

# TOWN OF HILLSBOROUGH

San Mateo County

Thomas M. Kasten, Mayor  
Catherine U. Mullooly, Vice Mayor  
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1600 Floribunda Avenue  
Hillsborough, CA 94010



## ***A G E N D A***

***MONDAY, JUNE 12, 2006***

***5:30 p.m. CLOSED SESSION***

***6:00 p.m. CITY COUNCIL MEETING***

***Hillsborough Town Hall***

### **CLOSED SESSION (5:30 p.m.)**

#### **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

(Pursuant to Section 54956.8)

Property: 115 Reservoir Road (APN 031-313-070)

Agency negotiator: Martha DeBry, Public Works Director

Negotiating parties: Agency negotiator may negotiate with person(s) interested in purchasing the property

Under negotiation: Price and terms of payment

### **REGULAR CITY COUNCIL MEETING (6:00 p.m.)**

#### **I. PLEDGE OF ALLEGIANCE**

#### **II. ROLL CALL**

#### **III. MINUTES: May 8, 2006**

#### **IV. PRESENTATION:**

- Ms. Christine Maley-Grubl of the Peninsula Traffic Congestion and Relief Alliance will present the results of the 2005 San Mateo County Traffic Congestion Study.

- Mr. Larry Raffo, Assistant Superintendent of the Hillsborough City School District, (HCSD) will present an update on HCSD's activities this summer related to proposed capital improvements.

**V. CONSENT CALENDAR:**

*The Consent Calendar includes routine items, which do not require discussion. A Councilmember may remove an item for discussion, and any member of the audience may request a Councilmember to remove an item for discussion. The items are approved in one motion.*

1. MONTHLY CLAIMS: MAY 1 THROUGH MAY 31, 2006
2. RESOLUTION ESTABLISHING THE TOWN OF HILLSBOROUGH'S APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2006/2007
3. RESOLUTION PROVIDING FOR INTERIM MODIFICATIONS TO THE BUSINESS LICENSE TAX
4. ORDINANCE AMENDING CHAPTER 15.08 (ELECTRICAL CODE) OF THE HILLSBOROUGH MUNICIPAL CODE
5. ORDINANCE AMENDING CHAPTER 15.16 (PLUMBING CODE) OF THE HILLSBOROUGH MUNICIPAL CODE
6. ORDINANCE AMENDING CHAPTER 2.12.070 OF THE HILLSBOROUGH MUNICIPAL CODE REGARDING SOLAR ENERGY SYSTEMS
7. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH SEWER RAT FOR THE SANITARY SEWER REPAIR AT 60 LOOKOUT ROAD
8. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH PACIFIC TRENCHLESS, INC. FOR THE STORM DRAIN REPAIR AT 710 BOWHILL ROAD
9. RESOLUTION APPROVING WORK ORDERS FOR CSG CONSULTANTS, INC. FOR THE CONSTRUCTION MANAGEMENT SERVICES FOR THE 2006 STREET MAINTENANCE AND REHABILITATION PROJECT, THE SANITARY SEWER MAINS LINING PROJECT PHASE III, AND THE GIS/MAPPING UPGRADE OF WATER, SEWER AND STORM DRAIN SYSTEMS

**VI. NEW BUSINESS:**

10. RESOLUTION AMENDING THE DESIGN GUIDELINES FOR SOLAR ENERGY SYSTEMS AND MINOR WORDING CLARIFICATION
11. RESOLUTION AUTHORIZING REIMBURSEMENT OF COSTS TO THE CITY OF BURLINGAME FOR THE EASTON DRIVE/EASTON CREEK SEWER REHABILITATION PROJECT AND BURLINGAME PARK PROJECT

12. SELECTION OF WALNUT AVENUE PARKING LOT DESIGN AND AUTHORIZATION FOR BID

**VII. OLD BUSINESS:**

13. RECOMMENDED USE OF AVAILABLE FIRE DEPARTMENT ADMINISTRATIVE OFFICE SPACE FOR THE TOWN OF HILLSBOROUGH FINANCE DEPARTMENT/ FACILITY REMODEL AND STAFF PLACEMENT WITH FURNITURE AND FIXTURE UPGRADES

