

Ordinance No. 5677

Ordinance of the Council of the City of Palo Alto Repealing Chapter 16.08 of the Palo Alto Municipal Code and Amending Title 16 to Adopt a New Chapter 16.08, California Plumbing Code, 2025 Edition, and Local Amendments and Related Findings

The Council of the City of Palo Alto does ORDAIN as follows:

**SECTION 1.** Chapter 16.08 of the Palo Alto Municipal Code is hereby amended by repealing in its entirety 16.08 and adopting a new Chapter 16.08 to read as follows:

**CHAPTER 16.08  
CALIFORNIA PLUMBING CODE,  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 5**

**Sections**

- 16.08.010 2025 California Plumbing Code, Title 24, Part 5 adopted and amended.**
- 16.08.020 Cross - References to California Plumbing Code.**
- 16.08.030 Local Amendments.**
- 16.08.040 Administration & Enforcement of 2025 California Plumbing Code.**
- 16.08.050 Adoption of Chapter 1, Division II Administration.**
- 16.08.060 Section 102.8 Appendices.**
- 16.08.070 Section 306.3 Palo Alto sewer use.**
- 16.08.080 Section 701.2, (4) Drainage piping.**
- 16.08.090 Section 719.7 Cleanouts.**
- 16.08.100 Section 808.2 Single pass cooling water systems prohibited.**
- 16.08.110 Section 1014.1 Grease Interceptors - General.**
- 16.08.115 Section 1014.2.1.1 Grease Capacity**
- 16.08.120 Section 1101.4 Material use.**
- 16.08.130 Section 1101.4.1 Copper and copper alloys.**
- 16.08.140 Section 1101.4.2 Conductors.**
- 16.08.150 Section 1101.4.3 Leaders.**
- 16.08.160 Section 1102.1 Applications.**

**16.08.010 2025 California Plumbing Code, Title 24, Part 5 adopted and amended.**

The California Plumbing Code, 2025 Edition, Title 24, Part 5 of the California Code of Regulations together with those omissions, amendments, exceptions and additions thereto, is adopted and hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein.

Unless superseded and expressly repealed, references in City of Palo Alto forms, documents and regulations to the chapters and sections of the former editions of the California Code of Regulations, Title 24, shall be construed to apply to the corresponding provisions contained within the California Code of Regulations, Title 24, 2025. Ordinance No. 5567 of the City of Palo Alto and all other ordinances or parts of ordinances in conflict herewith are hereby suspended and expressly repealed.

Wherever the phrases "California Plumbing Code" or "Plumbing Code" are used in this code or any ordinance of the City, such phrases shall be deemed and construed to refer and apply to the California Plumbing Code, 2025 Edition, Title 24, Part 4 of the California Code of Regulations, as adopted by this Chapter.

One copy of the California Plumbing Code, 2025 edition, has been filed for use and examination of the public in the Office of the Building Official of the City of Palo Alto.

**16.08.020 Cross - References to California Plumbing Code.**

The provisions of this Chapter contain cross-references to the provisions of the California Plumbing Code, 2025 Edition, in order to facilitate reference and comparison to those provisions.

**16.08.030 Local Amendments.**

The provisions of this Chapter shall constitute local amendments to the cross-referenced provisions of the California Plumbing Code, 2025 Edition, and shall be deemed to replace the cross-referenced sections of said Code with the respective provisions set forth in this Chapter. Where used in this Chapter 16.08, ellipses shall indicate text of the California Plumbing Code, 2025 Edition, that has been adopted without amendment but is omitted for brevity.

**16.08.040 Administration & Enforcement of 2025 California Plumbing Code.**

Administration and enforcement of this code shall be governed by Chapter 1, Division II of the 2025 California Building Code as amended by Palo Alto Municipal Code Chapter 16.04.

**16.08.050 Adoption of Chapter 1, Division II Administration.**

Chapter 1, Division II Administration of the 2025 California Plumbing Code is adopted by the City of Palo Alto to supplement, to the extent it does not conflict with, Chapter 1, Division II of the 2025 California Building Code as amended.

