule as needed to provide these services within the required 10-day time frame.

When a new project is received, I typically review the plans briefly for completeness and return the signed Authorization the same or next day. I then schedule a site visit within the next two to three days and then begin my plan review.

The number of hours to complete a plan check review depends on the size and complexity of the project. The amount of time needed is also determined on whether corrections are required and if a second or third review of the plans are required based on the findings of the initial plan check.

Samples of Work/References

Attached are three examples of WELO plan checks along with one audit report. I also include Attachment 2 for Reference.

Disclosure of Litigation/Discipline

I am not now, nor have I ever been involved in any litigation or disciplinary measures for my work as either a Landscape Architect or Certified Landscape Irrigation Auditor.

Insurance Coverage

Included here is the current Certification of Insurance I have naming the Town of Los Gatos as the holder. I also include a copy of my current vehicle insurance policy. As noted earlier in this RFP, I do not need to carry workmen's compensation.

Preliminary Fee Schedule

For a relatively simple single-family residence with full approval based on the initial application, I typically average between five and six hours for site visit, plan review and report. For more complex projects which require corrections and a second review, the hours have increased to 9-12 hours. My fee is based on a modified hourly rate of \$175.00. This is an increase since 2021 of \$25.00/hour. With the fixed plan check fee program the Town of Los Gatos has, I don't believe I have ever needed the full amount of the allotted fee to complete a review.

Typical Services Summary (based on \$175.00/hour)

- Download of plans, signing of authorization form and brief review of plans:
(averages between 0.5 – 1.5 hours) \$87.50 - \$262.50
- Site visit with travel to and from and on-site time:
(averages between 2.0 – 2.5 hours) \$350.00 - \$437.50

- Plan review, calculations, and plan markup:
(averages between 1.5 – 5 hours) \$262.50 - \$875.00
- Preparation of preliminary or final plan check report:
(averages 0.5 to 1.0 hours) \$87.50 - \$175.00

Average total hours required: (4.5 – 10.0 hours) \$787.50 - \$1,750.00

Additional time as needed:

- Download of modified plans and plan check:
(averages between 0.5 and 3.0 hours) \$87.50 - \$525.00
- Preparation of final plan check report:
(averages 0.5 - 1.0 hours) \$175.00

Average total additional hours required: (1.0 – 4.0 hours) \$175.00 - \$700.00

For auditing services, I require that the approved plans be sent to me prior to scheduling the audit and that the contractor who installed the work be present at the field audit. Scheduling of the field audit can be influenced by the availability of the contractor and access to the site. I use a fixed fee program for this service which is based on anticipated time in the field, preparation of my report and whether a second visit is necessary to review any corrections. My fee has averaged between \$750.00 and \$1,250.00 depending on number of site visits and project size.

For special projects, I am happy to provide whatever is needed. I have previously been asked by planning staff to help in their understanding of the ordinance through a brief presentation and Q & A time. For this type of service, I do not charge for my time.

Thank you,



W. Jeffrey Heid
Landscape Architect
Certified Irrigation Consultant

3/5/26

Date



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidasla@gmail.com

October 22, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Sean Mullin
Re: 50 Los Gatos-Saratoga Road
Landscape/WELO Documentation Package Review

Dear Sean,

I have reviewed the landscape plans for this project, as prepared by Van Dorn Abed, Landscape Architects, dated 7/31/25. My review is based on the State of California Model Water Efficient Landscape Ordinance (MWELo – Effective December 1, 2015) and Town of Los Gatos requirements. Based on this version of the ordinance and my review of the plans provided, I find the application to be incomplete at this time. There are some very minor items which need to be addressed along with a more important issue. The applicant needs to update the landscape plans as follows:

- 1) There are a couple instances where medium water need plants are located within a low water need hydrozone. Control valve circuits A 25 and A 28 are specific examples. The medium need plants in these zones (*Carex pansa* and *Zantedeschia aethiopica*) shall be removed from these zones.
 - 2) A mix of low and medium water need trees may be irrigated via the same circuit, but not very low and medium trees. There are a number of instances where as an example, very low *Cercis occidentalis* is on the same circuit as medium *Lophostemon confertus*, or very *Quercus agrifolia* is with medium *Ginkgo bioloba*. These shall be separated, or a change in the tree variety made to be more compatible.
 - 3) Provide a basic irrigation schedule as required by the WELo.
- A) Prior to final approval of the project, a Certificate of Completion shall be submitted to the Town of Los Gatos. This shall include:
- a. Irrigation audit and report of the installed landscape, prepared by a third party.
 - b. A reduced and waterproofed copy of the irrigation plan located within each controller box.
 - c. All completion forms filled out and signed.