**VIII. PUBLIC HEARING:**

14. ORDINANCE AMENDING SECTIONS 13.32.105 AND 13.34.030 OF THE HILLSBOROUGH MUNICIPAL CODE TO MODIFY SEWER CONNECTION FEES AND SERVICE CHARGES EFFECTIVE JULY 1, 2006
15. ORDINANCE ADDING SECTION 15.10 TO THE HILLSBOROUGH MUNICIPAL CODE ADOPTING THE 2005 CALIFORNIA ENERGY CODE AS AMENDED

**IX. PUBLIC COMMENT:**

*Under Government Code 54954.3, members of the public have the right to address the City Council on any matter within the Council's jurisdiction. However, the Council may not take action on any non-agenda item (except in emergency circumstances). Before addressing the Council, speakers are requested to complete a yellow speaker's card and submit it to the City Clerk. Please come to the podium, state your name and address, limit remarks to 3 minutes, and do not repeat comments by other speakers.*

**X. CITY COUNCIL ITEMS:**

*This section of the agenda provides the City Council an opportunity to ask questions on any project of interest. No action can be taken on any item not on the agenda.*

**XI. ADJOURN**

**SPECIAL ACCOMMODATIONS:**

*If you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in the City Council meeting, or if you need an agenda in an alternate form, please contact the City Clerk's Office at 375-7412 at least 24 hours before the scheduled City Council meeting.*

**MINUTES:**

*A copy of the unapproved minutes will be made available the Friday before the next regularly scheduled City Council meeting. Once minutes are approved by the City Council they will be made available the following day. City Council Agendas and approved minutes are available at the Town's website, [www.hillsborough.net](http://www.hillsborough.net).*



## **AGENDA – REPORTS**

### **HILLSBOROUGH CITY COUNCIL**

Monday, June 12, 2006  
6:00 p.m.  
Hillsborough Town Hall  
1600 Floribunda Avenue, Hillsborough

#### **CONSENT CALENDAR:**

1. MONTHLY CLAIMS: MAY 1 THROUGH MAY 31, 2006 (Finance Director)

**Summary:** The monthly claims for the month of May 2006 in the amount of \$2,272,179.94 are submitted for approval.

**Recommendation:** Approve the monthly claims for May 2006 as submitted.

2. RESOLUTION ESTABLISHING THE TOWN OF HILLSBOROUGH'S APPROPRIATIONS LIMIT FOR THE FISCAL YEAR 2006/2007 (Finance Director)

**Summary:** The Town is required to annually adopt an appropriations limit pursuant to Article XIII B of the California Constitution based on its adopted budget. Proposition 111, which changed the method for calculating the appropriations limit, provides options to determine growth, but requires an annual election and recorded vote for the growth factors to be used in the calculation.

The City Council agenda packet contains the supporting document for the calculation for the appropriations limit for FY 06/07 based on the percentage increases in per capita personal income and the County's population growth.

The appropriations limit for FY 06/07 is \$10,859,228; the portion of the general fund budget subject to limitation is \$9,907,589; and the estimated remaining excess appropriations limit is \$951,639.

**Recommendation:** Adopt with a roll call vote, the resolution establishing the Town of Hillsborough's appropriations limit for FY 06/07.

3. RESOLUTION PROVIDING FOR INTERIM MODIFICATIONS TO THE BUSINESS LICENSE TAX (Finance Director)

**Summary:** The Hillsborough Business License Tax was originally established in 1985. At that time, the City Council approved certain continuing modifications that have been approved annually. Specifically, while the original ordinance authorized a  $\frac{3}{4}\%$  business tax, the City Council has been adopting an annual resolution providing reduction of the  $\frac{3}{4}\%$  tax to  $\frac{1}{2}\%$ .

**Recommendation:** Adopt the resolution providing for interim modifications to the business license tax.

4. ORDINANCE AMENDING CHAPTER 15.08 (ELECTRICAL CODE) OF THE HILLSBOROUGH MUNICIPAL CODE (Building Inspector)

**Summary:** The ordinance amending Chapter 15.08 of the Hillsborough Municipal Code was discussed at the May 8, 2006 City Council meeting. This amendment will update and make the Town's electrical requirements more consistent with the codes of other communities. The proposed changes will allow the use of more modern materials and technologies currently not permitted in the Town of Hillsborough while still maintaining a high level of safeguards to health, life safety and property. The proposed changes would delete sections that are no longer in use and remove sections that have limitations and restrictions on other materials and installation practices. In particular, the Town of Hillsborough is the only community that excludes the use of non-metallic cable (i.e. Romex). Romex is less expensive and easier to install, while still maintaining a quality that is equal to pipe and flex.