**16.08.060 Section 102.8 Appendices.**

The following Appendix Chapters of the California Plumbing Code, 2025 Edition, are adopted and hereby incorporated in this Chapter by reference and made a part hereof the same as if fully set forth herein:

- A. Appendix A – Recommended rules for sizing the water supply system
- B. Appendix D – Sizing storm water drainage systems

**16.08.070 Section 306.3 Palo Alto sewer use.**

Section 306.3 of Chapter 3 of the California Plumbing Code is added to read:

**306.3 Palo Alto sewer use.** All non-domestic waste shall comply with the City of Palo Alto Sewer Use Ordinance (Palo Alto Municipal Code Chapter 16.09). Where discrepancies exist between the requirements of this code and said ordinance, the provisions of said ordinance shall apply.

**16.08.080 Section 701.2, (4) Drainage piping.**

Subdivision (4) of Section 701.2 of Chapter 7 of the California Plumbing Code is amended to read:

**701.2 Drainage Piping**

Materials for drainage piping shall be in accordance with one of the referenced standards in Table 701.2 except that:

[ . . . ]

**(4)** Copper, copper alloys, lead and lead alloys, including brass, shall not be used for building sanitary drainage lines, connectors or seals coming in contact with sewage except for domestic waste sink traps and short lengths of associated connecting pipes where alternate materials are impracticable.

Where permitted by the building official or their designee, copper tube for drainage piping shall have a weight of not less than that of copper drainage tube type DWV.

[ . . . ]

**16.08.090 Section 719.7 Cleanouts.**

Section 719.7 of Chapter 7 of the California Plumbing Code is added to read:

**719.7 Cleanouts.** A cleanout shall be provided at the point of connection between the building sewer and the city lateral and an approved fitting shall be used to bring the cleanout riser to grade. Where sewer cleanouts are to be connected to existing city laterals, such connections shall be accomplished by use of a City of Palo Alto Utility approved fitting.

**16.08.100 Section 808.2 Single pass cooling water systems prohibited.**

Section 808.2 of Chapter 8 of the California Plumbing Code is added to read:

**808.2 Single pass cooling water systems prohibited.** Clean running water used exclusively as a cooling medium in an appliance, device, or apparatus is prohibited. Refer to PAMC 16.14.350 for additional CALGreen measures.

**16.08.110 Section 1014.1 Grease Interceptors - General**

Section 1014.1 of Chapter 10 of the California Plumbing Code is amended to read as follows (additions to the 2025 California Plumbing code are underlined, deletions are ~~struck through~~):

**1014.1 General.** Where it is determined by the Authority Having Jurisdiction that waste pretreatment is required, an approved type of grease interceptor(s) shall comply with ASME A112.14.3, ASME A112.14.4, CSA B481, ANSI/CAN/IAPMO Z1001, PDI G-101, or PDI G-102, and sized in accordance with Sections 1014.2.1 and 1014.2.1.1 or Section 1014.3.6, shall be installed in accordance with the manufacturer's installation instructions to receive the drainage from fixtures or equipment that produce grease-laden waste. Grease-laden waste fixtures shall include, but not be limited to, sinks and drains, such as floor drains, floor sinks, and other fixtures or equipment in serving establishments, such as restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system in quantities that can effect line stoppage or hinder sewage treatment or private sewage disposal systems. A combination of hydromechanical, gravity grease interceptors and engineered systems shall be allowed to meet this code and other applicable requirements of the Authority Having Jurisdiction where space or existing physical constraints of existing buildings necessitate such installations. A grease interceptor shall not be required for individual dwelling units or private living quarters. Water closets, urinals, and other plumbing fixtures conveying human waste shall not drain into or through the grease interceptor.

[...]

**1014.1.2 Maintenance.** Grease interceptors shall be maintained in efficient operating condition by periodic removal of the accumulated grease and latent material. No such collected grease shall be introduced into drainage piping or a public or private sewer. Where the Authority Having Jurisdiction determines that a grease interceptor is not being properly cleaned or maintained, the Authority Having Jurisdiction shall have the authority to mandate the installation of additional equipment or devices. The Authority Having Jurisdiction shall have the authority and to mandate a maintenance program for grease interceptors.

**1014.1.3 Food Waste Disposers and Dishwashers.**

Unless specifically required or permitted by the Authority Having Jurisdiction, no ~~food waste disposer or dishwasher~~ shall be connected to or discharge into a grease interceptor. ~~Commercial food waste disposers shall be permitted to discharge directly into the building's drainage system.~~ Commercial Food Waste Disposal Units are prohibited.

