TOWN OF LOS GATOS
2020 GENERAL PLAN

JANUARY 7, 2011

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2020 GENERAL PLAN

Prepared for

THE TOWN OF LOS GATOS

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1 INTRODUCTION

A. Purpose of the General Plan

The role of each community's General Plan is to act as a constitution for development, the foundation upon which all land use decisions are to be based. Land use decisions encompass not only zoning, but circulation, design, open space, and other factors. The General Plan is a policy document to assist and guide local decision makers.

The Town of Los Gatos is always evolving, with new opportunities to mold the future character of the Town while preserving the best of its past and present. The General Plan addresses the issues that are important to consider in the ongoing development of our community. The General Plan explains how our natural resources and physical features are to be maintained and enhanced and directs how we incorporate them into infill projects, new projects, and our community investments. The General Plan also identifies land uses and their distribution. To be considered consistent with the General Plan, a project must not only be consistent with the Land Use Plan, but it must also further the goals of all elements of the General Plan and meet the intent of its policies.

The Town Council and Planning Commission use the General Plan to evaluate land use changes, make funding and budget recommendations and decisions, and evaluate specific development proposals. Town staff uses the General Plan to regulate building and development and to make recommendations on projects to the Planning Commission and the Town Council. Residents, neighborhood groups, and developers also use the General Plan to understand the Town's long-range plans and to evaluate specific development proposals.

California Government Code Section 65300 requires that the General Plan be comprehensive, internally consistent, and long-term. The Plan should be clearly written, available to all those concerned with the community's development, and easy to administer. The Los Gatos 2020 General Plan supersedes the previous General Plan, adopted in 2000.

The 2020 General Plan focuses on promoting sustainability which, for the purpose of the General Plan, means using resources in the present in a manner that does not compromise the choices and quality of life of future generations. This goal can be met several ways, including increasing alternative modes of transportation, maintaining a healthy local economy, and preserving open space.

B. Background and History

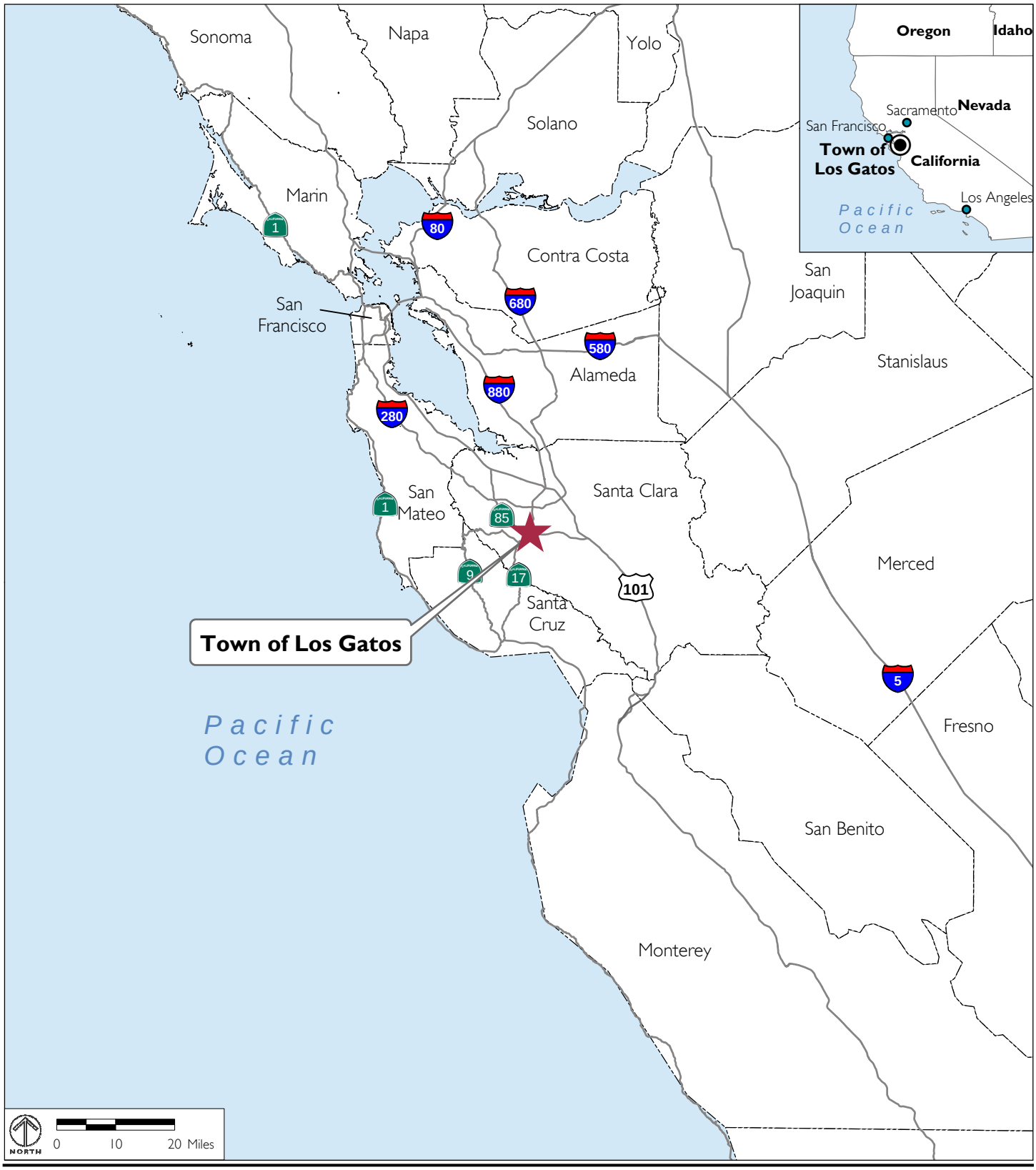
1. Location

The Town of Los Gatos is located approximately 43 miles south of San Francisco, in the southwestern portion of Santa Clara County where the Santa Clara Valley meets the lower slopes of the Santa Cruz Mountains. Los Gatos is bounded by the City of San Jose to the north and east, the City of Campbell to the north, the Cities of Monte Sereno and Saratoga to the west, and unincorporated areas of the County of Santa Clara and the County of Santa Cruz to the south. Figure INT-1 shows the Town's regional location and Figure INT-2 identifies the Town's boundaries.

The Los Gatos Planning Area encompasses a wide variety of terrain, ranging from flat topography at the edge of the valley floor to densely wooded hillsides. Both the valley and hillsides are interspersed with creeks, streams, and riparian habitat. The sharp contrast between the valley floor and the hillsides provides the Town's picturesque setting.

2. History

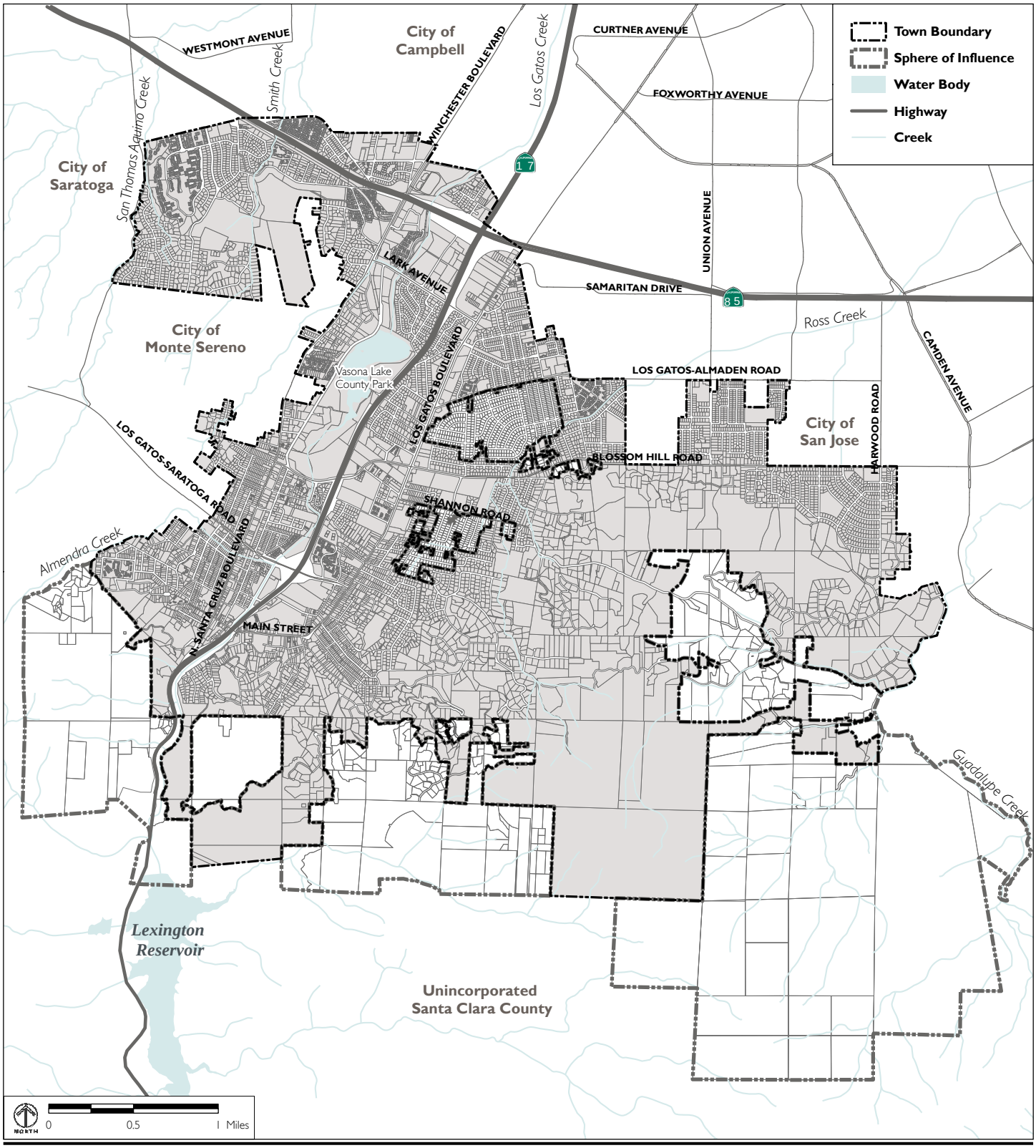
Los Gatos is one of Santa Clara County's oldest communities. In 1840, the Mexican government granted a land patent for a 6,600-acre rancho to Sebastian Peralta and Jose Hernandez. Los Gatos was originally named *La Rinconada de Los Gatos* (Cat's Corner) by early settlers because of the calling mountain lions that prowled the area by night.



Source: Town of Los Gatos; DC&E GIS, 2008.

FIGURE INT-1

REGIONAL LOCATION



Source: Town of Los Gatos, 2008.

FIGURE INT-2

TOWN BOUNDARY AND SPHERE OF INFLUENCE

In 1868, 100 acres of the rancho were selected as a town site. The Town was incorporated in 1887 and by 1890 the Town's population had grown to 1,650. The railroad also played a major role in the growth and development of the Town. Los Gatos was either the terminus of the railroad or the transition point from standard to narrow gauge at more than one time during the railroad's operation. The climate and easy access by rail from San Francisco made Los Gatos an early tourist destination.

When the first General Plan was adopted in 1963, the Town had grown to an area of approximately 6 square miles, with a population in excess of 11,750. At the time the first General Plan was revised in 1971, the Town had grown to an area of 9 square miles with a population of 24,350. In 1984, Los Gatos covered roughly 10 square miles and had a population of 27,820 persons. In 2010, the Town had a population of 30,802 in a 14-square-mile area. While most of the growth through the 1970s was due to new development, most of the growth in the 1980s and 1990s was due to annexations, infill development, and changing demographics. Little has changed over the past decade, and today the Town of Los Gatos remains the same geographic size with an estimated population of about 28,800 residents as of 2008.

The Town originally developed at a distance from other population centers and therefore evolved as an independent community with residential, commercial, and industrial areas. In the 19th and early 20th centuries, wheat farming, milling, logging, orchard and cannery businesses were the economic drivers of the community. Since then, Los Gatos has evolved to its current status as a community with lovely neighborhoods, a vibrant downtown, and valued small-town character.

Today, the Town is situated within one of the largest metropolitan areas of Northern California and is closely tied to the fast-paced economy of Silicon Valley. Nevertheless, the Town of Los Gatos still retains its small-town image, providing a rich community fabric composed of a varied mix of residential, commercial, and light industrial uses that serve the residents and attract visitors.

Los Gatos prides itself as a "self-contained community." Over 3,700 businesses serve the residents and draw visitors to the restaurants, hotels, and shops within a pedestrian-oriented downtown setting. The Town is also an inclusive community with the full mix of ages, family sizes and incomes. Los Gatos has many parks and greenbelt areas as well as a vibrant downtown area and a variety of businesses, including headquarters and startups to businesses located along Los Gatos Boulevard that offer a range of goods and services for the community. The Los Gatos Commercial Historic District in Downtown Los Gatos is listed on the National Register of Historic Places, and Downtown Los Gatos is the model of what communities strive to achieve in a downtown.

Los Gatos is a General Law Town with a five-member Council and an annually rotating Mayor's position.

C. General Plan Update Process

On February 4, 2008, the Los Gatos Town Council directed staff to initiate a General Plan Update to refine the *2000 Town of Los Gatos General Plan* based on four focus areas identified by the Town Council: environment and sustainability; parks and recreation; youth needs; and senior needs. This update includes revising existing goals, policies, and actions and adding relevant new goals, policies, and actions for each of the four focus areas.

The 2020 General Plan was developed with extensive community input and involvement and reflects the community's vision for Los Gatos. The General Plan Advisory Committee (GPAC) oversaw the 2020 General Plan Update, and the General Plan Committee (GPC) oversaw the update of the Housing Element. The GPAC, GPC, major 2020 General Plan milestones, and public participation opportunities are discussed below.

1. Community Involvement

As part of the 2020 General Plan Update process, the Town encouraged extensive community involvement through the following:

- **General Plan Advisory Committee (GPAC).** The 17-member GPAC appointed by the Town Council included individuals from the Town Council, various Commissions and Committees, and members from the community at large. The GPAC provided input and direction, reviewed materials, and made recommendations to the Planning Commission and Town Council. GPAC meetings were noticed and open to the public.
- **General Plan Committee (GPC).** The GPC is a standing committee and advised staff and consultants on the update of the Housing Element. GPC meetings were noticed and open to the public.
- **Community Workshops and Panels.** Between November 2008 and August 2009, Town staff hosted three Community Workshops and a series of Community Panel discussions to provide opportunities for public involvement and input on the 2020 General Plan.
- **General Plan Website.** The Town developed a website, www.lggeneralplanupdate.org, to effectively disseminate information to the public regarding the General Plan process.

2. 2020 General Plan Phases

There were four phases in developing the 2020 General Plan. In the first phase, Town staff and consultants collected data on existing conditions in Los Gatos, which was summarized into a Background Report published on February 12, 2009. In the second phase, the GPAC worked with Town staff and consultants to update and add new goals and policies to the existing General Plan. This policy development work was done at GPAC meetings in August, September, and October 2009. In the third phase, with input from the Los Gatos community and the GPAC, Town staff and consultants developed the 2020 General Plan and Environmental Impact Report (EIR), which were published on March 10, 2010. In the final phase, Town staff and consultants developed the Final 2020 General Plan and EIR. Public hearings before the Planning Commission on the Final General Plan and EIR occurred

on June 30 and July 7, 2010. Public hearings before the Town Council were held on August 2, August 16, August 18, and September 20, 2010.

D. Organization and Contents

This section explains how the General Plan is organized and gives an overview of its contents.

1. Elements

The State requires that the General Plan contain seven elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation. Although jurisdictions are required to address all issues specified in State law, the General Plan may be organized in a way that best suits individual jurisdictions. Given Los Gatos's unique characteristics and needs, the elements described below are included in the Los Gatos 2020 General Plan.