Modifications to the plans shall be clouded with a revision date and a letter included identifying the changes made. Questions may be addressed to my office at 408 691-5207, or wjheidasla@gmail.com.

Regards,

W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidasla@gmail.com

October 22, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Sean Mullin
Re: 50 Los Gatos-Saratoga Road
Landscape/WELO Documentation Package Review

Dear Sean,

I have reviewed the modified landscape plans for this project, as prepared by Van Dorn Abed, Landscape Architects, dated 11/7/25. Based on my initial review dated October 22, 2025 and these revised plans, I find the WELO application to be complete.

- A) Prior to final approval of the project, a Certificate of Completion shall be submitted to the Town of Los Gatos. This shall include:
- a. Irrigation audit and report of the installed landscape, prepared by a third party.
 - b. A reduced and waterproofed copy of the irrigation plan located within each controller box.
 - c. All completion forms filled out and signed.

Questions may be addressed to my office at 408 691-5207, or wjheidasla@gmail.com.

Regards,

W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidasla@gmail.com

October 27, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Sean Mullin
Re: 15349-15367 Los Gatos Blvd./Los Gatos Green
Landscape/WELO Documentation Package Review

Dear Sean,

I have reviewed the landscape plans for this project, as prepared by Roach and Campbell, Landscape Architects, dated 6/4/25. My review is based on the State of California Model Water Efficient Landscape Ordinance (MWELo – Effective December 1, 2015) and Town of Los Gatos requirements. Based on this version of the ordinance and my review of the plans provided, I find the application to be incomplete. The following items shall be addressed by the applicant:

- 1) While the majority of the proposed planting and hydrozones appear to medium water need, please identify the hydrozone locations on the planting plan and note which irrigation valves correspond to each zone.
 - 2) Spray and rotor type sprinkler heads may not be placed within 24” of an impervious surface such as walks. Please either relocate the heads or provide information that the adjacent pavement slopes towards the lawn or retention zone.
 - 3) While a soil fertility analysis has been required in the project specifications, add the following note to the plan, (“Incorporate 4 cy of approved compost per 1000 sf, 6” into native soil, unless otherwise dictated by the soils analysis.”)
 - 4) Provide a general landscape maintenance schedule on the plan.
- A) Prior to final approval of the project, a Certificate of Completion shall be submitted to the Town of Los Gatos. This shall include:
- a. Irrigation audit and report of the installed landscape, prepared by a third party.
 - b. A reduced and waterproofed copy of the irrigation plan located within each controller box.
 - c. All completion forms filled out and signed.

The applicant shall cloud all revisions to the plan and provide a detailed response letter. Questions may be addressed to my office at 408 691-5207, or wjheidasla@gmail.com.

Regards,

W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidasla@gmail.com

November 26, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Sean Mullin
Re: 15349-15367 Los Gatos Blvd./Los Gatos Green
Landscape/WELO Documentation Package Review

Dear Sean,

I have reviewed the modified landscape plans for this project, as prepared by Roach and Campbell, Landscape Architects with a revision date of 11/5/25. Based on my previous WELO review dated 10/27/25 and these revised plans, I find the WELO application to be complete.

Prior to final occupancy, a Certificate of Completion shall be submitted to the Town of Los Gatos. This shall include:

- a. Irrigation scheduling parameters used to set the controller.
- b. Irrigation audit report, prepared by a third party.
- c. A diagram of the irrigation plan showing the hydrozones, which shall be kept with the controller.

Any questions can be directed to me at wjheidasla@gmail.com, or 408 691-5207.