~~Exception: Food waste disposers shall be permitted to discharge to grease interceptors that are designed to receive the discharge of food waste.~~

**1014.1.4 Wastewater Discharge through Grease Interceptors.** Wastewater Discharge through grease interceptors shall be by means of gravity only. Unless otherwise approved by the Authority Having Jurisdiction, mechanical pumping of wastewater through a grease interceptor shall not be allowed. Pumps and/or other mechanical pumping equipment to convey wastewater shall only be installed to convey wastewater after the wastewater has passed through the grease interceptor.

**1014.1.5 Two-Way Lateral Cleanouts.** Two-way Lateral cleanouts shall be installed on the inlet and outlet sides of grease interceptors for ease of maintenance and flushing of the lateral line(s).

**1014.1.6 Acceptable Materials.** Grease interceptors made of the following materials shall not be installed in the City: materials susceptible to corrosion in low pH environments, concrete, metal, and acid-resistant enamel or epoxy (A.R.E.) coatings. Examples of acceptable materials of construction include thermoplastic (low or high-density polyethylene) or similar non-corrosive materials.

**1014.1.7 Sharing of Grease Interceptors Prohibited.** Unless specifically required or permitted by the Authority Having Jurisdiction, a grease interceptor may be used by only one food facility. Sharing grease interceptors between multiple food facilities is prohibited.

**16.08.115 Section 1014.2.1.1 Grease Capacity**

Section 1014.2.1.1 of Chapter 10 of the California Plumbing Code is added to read:

**1014.2.1.1 Grease Capacity.** In addition to the sizing criteria based on flow rate specified in Section 1014.2.1, hydromechanical grease interceptors shall meet the sizing criteria based on grease capacity outlined in the "Palo Alto Regulations for Food Facilities Related to Water Pollution Prevention and Management of Fats, Oils, and Grease." The correctly sized grease interceptor will have both the minimum flow rate determined according to Section 1014.2.1 and the minimum grease storage capacity determined according to this section.

**16.08.120 Section 1101.4 Material use.**

Section 1101.4 of Chapter 11 of the California Plumbing Code is amended to read:

**1101.4 Material use.** Pipe, tube, and fittings conveying rainwater shall be of such materials and design as to perform their intended function to the satisfaction of the Authority Having Jurisdiction. Conductors within a vent or shaft shall be of cast-iron, galvanized steel, wrought iron, Schedule 40 ABS DWV, Schedule 40 PVC DWV, stainless steel 304 or 316L [stainless steel 304 pipe and fittings shall not be installed underground and shall be kept not less than 6 inches (152 mm) aboveground], or other approved materials, and changes in direction shall be in accordance with the requirements of Section 706.0. ABS and PVC DWV piping installations shall be installed in accordance with applicable standards referenced in Chapter 17 and the firestop protection requirements in the California Building Code. Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame-spread index of not more than 25 and a smoke-developed index of not more than 50, where tested in accordance with ASTM E84 or UL 723. Plastic piping installed in plenums shall be tested in accordance with all requirements of ASTM E84 or UL 723. Mounting methods, supports and sample sizes of materials for testing that are not specified in ASTM E84 or UL 723 shall be prohibited.

*[HCD 1 & HCD 2] ABS or PVC installations are limited to not more than two stories of areas of residential accommodation.*

*[OSHPD 1, 2, 3 & 4] ABS and PVC installations are not allowed.*

**16.08.130 Section 1101.4.1 Copper and copper alloys.**

Section 1101.4.1 of Chapter 11 of the California Plumbing Code is amended to read:

**1101.4.1 Copper and copper alloys.** Joints and connections in copper and copper alloy pipe and tube is prohibited.

**16.08.140 Section 1101.4.2 Conductors.**

Section 1101.4.2 of Chapter 11 of the California Plumbing Code is amended to read:

**1101.4.2 Conductors.** Conductors installed aboveground in buildings shall comply with the applicable standards referenced in Table 701.2 for aboveground drain, waste, and vent pipe. Conductors installed aboveground level shall be of Schedule 40 copper pipe or Schedule 40 copper alloy pipe; service weight cast-iron soil pipe or hubless cast-iron soil pipe; standard weight galvanized steel pipe; stainless steel 304 or 316L [stainless steel 304 pipe and fittings shall not be installed underground and shall be kept not less than 6 inches (152 mm) aboveground], or Schedule 40 ABS or Schedule 40 PVC plastic pipe.