In addition, staff surveys have shown that by adopting this proposed model Electrical Code (without amending sections relating to wiring like those in the current code) that costs could ultimately be cut for electrical installation by approximately 25%.

**Recommendation:**

1. Introduce and waive the reading of the ordinance.
2. Set July 10, 2006 as the public hearing date.

5. ORDINANCE AMENDING CHAPTER 15.16 (PLUMBING CODE) OF THE HILLSBOROUGH MUNICIPAL CODE (Building Inspector)

**Summary:** The ordinance amending Chapter 15.16 of the Hillsborough Municipal Code was discussed at the May 8, 2006 City Council meeting. This amendment will update and make the Town's plumbing requirements more consistent with the codes of other communities. The proposed changes will allow the use of more modern materials and technologies currently not permitted in the Town of Hillsborough while still maintaining a high level of safeguards to health, life safety and property.

Staff's research indicates that the Town of Hillsborough is the only community (of over 30 Bay Area communities surveyed) that excludes the use of plastic and polyethylene pipes (i.e. ABS, PVC, SDR, and PE). These materials are less expensive and easier to install while still maintaining a quality that is equal to cast iron, copper, and galvanized steel (currently the only permitted materials).

The use of more modern materials and techniques such as pipe bursting, directional boring, and the air mole system allow for less destructive methods of installation. These techniques with the use of polyethylene pipe allow contractors to do repairs and/or new work without trenching or similar destructive methods of installation. In addition, the more modern materials

and the proposed plastic pipes, if permitted to be installed, are less likely to be subject to failure (i.e. tree root intrusion and/or corrosion).

Staff's survey indicates that by bringing Hillsborough's codes up to current standards, the potential savings to the individual homeowner is approximately 25% on plumbing construction projects. In addition, we anticipate the modern piping materials will provide a greater life expectancy overall.

**Recommendation:**

1. Introduce and waive the reading of the ordinance.
2. Set July 10, 2006 as the public hearing date.

6. ORDINANCE AMENDING CHAPTER 2.12.070 OF THE HILLSBOROUGH MUNICIPAL CODE REGARDING SOLAR ENERGY SYSTEMS (City Planner)

**Summary:** This item was discussed at the May 8, 2006 City Council meeting. Currently, the installation of solar panels is subject to the design review process. A new state law, AB 2473, specifies that cities may no longer conduct design review on solar systems; systems must be approved only through an administrative building permit process. The law, which is State Government Code Section 65850.5, limits a city's review to potential adverse impacts upon the public health and safety. If a system is denied, the law requires specific written findings related to the safety impacts.

The proposed ordinance complies with state law by eliminating the requirement for the formal design review of solar installations. However, in response to comments from the City Council and the City Attorney, a provision has been added to the ordinance that before an applicant submits an application to the Building Department, a meeting must take place with Planning staff to review the applicable Design Guidelines. The intent is that a review of the Guidelines, with the goal of reducing any potential visual impact, will help the applicant understand the balance between preserving the Town's character and maximizing solar exposure.

A proposed amendment to the Town's Design Guidelines related to solar installations is included on this same City Council agenda.

**Recommendation:**

1. Waive the reading and introduce the ordinance.
2. Set July 10, 2006 for the public hearing date to consider adoption of the ordinance.

7. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH SEWER RAT FOR THE SANITARY SEWER REPAIR AT 60 LOOKOUT ROAD (City Engineer)

**Summary:** This project constructed a temporary repair of the damaged sanitary sewer main by installing approximately 260 linear feet of 4 and 6-inch sanitary sewer mains above ground. The installation will allow staff to monitor the slide and adjust the new temporary main as the ground continues to move.

The Town is evaluating the issues of liability and responsibility for this work and the ultimate repair of the landslide. Legal counsel has been to the site and is assisting the Town to determine the extent of the Town's liability.

This project was awarded to Sewer Rat in March of 2006 with a budget of \$13,750 including contingencies. The work has been completed under budget for a final amount of \$11,000.

This emergency project, which is not included in the CIP budget, will be funded by the 2003 and 2006 Water and Sewer Bonds.

This project is exempt from the California Environmental Quality Act (CEQA) per section 15301 (d) of the State Public Resources Code.

**Recommendation:** Adopt the resolution accepting as complete the contract with Sewer Rat for the Sanitary Sewer Repair Project at 60 Lookout Road in the amount of \$11,000.