- **Land Use Element.** The State-required Land Use Element designates all lands within the Town for specific uses such as housing, commercial, industrial, and open space uses. The Land Use Element also provides development regulations for each land use category and overall land use policies for the Town. Additionally, the Land Use Element addresses agricultural and Williamson Act lands.
- **Community Design Element.** This optional Element is used to establish a strong sense of place and local identity for the Town through policies that address physical elements and design features of Los Gatos.
- **Housing Element.** Government Code Section 65588 requires Housing Elements to be updated at least every five to seven years and to include specific components such as analysis of the existing housing stock, analysis of existing and projected housing needs, and quantification of the number of housing units that could be developed, preserved, and improved through its policies and actions. The Housing Element is updated utilizing a separate process required by State law and is not published with the 2020 General Plan. However, it will be included in the final adopted General Plan.

- **Transportation Element.** State law requires a Circulation or Transportation Element to specify the general location and extent of existing and proposed major streets and other transportation facilities. As required by law, all facilities in the Transportation Element are correlated with the land uses foreseen in the Land Use Element.
- **Vasona Light Rail Element.** This optional Element focuses on addressing land use opportunities and challenges created by the extension of the Vasona Light Rail to Los Gatos along Winchester Boulevard.
- **Open Space and Recreation Element.** The Open Space and Recreation Element identifies both public and private open space within the Town. It addresses acquisition of open space, access to open space, open space and existing neighborhoods, open space and hillside preservation, and open space and development. This Element also addresses parks and recreation, and properties owned by the Midpeninsula Regional Open Space District.
- **Environment and Sustainability Element.** This Element satisfies the requirements of State law for a Conservation Element. It establishes policies to protect natural resources, including biological resources, water resources, and energy resources. It also establishes policies for water service, wastewater, stormwater, and solid waste and recycling services. Policies to reduce negative impacts to air quality and greenhouse gas emissions are also included in this Element.
- **Noise Element.** State law requires a Noise Element as part of the General Plan to address the noise environment in the community and analyze and quantify current and projected noise levels from a variety of sources. The Noise Element includes goals, policies, and actions to address current and foreseeable noise problems.
- **Safety Element.** State law requires the General Plan to include a Safety Element. It provides goals, policies, and actions intended to protect the community from risks associated with the effects of seismic and other geologic hazards, urban and wildland fires, flooding and dam inundation,

and emergency preparedness. This Element also includes policy direction for police and fire services.

- **Human Services Element.** This optional Element includes goals, policies, and actions that address residents' needs and available resources. "Human services" refers to services in the community, both public and private, designed especially to meet the social, health, communication, education, and artistic needs of people, including youth and seniors. This Element also includes policy direction for school and library services.

2. Goals, Policies and Actions

Each element of the 2020 General Plan contains background information, guiding principles, and a series of goals, policies, and actions.

- **Goals:** A goal is a description of the general desired result that the Town seeks to create through the implementation of its General Plan.
- **Policies:** A policy is a specific statement that guides decision-making as the Town works to achieve a goal. Such policies, once adopted, represent statements of Town regulation and require no further implementation. The General Plan's policies set out the standards that will be used by Town staff, the Planning Commission, and Town Council in their review of land development projects and in decision-making processes.
- **Actions:** An action is a program, implementation measure, procedure, or technique intended to help achieve a specified goal. The Town must take additional steps to implement each action in the General Plan.

These goals, policies, and actions provide guidance to the Town on how to direct change and manage its resources over the next 10 years. Many of these goals, policies, and actions are long term in nature and therefore all of them may not be fully realized by 2020 due to fiscal constraints.

Policies and actions are at the same level of importance, and are both intended to implement goals. In most cases, goals have both implementing policies and actions. In some cases a goal may be implemented exclusively through either policies or actions. In general, policies that use the word "shall" or "require"

are mandatory. Policies that use the word "should" or "explore" are not mandatory; these policies provide guidance to the Town, but the Town is not required to follow them if the Town finds that the policy is not appropriate for a particular situation or if there are other factors, such as budget limitations, that would make it difficult to follow the policy direction. Policies that use the word "encourage" or "promote" communicate to landowners, applicants, and other persons policies that the Town supports but either does not have the authority to enforce or prefers not to make mandatory.

This General Plan is intended to meet multiple, and sometimes competing, policy objectives. Therefore, the Town may not be able to adhere to every policy in every decision that it makes to implement this General Plan. The Town Council has final discretion over which policy objective will have priority in instances where there are competing policy objectives affecting a single decision.

3. The Green Leaf Symbol

Since the last General Plan Update in 2000, the issue of sustainability has gained importance at the local, State, national, and international level. Sustainability was one of four specific focus areas, along with parks and recreation, youth, and seniors, that the Town Council identified for in-depth attention during the creation of the 2020 General Plan. The 2020 General Plan includes a new Environment and Sustainability Element that reflects the importance of this fundamental issue.

However, there is increasing awareness that a sustainable approach, whether to daily life or to government operations, encompasses a wide variety of different activities, from driving less to conserving water to reducing solid waste generation. For that reason, policies and actions that support the Town's goal of being a more sustainable community are not only contained in the Environment and Sustainability Element but are integrated throughout the 2020 General Plan. Wherever these policies and actions occur, they are identified with a green leaf symbol.

2 VISION

A. What Makes Los Gatos Special

What makes Los Gatos special is its small-town atmosphere, strong sense of place, varied architecture, reminders of the past, traditions, unique physical setting, good schools, low crime rate, and the concerned and involved people who make up the community. The desire to protect the Town's high quality of life is demonstrated by extensive citizen participation in many service groups and community issues.

While residents may disagree over specific issues, they share a common vision of the future of Los Gatos. Residents are adamant in their desire to maintain a high quality of life and preserve the character of the Town. The overall community consensus is that Los Gatos should:

- Foster a pedestrian-oriented community with a small-town character;
- Maintain a balanced, well-designed mix of residential, commercial, service and open space uses through integrated land use planning;
- Be a full-service community that is also environmentally sensitive;
- Support an active business community that provides a wide variety of goods and services and a broad range of employment opportunities, minimizing the need to travel to other communities;
- Provide a well-run, efficient municipal government that is fiscally healthy, with high levels of public safety, recreational, art and cultural amenities and that is supportive of high quality education.

The Town has an eclectic mix of building styles. It boasts a unique combination of old and new buildings that are indicative of a community that has evolved over a period of time. The Town's architecture ranges from a few homes built in the 1850s to a beautifully preserved mix of Victorian cottages and Craftsman bungalows, some Victorian and Art Deco commercial buildings, post World War II ranch houses and postmodern homes and commercial buildings from more recent decades. The Town demonstrates that it is possible to value innovation while appreciating and preserving the past.

B. Role of the General Plan in Achieving the Vision

The overall role of the 2020 General Plan is to provide a framework to ensure that the Town:

- Is a full-service community that is also environmentally sensitive;
- Maintains a balanced, well-designed mix of residential, commercial, service, and open space uses through integrated land use planning that fosters a pedestrian-oriented community consistent with a small-town character;
- Maintains and expands existing park and open space land to maintain and enhance quality of life and promote sustainability;
- Meets the changing needs of the Town's youth and senior populations;
- Supports an active business community that provides a wide variety of goods and services and a broad range of employment opportunities, minimizing the need to travel to other communities;
- Provides a well-run, efficient municipal government that is fiscally healthy with high levels of public safety, recreational, art and cultural amenities and that is committed to a high quality of life;
- Promotes a sustainable and environmentally conscientious community through conservation of resources, reduction in greenhouse gas emissions and smart-growth practices; and
- Provides housing that meets the needs of a diverse community.

C. Vision Statement

Los Gatos is home. It is the type of community people want to live in because they feel a sense of belonging. When residents drive south on Highway 17, cross over Highway 85, see the beautiful Town of Los Gatos nestled at the base of the Santa Cruz Mountains, they know they are home. Los Gatos is an oasis of calm within one of the major economic engines of the world, Silicon Valley. People feel safe here. The Town provides excellent schools, a won-

derful Downtown, diverse shopping experiences, and an open and responsive government. It offers amenities, support, and a high quality of life to all residents, including youth and seniors. It incorporates a network of beautiful, well-maintained parks and safe, accessible trails. Its citizens and its government understand the importance of sustainability and are committed to making choices that protect and preserve Los Gatos's valuable natural environment and reduce global environmental impacts.

Los Gatos is a truly special place, and residents want to protect their community from the increasing development pressures of the region. Residents expect all new development to fit into the fabric of the community and they expect that new businesses will enhance their high quality of life. Residents hold proposed development projects to a higher standard because what is approved in other communities may not be acceptable in Los Gatos.

New development must keep pace with the community's needs and must reflect the community's values. Extreme care is used in approving all new development applications. The impacts of new development are evaluated in light of the development's overall benefit to the community. In addition, the benefit of new development is measured against the ability of the proposed development and its architectural style to harmonize with existing development while minimizing impacts on existing residential neighborhoods and infrastructure. Input from surrounding residents and property owners is a major consideration during any development review process.

Preserving the small-town character of Los Gatos requires attention to a collection of related issues, including human scale of development, historic preservation, density and intensity, population growth, Downtown preservation, development in the Highway 85/North Forty area, congestion, open space, views of the hills, the type of businesses located in Town, protection of the Town's various neighborhoods, and community design.

The Town can utilize three important means for ensuring the continuity of values:

- Providing mechanisms for broad public participation in government in general and planning in particular;
- Taking initiative to coordinate with other jurisdictions on regional issues that impact the Town's character and quality of life;
- Consistent and resolute enforcement of the General Plan, specific plans and the Town code.

Residents expect strong leadership from their elected officials to guide the community and to ensure that the high quality of life in Los Gatos is protected for future generations. The General Plan is the Town's guide to achieve this vision.

Many of the issues identified in the General Plan are sustainability issues, including: open space, hillside preservation, environmental quality, natural plant and animal life conservation, resource conservation and community design.

3 LAND USE ELEMENT

A. Introduction

Los Gatos is a mature, predominantly built-out community. While there is little room for growth or change in the physical environment, land use is dynamic and change is constant from within and outside the community. Managing change in an effort to maintain our quality of life is a priority of this General Plan and the Community.

The Land Use Element is the framework of the General Plan and is intended to inform and shape the future physical development of Los Gatos. This Element sets forth the patterns of development activity and land uses that will support and enhance the character of the Town. Although all General Plan Elements are of equal importance, the Land Use Element is the most frequently used and referenced section of the General Plan.

Planning for neighborhood preservation and protection is one of the most important purposes of the Town's General Plan. Preserving the small-town heritage, natural setting, and architectural diversity are also important to this community. One of Los Gatos's most outstanding assets is the visual diversity of its individual neighborhoods. Existing development represents a variety of architectural styles from various eras, embodying a variety of sizes, design features, and building materials, resulting in neighborhoods with their own unique identity. For example, Downtown Los Gatos is the historic heart of Town with a pedestrian-scale setting of mixed land uses and architecturally historic buildings. It is a unique area that sets the spirit and style of the entire Town.

Maintaining neighborhood quality suggests conservation of existing housing, good street design, traffic control in residential neighborhoods, and development review that adheres to quality design. Factors such as new or excessive traffic, aging or inadequate infrastructure, and even economic pressures may cause disruption of neighborhoods. Neighborhood preservation also includes balancing the intensity of land uses with the existing residential density.

Los Gatos also focuses on maintaining a "full-service" town that provides a range of goods and services that support the economic vitality of the Town. The commercial centers of Los Gatos are therefore also important to the community. Under the Los Gatos Boulevard Plan, the community expressed interest in creating a shopping experience and destination that complements but does not compete with the Downtown.

Residential and non-residential uses produce different impacts on the community. The impacts on traffic, noise, schools, open space, and other quality-of-life issues will vary, depending on the final mixture of residential and non-residential uses approved within the area. The overall planning for the area needs to limit the adverse impacts on the quality of life of all of the residents of Los Gatos and to provide for open space.

The Land Use Element describes land use designations, special planning areas, and existing land uses in Los Gatos. The Land Use Element is divided into the following sections:

- **Introduction:** A description of the requirements and contents of the Land Use Element.
- **Existing Land Uses:** A description of existing land uses in Los Gatos.
- **General Plan Land Use Designations:** A description of the characteristics and intensity of the different land use designations in Los Gatos, including a map identifying the location of these land use designations.
- **Special Planning Areas:** A description of special planning areas, including Historic Districts and Specific Plan Overlays.
- **Goals, Policies, and Actions:** A list of goal, policy, and action statements that provide guidance to Los Gatos on land use decisions.

B. Authority for the Element

California Government Code Section 65302(a) and Public Resources Code Section 2762(a) require that the Land Use Element provide the following information:

- Distribution, location, and extent of land uses for categories of public or private uses. Such categories include, but are not limited to housing, business, industry, open space, natural resources, recreation and enjoyment of scenic beauty, education, and public buildings and grounds.
- Population density and building intensity standards for land use designations.

The Land Use Element has the broadest scope of any of the State-required components of the General Plan. In addition to the State's requirements set forth in the Government Code, it has also been legally established that, while the location of a particular land use may be expressed in general terms, a property owner must be able to identify the General Plan Land Use Designation for his/her parcel from the land use diagram contained in the Land Use Element.

Among the important implementation mechanisms for the Land Use Element are Specific Plans and the Town Code. The California Government Code requires that the Town Code and zoning map be consistent with its General Plan Land Use Element and land use map, and that all provisions of Specific Plans adopted by the Town must be consistent with the General Plan that they implement.

C. Relationship of Land Use Element to other Elements and Plans

Because the Land Use Element sets the framework of the General Plan, the Land Use Element relates directly to all goals and policies of the other Elements and unifies the General Plan by providing the overall policy context

for the other Elements. The relationship of the Land Use Element to other elements and plans is described below.

- The Land Use Element addresses circulation by setting out, in its map and policies, the location and size of all roadways in the Town coordinated with the land uses the roads will serve. It also notes the planned capacities of all other infrastructure systems that will be necessary to protect the health and welfare of the Town's citizens.
- The location, type, and density of residential units are key components of the Land Use Element. The Housing Element uses the density ranges specified in the Land Use Element to identify sites to meet the Town's housing needs.
- The mandates of the Safety Element are reflected in the designation and location of land use, the permitted activities within designated areas, and the patterns of land use that support defensible space, the Town's contingency plan, and fire and other hazard mitigation.
- The Land Use Element addresses buffers between noise sensitive uses and noise sources.
- The Town conserves resources through policies for the wise use of land, water, and energy.
- Air quality is improved by land use patterns that minimize vehicle travel within the Town.
- The Conservation Element goals address protecting and enhancing the natural environment. Programs that retain natural features such as tree preservation, limited grading, and water conservation maintain the natural character of Los Gatos.
- The Open Space Element refers to the location, character, and use of parks, recreational facilities, and preserved, unimproved land.
- Land use designations protect and preserve open spaces.
- The Land Use Element reflects the Town's high priority for quality design.

- The Land Use and Community Design Elements preserve historical buildings and historic areas, limiting the size of houses, while careful design of new infill developments protects the character of Los Gatos.
- California State law requires that all Specific Plans and zoning regulations be consistent with the General Plan. The Hillside Specific Plan, the North Forty Specific Plan, the Redevelopment Plan, and other plans that may be adopted as necessary will be consistent with this General Plan.