**16.08.150 Section 1101.4.3 Leaders.**

Section 1101.4.3 of Chapter 11 of the California Plumbing Code is amended to read:

**1101.4.3 Leaders.** Leaders installed outside shall be in accordance with the applicable standards referenced in Table 701.2 for aboveground drain, waste, and vent pipe; aluminum sheet metal; or galvanized steel sheet metal.

**16.08.160 Section 1102.1 Applications.**

Section 1102.1 of Chapter 11 of the California Plumbing Code is amended to read:

**1102.1 Applications.** Roof drains shall be constructed of aluminum, cast-iron, stainless steel, ABS, PVC, polypropylene, polyethylene, or nylon and shall comply with ASME A112.3.1 or ASME A112.6.4.

**SECTION 2.** The Council adopts the findings for local amendments to the California Plumbing Code, 2025 Edition, attached hereto as Exhibit “A” and incorporated herein by reference.

**SECTION 3.** The Council finds that, with the exception of the changes codified at PAMC Section 16.08.110 and 16.08.115, the changes or modifications to the California Plumbing Code adopted by this ordinance are substantially equivalent to changes or modifications that were previously filed by the governing body of the City and were in effect as of September 30, 2025, and are therefore exempt from the moratorium on new residential building standards imposed by Assembly Bill (AB) 130 (2025). The changes codified at PAMC Section 16.08.110 and 16.08.115 do not affect residential units and are therefore not subject to the AB 130 moratorium.

**SECTION 4.** The Council finds that this project is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15308 of the CEQA Guidelines, because it is an action by the City as a regulatory body for the protection of the environment, and Section 15061 of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the amendments herein adopted will have a significant effect on the environment.

**SECTION 5.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The Council hereby declares that it should have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

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**SECTION 6.** This Ordinance shall be effective on the thirty-first day after the date of its adoption.

INTRODUCED: OCTOBER 6, 2025

PASSED: OCTOBER 20, 2025

AYES: BURT, LAUING, LU, LYTHCOTT-HAIMS, RECKDAHL, STONE, VEENKER

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

DocuSigned by:  
*Mahealani Ah Yun*  
869TCE5898F6400...  
City Clerk

Signed by:  
*Ed Lauing*  
880C20B663824E6...  
Mayor

APPROVED AS TO FORM:

Signed by:  
*Madeleine Salahi*  
52E3D6948EBE44D...  
City Attorney or Designee

APPROVED:

DocuSigned by:  
*Ed Shikada*  
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City Manager

Signed by:  
*Jonathan Lait*  
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Director of Planning and  
Development Services

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Director of Administrative Services

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*Brad Eggleston*  
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Director of Public Works

**Exhibit A**

**FINDINGS FOR LOCAL AMENDMENTS TO CALIFORNIA PLUMBING CODE,  
TITLE 24, PART 5**

Section 17958 of the California Health and Safety Code provides that the City may make changes to the provisions of the California Building Standards Code. Sections 17958.5 and 17958.7 of the Health and Safety Code require that for each proposed local change to those provisions of the California Building Standards Code which regulate buildings used for human habitation, the City Council must make findings supporting its determination that each such local change is reasonably necessary because of local climatic, geological, or topographical conditions.

Local building regulations having the effect of amending the uniform codes, which were adopted by the City prior to November 23, 1970, were unaffected by the regulations of Sections 17958, 17958.5 and 17958.7 of the Health and Safety Code. Therefore, amendments to the uniform codes which were adopted by the City Council prior to November 23, 1970 and have been carried through from year to year without significant change, need no required findings. Also, amendments to provisions not regulating buildings used for human habitation do not require findings.

<b>Code: California Plumbing Code, Title, 24, Part 5</b>					
<b>Chapter(s), Sections(s), Appendices</b>	<b>Title</b>	<b>Added</b>	<b>Amended</b>	<b>Replaced</b>	<b>Justification (See below for keys)</b>
Ch. 1, Div. II	ADMINISTRATION	✓			<b>A</b>
	Administration and Enforcement	✓			<b>A</b>
306.3	Palo Alto sewer use	✓			<b>C</b>
701.2	(4) Drainage piping		✓		<b>C</b>
719.7	Cleanouts	✓			<b>C</b>
808.2	Single pass cooling water systems prohibited	✓			<b>C</b>
1014.1	Grease Interceptors - General		✓		<b>C, T</b>
1014.2.1.1	Grease Capacity	✓			<b>C, T</b>
1101.4	Material use		✓		<b>C</b>
1101.4.1	Copper and copper alloys		✓		<b>C</b>
1101.4.2	Conductors		✓		<b>C</b>
1101.4.3	Leaders		✓		<b>C</b>
1102.1	Applications		✓		<b>C</b>
Appx. A	Recommended rules for sizing the water supply system	✓			<b>A, C, T</b>