8. RESOLUTION ACCEPTING AS COMPLETE THE CONTRACT WITH PACIFIC TRENCHLESS, INC. FOR THE STORM DRAIN REPAIR AT 710 BOWHILL ROAD  
(City Engineer)
- 

**Summary:** This project installed approximately 175 linear feet of 12-inch seamless high-density polyethylene (HDPE) pipe. Storm waters were conveyed from Reservoir Road through an outfall line, across private property above ground, and into a catch basin at Bowhill Road. The storm waters were causing severe erosion to the property where the outfall line is located. The City Engineer determined that the installation of a 12-inch pipe from the existing outfall near Reservoir Road to the existing catch basin on Bowhill would be the best solution to prevent future erosion in the steeply sloped area.

Staff is requesting City Council acceptance of this project in order to file the Notice of Completion with the County Recorder. This request is exempt from CEQA.

This project was awarded to Pacific Trenchless, Inc. in March of 2006 with a budget of \$28,168 including contingencies. The work has been completed under budget for a final amount of \$22,549.

The source of funding for this project is the 2003 and 2006 Water and Sewer Bonds.

**Recommendation:** Adopt the resolution accepting as complete the contract with Pacific Trenchless, Inc. for the Storm Drain Repair at 710 Bowhill Road in the amount of \$22,549.

9. RESOLUTION APPROVING WORK ORDERS FROM CSG CONSULTANTS, INC. FOR THE CONSTRUCTION MANAGEMENT SERVICES FOR THE 2006 STREET MAINTENANCE AND REHABILITATION PROJECT, THE SANITARY SEWER MAINS LINING PROJECT PHASE III, AND THE GIS/MAPPING UPGRADE OF WATER, SEWER AND STORM DRAIN SYSTEMS  
(Public Works Director)
-

**Summary:** CSG has submitted proposals for construction management and implementation of the following projects:

2006 Street Maintenance and Rehabilitation Project – CSG will provide construction support for the project which includes resident engineer and construction inspection services. The cost for the project is approximately \$445,000 with the construction management costs at \$18,480. The project is funded by Measure A and the General Fund.

Sanitary Sewer Mains Lining Project- Phase III – CSG will provide construction support for the project, which includes resident engineer and construction inspection services. The cost for the project is approximately \$730,282 with the construction management costs at \$26,640, which will be funded with 2003 and 2006 Water and Sewer Bond revenues.

GIS/Mapping Upgrade of Water, Sanitary Sewer, and Storm Sewer Systems – CSG will provide GIS services to input and update the existing utility system drawings incorporating changes identified by Town Staff. All upgrades to the existing water, sanitary sewer and storm sewer systems are incorporated into the project. The cost for this service is approximately \$56,480, which will be funded with 2003 and 2006 Water and Sewer Bond revenues.

**Recommendation:** Adopt the resolution approving the work orders for CSG Consultants, Inc. in the total amount of \$101,600, and allocating \$18,480 in Measure A and General Fund revenues and \$83,120 in funds from the 2003 and 2006 Water and Sewer Bonds.

## **NEW BUSINESS:**

### 10. RESOLUTION AMENDING THE DESIGN GUIDELINES FOR SOLAR ENERGY SYSTEMS AND MINOR WORDING CLARIFICATION (City Planner)

**Summary:** This item was discussed at the May 8, 2006 City Council meeting. As a result of changes in state law, it is no longer possible to conduct a design review process for the proposed installation of solar energy systems. A Municipal Code amendment to eliminate the requirement for design review is included on this same City Council agenda. It is recommended that the Design Guidelines related to solar installations (page 67) are retained, with a clarification that they are advisory and supportive of alternative energy systems. Some other minor changes, including facilitating a consultation with neighbors, have also been made. Staff can review the guidelines with applicants so that mitigation measures might be incorporated to reduce potential visual impacts.

In addition to this change related to solar systems, the resolution includes a minor wording clarification to page 76 of the Design Guidelines regarding neighbors providing comments to applicants during the preliminary design review process.