Regards,
W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor

1)



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidsla@gmail.com

May 13, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Maria Chavarin
Re: 16457 Englewood Avenue/Wayman Residence
Landscape/WELO Documentation Package Review

Dear Maria,

I have reviewed the landscape plans for this project, as prepared by Contour Landscape Architecture, dated 6/20/24. My review is based on the State of California Model Water Efficient Landscape Ordinance (MWELo – Effective December 1, 2015) and Town of Los Gatos requirements. Based on this version of the ordinance and my review of the plans provided, I find the application to be incomplete at this time. The applicant needs provide additional information and update the landscape plans as follows:

- 1) An irrigation plan shall be provided identifying the application methods and proposed equipment which meet the local and state WELO requirements.
 - 2) A hydrozone plan shall be included which specifically notes the area each hydrozone covers. Please note that low and medium water need plants may be located in the same hydrozone, but the zone will be considered and calculated as the higher of the two. Also note that very low and medium water need plants may not be within the same zone.
 - 3) A soil fertility analysis and soil preparation recommendations shall be provided to the Town of Los Gatos prior to planting.
 - 4) Both the proposed Rose and Citrus are considered medium water need plants. As needed, the water budget shall be recalculated based on these updates.
 - 5) Add the note, "Incorporate 4 cy of compost per 1000 sf, 6" into native soil unless otherwise dictated by the soil fertility analysis." to the plan.
- A) Prior to final approval of the project, a Certificate of Completion shall be submitted to the Town of Los Gatos. This shall include:
- a. Irrigation audit and report of the installed landscape, prepared by a third party.
 - b. A reduced and waterproofed copy of the irrigation plan located within each controller box.
 - c. All completion forms filled out and signed.

Questions may be addressed to my office at 408 691-5207, or wjheidsla@gmail.com.

Regards,

W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidsla@gmail.com

October 9, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Maria Chavarin
Re: 16457 Englewood Avenue/Wayman Residence
Landscape/WELO Documentation Package Review

Dear Maria,

I have reviewed the recently modified landscape plans for this project (Sheets L 3 and L 5), as prepared by Contour Landscape Architecture, with no revision date on the plans, but the response letter is dated 9/22/25. Based on these revised plans and my previous plan check dated 9/4/25, there are still some items which need to be addressed. Thus, the application continues to be incomplete.

- 1) The response comments note that tree bubblers will not be used on the project, however, on sheet L 5 a note calls out for all trees 24" box size and larger to be irrigated with bubblers. Please provide clarity on which method is to be used as all trees are specified as 24" box.
- 2) The area of Festuca rubra proposed in the front yard appears to be irrigated via pop up spray heads, however, there is no specific product specified within the irrigation legend. Please provide additional information.
- 3) Unless found on a detail on another sheet, please note/call out the proposed atmospheric vacuum breaker to match with the specified Irritrol control valves.

Questions may be addressed to my office at 408 691-5207, or wjheidsla@gmail.com.

Regards,

W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor



W. JEFFREY HEID/LANDSCAPE ARCHITECT
1465 Winzer Place, Gilroy, Ca. 95020
408 691-5207 wjheidasla@gmail.com

November 5, 2025

Town of Los Gatos
110 E. Main Street
Los Gatos, CA. 95031

Attn: Maria Chavarin
Re: 16457 Englewood Avenue/Wayman Residence
Landscape/WELO Documentation Package Review

Dear Maria,

I have reviewed the recently modified landscape plans for this project (Sheets L 3 and L 5), as prepared by Contour Landscape Architecture, with no revision date on the plans, but the response letter is dated 10/24/25. Based on these revised plans and my previous two plan check dated 9/4/25 and 10/9/25, I find the WELO application to be complete.

- A) Prior to final approval of the project, a Certificate of Completion shall be submitted to the Town of Los Gatos. This shall include:
- a. Irrigation audit and report of the installed landscape, prepared by a third party.
 - b. A reduced and waterproofed copy of the irrigation plan located within each controller box.
 - c. All completion forms filled out and signed.

Questions may be addressed to my office at 408 691-5207, or wjheidasla@gmail.com.

Regards,

W. Jeffrey Heid/Landscape Architect
Certified Landscape Irrigation Auditor

LANDSCAPE/IRRIGATION AUDIT REPORT

For:

FREIDMAN RESIDENCE

60 ADAM WAY, ATHERTON, CA. 94027

2/9/25

W. Jeffrey Heid/Certified Landscape Irrigation Auditor

408 691-5207 wjheidasla@gmail.com

Audit Report

A site walk and review of the landscape installation was performed on 12/15/25. Present was a representative of Douglas Landscape.