D. Existing Land Uses

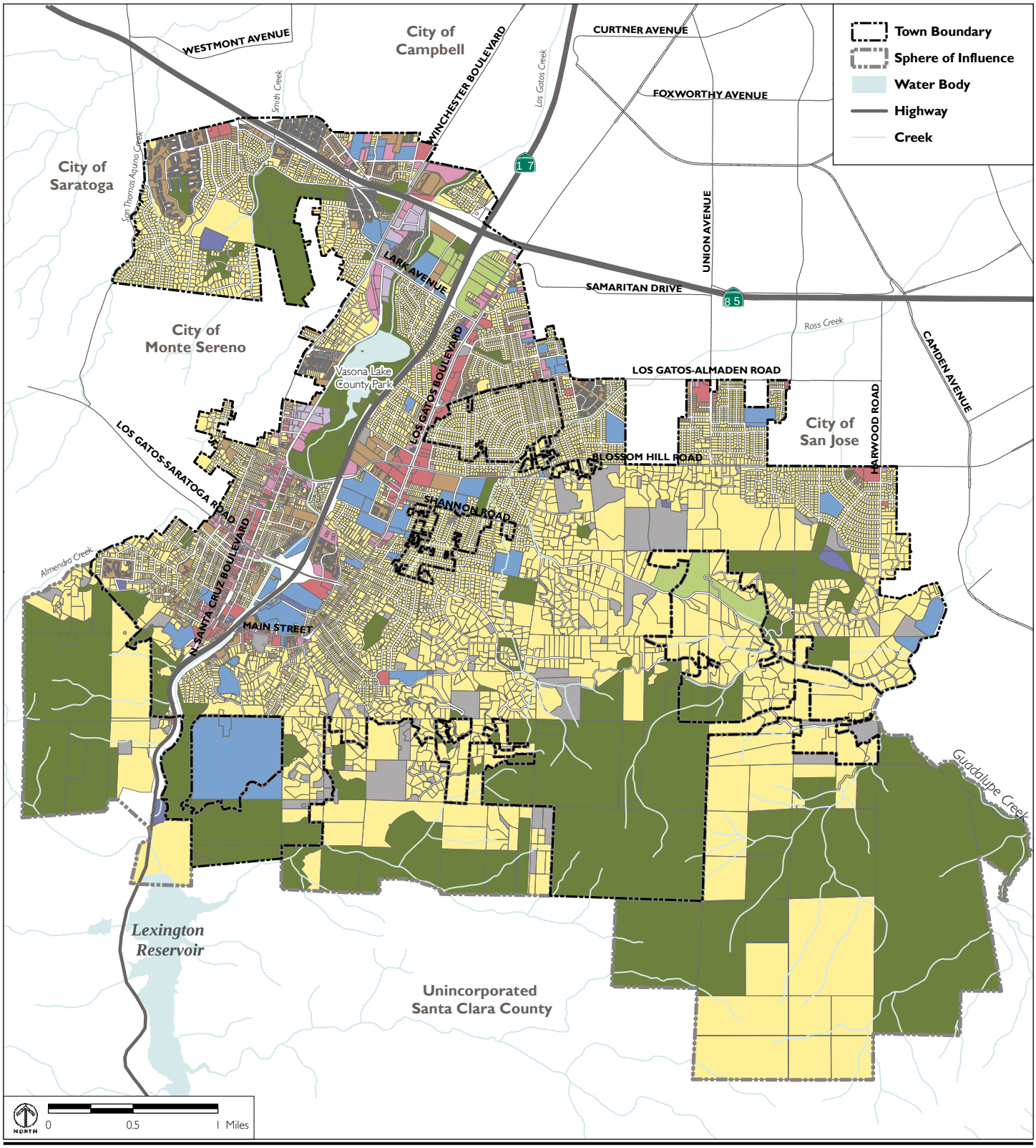
This section contains qualitative and quantitative descriptions of existing land uses in the Town of Los Gatos and Los Gatos's Sphere of Influence (SOI). "Existing land uses" refers to the existing built environment, regardless of the General Plan land use designation or zoning designation applied by the Town. This initial assessment is based on data from the Santa Clara County Office of the Assessor. Existing land uses are illustrated in Figure LU-1 and listed in Table LU-1.

1. Residential – Single Family

Approximately 3,183 acres of land in Los Gatos are dedicated to parcels that contain a single, detached residence and related structures. Single-family residential land use is located throughout the Town, with the exception of the public and open spaces in the southern area of the Town and along commercial corridors immediately adjacent to Los Gatos Boulevard and Santa Cruz Avenue. In the SOI, approximately 2,728 acres of land are dedicated to single-family residential land.

2. Residential – Multi-Family

This land use category refers to parcels that contain more than one housing unit. It includes duplexes, triplexes, fourplexes, condominiums, and apartment buildings. This residential land use totals approximately 407 acres in the Town. There is no multi-family housing in the SOI. Multi-family uses are largely clustered in and around the Highway 17 corridor, either between



Source: Santa Clara County Office of the Assessor, 2006; DC&E, 2008.

Existing Land Use

- Single Family Residential
- Multi-Family Residential
- Commercial
- Office/Professional
- Light Industrial
- Public Utilities
- Public/Quasi-Public
- Agricultural
- Open Space/Recreation
- Vacant

FIGURE LU-1

EXISTING LAND USE

TABLE LU-1 **EXISTING LAND USES**

Land Use Category	Number of Acres	Percent of Town Acreage	Percent of SOI Acreage
Residential – Single Family	5,911	51.2%	51.9%
Residential – Multi-Family	407	6.5%	0%
Commercial	164	2.6%	0%
Office Professional	126	2%	0%
Light Industrial	37	0.6%	0%
Public/Quasi-Public	440	4.7%	2.8%
Public Utilities	39	0.5%	0.1%
Agricultural	112	1%	1%
Open Space/Recreation	3,841	26.2%	42.2%
Vacant	399	4.7%	2%
Total	**11,476**	**100%**	**100%**

Source: County of Santa Clara, Office of the Assessor, 2006.

Los Gatos Boulevard and Highway 17 or in the area south of Vasona Lake County Park. A significant pocket of multi-family housing is also located in the northwest corner of the Town, just south of the City of Campbell.

3. Commercial

Commercial land refers to parcels that contain either retail businesses—those offering specific products for sale—or businesses that provide day-to-day services such as grocery stores, restaurants, spas and salons, dry cleaners, and nurseries. There are approximately 164 acres of commercial uses in Los Gatos and 1 acre in the SOI. Most commercial parcels in Los Gatos are located along the Santa Cruz Avenue or Los Gatos Boulevard corridors.

4. Office Professional

Office Professional land use refers to parcels that contain offices for medical, legal, insurance, consulting, and similar contracted services. Office and professional uses account for 125 acres in Los Gatos. Like commercial parcels, office professional parcels are concentrated along the Town's primary commercial corridors. An additional cluster of office and professional uses is located near the Highway 17/85 interchange.

5. Light Industrial

The Light Industrial land use category refers to parcels used primarily for production, manufacturing, and research and development. Additional uses include self-storage and automobile service garages. There are approximately 37 acres of light industrial land uses in Los Gatos. Light industrial uses are concentrated in two small pockets, one just south of Highway 85 and east of Winchester Boulevard, and another along University Avenue, north of Blossom Hill Road.

6. Public/Quasi-Public

Public/Quasi-Public land uses include schools, libraries, police and fire stations, faith communities, and hospitals. These uses are distributed throughout Los Gatos, mostly in single parcels or small groups of parcels. Public/Quasi-Public land uses comprise approximately 291 acres of land in the Town and approximately 149 acres in the SOI.

7. Public Utilities

Public Utilities refer to uses related to communications and energy production and distribution. There are approximately 37 acres in the Town devoted to utilities divided between parcels scattered throughout Los Gatos. Many of these parcels are owned by San Jose Water Company and PG&E and are sites of communications infrastructure.

8. Agricultural

Agricultural land is used for raising and harvesting crops, breeding livestock, and/or housing equipment used for agricultural purposes. According to the Santa Clara County Assessor's Office, about 64 acres of land scattered

throughout Los Gatos, and approximately 48 acres in the SOI, are devoted to existing agricultural uses. One of the largest areas of agricultural land is the North Forty site, which contains orchard trees, including walnut and fruit trees. Wine grapes can be found in the Santa Cruz Mountains hillside areas.

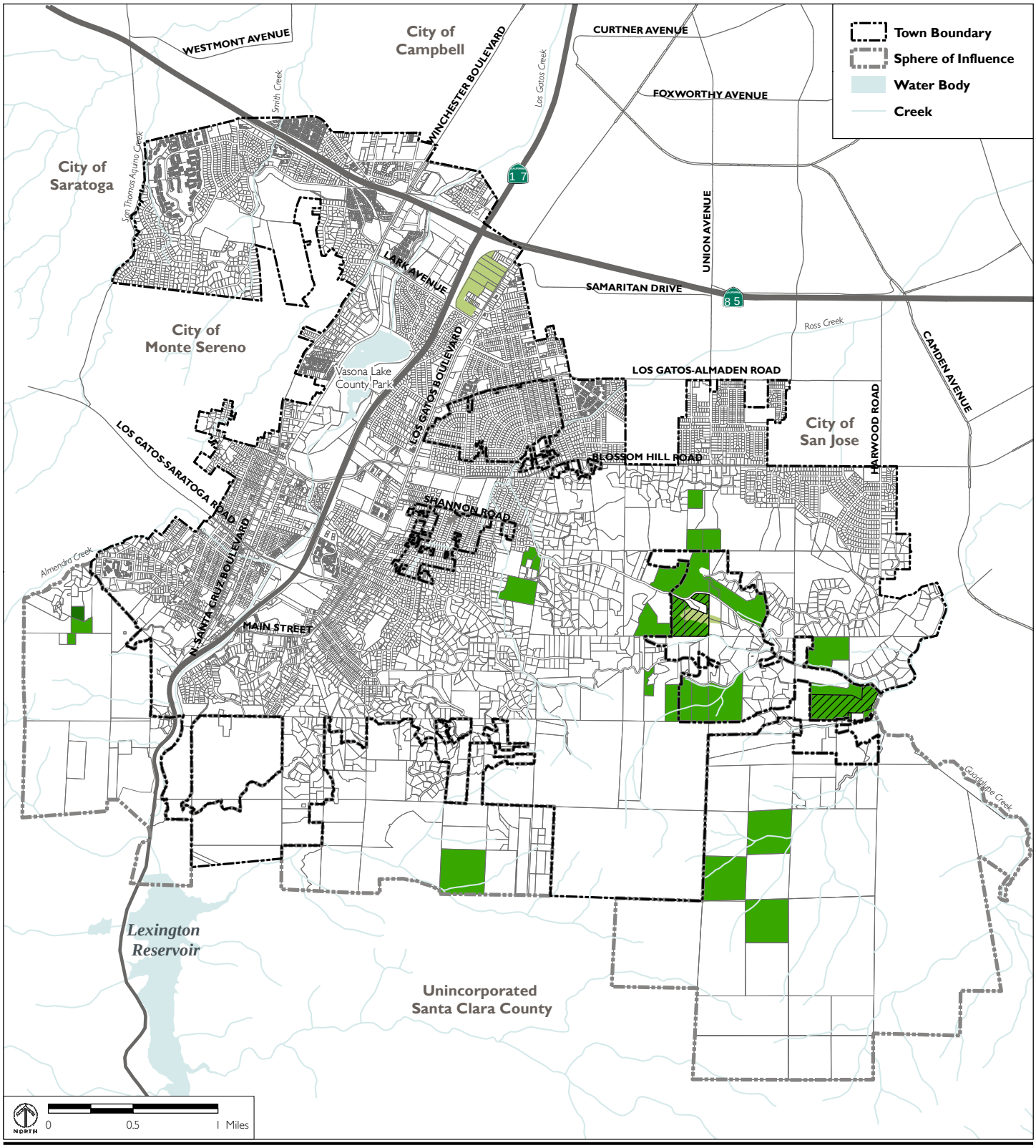
The California Land Conservation Act of 1965, better known as the Williamson Act, works to preserve agricultural and open space lands through restrictive use contracts administered by counties and cities under State regulations. Private landowners voluntarily restrict their land to agricultural and compatible open space uses under minimum 10-year rolling term contracts, with counties and cities also acting voluntarily. In return, the property tax on a Williamson Act parcel is assessed at a rate consistent with its actual use, rather than potential market value.

Figure LU-2 shows the location of all Williamson Act lands and their designation as well as farmland not covered by the Williamson Act. Approximately 136 acres of land within the Town limits and 358 acres of land within the SOI are designated Williamson Act land.[1] Of these, only 3.85 acres are considered "prime agricultural lands" under the definition of the Land Conservation Act. All of these lands occur in the Town's SOI. In addition to Williamson Act lands, approximately 32 acres of Unique Farmland are located within Town limits and 8 acres within the SOI. "Unique Farmland" is a designation applied by the State Department of Conservation to land that is capable of producing specific high value crops. In Los Gatos, it is applied to the orchards on the North Forty site.

9. Open Space/Recreation

Open Space/Recreation refers to indoor and outdoor recreational facilities, including public open spaces such as regional parks, community centers,

[1] This number is higher than the number of acres in existing Agricultural use because Williamson Act include parcels that are classified by the Assessor as Agriculture, Open Space, and Single Family Residential. Single Family Residential may be considered an acceptable classification by the Assessor since Williamson Act contracts may include provisions for a limited number of dwelling units on the property.



Source: State of California Department of Conservation 2006.

Williamson Act Lands

- **Prime Agricultural Land**
- **Non-Prime Agricultural Land**
- **Non-Prime/Non-Renewal Agricultural Land**

State Farmland Designation

- **Unique Farmland**

FIGURE LU-2

WILLIAMSON ACT AND UNIQUE FARMLAND

playgrounds and neighborhood parks, country clubs, and natural open spaces. After Residential – Single Family land use, Open Space/Recreation comprises the second highest percentage of total land in Los Gatos. There are approximately 1,624 acres of open space in the Town and approximately 2,218 acres in the SOI. Much of this acreage is contained in four large facilities: St. Joseph's Hill and Sierra Azul Open Space to the south of Los Gatos, and Vasona Lake County Park and La Rinconada Country Club to the north.

10. Vacant

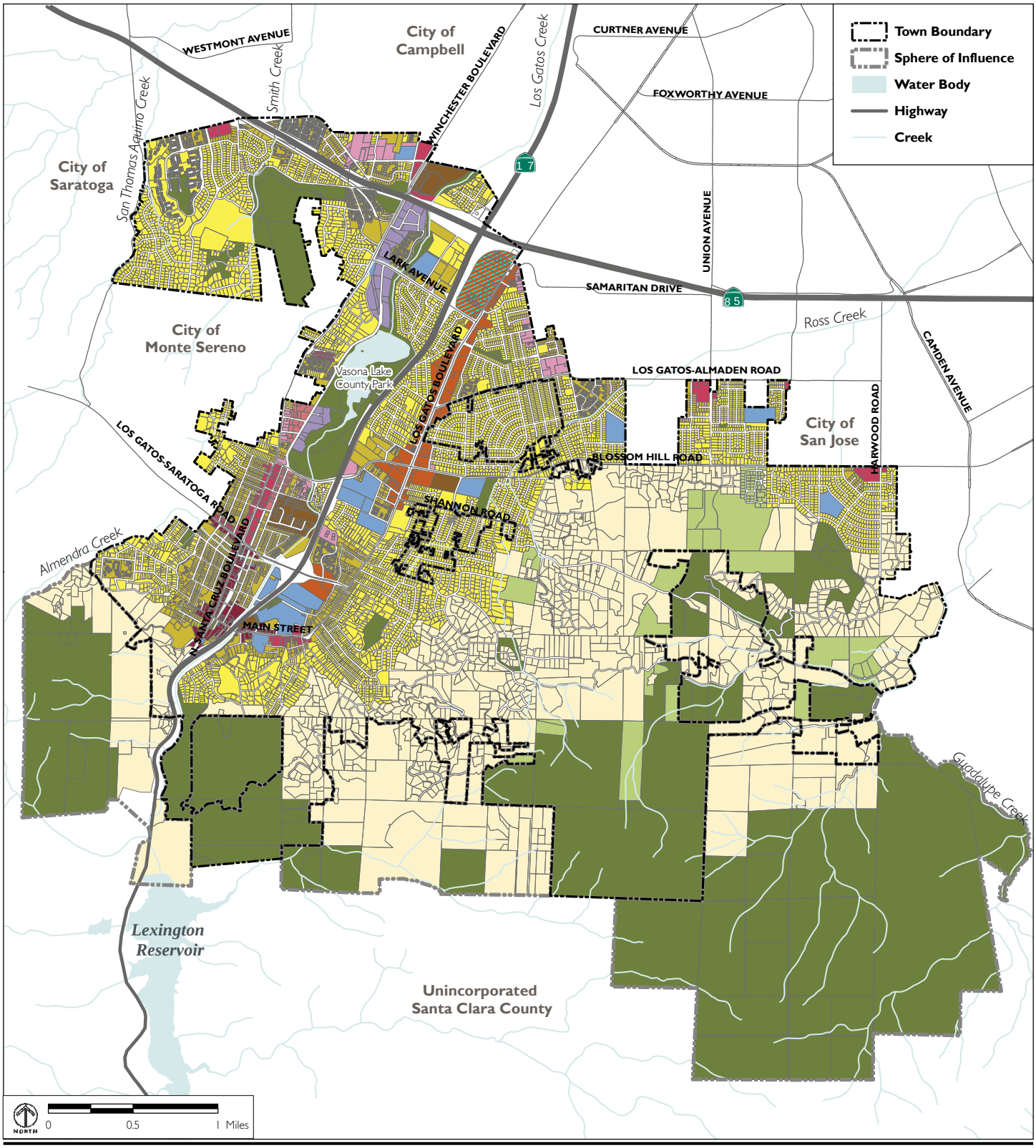
Approximately 292 acres within the Town are vacant parcels of varying sizes that are scattered throughout the Town. Most of the vacant acreage in Los Gatos is located in the single-family residential area on the eastern side of the Town. Parcels here are generally larger than they are elsewhere in Los Gatos, and a number of significantly sized parcels are vacant. Generally, vacancies are more common in residential areas of Los Gatos than in commercial areas, although a few small, isolated commercial vacancies exist. Additionally, the SOI contains approximately 107 acres of vacant property.