**Recommendation:** Adopt the resolution amending the Residential Design Guidelines, pages 67 and 76.



11. **RESOLUTION AUTHORIZING REIMBURSEMENT OF COSTS TO THE CITY OF BURLINGAME FOR THE EASTON DRIVE/EASTON CREEK SEWER REHABILITATION PROJECT AND BURLINGAME PARK PROJECT** (Public Works Director)

**Summary:** The Town of Hillsborough contracts with the City of Burlingame for the treatment of sewage. As part of the Town's agreement, the City of Burlingame can request reimbursement for installation and rehabilitation of sanitary sewer mains that jointly serve both agencies (called dual use lines). The Town is responsible for paying half of the capital costs associated with the dual use lines.

The Burlingame Park Project was a project to rehabilitate the 80-year old sewer mains in Bellevue Avenue, Barroilhet Avenue, and Occidental Drive near El Camino Real. Staff is proposing reimbursement of approximately \$83,388 in expenses. The City of Burlingame's total cost for this project was \$2,228,000.

The City of Burlingame recently redesigned a significant portion of its sewer system near Easton Creek. Traditionally, sewage collected from homes in Hillsborough, Burlingame and a portion of unincorporated San Mateo County were conveyed through a sewer main located in the bed of Easton Creek. The Easton Creek main was prone to storm water infiltration and was regularly causing sanitary sewer overflows. The City of Burlingame evaluated the condition of the sewer main and determined that the existing main should be rehabilitated and lined, and that a bypass line should be constructed to reroute sewage into a new sewer main in Easton Drive. The Easton Creek main and Easton Drive bypass merge just west of Vancouver Avenue. The Easton Drive main downstream from that point was upgraded from 18" to 24" to accommodate more capacity. *(Detailed information about the project is available at [www.burlingamecip.org/Sewer/project\\_description.html](http://www.burlingamecip.org/Sewer/project_description.html))*

The City of Burlingame originally requested reimbursement for half of the cost of the entire Easton Drive/Easton Creek Rehabilitation Project. Staff evaluated the benefit to Hillsborough that was offered by the bypass and the upgrade of the Easton Drive main. After months of negotiation, staff is proposing that the Town pay for the majority of the cost of rehabilitating the Easton Creek line, which almost exclusively serves Hillsborough residents, but should not participate in the cost of the bypass. The Town should share in the cost of the Easton Drive main downstream from Vancouver Avenue, but not the incremental cost to upgrade the size of the main. The City of Burlingame's total cost of this project is approximately \$2,000,000. The Town of Hillsborough's share of this project including design, construction and management is \$466,739.

Staff is recommending the Town reimburse Burlingame \$550,127 for both the Easton Drive/Easton Creek and Burlingame Park Projects. The source of funding for this reimbursement will be the 2003 Water and Sewer Bonds.

**Recommendation:** Adopt the resolution authorizing reimbursement of \$550,127 to the City of Burlingame for the costs of the Easton Drive/Easton Creek Rehabilitation Project and Burlingame Park Project.

12. SELECTION OF WALNUT AVENUE PARKING LOT DESIGN AND AUTHORIZATION FOR  
BID (Public Works Director)

**Summary:** Staff recently met with neighbors of the Walnut Avenue Parking Lot to discuss the Town's proposal to install an asphalt surface and landscaping. Residents offered a variety of comments on the project, including a suggestion that the lot should be reduced in size to make the parking lot less visible from the street. (A copy of the presentation made and summary of the comments on the project is included in the City Council's packet.) Staff is presenting the original 29 parking space design and an alternate design with 26 parking spaces for the City Council's consideration prior to bidding. The Town has budgeted \$86,000 for the project, and an estimated budget of \$15,000 will be needed for lighting and other contingencies.

Both parking lot designs will significantly improve the availability of parking on a daily basis as well as for meetings and trainings. Staff is recommending the original design to maximize the amount of parking available. The landscape design, which includes berms to elevate the plantings, should provide adequate screening without having to reduce the number of parking spaces.

If a design is approved, the project will be bid, with a bid award scheduled for the July 10, 2006 City Council meeting. The project will require about 60-90 days to complete. Landscaping will be installed by staff in cooperation with the Hillsborough Beautification Foundation.

**Recommendation:** Staff recommends that the City Council select the original design for the Walnut Avenue Parking Lot and authorize staff to take the project out to bid.