Based on the approved landscape plans dated 11/14/24 as prepared by Kikuchi and Kankel Design Group, I find that the landscape installation meets the design and intent of those plans with the following observations.

General notes and observations:

- The planting area and plant numbers have been significantly reduced from the approved plans. This was per the direction of the property owner. From my review of the plans, this change does not affect continued compliance with the WELO.
- Overall the installed plant material appear to be healthy and in good condition.
- The mulch has been installed to the required depth around new planting and newly irrigated plant material and trees.
- No repairs or necessary adjustments to the irrigation system were found.
- The controller and rain sensor were installed as specified.
- A separate irrigation water meter, backflow preventers for both the city water source and well system, master valve and flow sensor valve have been installed.
- Control valves for drip circuits are fitted with pressure reducer and filter.
- Irrigation circuiting/hydrozoning appears to correctly meet with the approved layout and application methods.

Included with this report are general maintenance specifications. An irrigation schedule was provided by the project landscape architect located on the plans.

Questions may be addressed to my office at 408 691-5207 or wjheidasla@gmail.com



W. Jeffrey Heid
Certified Landscape Irrigation Auditor

Photo of controller assembly/Irritrol:



Rain sensor:



Irrigation submeter:



Isolation valve:



Flow sensor:



Backflow preventer for potable water source:



Backflow preventer for well system:



Control valves with pressure reducer and filter:



Drip Emitters:



In-line drip rings around trees:



Flush end valve for drip circuits:



Areas with reduced planting:





Mulch:



GENERAL MAINTENANCE SCHEDULE

Landscape Weekly Schedule:

	<u>Weekly</u>	<u>Bi-Weekly</u>	<u>Yearly</u>	<u>As needed</u>
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Shrub and Tree Maintenance:

<u>Trim</u>			<u>x</u>	<u>x</u>
<u>Weed</u>	<u>x</u>			
<u>Remove Litter and Leaves</u>	<u>x</u>			
<u>Add Bark Mulch</u>			<u>x</u>	<u>x</u>
<u>Backpack Blowing</u>	<u>x</u>			

Fertilization:

<u>Pre-Emergent Weed Control</u>				<u>x</u>
<u>Disease Control</u>				<u>x</u>

Notes:

The following items are to be checked every week.

- 1) Prune back selectively any shrubs which overhang curbs or sidewalks.
- 2) Pruning to be done selectively and only as needed. No over pruning or shaping of shrubs into balls or hedges.
- 3) Removal of leaves and litter from plants, planters and driveway.
- 4) Removal of any broken or fallen branches from trees.
- 5) Removal of any weeds larger than 2".
- 6) Add bark mulch which has been knocked or washed out of planter areas.
- 7) Sweep clean walkways, sidewalks, curbs and gutters.
- 8) Hand water any plants that are dry or stressed.

The following item is to be checked every month.

- 1) Activate and check irrigation system operation, coverage and condition and make repairs or adjustments as needed.

Failed Plants:

Shall be replaced according to the local city ordinance

Irrigation Audit Checklist

A. Project & Auditor Information

Inspection Date	12/15/25
Project Name	Friedman Residence
Project Address	60 Adam Way, Atherton
Application Number	
Irrigation Auditor Name	W. Jeffrey Heid
Irrigation Auditor Company	Landscape Irrigation Auditor
Irrigation Auditor Address	1465 Winzer Place, Gilroy, Ca. 95020
Irrigation Auditor Phone Number	408 691-5207
Irrigation Auditor Email	wjheidsla@gmail.com

Auditor Certified by:

- Irrigation Association
- EPA WaterSense program
- Other:

Note: For large projects or projects with multiple landscape installations (i.e. production home developments), an auditing rate of 1 in 7 lots or approximately 15% satisfies the audit requirement.