Appx. D	Sizing storm water drainage systems	✓			<b>A, C, T</b>
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## Key to Justification for Amendments to Title 24 of the California Code of Regulations

**A** This is an **administrative** amendment to clarify and establish civil and administrative procedures, regulations, or rules to enforce and administer the activities by the Palo Alto Building Inspection Department. These administrative amendments do not need to meet HSC 18941.5/17958/13869 per HSC 18909(c)

**C** This amendment is justified based on a local **climatic** condition. The seasonal climatic conditions during the late summer and fall create severe fire hazards to the public health and welfare in the City. The hot, dry weather frequently results in wild land fires on the brush covered slopes west of Interstate 280. The aforementioned conditions combined with the geological characteristics of the hills within the City create hazardous conditions for which departure from California Building Standards Code is required. In addition, Palo Alto's local climatic conditions create unique challenges for grease management in the sewer system. Heavy winter rains contribute to infiltration and inflow, increasing flows that reduce the system's tolerance for blockages and making effective grease control devices (GCDs) critical to preventing backups and overflows. Seasonal temperature variations further exacerbate the risk: hot summer conditions can liquefy grease, allowing it to migrate through pipes, while cooler winter conditions cause grease to solidify, increasing the likelihood of blockages. Bay-influenced humidity and saline air accelerate corrosion of interceptor components and piping, making it necessary to prohibit materials susceptible to corrosion in low-pH environments to ensure long-term reliability of GCDs.

**G** This amendment is justified based on a local **geological** condition. The City of Palo Alto is subject to earthquake hazard caused by its proximity to San Andreas fault. This fault runs from Hollister, through the Santa Cruz Mountains, epicenter of the 1989 Loma Prieta earthquake, then on up the San Francisco Peninsula, then offshore at Daly City near Mussel Rock. This is the approximate location of the epicenter of the 1906 San Francisco earthquake. The other fault is Hayward Fault. This fault is about 74 mi long, situated mainly along the western base of the hills on the east side of San Francisco Bay. Both faults are considered major Northern California earthquake faults which may experience rupture at any time. Thus, because the City is within a seismic area which includes these earthquake faults, the modifications and changes cited herein are designed to better limit property damage as a result of seismic activity and to establish criteria for repair of damaged properties following a local emergency.

**T** The City of Palo Alto **topography** includes hillsides with narrow and winding access, which makes timely response by fire suppression and emergency response vehicles difficult. Palo Alto is contiguous with the San Francisco Bay, resulting in a natural receptor for storm and wastewater run-off. Also, the City of Palo Alto is located in an area that is potentially susceptible to liquefaction during a major earthquake. The surface condition consists mostly of stiff to dense sandy clay, which is highly plastic and expansive in nature. The aforementioned conditions within the City create hazardous conditions for which departure from California Building Standards Code is warranted. In addition, much of Palo Alto has very low slope gradients. In flatter areas, sanitary sewer lines experience reduced flow velocity. This condition increases the risk of grease

accumulation and blockages in the system, making the use of appropriately sized grease interceptors more critical.

## Certificate Of Completion

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Certificate Pages: 2  
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Christine Prior  
250 Hamilton Ave  
Palo Alto , CA 94301  
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## Signer Events

Madeleine Salah  
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Deputy City Attorney  
City of Palo Alto  
Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:  
  
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City of Palo Alto  
Security Level: Email, Account Authentication  
(None)

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Lauren Lai  
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Director Administrative Services/CFO  
COPA  
Security Level: Email, Account Authentication  
(None)

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Jonathan Lait  
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Director, Planning and Development Services  
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**Electronic Record and Signature Disclosure:**  
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Signer Events	Signature	Timestamp
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 Ed.Shikada@paloalto.gov  
 Ed Shikada  
 City of Palo Alto  
 Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
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Ed Lauing  
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Signed by:  
  
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 Mahealani.AhYun@paloalto.gov  
 City Clerk  
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 8891CE5898F6400...  
 Signature Adoption: Pre-selected Style  
 Using IP Address: 216.9.110.1

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Agent Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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