**OLD BUSINESS:**

13. RECOMMENDED USE OF AVAILABLE FIRE DEPARTMENT ADMINISTRATIVE OFFICE  
SPACE FOR THE TOWN OF HILLSBOROUGH FINANCE DEPARTMENT/FACILITY  
REMODEL AND STAFF PLACEMENT WITH FURNITURE AND FIXTURE UPGRADES  
(Police Captain)

**Summary:** The City Council will be presented with a plan to move the Finance Department staff from Town Hall to the available Fire Department Administrative office area of approximately 948 square feet, which has been vacated as part of a personnel consolidation effort by the Central County Fire Department. The move of the Fire Department personnel includes the removal of much of the existing furniture components and file cabinets. In order to accommodate the Finance Department staff, the interior offices will be cleaned, painted, and fitted with pre-owned and new furniture components and fixtures. The installation of an alarm system, heat detectors, transaction countertops, storage cabinets and a television will be included in the project. The locks will be changed and the heating/cooling system will be balanced to provide greater efficiency.

The furniture components and television for this project are expected to cost approximately \$14,750.00. Carpet cleaning, security system installation, signage, lock installation and heating/cooling maintenance are anticipated to cost \$3,705. Painting, drywall and the

installation of a transaction counter and storage cabinets will be performed by members of the Hillsborough Public Works Department, although the supplies are anticipated to cost \$835.

Several office furniture outlets have been contacted and are capable of supplying high quality pre-owned and new furniture components, although stock and availability of components remains highly fluid and changes frequently based on market demand. For this reason, the furniture components may be purchased from different vendors.

**Recommendation:** Staff recommends authorization to purchase pre-owned and new furniture components from furniture liquidation centers in the greater Bay Area with an emphasis on the greatest value for the best condition or new component merchandise not to exceed \$14,750.00 in order to furnish the five-room office areas of the new Finance Department office. In addition to the furniture, the carpet cleaning, security system installation, signage, as well as the purchase of paint, drywall, storage cabinets, air conditioning and heating system maintenance, and other related items represent additional costs associated with this project and are anticipated to be \$4,940.00. It is recommended that a 10% contingency fund be approved for issues or component services that arise as part of this improvement project.

#### **PUBLIC HEARING:**

14. ORDINANCE AMENDING SECTIONS 13.32.105 AND 13.34.030 OF THE HILLSBOROUGH MUNICIPAL CODE TO MODIFY SEWER CONNECTION FEES AND SERVICE CHARGES EFFECTIVE JULY 1, 2006 (Finance Director)

**Summary:** Changes to the sewer rates require a modification of the Hillsborough Municipal Code. The ordinance to modify the sewer rates was introduced at the April 10, 2006 City Council meeting. The budget providing a 12% rate increase in sewer connection fees and service charges was approved to provide for increases in operating expenses and the required debt service coverage for the bonds, proceeds of which fund the capital improvement program of the sewer operations.

Adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) provisions.

#### **Recommendation:**

1. Open the public hearing and receive comments;
  2. Close the public hearing; and
  3. Adopt the ordinance amending Sections 13.32.105 and 13.34.030 of the Hillsborough Municipal Code to modify sewer connection fees and service charges effective July 1, 2006.
15. ORDINANCE ADDING SECTION 15.10 TO THE HILLSBOROUGH MUNICIPAL CODE ADOPTING THE 2005 CALIFORNIA ENERGY CODE AS AMENDED (Chief Building Official)

**Summary:** The Town of Hillsborough is committed to implementing green building practices and methods as outlined in the General Plan. In November 2005, a discussion item was

brought before the City Council to explore increasing the energy efficiency of newly constructed residential buildings or additions to existing residential buildings in the Town by increasing the insulation values in walls and windows. The ordinance adding Section 15.10 to the Hillsborough Municipal Code adopting the 2005 California Energy Code as amended was introduced at the May 8, 2006 City Council meeting.

A home that is insulated to a higher standard than the minimum required by code will effectively reduce energy costs for many years to come.

The 2005 California Energy Code has been in effect and enforced since November 2005. Although the Town has not officially adopted previous editions of the California Energy Code, we are proposing the Town of Hillsborough formally adopt the 2005 California Energy Code as amended.

Proposed changes are as follows:

1. R-21 in walls with no reductions allowed. Amended from R-13.
2. R-30 in ceilings with no reductions allowed. Amended from R-19.
3. U-0.50 windows. Amended from U-0.67.

These changes will be effective for all new construction, including additions.

This item is consistent with past practices and is categorically exempt from CEQA review.

**Recommendation:**

1. Open the public hearing and accept comments;
2. Close the public hearing; and
3. Adopt the ordinance adding Section 15.10, the 2005 California Energy Code, as amended to the Hillsborough Municipal Code.