B. Audit Report

APPLICANT	ITEM	AUDITOR		NOTES
		PASS	FAIL	
x	1. Separate landscape customer service water meter or private submeter has been installed as applicable:	x	<input type="checkbox"/>	Hunter submeter
<input type="checkbox"/>	a. Non-residential projects: Greater than 1,000 sf landscape area	<input type="checkbox"/>	<input type="checkbox"/>	na
x	b. Residential projects: Greater than 5,000 sf landscape area	x	<input type="checkbox"/>	
x	2. The irrigation audit report includes:	<input type="checkbox"/>	<input type="checkbox"/>	
x	a. System inspection	x	<input type="checkbox"/>	
x	b. Inspect for leaks	x	<input type="checkbox"/>	
<input type="checkbox"/>	c. System tune-up	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	d. Test the operating pressure of the irrigation system	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	e. Test to determine distribution uniformity	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	f. Test to determine precipitation rate of representative overhead irrigation valves	<input type="checkbox"/>	<input type="checkbox"/>	na
x	g. Confirm matched precipitation rates on valves with sprinkler heads, rotors and other emission devices	x	<input type="checkbox"/>	
<input type="checkbox"/>	h. Report of any overspray or broken irrigation equipment	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	i. Report of overspray or run off that causes overland flow	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	j. Written recommendations to improve performance of the irrigation system	<input type="checkbox"/>	<input type="checkbox"/>	na
x	k. Preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming	x	<input type="checkbox"/>	Provided by Landscape Architect
<input type="checkbox"/>	l. Other:	<input type="checkbox"/>	<input type="checkbox"/>	

C. Irrigation Equipment

APPLICANT	ITEM	AUDITOR		NOTES
		PASS	FAIL	
x	1. Irrigation equipment is installed (location, type and size) as shown in the approved plans:	x	<input type="checkbox"/>	Some minor equipment changes
x	a. Automatic controller is ET-based or soil moisture-based and includes:	x	<input type="checkbox"/>	
x	I. Irrigation scheduling parameters	x	<input type="checkbox"/>	
x	II. Hydrozone map	x	<input type="checkbox"/>	
x	b. Sensors installed include rain, frost (if necessary) and wind sensors (if necessary)	x	<input type="checkbox"/>	
x	c. Point of connection includes:	x	<input type="checkbox"/>	
x	I. Backflow prevention devices (if necessary)	x	<input type="checkbox"/>	Yes, different manufacturer
x	II. Manual shut-off valve (gate, ball, butterfly valve)	x	<input type="checkbox"/>	
x	III. Master shut-off valve	x	<input type="checkbox"/>	
x	IV. Flow sensor for landscapes over 5,000 sf only	x	<input type="checkbox"/>	
x	d. Valves (station)	x	<input type="checkbox"/>	
x	I. Flow rate (gpm)	x	<input type="checkbox"/>	
x	II. Application rates (in/hr)	x	<input type="checkbox"/>	
x	III. Design operating pressure:	x	<input type="checkbox"/>	
x	e. If static pressure is above or below required dynamic pressure of the system, pressure-regulating devices are installed	x	<input type="checkbox"/>	
x	2. Main and lateral lines	x	<input type="checkbox"/>	
x	3. Sprinkler heads	x	<input type="checkbox"/>	
<input type="checkbox"/>	a. No spray heads within 24 inches of non-permeable surface		<input type="checkbox"/>	na
<input type="checkbox"/>	b. Sprinkler heads and other emission devices have matched precipitation rates	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	c. Swing joints or other riser protection provided in high traffic areas and areas near hardscape	<input type="checkbox"/>	<input type="checkbox"/>	na
x	4. Low volume irrigation (drip, drip lines, and bubblers) is used in mulched planting areas (no spray irrigation) and in areas less than 10 feet wide	x	<input type="checkbox"/>	
x	5. Slopes greater than 25% are irrigated with an application rate not exceeding 0.75 inches per hour	x	<input type="checkbox"/>	
x	6. Runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas are prevented	x	<input type="checkbox"/>	
<input type="checkbox"/>	7. Check valves or anti-drain valves are installed to prevent low head drainage	<input type="checkbox"/>	<input type="checkbox"/>	na
x	8. Pressure regulating devices are used if the static water pressure at the connection of the public water system does not match the water pressure needs of the irrigation system	x	<input type="checkbox"/>	