E. General Plan Land Use Designations

The Land Use Element is the basis for physical development in Los Gatos. The land use map and designations identify the general location, density, and extent of land available for residential and non-residential uses. Land use designations do not necessarily reflect the existing land use of each parcel. Figure LU-3 presents a map of the land use designations in Los Gatos. Each land use designation is listed and described below.

1. Residential Land Use Designations

This section provides a brief description of each residential land use designation and the desirable range of density for each designation.



Source: Town of Los Gatos, 2008; Santa Clara County Office of the Assessor, 2008.

General Plan Land Use

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Commercial
- Central Business District
- Neighborhood Commercial
- Service Commercial
- Office Professional
- Light Industrial
- Public
- Agriculture
- Open Space
- North Forty Specific Plan Overlay

FIGURE LU-3

2020 GENERAL PLAN LAND USE

a. Hillside Residential: 0-1 dwelling units per net acre
Up to 3.5 persons per acre

The Hillside Residential designation provides for very low density, rural, large lot or cluster, single-family residential development. This designation allows for development that is compatible with the unique mountainous terrain and vegetation of parts of Los Gatos.

b. Low Density Residential: 0-5 dwelling units per net acre
Up to 17.5 persons per acre

The Low Density Residential designation provides for single-family residential properties located on generally level terrain. It encourages single-family residential development in either the standard development established by traditional zoning or by innovative forms obtained through planned development.

c. Medium Density Residential: 5-12 dwelling units per net acre
Up to 24 persons per acre

The Medium Density Residential designation provides for multiple-family residential, duplex, and/or small single-family homes.

d. High Density Residential: 12-20 dwellings per net acre
Up to 40 persons per acre

The High Density Residential designation provides for more intensive multi-family residential development. Its objective is to provide quality housing in close proximity to transit or a business area.

e. Mobile Home Park: 5-12 dwellings per net acre
Up to 24 persons per acre

The Mobile Home Park designation provides for mobile home parks. The intent is to provide and preserve Mobile Home Parks as a source of affordable housing. This designation is described in this Element; however, it is not represented on the accompanying General Plan Land Use Map.

2. Non-Residential Land Use Designations

For non-residential land uses, the specific uses mentioned are illustrative, and other compatible uses, including those authorized in any other Zoning District within the Town, may be permitted where authorized by a Conditional Use Permit or Planned Development Overlay Zone. In a mixed-use project residential uses may be permitted in conjunction with other permitted uses in non-residential Zoning Districts with the exception of the Commercial Industrial and Controlled Manufacturing Zoning Districts. For non-residential land uses, building intensity limits are indicated by either allowable land coverage or floor area ratio(FAR) and a maximum height limit.

- Office Professional: Up to 50 percent land coverage with a 35-foot height limit

The Office Professional designation provides for professional and general business offices. This designation applies to various locations throughout the Town, often in close proximity to neighborhood- or community-oriented commercial facilities, or as a buffer between commercial and residential uses. The intent of this designation is to satisfy the community's need for general business and professional services and local employment.

- Central Business District: 0.6 FAR with a 45-foot height limit

The Central Business District designation applies exclusively to the downtown and accomplishes the following:

- Encourages a mixture of community-oriented commercial goods, services and lodging unique in its accommodation of small-town style merchants and maintenance of small-town character.
- Maintains and expands landscaped open spaces and mature tree growth without increasing setbacks.
- Integrates new construction with existing structures of historical or architectural significance and emphasizes the importance of the pedestrian.

- Mixed-Use Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Mixed-Use Commercial designation permits a mixture of retail, office, and residential in a mixed-use project, along with lodging, service, auto-related businesses, non-manufacturing industrial uses, recreational uses, and restau-

rants. Projects developed under this designation shall maintain the small-town, residential scale and natural environments of adjacent residential neighborhoods, as well as provide prime orientation to arterial street frontages and proper transitions and buffers to adjacent residential properties. This designation should never be interpreted to allow development of independent commercial facilities with principal frontage on the side streets.

d. Neighborhood Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Neighborhood Commercial designation provides for necessary day-to-day commercial goods and services required by the residents of the adjacent neighborhoods. This designation encourages concentrated and coordinated commercial development at easily accessible locations.

e. Service Commercial: Up to 50 percent land coverage with a 35-foot height limit

The Service Commercial designation provides for service businesses necessary for the conduct of households or businesses. These include auto repair, building materials sales, paint suppliers, janitorial services, towing businesses, contractors offices and yards, launderers and dry cleaners, as well as wholesaling and warehousing activities.

f. Light Industrial: Up to 50 percent land coverage with a 35-foot height limit

The Light Industrial designation provides for large-scale office developments and well-controlled research and development, industrial-park-type and service-oriented uses subject to rigid development standards. These uses should respond to community or region-wide needs.

g. Public

The Public designation identifies public facilities in the Town such as the Civic Center, courthouse, schools, parks, libraries, hospitals, churches, and fire stations.

h. Agriculture

The Agricultural designation identifies areas for commercial agricultural crop production.

i. Open Space

The Open Space designation identifies the location of public parks, open space preserves, private preserves, and stream corridors.

F. Special Planning Areas

Development in Los Gatos can be targeted to achieve a more specific outcome by designating specific overlay zones and special planning areas. These areas have more detailed development guidelines that remain consistent with existing policies. Los Gatos has three overlay zones that implement land use policies through the Town Code, five Historic Districts, three Specific Plans, and one Redevelopment Project Area.

1. Overlay Zones

There are three overlay zones in the Town Code, the Landmark and Historic Preservation, Planned Development, and Public School Overlay Zones.

- **Landmark and Historic Preservation (LHP) Overlay Zone.** This zone is designated by Town Council and is applied to individual sites and structures or small areas deemed of architectural and/or historical significance. The structure(s) in LHP overlays are subject to special standards regarding their appearance, use, and maintenance.
- **Planned Development (PD) Overlay Zone.** The PD overlay zone is intended to ensure orderly planning and quality design that will be in harmony with the existing or potential development of the surrounding neighborhood. The Planned Development Overlay is a specially tailored development plan and ordinance which designates the zoning regulations for the accompanying project, sets specific development standards, and ensures that zoning and the General Plan are consistent. Commercial,

residential or industrial property or a mixture of these uses may be considered for a Planned Development Overlay.

- **Public School (PS) Overlay Zone**. The PS overlay zone is intended to allow school buildings to be used, without extensive exterior modifications, in ways which will make it unnecessary to sell school facilities. The overlay permits a variety of community-related and education-related uses, including, but not limited to, museums, community centers, playgrounds, and nursery schools. Any land owned by a public school district (regardless of underlying zone) may be zoned PS.

2. Historic Districts

The Town has established five historic districts to preserve neighborhoods deemed significant to the history of Los Gatos.

- **Almond Grove Historic District.** An approximately 40-acre area that constitutes the largest subdivision following incorporation of the Town of Los Gatos. This District was established by ordinance in 1980.
- **Broadway Historic District.** An approximately 100-acre area that is the site of the first residential subdivision and first residential street in the Town of Los Gatos. This District was established by ordinance in 1985.
- **Los Gatos Historic Commercial District.** Bounded by Elm Street to the north, Main Street to the south, Los Gatos Creek to the east, and North Santa Cruz Avenue to the west. The Town's only concentration of intact historic commercial buildings. It was established by ordinance in 1991.
- **Fairview Plaza Historic District.** Limited to the cul-de-sac termination of Fairview Plaza, part of an historic subdivision originally surveyed in 1885 known as the "Fairview Addition." The District retains the same configuration as originally mapped and contains a rare collection of Victorian and Craftsman homes, unique in their compact scale and proximity to one another. This District was established by ordinance in 1992.
- **University/Edelen Historic District.** Bounded by Saratoga Avenue to the north, Main Street to the south, Los Gatos Creek to the east, and the

former Southern Pacific Railroad right-of-way to the west. The District is composed of five subdivisions that predate 1900 and contain a number of residential and commercial structures of mixed architectural styles. This District was established by ordinance in 1991.

All of Los Gatos's historic districts are defined by structures that contribute to the District. In every District, the transformation of these structures is tightly regulated. Demolition of contributing structures is strictly prohibited. In addition, all restoration, rehabilitation, and new construction of principal units must adhere to a series of guidelines for preserving architectural heritage and conforming to existing style. Any modifications to the original design are either restricted or prohibited.

3. Overlay Designation

The North Forty Specific Plan Overlay is applied to the approximately 40-acre property bounded by Los Gatos Boulevard to the east, Highway 17 to the west, Lark Avenue to the south, and Highway 85 to the North. This Overlay requires the preparation and adoption of a specific plan that will determine the mix of uses, dimensional standards, architectural standards, phasing, and infrastructure to support the development of the property prior to approval of any entitlements. Drawing on the draft North Forty Specific Plan prepared in 1999, the General Plan overlay designation is intended to help guide the future development of this property. The 2020 General Plan Environmental Impact Report assumed a maximum capacity of 750 mixed residential units and 580,000 square feet of retail and offices uses for the purposes of assessing environmental impacts associated with the development of the property. While this is the maximum development capacity under this General Plan, the specific plan may be approved with lower densities and square footage of residential and commercial uses, respectively. The North Forty Specific Pan will be based on the following general guidelines:

- Include a mixture of uses that will complement the Downtown and the rest of the community.
- Be based on sustainable and "smart" development practices.

- Include public gathering spaces such as a plaza and park.
- Provide for a variety of residential housing types, both rental- and owner-occupied. A minimum of 20 percent of the units shall be affordable to households at the moderate income level or below.
- Include high-quality architecture and design that reflects the rural and agricultural history of the site.
- Provide pedestrian-oriented buildings along the Los Gatos Boulevard frontage, with minimal parking oriented to the street.
- Take advantage of the grade change across the site.
- Continue the "boulevard treatment" along Los Gatos Boulevard, with interconnections from one parcel's drive aisle to the next.
- Include connections to existing intersections along Los Gatos Boulevard and Lark Avenue.
- Develop gateway or landmark features at Los Gatos Boulevard and Lark Avenue and at Los Gatos Boulevard and the Highway 85 off-ramp.
- Provide an easily accessible, fully connected street network that encourages walking.
- Provide a vegetative buffer and screening along Highways 17 and 85.
- Preserve Town character and views.

4. Other Plans

The Hillside Specific Plan and Los Gatos Boulevard Plan areas are each developed according to separate land use goals and in different areas of the Town. In addition to these approved Specific Plans, the Town will be developing a North Forty Specific Plan.

a. Hillside Specific Plan

The Hillside Specific Plan establishes land use policy for the Hillside Study Area, an area of mountainous terrain in the southeastern portion of the Town designated for Hillside Residential development. Adopted by Town Council in 1978, the Specific Plan establishes a series of policies and standards related

to land use, facilities, services, circulation, fire protection, safety, and open space. These policies and standards are intended to prevent deficiencies in access to water and sewer services, ensure conservation of the sensitive natural environment, and address differences in Town and County land use regulations.

Development in the Hillside Specific Plan area is prohibited outside of designated "least restrictive development areas" (LRDAs) unless it is compliant with conditions established in the Plan.

b. Los Gatos Boulevard Plan

Adopted by Town Council in 1997, the Los Gatos Boulevard Specific Plan is a policy framework for meeting a series of short, medium, and long range goals related to the commercial revitalization of Los Gatos Boulevard. This Specific Plan is based on a land use concept for which higher density, mixed-use commercial development in the north of the Specific Plan area transitions into residential and community clusters, and then into existing residential neighborhoods just south of the Specific Plan area. This Specific Plan contains policies and design standards targeting safe, attractive public improvements; pedestrian-oriented activity nodes; vital, commercial land use; distinct gateways, and site-appropriate private improvements.

c. Central Los Gatos Redevelopment Project

The Central Los Gatos Redevelopment Project, which focuses on an area located around Downtown Los Gatos, contains a mix of residential and non-residential land use designations. The Town of Los Gatos Redevelopment Agency has the authority to facilitate property acquisition and management, construction of public improvements, structural rehabilitation, and site assembly within the Project Area. The project was adopted in 1991, following the 1989 Loma Prieta earthquake. The main objectives of the project are to eliminate blight, assemble land parcels for improved development, strengthen the economic base of downtown, and improve undeveloped and underutilized areas.

G. Goals, Policies, and Actions

The following goals, policies, and actions guide future physical development throughout Los Gatos.

Goal LU-1	**To preserve, promote, and protect the existing small-town character and quality of life within Los Gatos.**

Policy LU-1.1 Encourage developers to engage in discussions as early as possible regarding the nature and scope of the project and possible impacts and mitigation requirements.

Policy LU-1.2 Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.

Policy LU-1.3 To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well-designed, environmentally sensitive, and diverse landscaping in new and existing developments.

Policy LU-1.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Policy LU-1.5 Encourage private/public funding, development, and operation of cultural amenities, activities, and centers consistent with the small-town character of Los Gatos.

Policy LU-1.6 Recognizing that our ability to preserve our small-town character is somewhat dependent on decisions in surrounding communities, continue and expand Town participation in planning processes in neighboring jurisdictions and regional bodies in order to develop innovative, effective, and coordinated land use, transportation, and hillside development plans and standards that will help preserve our small-town character.

Policy LU-1.7 Use task forces, ad hoc committees and other means as appropriate to involve residential and commercial interests in Town matters.

Policy LU-1.8 Commercial development of any type (office, retail, research and development, etc.) shall be designed in keeping with the small-town character of Los Gatos.

Goal LU-2	**To maintain a balanced, economically stable community within environmental goals.**

Policies

Policy LU-2.1 Minimize vehicle miles traveled for goods and services by allowing and encouraging stores that provide these goods within walking distance of neighborhoods in Los Gatos.

Policy LU-2.2 Promote telecommuting and home-based businesses by allowing live-work and work-live uses in existing and future residential development.

Goal LU-3	**To coordinate with surrounding jurisdictions and other local and regional agencies that may affect Los Gatos's future development patterns and character.**

Policies

Policy LU-3.1 Cooperate with the County of Santa Clara to encourage the annexation of unincorporated islands into the Town. The Town will not require the installation of curbs, gutters, sidewalks, or street lights as a condition of annexation nor will these improvements be imposed on annexed areas unless the residents of the area request such improvements and are willing to participate in the cost of such improvements. This does not prevent the Town from requiring such improvements as a condition of approval of any zoning or subdivision approval if such conditions are normally made on those items and the improvements would be in keeping with the neighborhood.

Policy LU-3.2 Work with Santa Clara County to ensure that projects developed in the County meet Town policies and standards, do not induce further development, and do not unduly burden the Town.

