



TOWN OF LOS GATOS

GEOTECHNICAL AND GEOLOGICAL PEER REVIEW CRITERIA

Below is a summary of instances requiring a geotechnical investigation and review, and both a geotechnical and geologic investigation; however, each project is unique, and there can be project-specific exceptions. Please coordinate with the project engineer to determine which review(s) may be required.

Hillside Area:

- All new residences or guest houses; technical demolitions; additions that increase the potential occupancy, such as a new bedroom, and thus increase exposure to potential hazards; subdivisions; and infrastructure improvements require both a geotechnical and geologic investigation and review. New large multiple occupancy projects, such as commercial buildings, residential buildings, and mixed use buildings, churches, critical structures, infrastructure improvements, etc., also require both investigations and reviews.
- Any projects proposing significant grading, retaining walls, surface and subsurface drainage improvements, a new pool, etc., require both geotechnical and geologic reviews.
- Any fault investigations must be performed by a geologist and peer reviewed.
- Other projects, such as a new garage, require a geotechnical investigation but no geologic investigation and review beyond what the Building Division requires.

Flatland Area:

- All new residences or guest houses; technical demolitions; subdivisions; and infrastructure improvements require both a geotechnical and geologic investigation and review if the project is located in the following:
 - A mapped or projected fault traverses the property or is in very close proximity.
 - Within a zone of potential seismically-induced liquefaction as indicated on State of California or Town of Los Gatos maps.
 - Within a zone of seismically-induced ground deformation during the 1989 Loma Prieta earthquake as indicated on State of California or Town of Los Gatos maps.
- Additions, remodels, etc., in the above areas require a geotechnical investigation if the project proposes new foundations, drainage improvements, etc., but no geologic investigation and review beyond what the Building Division requires, unless the project will increase the potential occupancy, such as construct a new bedroom.
- New and technical demolitions of large multiple occupancy projects such as commercial buildings, residential buildings, and mixed use buildings, churches, critical structures, infrastructure improvements, etc., require both a geotechnical and geologic investigation and review. Underground garages/basements, foundation conditions, presence of groundwater, and retaining walls may also require both investigations and reviews.