D. Hydrozones

APPLICANT	ITEM	AUDITOR		NOTES
		PASS	FAIL	
x	1. Match on the landscape plan and irrigation plan	x	<input type="checkbox"/>	Future zones provided
x	2. Are irrigated by valves with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use	x	<input type="checkbox"/>	
x	3. Trees are on separate valves	x	<input type="checkbox"/>	
<input type="checkbox"/>	4. Biotreatment areas are on separate valves	<input type="checkbox"/>	<input type="checkbox"/>	na

E. Water Features

APPLICANT	ITEM	AUDITOR		NOTES
		PASS	FAIL	
<input type="checkbox"/>	1. Use recirculating water systems	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	2. Use recycled water if available	<input type="checkbox"/>	<input type="checkbox"/>	na

F. Irrigation Schedules

APPLICANT	ITEM	AUDITOR		NOTES
		PASS	FAIL	
x	1. Irrigation schedules have been developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:	x	<input type="checkbox"/>	Schedule provided on plans
x	a. Irrigation scheduling is regulated by automatic irrigation controllers	x	<input type="checkbox"/>	
x	b. Overhead irrigation is scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it	x	<input type="checkbox"/>	
x	c. Irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data	x	<input type="checkbox"/>	
x	2. The irrigation schedules have been developed to include the parameters used to set the automatic controller and are submitted for each of the following:	x	<input type="checkbox"/>	
x	a. Plant establishment period	x	<input type="checkbox"/>	
<input type="checkbox"/>	b. Established landscape	<input type="checkbox"/>	<input type="checkbox"/>	na
<input type="checkbox"/>	c. Temporarily irrigated areas	<input type="checkbox"/>	<input type="checkbox"/>	na
x	3. Each irrigation schedule includes the following that apply for each station (valve):	x	<input type="checkbox"/>	
x	a. Irrigation interval (days between irrigation)	x	<input type="checkbox"/>	
x	b. Irrigation run times (hours or minutes per irrigation event to avoid runoff)	x	<input type="checkbox"/>	
x	c. Number of cycle starts required for each irrigation event to avoid runoff	x	<input type="checkbox"/>	
x	d. Amount of applied water scheduled to be applied on a monthly basis	x	<input type="checkbox"/>	
x	e. Application rate setting	x	<input type="checkbox"/>	
x	f. Root depth setting	x	<input type="checkbox"/>	
x	g. Plant type setting	x	<input type="checkbox"/>	
x	h. Soil type	x	<input type="checkbox"/>	
x	i. Slope factor setting	x	<input type="checkbox"/>	
x	j. Shade factor setting	x	<input type="checkbox"/>	
x	k. Irrigation uniformity or efficiency setting	x	<input type="checkbox"/>	

G. Reviewer Comments

I met with Jesus of Douglas Landscape to walk the project area. We reviewed the newly installed landscape and approved landscape plans. Out the outset, he told me that the Owner of the property decided not to plant everything at this time which had been identified on the landscape plans as prepared by Kikuchi and Kankel Design Group. Thus, my audit is based on both the approved plans and the changes which were made in the field.

My findings of the irrigation installation show that the system has been installed as designed. There are areas or circuits which have not been installed based on the reduced number and area of plants. Control valves have been installed for these locations to anticipate future planting. The application methods and equipment meet with the approved landscape plans.

Those plants/trees which have been installed appear to be healthy and becoming established.

The proposed hydrozones also appear to be in line with the installed and future circuiting.

A mulch has been installed. Per my direction it has only been placed under the newly planted and irrigated shrubs and trees. This meets with the requirements of the WELO.

“The landscape and irrigation system has been installed as specified in the Landscape and Irrigation Design Plan (with the modifications as noted) and complies with the criteria of the Ordinance and the permit”.

W. Jeffrey Heid/Certified Landscape Irrigation Auditor

Irrigation Audit Checklist

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x	j. Shade factor setting	x	<input type="checkbox"/>	
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W. Jeffrey Heid/Certified Landscape Irrigation Auditor

ATTACHMENT 2 - REFERENCES

THIS FORM MUST BE PRINTED OUT, COMPLETED AND SUBMITTED WITH THE PROPOSAL

LANDSCAPE ARCHITECT AND IRRIGATION AUDITOR CONSULTING SERVICES

List three (3) references for work of a similar nature to the Services performed within the last five (5) years. Use additional sheets as necessary.