Goal LU-4	**To provide for well-planned, careful growth that reflects the Town's existing character and infrastructure.**

Policies

Policy LU-4.1 Integrate planning for the North Forty area, Los Gatos Boulevard, Vasona Light Rail area, and Downtown so that development in each area takes into consideration the Town as a whole.

Policy LU-4.2 Allow development only with adequate physical infrastructure (e.g. transportation, sewers, utilities, etc.) and social services (e.g. education, public safety, etc.).

Policy LU-4.3 Only approve projects for which public costs can be justified by the overall benefit to the community.

Policy LU-4.4 Project applicants shall evaluate and provide appropriate mitigation measures to reduce impacts on urban services including schools, utilities, police, and fire.

Policy LU-4.5 Discourage corridor lots. Corridor lots shall only be allowed if the use of a corridor lot decreases the amount of public street required for the subdivision, contributes to the surrounding neighborhood, and is in context with the existing scale and established character of the neighborhood. The subdivider shall also demonstrate that the use of a corridor lot benefits surrounding properties.

Goal LU-5	**To encourage public involvement in Town planning processes.**

Policy

Policy LU-5.1 Use task forces, ad hoc committees, and other means as appropriate to involve residential and commercial interests in Town matters.

Action

Action LU-5.1 Utilize traditional communication tools and new media and technology to provide clear and current information on Town processes and decisions and to encourage public participation in Town government.

Goal LU-6	**To preserve and enhance the existing character and sense of place in residential neighborhoods.**

Policies

Policy LU-6.1 Protect existing residential areas from the impacts of non-residential development.

Policy LU-6.2 Allow non-residential activity in residential areas only when the character and quality of the neighborhood can be maintained.

Policy LU-6.3 Protect existing residential areas from adjacent non-residential uses by assuring that buffers are developed and maintained.

Policy LU-6.4 Prohibit uses that may lead to the deterioration of residential neighborhoods, or adversely impact the public safety or the residential character of a residential neighborhood.

Policy LU-6.5 The type, density, and intensity of new land use shall be consistent with that of the immediate neighborhood.

Policy LU-6.6 In order to reduce landfill, conserve resources, and preserve neighborhood character, demolitions shall be discouraged in established residential neighborhoods and applicants shall submit structural reports to determine whether the demolition of any principal structure is justified. If allowed, the replacement house should be similar in size and scale to other homes in the neighborhood and maintain the neighborhood character.

Policy LU-6.7 Continue to encourage a variety of housing types and sizes that is balanced throughout the Town and within neighborhoods, and that is also compatible with the character of the surrounding neighborhood.

Policy LU-6.8 New construction, remodels, and additions shall be compatible and blend with the existing neighborhood.

Policy LU-6.9 The Housing Element assumes that sites designated medium and high density residential will be developed at the upper end of the density range. If the Town approves a development at a lower density on one of these sites, staff shall identify one or more other sites to maintain the Town's capacity to meet its housing needs as identified in the Housing Element, subject to neighborhood compatibility and mitigation of traffic impacts.

Policy LU-6.10 Require applicants to submit letters of justification to show how new residential development contributes to the balance of types and sizes of housing available in Los Gatos.

Actions

Action LU-6.1 Develop standards for traffic, noise, intensity, and overall size for non-residential uses in residential zones.

Action LU-6.2 The conditional use permit approvals for non-residential uses in residential zones shall be reviewed by the Planning Commission on an as-needed basis for any adverse impacts, nuisances, or any required modifications.

Goal LU-7	**To use available land efficiently by encouraging appropriate infill development.**

Policies

Policy LU-7.1 Allow redevelopment of unused school sites commensurate with the surrounding residential neighborhood and availability of services.

Policy LU-7.2 To ensure compatibility with surrounding neighborhoods, infill projects shall demonstrate that the development meets the criteria contained in the Development Policy for In-Fill Projects and the deciding body shall make findings consistent with this policy.

Policy LU-7.3 Infill projects shall contribute to the further development of the surrounding neighborhood (e.g. improve circulation, contribute to or provide neighborhood unity, eliminate a blighted area) and shall not detract from the existing quality of life.

Policy LU-7.4 Infill projects shall be designed in context with the neighborhood and surrounding zoning with respect to the existing scale and character of surrounding structures, and should blend rather than compete with the established character of the area.

Goal LU-8	**To uphold and enforce adopted land use regulations.**

Policies

Policy LU-8.1 Maintain a Code Compliance function to effectively enforce the land use regulations in the Town Code.

Policy LU-8.2 Town staff shall identify major violations (illegal units, sign violations, illegal uses, tree removals, grading violations, etc.) without waiting for public complaint. Town staff shall act on minor violations (illegally parked cars, boats, trailers and campers, etc.) based on public complaints. Additional violations that may be observed during investigation of a complaint shall also be acted on.

Goal LU-9	**To provide residents with adequate commercial and industrial services.**

Policies

Policy LU-9.1 Ensure that new development preserves and promotes existing commercial centers consistent with the maintenance of a small-scale, small-town atmosphere and image.

Policy LU-9.2 Maintain a variety of commercial uses, including a strong Downtown commercial area combined with Los Gatos Boulevard and strong neighborhood commercial centers to meet the shopping needs of residents and to preserve the small-town atmosphere.

Policy LU-9.3 Encourage a mix of retail and office uses in commercial areas, except in the Central Business District designation, where retail should be emphasized and office should be limited to upper floors and other areas as defined by the Town Code.

Policy LU-9.4 Encourage existing light industry and service commercial uses to remain or be replaced with similar uses.

Policy LU-9.5 Encourage the development and retention of locally owned stores and shops.

Policy LU-9.6 Encourage development that maintains and expands resident-oriented services and/or creates employment opportunities for local residents consistent with overall land use policies of the Town.

Policy LU-9.7 "Broadening the tax base" shall never be the sole reason for allowing new commercial development or approving a change in a commercial land use.

Policy LU-9.8 Retail sales tax "leakage" should be kept to a minimum by providing in-town convenience and comparative shopping opportunities.

Policy LU-9.9 Buffers shall be required as conditions of approval for non-residential projects that are adjacent to residential areas and may consist of landscaping, sound barriers, building setbacks, or open space.

Policy LU-9.10 Prohibit new commercial or industrial zoning adjacent to school sites and carefully consider the impacts of new school sites in industrial and commercial land use designations.

Action

Action LU-9.1 The Town should identify those businesses that are needed in the Town and actively recruit those businesses.

Goal LU-10	**To preserve Downtown Los Gatos as the historic center of the Town, with goods and services for local residents, while maintaining the existing Town identity, environment, and commercial viability.**

Policies

Policy LU-10.1 Encourage the development and retention of small businesses and independent stores and shops Downtown that are consistent with small-town character and scale.

Policy LU-10.2 Recognize and encourage the different functions, land use patterns, and use mixes of the various commercial areas within the Downtown. These include:

a. The pedestrian scale and orientation of the Central Business District.

b. The neighborhood-serving commercial land use pattern of areas north of Saratoga Avenue to Blossom Hill Road.

c. The mixed use commercial activities along Santa Cruz Avenue and the service commercial activities along University Avenue between Andrews Street and Blossom Hill Road.

Policy LU-10.3 Establish and maintain strong boundaries between the Central Business District designation and adjacent residential neighborhoods.

Policy LU-10.4 Encourage mixed uses to increase residential opportunities in commercial zones Downtown, taking into consideration potential impacts to loss of commercial opportunities.

Goal LU-11	**To plan for development of a variety of uses in the North Forty area in a coordinated and comprehensive way.**

Policies

Policy LU-11.1 Zoning shall be changed as part of development applications to provide consistency with the Vasona Light Rail Element and other elements of this General Plan and with any future specific plan prepared for this area.

Policy LU-11.2 The Town shall encourage uses that serve Town residents. These include, but are not limited to, open space, playfields, office, retail, and other commercial uses. Residential uses may be permitted as part of mixed-use development and only with acceptable mitigation of adverse noise, air quality, and other environmental hazards.

Policy LU-11.3 Provide coordinated infrastructure in the North Forty area.

Policy LU-11.4 Include a variety of regional destination and local-serving commercial uses in the North Forty area, following a logical land use pattern that takes advantage of the site opportunities while protecting adjacent uses.

Policy LU-11.5 Avoid negative effects on the long-term development potential of the area surrounding the North Forty area.

Policy LU-11.6 Incorporate multi-modal links from the North Forty area to the Vasona Light Rail station into the North Forty Specific Plan.

Action

Action LU-11.1 Prepare and adopt a specific plan for the North Forty area prior to development of the site.

Goal LU-12	**To ensure an appropriate mix of land use types along Los Gatos Boulevard in order to maintain the economic vitality of the corridor and continue to serve the needs of Town residents.**

Policies

Policy LU-12.1 Encourage redevelopment and assemblage of parcels that have experienced a high vacancy rate over a prolonged period of time, possibly including appropriate and compatible re-zoning.

Policy LU-12.2 Encourage a mix of uses along Los Gatos Boulevard, including, where appropriate, mixed-use parcels that are compatible with surrounding uses.

Policy LU-12.3 New landscaping, streetscape improvements and new development along Los Gatos Boulevard shall incorporate pedestrian amenities, scale, and design.

Policy LU-12.4 Encourage mixed uses to increase residential opportunities in commercial zones.

Policy LU-12.5 Retain and enhance auto dealerships.

Policy LU-12.6 Neighborhood commercial, multi-family residential, and office uses shall be concentrated south of Los Gatos–Almaden Road.

Policy LU-12.7 New and relocating auto-related businesses shall be located north of Los Gatos–Almaden Road, adjacent to existing auto dealerships, or on a vacant site previously used for permitted auto sales.

Policy LU-12.8 Uses on Los Gatos Boulevard south of Roberts Road shall be residential or office; existing non-residential uses shall not be intensified; and existing vacant property and residential uses shall be developed as Single Family Residential.

Policy LU-12.9 Encourage replacement of vacated business south of Los Gatos–Almaden Road and north of Roberts Road/Shannon Road with neighborhood commercial, multi-family, or office uses.

Goal LU-13	**To promote appropriate and compatible development along Los Gatos Boulevard that complements the whole Town and serves residents and families.**

Policies

Policy LU-13.1 Development shall transition from higher intensity uses at the north end of Los Gatos Boulevard to existing residential uses at the south end of Los Gatos Boulevard.

Policy LU-13.2 Commercial activity along Los Gatos Boulevard shall complement the whole Town and shall provide a dependable source of income, employment opportunities, goods, and services.

Policy LU-13.3 New projects along Los Gatos Boulevard shall incorporate a family and resident orientation.

Policy LU-13.4 New development along Los Gatos Boulevard shall be designed to minimize adverse impacts on adjacent residential areas.

Policy LU-13.5 Establish and maintain appropriate boundaries between the commercial uses along Los Gatos Boulevard and adjacent residential neighborhoods.

Policy LU-13.6 Provide more pedestrian/bike areas and links to adjacent residential areas to foster neighborhood use of commercial centers.

Policy LU-13.7 Allow auto dealers and other commercial property owners and merchants to conduct occasional promotional sales activities with a "festival" atmosphere with appropriate restrictions to reduce traffic congestion and impacts on neighboring commercial and residential uses.

Actions

Action LU-13.1 Work with existing auto dealers and other commercial property owners and merchants to develop an appropriate commercial image specifically for Los Gatos Boulevard.

Action LU-13.2 Use the adopted Los Gatos Boulevard Plan and Commercial Design Guidelines to review development proposals and exterior improvements to existing buildings.

4 COMMUNITY DESIGN ELEMENT

A. Introduction

The Community Design Element is an optional element of the General Plan. This Element is intended to address the small town character of Los Gatos through its physical design elements.

This Element is divided into the following sections. With the exception of the first section, each of the remaining sections has its own set of goals, policies, and actions:

- Key Features of the Los Gatos Community
- Town-Wide Design Principles
- Residential Neighborhoods
- Non-Residential Neighborhoods
- Downtown
- Historic Preservation
- Hillside Development
- Scenic Resources
- Design Review Process

B. Key Features of the Los Gatos Community

The Town's history forms its existing character. Los Gatos was founded around the Forbes Mill, a flour mill built in 1854. Located in a heavily wooded area, the Town centered around the logging industry in the late 1800s and later became an agricultural town in the early 1900s. In the 1950s, the Town grew primarily as a suburb of the City of San Jose.

Today, Los Gatos maintains its small town residential character and suburban roots. The remains of Forbes Mill and its 1880 annex have been converted into the History Museum of Los Gatos, a landmark now located in the Main Street and Civic Center neighborhood. Los Gatos is also defined by its beautiful natural setting in the Santa Cruz Mountains, which is integrated into the Town's fabric through its views of forested hillsides, mature trees,

and creekside trails. Los Gatos is one of 152 communities in California to be designated a "Tree City USA" and has been in the Tree City USA Program since 1980. This program provides national recognition and technical assistance to towns and cities for preserving and maintaining trees in their jurisdictions.

The majority of Los Gatos is divided into single-family residential lots. Mature trees cover much of the landscape, particularly in the hillside neighborhoods. The small, urban area of Los Gatos is more densely knit, particularly in the southwestern corner of the Town around Highway 17. This area contains neighborhood and regional commercial corridors, as well as civic and cultural uses, and is generally referred to by residents as Downtown Los Gatos. Town-designated historic districts that include structures dating back to the early 1900s are also located within and around this Core Area. Development becomes less dense as it spreads south and east into the hillside areas.

Today, the Town is situated within one of the largest metropolitan areas of northern California and is closely tied to the fast-paced economy of Silicon Valley. Nevertheless, the Town of Los Gatos still retains its small town character and offers a rich community fabric composed of a varied mix of residential, commercial, and light industrial uses that serve the residents and attract visitors.

C. Town-Wide Design Principles

1. Background Information

In order to preserve Los Gatos's unique character and high quality of life, new development must meet very high standards, not only in its appearance but also in its contributions to the social and economic life of the Town. The Town has created and maintained an attractively built environment through careful attention to the design of buildings, landscaping, public improvements, and the preservation of the natural environment.

2. Goals, Policies, and Actions

This section describes overarching design principles that apply to the character of the Town.

Goal CD-1	**Preserve and enhance Los Gatos's character through exceptional community design.**

Policies

Policy CD-1.1 Building elements shall be in proportion with those traditionally in the neighborhood.

Policy CD-1.2 New structures, remodels, landscapes, and hardscapes shall be designed to harmonize and blend with the scale and rhythm of the neighborhood and natural features in the area.

Policy CD-1.3 Buildings, landscapes, and hardscapes shall follow the natural contours of the property.

Policy CD-1.4 Development on all elevations shall be of high quality design and construction, a positive addition to and compatible with the Town's ambiance. Development shall enhance the character and unique identity of existing commercial and/or residential neighborhoods.

Policy CD-1.5 Town staff shall evaluate projects to assess how built characteristics, including scale, materials, hardscape, lights, and landscape, blend into the surrounding neighborhood.

Policy CD-1.6 Town staff shall review properties next to community entry points when they are developed or redeveloped to reflect the gateway concept.

Goal CD-2	**To limit the intensity of new development to a level that is consistent with surrounding development and with the Town at large.**

Policies

Policy CD-2.1 Building setbacks shall increase as mass and height increase.

Policy CD-2.2 Limit the amount of increase in the floor area of a project when the number of units is reduced as part of the development review process.

Policy CD-2.3 A maximum total floor area for new subdivisions and planned developments shall be set as part of the approval process.

Actions

Action CD-2.1 Conduct a study to consider amending the Below Market Price (BMP) program to set the required number of below-market-rate units based on the total square footage of a project, in addition to setting the requirement based on a percentage of the number of market-rate units.

Goal CD-3	**To require utilities, landscaping and streetscapes to contribute to Los Gatos's high-quality character.**

Policies

Policy CD-3.1 Encourage the undergrounding of utilities on substantial remodels.

Policy CD-3.2 Street and structural lighting shall be required to minimize its visual impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.

Policy CD-3.3 Consider new street lighting only when required for safety.

Policy CD-3.4 Encourage the use of landscaping such as trees, large shrubs, and trellised vines to mitigate the effects of building mass, lower noise, and reduce heat generation.

Policy CD-3.5 All landscaping shall be carefully reviewed to ensure that it is aesthetically pleasing, compatible with its neighborhood and natural environment, and water conserving.

Policy CD-3.6 Utility connections and meters shall be visually unobtrusive from the street.

Policy CD-3.7 Roof mounted mechanical equipment shall be screened and such screening shall be considered as part of the structure for height limitations.

Policy CD-3.8 Solid fencing over 3 feet high shall be designed such that it does not isolate the structures from the street, or shall be set back and landscaped.

Policy CD-3.9 Parking structures and facilities shall have a low profile, be screened from view, and be aesthetically pleasing.

Actions

Action CD-3.1 Prepare and adopt environmentally sensitive landscape design standards using the Bay-Friendly Landscape Guidelines. Encourage well-planned planting schemes that include appropriately-sized plant material, avoid the use of invasive and non-native plants, and require landscaping of a sufficient density to add to the beauty of the Town.

Goal CD-4	**To preserve existing trees, natural vegetation, natural topography, riparian corridors and wildlife habitats, and promote high quality, well designed, environmentally sensitive, and diverse landscaping in new and existing developments.**

Policies

Policy CD-4.1 Preserve the Town's distinctive and unique environment by preserving and maintaining the natural topography, wildlife, and native vegetation, and by mitigating and reversing the harmful effects of traffic congestion, pollution, and environmental degradation on the Town's urban landscape.

Policy CD-4.2 Maintain street trees, plant additional street trees, and encourage preservation and planting of trees on public and private property.

Policy CD-4.3 Trees that are protected under the Town's Tree Preservation Ordinance, as well as existing native, heritage, and specimen trees should be preserved and protected as a part of any development proposal.

Policy CD-4.4 Street trees shall be required in new developments.

Policy CD-4.5 New development shall promote visual continuity through tree planting, consistent use of low shrubs, and ground cover.

Policy CD-4.6 Encourage mixtures of tree species, both deciduous and evergreen, to screen projects, add variety, create a more natural environment, and avoid future problems of insect infestation or other blights that might destroy the desired tree cover.

Policy CD-4.7 Landscaping plans should maximize the use of trees for energy efficiency, climate control, screening, shading (especially of parking lots), and aesthetics.

Policy CD-4.8 Landscaping plans shall maximize the use of local native plants and/or drought resistant plants.

Action

Action CD-4.1 Review and enforce any ordinances necessary to preserve trees on public and private property.

Goal CD-5	**To design a built environment that keeps Los Gatos safe.**

Policy

Policy CD-5.1 Street standards shall recognize the existing character of the neighborhood, safety, and maintenance.

Action

Action CD-5.1 Adopt an ordinance that establishes design parameters for buildings, streetscapes, and lighting which help prevent crime.

D. Residential Neighborhoods

1. Background Information

Los Gatos is a primarily residential community. The majority of Los Gatos is divided into single-family residential lots of varying densities from the Downtown area to the hillside neighborhoods.

In addition to the goals, policies, and actions listed below, Los Gatos has Residential Design Guidelines that promote safe, compatible, and well-designed housing in Los Gatos.

2. Goals, Policies, and Actions

Goal CD-6	**To promote and protect the physical and other distinctive qualities of residential neighborhoods.**

Policies

Policy CD-6.1 Reduce the visual impact of new construction and/or remodels on the Town and its neighborhoods.

Policy CD-6.2 Balance the size and number of units to achieve appropriate intensity.

Policy CD-6.3 Encourage basements and cellars to provide "hidden" square footage in lieu of visible mass.

Policy CD-6.4 New homes shall be sited to maximize privacy, livability, protection of natural plant and wildlife habitats and migration corridors, and adequate solar access and wind conditions. Siting should take advantage of scenic views but should not create significant ecological or visual impacts affecting open spaces, public places, or other properties.

Goal CD-7	**To preserve the quality of the private open space throughout Los Gatos.**

Policies

Policy CD-7.1 Maximize quality usable open space in all new developments.

Policy CD-7.2 Multi-family residential developments shall include common open space suitable for group gathering.

Policy CD-7.3 All residential developments shall include private open space in proportion to the building size.

Action

Action CD-7.1 Conduct a study to research increasing yard setback regulations to include considerations for building height, and update the Town Code as necessary.

E. Non-Residential Areas

1. Background Information

Los Gatos has several commercial and industrial areas that are important to the community. Downtown's Santa Cruz Avenue corridor is pedestrian-oriented with one- and two-story buildings housing various retail and restaurants. It is a local destination for Los Gatos residents and residents of neighboring communities in Silicon Valley. Los Gatos Boulevard is also a major commercial corridor with several older shopping centers. These older shopping centers are primarily commercial strip malls set back from Los Gatos Boulevard with ample front parking spaces. The malls are typically long, single-story structures with sidewalks and awnings. Near Blossom Hill Road, Los Gatos Boulevard has higher density shopping centers with major grocery anchor tenants.

In addition to the goals, policies, and actions listed below, Los Gatos has Commercial Design Guidelines that provide guidance for commercial property owners, promote well-designed commercial buildings, and encourage a cohesive sense of place.

2. Goals, Policies, and Actions

Goal CD-8	**Promote, enhance and protect the appearance of the Los Gatos's commercial areas.**

Policies

Policy CD-8.1 Encourage the preservation of the appearance and function of the industrial areas and the visible labor and products of labor that are evident there.

Actions

Action CD-8.1 Periodically inspect all commercial landscaping to ensure that approved landscaping is maintained.

F. Downtown

1. Background Information

The Downtown is the historic heart of Los Gatos. It encompasses the southwest section of Town and is generally bounded by Blossom Hill Road and Pine Avenue to the north; Glen Ridge Avenue to the west; Wood Road, College Avenue, and Cleland Avenue to the south; and Los Gatos Boulevard to the east. Downtown includes the Central Business District General Plan land use designation, shown on the General Plan land use map. Main Street includes a bridge that accommodates pedestrians and cars and connects West Main Street with East Main Street. Buildings along West Main Street near North Santa Cruz and University Avenues exhibit a range of styles, from Queen Anne and Richardson Romanesque to Art Deco. These buildings contribute to the Town-designated Historic Commercial District. Town Plaza Park—Los Gatos's civic green space—and the History Museum of Los Gatos, housed in the Forbes Mill Annex, are both located in Downtown. For many years, Downtown Los Gatos has been voted "the Best Downtown of Silicon Valley" by readers of local newspapers.

2. Goals, Policies, and Actions

Goal CD-9	**To preserve the character of Downtown Los Gatos and the quality of life for its citizens through high-quality building design.**

Policies

Policy CD-9.1 Exterior building materials in the Central Business District should be consistent with those used in existing, tastefully executed surrounding buildings.

Actions

Action CD-9.1 Adopt controls to ensure that new buildings built on existing vacant parcels strengthen the form and image of the Central Business District.

Action CD-9.2 Adopt architectural design controls related to the rehabilitation of buildings within the Central Business District through consistency and compatibility of scale, massing, materials, color, texture, reflectivity, openings, and other details.

Goal CD-10 To maintain the historic character of the Downtown.

Policies

Policy CD-10.1 Encourage the preservation, restoration, rehabilitation, reuse, and maintenance of existing buildings Downtown.

Policy CD-10.2 Encourage outdoor seating for restaurants/coffee shops when the historic character and quality of the Downtown and adjacent neighborhoods can be maintained.

Actions

Action CD-10.1 Conduct an historic resources survey to identify valuable and historical architectural styles and features within the Central Business District.

Action CD-10.2 Adopt strengthened architectural design controls related to the rehabilitation of buildings within the Central Business District.

Goal CD-11	**Preserve and enhance the appearance of the Central Business District through design improvements to streetscapes and landscapes.**

Policies

Policy CD-11.1 Street, walkway, and building lighting should be designed to strengthen and reinforce Downtown's character.

Policy CD-11.2 Downtown signs and graphics should maintain the Town's small scale appearance and be consistent with the Commercial Design Guidelines.

Policy CD-11.3 Public signs, directional signs, informational signs, and other signs within the Central Business District should be designed so as to easily communicate their message, and be distinctive enough in their form and color that the observer will identify them with the Central Business District.

Policy CD-11.4 Street furniture and equipment, such as lamp standards, traffic signals, fire hydrants, street signs, telephones, mail boxes, refuse receptacles, bus shelters, drinking fountains, planters, kiosks, flag poles, and other elements of the street environment, should be designed and selected so as to strengthen and reinforce the Downtown character.

Policy CD-11.5 Trees and plants shall be approved by the Superintendent of Parks and Forestry for the purpose of meeting criteria, including climatic conditions, maintenance, year-round versus seasonal color change (i.e. blossoms, summer foliage, autumn color), special branching effects, and other considerations.

Policy CD-11.6 The area along Santa Cruz and University Avenues between Saratoga Avenue and West Main Street should

receive special treatment to accent it as the Town's commercial core or Central Business District and to enhance user familiarity and enjoyment.

Actions

Action CD-11.1 Install treatments, including:

a. Continuation of the Town's Downtown paving and tree planting system within the Central Business District.

b. Specialized lighting and sign systems to distinguish this area, including orientation signs to guide those seeking access to the Town's parking areas and other destinations.

c. Modifications and improvements to the Town Plaza to heighten its role as the southern visual anchor and gateway to the Downtown area.

Action CD-11.2 Maintain design controls on private signage to enhance the commercial core area.

Action CD-11.3 Develop and adopt a landscaping plan that heightens user understanding of Downtown.

G. Historic Preservation

1. Background Information

This section provides an historical overview that illustrates land use and development patterns in Los Gatos from the historic period to the present.

Prior to California's era of United States governance, Spanish and then Mexican authorities granted large tracts of land to those who rendered services to the government. These tracts, called ranchos, were extensive and contained vast natural resources. Rancho Rinconada de los Gatos was granted

to Jose Hernandez and Sebastian Peralta by the Governor of Alta California in May 1840. Because of the Mexican-American War in January 1853, Hernandez and Peralta were forced to petition the United States Federal Court in San Francisco to recognize their claim. In March 1860, the United States government issued both men a patent to their 6,631-acre rancho. The Peralta and Hernandez Adobe, originally constructed for Claude Simond, was built in 1853 on Quito Road in the present Town of Los Gatos.

In 1850, Alexander Forbes, former Vice-Counsel in San Francisco for the British Government, purchased 3,000 acres in the vicinity of Los Gatos Creek on the Rancho Rinconada de Los Gatos, adjacent to the old Mission Trail between Santa Clara and Santa Cruz. Forbes constructed a flour mill on the east bank of Los Gatos Creek, which opened in 1854. The Town that grew around this building was initially called Forbes Mill, then Forbestown, and finally Los Gatos after the large wild cats that were so prevalent in the surrounding mountains.

In the mid-1850s, Old Santa Cruz Highway opened along with the Southern Pacific Coast Railroad (SPCRR), making Los Gatos an important Town for the logging industry in the Santa Cruz Mountains.

The completion of the SPCRR in 1878 set the framework for Los Gatos's future prosperity. The rail line, which connected San Francisco to Santa Cruz, passed through the Town and allowed passengers to transit the fertile Santa Clara Valley. Many American and European families were drawn to Los Gatos's mild climate and began purchasing property and planting orchards. In 1873, oil was discovered south of Los Gatos in an area known as Moody Gulch. Oil was produced there until 1922 and, although no longer in use, some oil rigs still remain. In 1958, the gulch was filled to make room for State Route 17.

During the mid-1870s, the Town expanded to the west side of Los Gatos Creek and land prices increased significantly. In 1877, Los Gatos was incorporated and census records list 1,500 inhabitants within the Town's

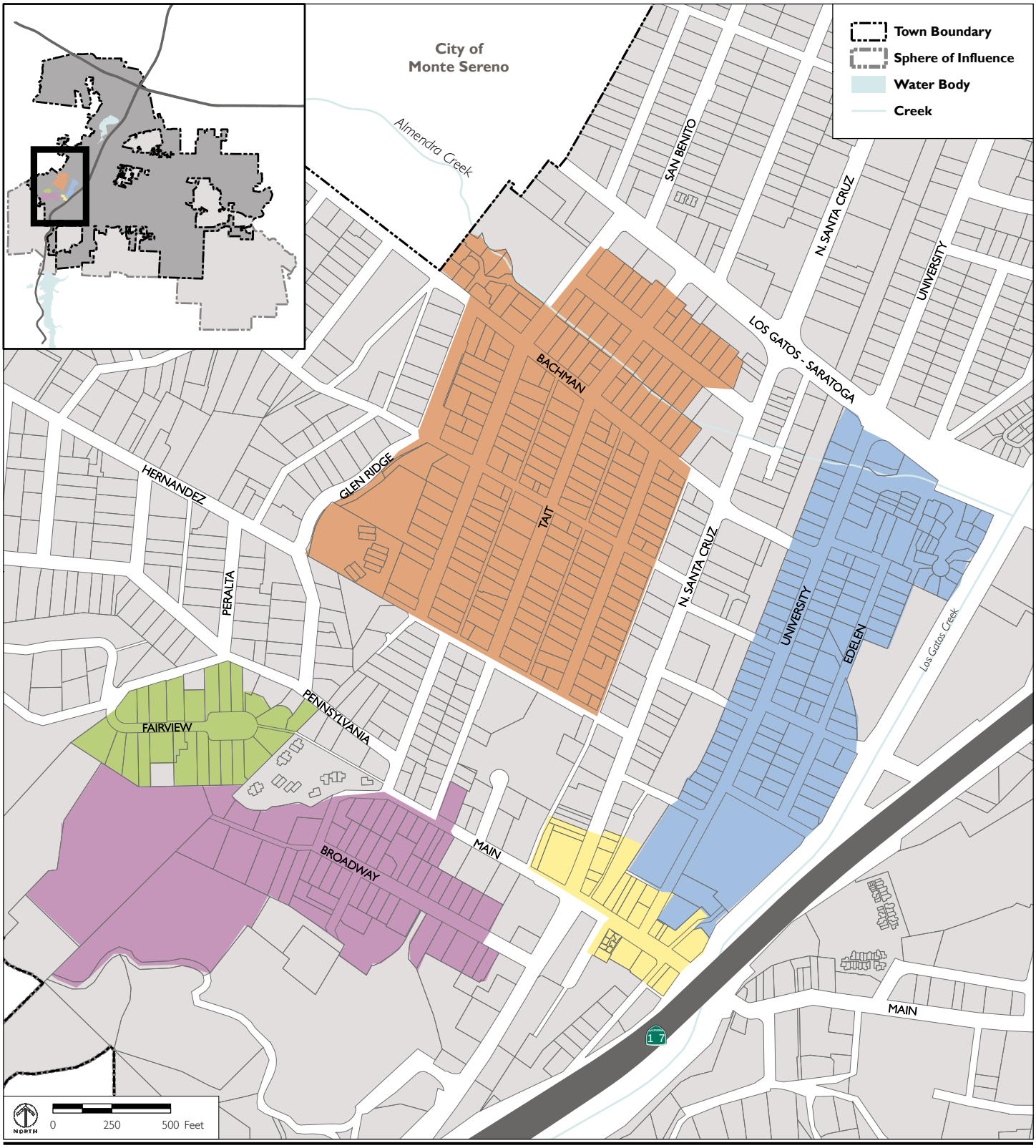
limits. During this period of expansion, the Downtown area of Los Gatos began to develop. The Los Gatos Hotel, originally built in the mid-1860s, was enlarged in 1878. The Los Gatos Gas Company was organized in 1885, at about the same time as the Los Gatos Ice Works, the Bank of Los Gatos, and the Los Gatos and Saratoga Wine Company. In 1886, the Los Gatos schoolhouse was built, and by 1881 the Town had at least two churches.

The railroad made it possible for Los Gatos farmers to ship their produce all over the country. In the late 19th and early 20th century, Los Gatos became a major agricultural area known for its apricots, prunes, grapes, and peaches.

Fruit orchards and logging, Los Gatos's main industries through World War I, began to weaken during the Depression and through World War II. During the period after World War II, however, the Town experienced strong residential and commercial growth, which continues to the present day.