1.	Town of Los Gatos Planning	110 E. Main Street, Los Gatos, Ca. 95020
	Name of Agency Sean Mullin/Erin Walters	Agency Address Planning Manager/Senior Planner
	Contact Name 408 354-6823 408 354-6867	Contact Title SMullin@losgatosca.gov
	Contact Telephone 2012 to present	Contact Email Address Typically not to exceed \$2000.00 per project
	Contract Period	Contract Amount

WELO plan check services and preparation of plan check comments. Dialog with applicants and planning staff as needed and providing auditing services upon request.

Description of services performed including costs.

2.	City of Saratoga Planning	13777 Fruitvale Avenue, Saratoga, Ca. 95070
	Name of Agency Chris Riordan	Agency Address Senior Planner
	Contact Name 408 868-1235	Contact Title criordan@saratoga.ca.us
	Contact Telephone 2015 to present	Contact Email Address Typically no to exceed \$2000.00 per project
	Contract Period	Contract Amount

WELO plan check services and preparation of plan check comments. Dialog with applicants and planning staff as needed.

Description of services performed including costs.

3.	Martina Landscape	811 Camden Avenue, Campbell, Ca. 95008
	Name of Agency Joe Martina	Agency Address Owner
	Contact Name 408 888-0888	Contact Title joem@martinalandscape.com
	Contact Telephone As requested	Contact Email Address Varies, average \$1200.00
	Contract Period	Contract Amount

Landscape irrigation audits, including field review and preparation of written audit report.

Description of services performed including costs.

I hereby certify that the Proposer performed the work listed above.



Signature of Proposer

W. Jeffrey Heid

Name

3/5/26

Date



Declarations: Business Liability Coverage Part

Your policy includes the liability coverages listed below. The limits in the right-hand column show the maximum amount we'll pay.

FORM NUMBER	FORM NAME	LIMIT OF INSURANCE
SL 00 00 10 18	BUSINESS LIABILITY COVERAGE FORM	
	Damage To Premises Rented To You Limit	\$1,000,000
	General Aggregate Limit	\$4,000,000
	Liability and Medical Expenses Limit	\$2,000,000
	Medical Expenses Limit	\$10,000
	Personal and Advertising Injury Limit	\$2,000,000
	Products-Completed Operations Aggregate Limit	\$4,000,000
	Property Damage Liability Deductible	No Deductible
ADDITIONAL BUSINESS LIABILITY COVERAGES		
SL 30 42 10 18	ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION	
SL 30 32 06 21	BLANKET ADDITIONAL INSURED BY CONTRACT	Included ¹
SL 30 23 10 18	ELECTRONIC MEDIA LIABILITY	Included ¹

¹Included in Business Liability Limit(s)

ADDITIONAL INSUREDS SCHEDULES			
Form Number	Form Name	Additional Insured Name and Address	Location
SL 30 42 10 18	ADDITIONAL INSURED - DESIGNATED PERSON OR ORGANIZATION	TOWN OF LOS GATOS ATTENTION: CLERK DEPARTMENT THE TOWN OF LOS GATOS, ITS OFFICERS, OFFICIALS, EMPLOYEES, AGENTS, AND VOLUNTEERS 110 EAST MAIN STREET, LOS GATOS, CA 95030	N/A
		CITY OF HAYWARD 777 B STREET, PINOLE, CA 94564	N/A

ALL OTHER BUSINESS LIABILITY FORMS	
Form Number	Form Name
SL 30 29 10 18	ADDITIONAL INSURED EXCLUSION
SL 20 64 10 18	EXCLUSION - ENGINEERS, ARCHITECTS OR SURVEYORS PROFESSIONAL LIABILITY
SL 20 54 10 18	EXCLUSION - FUNGI, BACTERIA AND VIRUSES
SL 20 06 10 18	EXCLUSION - NUCLEAR ENERGY LIABILITY
SL 20 78 10 18	EXCLUSION - SILICA - BUSINESS LIABILITY COVERAGE FORM