Today, the Town of Los Gatos has an Historic Preservation Code dedicated to preserving historic and architectural resources in Los Gatos. The Code establishes a Historic Preservation Committee and a Historic Preservation Program that includes a comprehensive series of standards and guidelines concerning the preservation and demolition of historic structures, design guidelines for rehabilitation and new construction, and guidance in the application of historic preservation standards. The Town recognizes an historic resource as follows: any structure/site that is located within an historic district; any structure/site that is historically designated; or any primary structure constructed prior to 1941, unless the Town has determined that the structure has no historic significance or architectural merit. The Town Council designates landmark sites and districts by ordinance. Los Gatos has five historic districts, described below and illustrated on Figure CD-1.

- **Downtown Commercial Historic District**. This district is bounded by Elm Street to the north, Main Street to the south, Los Gatos Creek to the east, and North Santa Cruz Avenue to the west. It is Los Gatos's only surviving concentration of intact historic commercial buildings and



Source: Town of Los Gatos, 2008.

- Almond Grove
- Broadway
- Fairview Plaza
- Downtown Commercial
- University-Edelen

FIGURE CD-1

HISTORIC DISTRICTS

includes the Town's earliest commercial roadway intersection and one-half of the 19th century commercial center. Architectural styles in this district include Queen Anne, Richardsonian Romanesque, and Art Deco, all in typical commercial styles with large display windows. None of the buildings exceed two and a half stories and the majority front directly on the sidewalk.

- **Fairview Plaza Historic District**. Fairview Plaza was the original name given to the cul-de-sac termination in the subdivision known as "Fairview Addition." Fairview Plaza retains the same configuration as originally mapped, with houses oriented around a landscaped park. Approximately three quarters of the homes within the subdivision were built prior to 1900 and retain the character of that era. The pedestrian walk labeled "Turnstile Walk" on the original map remains essentially unchanged and is located at the eastern end of the cul-de-sac. Fairview Plaza is a rare and unique neighborhood because of the authentic, well-maintained Victorian and Craftsman houses in proximity to one another.

Almond Grove Historic District. This district is bounded by Bean Avenue to the south, Glen Ridge Avenue to the west, the lots facing Saratoga Avenue to the north, and the lots facing Santa Cruz Avenue to the east. The lots facing Saratoga and Santa Cruz Avenues bound, but are not included in, the district. Homes in this district represent the first and largest subdivision developed after the incorporation of Los Gatos. The land was once part of an almond orchard owned by John Mason and Edward Auzerais, two prominent Santa Clara County landowners. Almond Grove was developed by four important figures in Los Gatos history: Alphonse Eli Wilder, Augustine Nicholson, Magnus Tait, and John Bean. Many important contributors to the Town's development lived in this district.

- **University/Edelen Historic District.** This district is bounded by Saratoga Avenue to the north, Main Street to the south, Los Gatos Creek to the east, and the former SPCRR right-of-way to the west. It was originally part of the Mason Tract. Victorian architecture is predominant in this district, including informal wood frame cottages and

impressive homes, intermixed with Craftsman/Bungalow-style cottages built somewhat later. Also present in smaller numbers are Colonial Revival buildings. Both residential and commercial building types comprise the district.

- **Broadway Historic District.** This district generally includes properties south of West Main Street and west of Santa Cruz Avenue. A 100-acre tract of land, including what is now the Broadway area, was purchased by Henry McCobb in 1863. McCobb planned to subdivide the land and name the new city Cobbsville, but ultimately sold it to John Lyndon, who subdivided the area into 48 lots in 1881, each selling for $125 and up. In 1883, Broadway was opened up to provide access to the Lyndon Subdivision. Broadway was the first plotted residential street. The Broadway District was the first residential subdivision in what is now Los Gatos. Scattered houses and businesses, such as Forbes Mill, preceded Broadway, but this subdivision marked the beginnings of a formally laid-out town.

2. Goals, Policies, and Actions

Goal CD-12	**To preserve significant historic and architectural features within the Town.**

Policies

Policy CD-12.1 Avoid demolishing historic buildings, unless the Planning Commission finds, based on substantial evidence, that there is no feasible means to ensure the preservation of the structure.

Policy CD-12.2 Encourage the preservation, maintenance, and adaptive reuse of existing residential, commercial, or public buildings.

Policy CD-12.3 Preserve and protect historic structures, including those that have been designated or are contributors to existing historic districts. Use special care in reviewing new buildings or remodels in the vicinity of historic structures to address compatibility issues and potential impacts.

Policy CD-12.4 Continue the Town's careful and proactive historic preservation programs, tempered with compassion and understanding of property owners' needs, desires, and financial capabilities.

Policy CD-12.5 Zone changes, planned development applications and zoning approvals that may result in the demolition of historic structures shall be referred to the Historic Preservation Committee for review and recommendation.

Policy CD-12.6 New structures within historic districts shall be designed to blend and harmonize with the neighborhood.

Policy CD-12.7 All projects shall consider any adverse effect to historic landmarks and features on or in the vicinity of the proposed project.

Policy CD-12.8 Require any development having potential adverse impacts on historical sites and/or features on or in the vicinity of historical sites:

a. Accommodate the historical structure or feature;

b. Mitigate potential adverse impacts to a level acceptable to the Town; or

c. Relocate the historical feature to an appropriate site.

Policy CD-12.9 Encourage developers to use historic structures or, if not feasible, encourage their donation to the Town.

Actions

Action CD-12.1 Establish public information programs designed to make owners of historic structures and the general public aware of the value of historic buildings and to encourage their maintenance.

Action CD-12.2 Periodically review historic landmark and preservation legislation and update the Town Code as necessary.

Action CD-12.3 Conduct a study and amend the Town Code to require proposed developments that are otherwise exempt from historic review but that might have an impact on sites of designated or suspected historic significance to be referred to the Historic Preservation Committee for review and recommendation.

Goal CD-13	**To support and encourage thoughtful rehabilitation or reuse of historic structures.**

Policies

Policy CD-13.1 Rehabilitation of damaged historic structures shall be consistent with the policies of the Safety Element and the State Historic Building Code.

Policy CD-13.2 Renovations or remodels of historic structures shall be architecturally consistent with the original structure.

Policy CD-13.3 Provide applicants and developers with information and staff time to assist in restoration projects.

Policy CD-13.4 Provide information about tax law benefits for rehabilitation of historic structures.

H. Hillside Development

1. Background Information

The Hillsides comprise most of the southern portion of Los Gatos. Rural in character, hillside areas boast larger, wooded lots and private access roads. In January 2004, the Town adopted the Hillside Development Standards and Guidelines, which apply to all new hillside development and major hillside additions and renovations. The Hillside Development Standards and Guidelines and Hillside Specific Plan, as well as the following goals, policies, and actions, focus on the design and character of hillside development.

2. Goals, Policies, and Actions

Goal CD-14	**To preserve the natural beauty and ecological integrity of the Santa Cruz Mountains and surrounding hillsides by regulating new homes.**

Policies

Policy CD-14.1 Minimize development and preserve and enhance the rural atmosphere and natural plant and wildlife habitats in the hillsides.

Policy CD-14.2 Limit hillside development to that which can be safely accommodated by the Town's rural, two-lane roads.

Policy CD-14.3 Effective visible mass shall be reduced through such means as stepping structures up and down the hillside, following topographical contours, and limiting the height and mass of wall planes. A maximum of two stories shall be visible from every elevation.

Policy CD-14.4 Projection above the ridge view protection line is prohibited. All building plans shall indicate height in relationship to the ridge view protection line when viewed from specific vantage points and the valley floor.

Policy CD-14.5 Staff shall require adequate environmental analysis for projects in the hillside area to ensure appropriate consideration of potential environmental impacts associated with projects.

Policy CD-14.6 Preserve and protect the natural state of the Santa Cruz Mountains and surrounding hillsides by discouraging inappropriate development on and near the hillsides that significantly impacts viewsheds.

Policy CD-14.7 The Town shall continue to work with the County in updating the County's Hillside Development Standards, and shall encourage annexations within the Urban Service Boundary.

Actions

Action CD-14.1 Design and implement programs and procedures to mitigate the effects of past developments, and to review and prevent or mitigate the impacts of future development on community sustainability.

Action CD-14.2 Conduct a study to determine whether hillside properties should be downzoned to lower densities.

Action CD-14.3 Update the Hillside Development Standards and Guidelines.

Goal CD-15	**To preserve the natural topography and ecosystems within the hillside area by regulating grading, landscaping, and lighting.**

Policies

Policy CD-15.1 Protect the natural ridge lines as defined in the Hillside Specific Plan and Hillside Development Standards and Guidelines.

Policy CD-15.2 Prohibit any grading that would alter the natural ridge line.

Policy CD-15.3 New construction shall be designed to follow natural land contours and avoid mass grading. When possible, flat pads should be avoided and houses should be designed to conform to or step down the contours rather than be designed for flat pads. Grading large, flat yard areas should be avoided.

Policy CD-15.4 Hillside landscaping shall be designed with the following goals in mind:

a. Minimizing formal landscaping and hardscape.

b. Siting formal landscaping and hardscape close to the house.

c. Following the natural topography.

d. Preserving native trees, native plant and wildlife habitats, and migration corridors.

Policy CD-15.5 Review all development proposals to ensure appropriate grading and landscaping and minimal disruption of existing native plants and wildlife habitat.

Policy CD-15.6 Fences shall be of open design unless required for privacy. A minimal amount of land shall be enclosed by fences over five feet high.

Policy CD-15.7 Review all new development proposals to ensure that:

a. Outdoor lighting shall be limited.

b. Permitted lighting shall be of low intensity and for safety purposes.

c. Lighted sports courts shall be prohibited.

d. The effects of indoor lights should be studied and reduced if found to be excessive.

Actions

Action CD-15.1 Determine maximum buildable slope and revise the Town Code accordingly.

Action CD-15.2 Revise the Town's grading policy to be consistent with the General Plan, Hillside Specific Plan, and Hillside Development Standards and Guidelines.

I. Scenic Resources

1. Background Information

Los Gatos is located at the base of the Santa Cruz Mountains and is surrounded by views of these mountains, particularly the Sierra Azul ridge. Major streets heading north-south in Los Gatos have views of the ridge to the south. Because of the heavily-wooded nature of the Town, most views are blocked by trees. Some homes in the hillsides have views of the Town and the surrounding area. These views of and from the hillsides help orient residents and visitors within the Town. Because scenic resources are an important part of Los Gatos's identity, the Town sets forth policies that are intended to preserve and protect them.

2. Goals, Policies, and Actions

Goal CD-16	**Promote and protect viewsheds and scenic resources.**

Policies

Policy CD-16.1 Prevent development that significantly depletes, damages or alters existing landscape vistas.

Policy CD-16.2 Encourage the use of scenic easements to preserve viewsheds.

Policy CD-16.3 New structures or remodels shall be designed to respect views from surrounding properties while allowing all affected properties reasonable access to views.

Action

Action CD-16.1 Study the feasibility of establishing a program to acquire scenic easements through dedication or purchase.

J. Design Review Process

1. Background Information

Design review is conducted early during the development application process. It ensures adherence to Town design standards, such as the Hillside Specific Plan, Hillside Development Standards and Guidelines, and Residential Design Guidelines.

2. Goals, Policies, and Actions

Goal CD-17	**To conduct careful review of new projects and provide clear direction to property owners, neighbors, and potential developers.**

Policies

Policy CD-17.1 Achieve compliance with Town ordinances and regulations through education, incentives, and other proactive measures in addition to issuing citations, collecting fines, or other punitive measures.

Policy CD-17.2 Maintain the Town's permit streamlining program.

Policy CD-17.3 Design standards shall be considered for every project. Staff reports shall include a design review section that analyzes the following:

a. Building architecture (in keeping with the surrounding neighborhood)
b. Mass and scale
c. Utilities
d. Landscaping
e. Streets and sidewalks
f. Signage
g. Lighting
h. Historical significance
i. Accessibility to the disabled
j. Siting/Orientation
k. Materials and color
l. Functionality
m. Energy efficiency
n. Ridgeline preservation
o. Tree preservation
p. Open space preservation

Policy CD-17.4 Development proposals on parcels greater than 40,000 square feet may be processed as a planned development.

Policy CD-17.5 Applicants for projects with policy implications or large scale projects may submit applications to the Conceptual Development Advisory Committee prior to a formal development application submittal.

Policy CD-17.6 Encourage developers to engage as early as possible in discussions regarding the nature and scope of the project and possible impacts and mitigation requirements.

Policy CD-17.7 Require full public review for new commercial development to ensure compatibility with adjacent neighborhoods and the Town.

Policy CD-17.8 Require the erection of story poles prior to the approval of new development.

Policy CD-17.9 When the deciding body's decision on a zoning approval is based on assumptions derived from the applicant's proposal, those assumptions shall become conditions of the approval.

Actions

Action CD-17.1 Establish community design guidelines that promote and protect the natural amenities in the Town.

Action CD-17.2 Periodically review architectural standards and design guidelines and update as necessary for completeness, clarity, and effectiveness.

Action CD-17.3 Develop an education and outreach program to inform neighborhoods, realtors, developers, architects, and designers about the Town's design guidelines and standards. Project application packages should include the relevant guidelines and standards.

Action CD-17.4 Prepare and distribute information describing guidelines for conducting neighborhood meetings and criteria for reporting the results of neighborhood meetings with project applications.

Action CD-17.5 Review and more clearly define the role of the Conceptual Development Advisory Committee.

Action CD-17.6 Adopt guidelines for development review that protect:

a. Rare plants and wildlife and their habitats.
b. Natural watersheds.
c. Historic sites.
d. Aesthetically significant sites.

Goal CD-18	**To update the Town Code to reflect current conditions in the Town.**

Actions

Action CD-18.1 Amend the Town Code to include a definition of "Community Benefit" that clearly differentiates it from exactions.

Action CD-18.2 Perform an audit of the Town Code to eliminate outdated sections and ensure that all regulations are consistent with this General Plan.

Action CD-18.3 Update the Conditional Use Permit Table to revise the list of uses. Considerations should include factors such as size of building and/or floor space occupied, traffic generation and whether the use would dictate a "trademark" style of building.

5 HOUSING ELEMENT

The Housing Element is a required Element of the General Plan. It is currently being updated utilizing a separate process consistent with State law. Therefore it is not published with the 2020 General Plan at this time. Pending approval by the California Department of Housing and Community Development (HCD) and the Town of Los Gatos, the Housing Element will be included in the Los Gatos 2020 General Plan. The Draft Housing Element was submitted to HCD on December 8, 2009 and is available for review on the General Plan website at http://www.lggeneralplanupdate.org. A revised draft of the Housing Element was submitted to HCD on August 23, 2010 and is also available for review on the General Plan website.

6 TRANSPORTATION ELEMENT

A. Introduction

This Element addresses various aspects of transportation including the hierarchy of highways, roadway capacity, hillside circulation, cut-through traffic, and public transit. This element also addresses a convenient, safe, and accessible trails and bikeways system that promotes alternative modes of transportation such as walking and bicycling. When designing or making improvements to the circulation system, the Town shall conserve prominent land forms, minimize the removal of trees, minimize grading, and ensure that proposed infrastructure, parking, and street improvements are well landscaped and compatible with the surrounding neighborhoods and undeveloped areas.

The goals, policies, and actions in the Transportation Element are consistent and interdependent with the other elements of the General Plan. This Element meets State-mandated requirements.

The Transportation Element includes the following sections:

- **Introduction:** A description of the contents of the Transportation Element.
- **Roadway System and Standards:** Definitions and descriptions of the types of roadways and service standards for Los Gatos.
- **Existing Transportation Conditions:** A description of traffic operations in Los Gatos.
- **Other Transportation Networks and Facilities:** Descriptions of bikeways and trails, truck routes, rail, bus, paratransit, parking facilities, and pedestrian facilities.
- **Planned and Proposed Transportation Improvements:** Descriptions of planned and proposed transportation improvements for regional and local transportation infrastructure in Los Gatos.
- **Goals, Policies, and Actions:** A list of goal, policy, and action statements that are intended to improve transportation and circulation in Los Gatos.