BUSINESS LIABILITY COVERAGE PREMIUM: \$125*

Renewal Auto Policy Declarations

To report a claim please call (800) 503-3724



Policy Period

From: 03/22/2026 12:01 AM
To: 09/22/2026 12:01 AM
Standard time at the address of the Named Insured

Policy Number

CAAP0000447566

Agent

GARY R. SCHENONE INS SVCS (045267)
1475 S BASCOM AVE STE 207
CAMPBELL, CA 95008
(408) 927-9029

Company

Mercury Insurance Company
P.O. BOX 10730
SANTA ANA, CA 92711-0730

Named Insured

WILLIAM J HEID
1465 WINZER PL
GILROY, CA 95020-2779
(408) 691-5207
wjheida5la@comcast.net

Important Information

Date Sent: 02/20/2026

The enclosed Auto Insurance Renewal Bill and the U-251 IMPORTANT NOTICE are part of this policy. These specify the amount of your premium, your payment options, any applicable fees, and the due date. Your automobile insurance expires and coverage ceases at 12:01 AM on 03/22/2026. Coverage under this policy will become effective provided you pay the premium and any applicable fees as indicated on the Auto Insurance Renewal Bill. If you have any questions, please contact your agent at the phone number provided above.

This Declaration provides only a summary of coverage. All coverage is subject to the terms, conditions, and exclusions of the policy contract.

Discounts

2023 VOLVO XC40 RCHG PURE E #54504 - Exceptional Driver, Good Driver, Multi-Policy

Listed Drivers

WILLIAM J HEID - Years License Experience: 54
JULIE HEID - Years License Experience: 54
WILLIAM W HEID - Years License Experience: 22

Excluded Drivers

None

The Designated Excluded Drivers – Coverage Exclusion is applicable to all coverages, including but not limited to, liability and uninsured motorists, provided now or later. It is agreed that the insurance afforded by this policy shall not apply nor accrue to the benefit of any insured or any third-party claimant when any motor vehicle is being used or operated by an **Excluded Driver** designated above, regardless of where the person resides or whether the person is licensed to drive. Please refer to the terms of your auto policy.

Additional Household Members

None

Vehicles and Coverage Limits

2023 VOLVO XC40 RCHG PURE E WAG 4DR, VIN: YV4ED3UM4P2054504

Garaging Address: 1465 Winzer Pl, Gilroy, CA, 95020-2779
Primary Use of the Vehicle: Commuting

Current Term Annual Mileage:	30,500
Renewal Term Annual Mileage:	30,500
Current Term Mileage Program:	Estimated
Renewal Term Mileage Program:	Estimated
Loss Payee	VCFS LIEN COMPANY LLC/VOLVO PALO ALTO, 4190 EL CAMINO REAL,PALO ALTO,CA,94306

Coverages	Limits	Premium
Bodily Injury Liability	\$250,000 each Person/\$500,000 each Accident	\$784.00
Property Damage Liability	\$250,000 each Accident	
Uninsured/Underinsured Motorist Bodily Injury	\$250,000 each Person/\$500,000 each Accident	\$176.00
Uninsured Motorist Property Damage/Collision Deductible Waiver	Collision Deductible Waiver Applies	\$2.00
Medical Payments	\$5,000 each Person/each Accident	\$13.00
Comprehensive	Actual Cash Value Less \$100 Deductible	\$1,067.00
Collision	Actual Cash Value Less \$500 Deductible	\$965.00
Rental	\$40 each Day/Maximum 30 Days	\$27.00
Roadside Assistance	\$75 Towing and \$75 for Non-Towing Services per Occurrence/Maximum 3 Occurrences	\$4.00
Non-Factory Equipment	\$1,000	Included
Total Premium for 2023 VOLVO XC40 RCHG PURE E WAG 4DR		\$3,038.00

Subtotal Policy Premium (All Vehicles)	\$3,038.00
Fraud Fee	\$0.88
Total 6 Month Policy Premium (All Vehicles)	\$3,038.88

Policy Contract and Endorsements

Your insurance policy and any endorsement(s) contain a full explanation of your coverage. The policy contract is form U-10 MIC California Auto Policy (03/2023). The contract is modified by endorsement(s): U-900 Amendatory Endorsement - California.



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