B. Roadway System and Standards

This section describes the regional highway system, local circulation system, and level of service standards for Los Gatos. The functional roadway classifications described in this section are illustrated on Figure TRA-1.

1. Regional Highway System

Three major highways—Highways 9, 17, and 85—run through Los Gatos and create two major interchanges, one in the northern end of Los Gatos and one in the southern end. Highway 17 runs north-south through Los Gatos, connecting to San Jose and Santa Cruz and providing regional access to Interstate 880 and Highway 85. Highway 9 runs east-west through the southern end of Los Gatos, connecting to Highway 17, and south through the Santa Cruz Mountains to Highway 1. Highway 85 runs east-west through the northern end of Los Gatos and provides regional access to Highway 101 and south San Jose, Interstate 280, Interstate 880/Highway 17, and Highway 87 (Guadalupe Freeway).

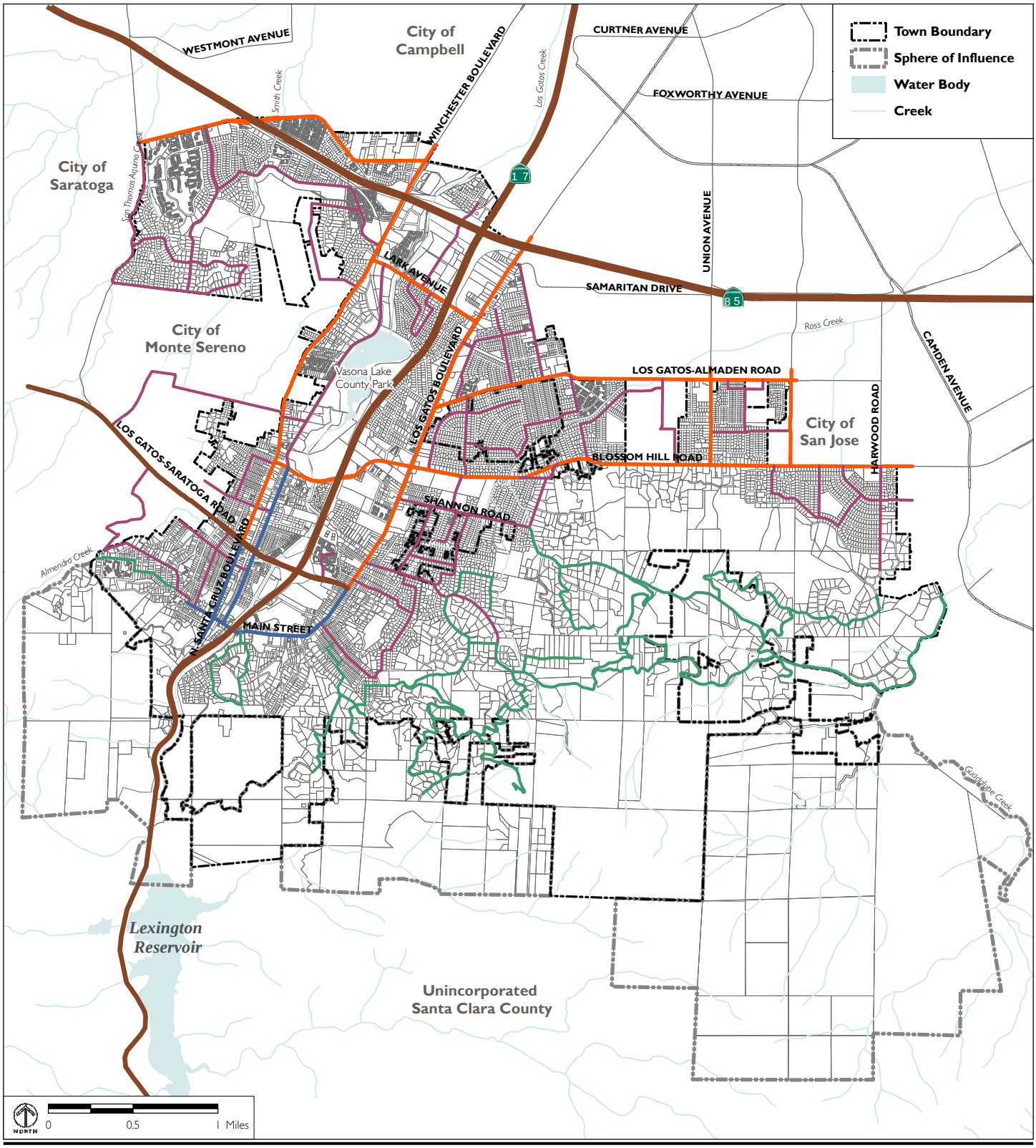
2. Functional Classifications of the Local Circulation System

In Los Gatos, the local street system is organized in a hierarchy of six types of roadways. Arterial streets, collector streets, neighborhood collector streets, hillside collector streets, local streets, and special design streets augment the regional highway system by serving local automobile traffic. This hierarchy is based on the degree of mobility and amount of local access provided by a roadway.

a. Arterial Streets

Arterial streets are designed to facilitate two or more lanes of traffic in each direction and provide intra-community travel and access to the county-wide highway system. Arterial streets may be divided by a median island that controls left turns and provides lanes for left-turn movements. Access to community arterials should be provided at collector roads and local streets.

An arterial street serves a large volume of vehicular traffic with intersections at grade and generally has direct access to abutting property, with geometric



Source: Town of Los Gatos, 2008.

- Highway
- Arterial
- Collector
- Neighborhood Collector
- Hillside Collector

FIGURE TRA-1

FUNCTIONAL CLASSIFICATION OF ROADWAYS

design and traffic control measures used to expedite the safe movement of through traffic. Examples of arterial streets include Los Gatos Boulevard and Blossom Hill Road.

b. Collector Streets

A collector street provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network. Collectors serve abutting property and carry traffic to the other collectors and arterials. Examples of collector streets include Main Street and North Santa Cruz Avenue.

c. Neighborhood Collector Streets

A neighborhood collector street is located in an identifiable neighborhood and carries traffic that is predominantly generated within that neighborhood. Examples of neighborhood collector streets include Shannon Road and Wedgewood Avenue.

d. Hillside Collector Streets

A hillside collector street serves abutting property in the hillside areas, carrying traffic to arterial streets or other collectors. The cross-section of the hillside collector is dictated by grade, topography, and the presence of biological resources. In general, two lanes with or without sidewalks along one side (depending on topography) are provided. College Avenue is an example of a hillside collector street.

e. Local Streets

Local streets provide for neighborhood traffic movement with direct access to abutting property. These streets carry traffic from individual properties to collector and arterial streets, and are designed to discourage through traffic. Most of the residential streets in Los Gatos fall into this category.

f. Special Design Streets

Special design streets are utilized where warranted by unique land use, circulation conditions, or environmental conditions. These streets can either be

arterial streets, collectors, existing local hillside streets, or scenic residential streets. Their design will take into consideration the following features:

- Retention of existing physical amenities;
- Protection of existing trees within the existing right-of-way; and
- Special treatment of transition sections when conforming to standard street sections.

Examples of special design streets in Los Gatos include North Santa Cruz Avenue and Montebello Way.

3. Level of Service Standards

Level of service is a scale that measures the amount of auto traffic that a roadway or intersection accommodates, based on such factors as maneuverability, driver dissatisfaction, and delay at intersections. The Town of Los Gatos utilizes the level of service measurements established for Santa Clara County by the VTA. Based on these measurements, it is possible to determine the impact of auto traffic at intersections throughout the Town.

Levels of service are best represented by a letter scale that ranges from level of service (LOS) A to LOS F. As shown in Table TRA-1, LOS A represents the fastest flow of traffic and LOS F represents significantly congested conditions. LOS D is an acceptable level of traffic operation at intersections in Los Gatos.

C. Existing Transportation Conditions

Los Gatos is a member of the Santa Clara County Congestion Management Agency (CMA). The primary goals of the CMA are to increase the efficiency of existing transit and roadway systems, plan the best capital improvements to these systems, and improve the local land use decision-making process. The CMA prepares and the Santa Clara Valley Transportation Authority (VTA) adopts the biennial Congestion Management Program (CMP). The CMP is a comprehensive program designed to reduce traffic congestion, enhance the effectiveness of land use decision-making and improve air quality.

TABLE TRA-1 **INTERSECTION LEVEL OF SERVICE DEFINITIONS**

Level of Service (LOS)	Description	Average Control Delay Per Vehicle	
		Signalized (sec/veh.)	Unsignalized (sec/veh.)
A	Free flow with no delays. Users are virtually unaffected by others in the traffic stream.	≤ 10	≤ 10
B	Stable traffic. Traffic flows smoothly with few delays.	> 10 – 20	> 10 – 15
C	Stable flow but the operation of individual users becomes affected by other vehicles. Modest delays.	> 20 – 35	> 15 – 25
D	Approaching unstable flow. Operation of individual users becomes significantly affected by other vehicles. Delays may be more than one cycle during peak hours.	> 35 – 55	> 25 – 35
E	Unstable flow with operating conditions at or near the capacity level. Long delays and vehicle queuing.	> 55 – 80	> 35 – 50
F	Forced or breakdown flow that causes reduced capacity. Stop-and-go traffic conditions. Excessive long delays and vehicle queuing.	> 80	> 50

Source: Transportation Research Board, *Highway Capacity Manual 2000*, National Research Council, 2000.

There are five CMP routes in Los Gatos: Highways 9, 17, and 85; Los Gatos Boulevard from Highway 85 to Lark Avenue; and Lark Avenue from Los Gatos Boulevard to Highway 17. There are three CMP intersections in Los Gatos that are reviewed annually in conformance with CMP requirements: Lark Avenue and Los Gatos Boulevard; Highway 9 and Santa Cruz Avenue; and Highway 9 and University Avenue.

In accordance with the CMP's transportation impact analysis guidelines, any land use project that generates 100 or more new peak hour trips must be submitted to the CMA to ensure that the additional traffic impact is mitigated

on any road or intersection, regardless of jurisdiction. In accordance with Town policy, any land use project that adds 20 or more new peak hour trips is required to prepare a comprehensive traffic analysis report.

Traffic operations, under current traffic conditions, were evaluated at 38 signalized and unsignalized intersections selected by Town staff. Traffic volumes were collected during the school year during weekday AM and PM peak periods, which are from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., respectively. Results of the level of service analysis are presented in Table TRA-2, along with the minimum jurisdictional standard for acceptable level of service and current traffic control at each intersection. According to evaluation results, the intersection of Lark Avenue and University Avenue does not currently satisfy operational standards. Detailed evaluation results are included in the Los Gatos 2020 General Plan EIR.

D. Other Transportation Networks and Facilities

1. Trails and Bikeways

Los Gatos contains several multi-use trails and bikeways, which provide important connections and recreational opportunities for residents and visitors. Figure TRA-2 indicates the locations of existing and proposed bikeways and multi-use trails within Los Gatos. Los Gatos has several bikeway types and trails, described below.

- **Class I Paved Multi-Use Trail:** A Class I Multi-Use Trail is an off-street path with exclusive right-of-way for non-motorized transportation used for commuting as well as recreation.
- **Class II Paved Bike Lanes:** Class II Bike Lanes are preferential use areas within a roadway designated for bicycles.
- **Class III Paved Bike Routes:** Class III Bike Routes are signed bike routes that provide a connection through residential, downtown, and rural/hillside areas to Class I and Class II bike lanes. Bike Routes serve as transportation routes within neighborhoods to parks, schools, and other community amenities.

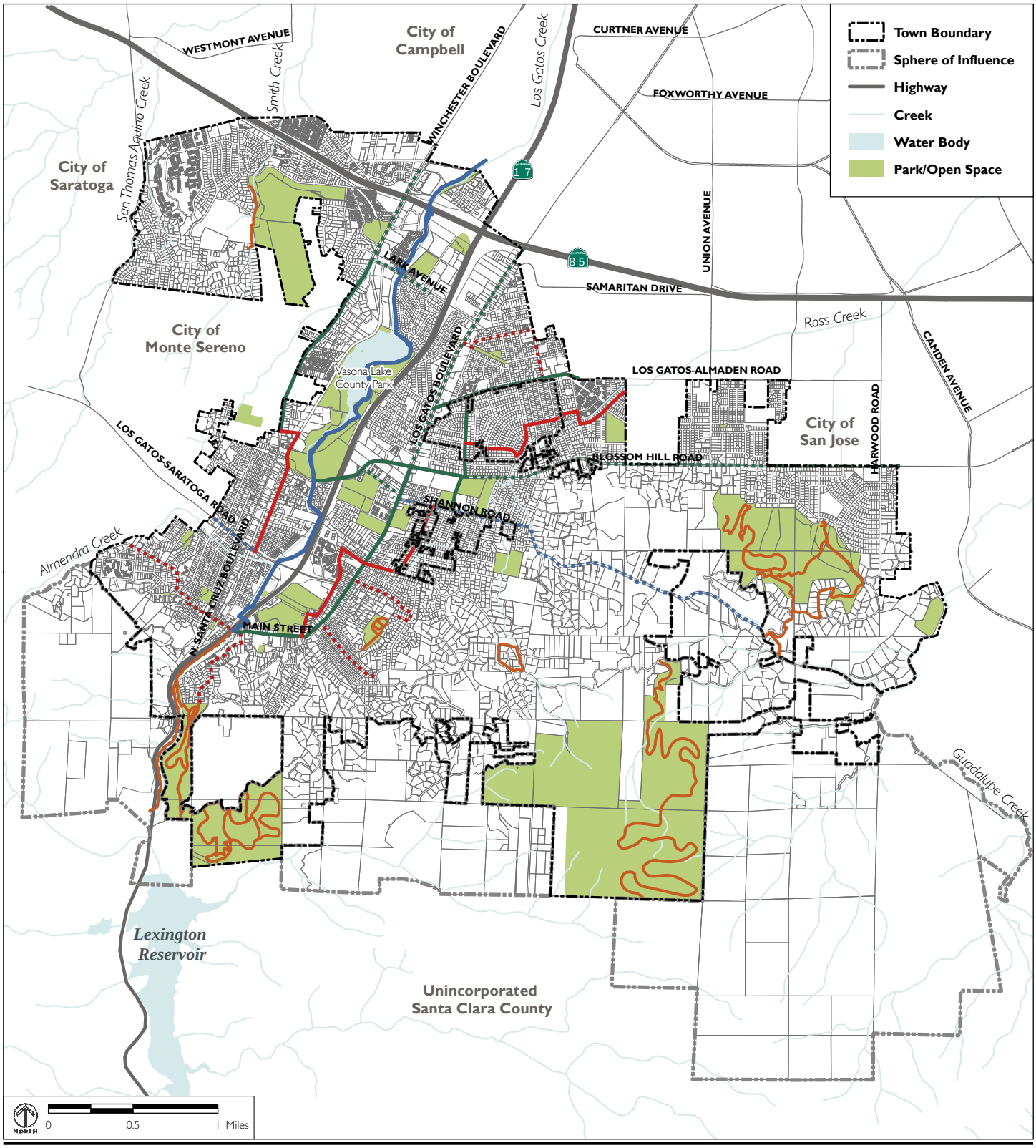
TABLE TRA-2 **EXISTING LEVEL OF SERVICE SUMMARY**

				Existing AM		Existing PM		
Int. #	**Intersection**	**Control**	**Criteria**	**LOS**	**Delay (Seconds)**	**LOS**	**Delay (Seconds)**	**Critical Approach(es)**
1	Winchester Blvd. and Knowles Dr.	Signal	D	C	28.9	D+	36.3	NB, SB
2	Winchester Blvd. and Hwy 85 NB On Ramp	Signal	D	B	12.3	B	17.9	SB
3	Winchester Blvd. and Hwy 85 NB Off Ramp	Signal	D	B	17.1	B	13.3	NB
4	Winchester Blvd. and Lark Ave.	Signal	D	C	24.2	C+	21.7	WB, SB
5	Lark Ave. and Oka Rd.	Signal	D	B-	18.4	C+	20.3	WB
6	Lark Ave. and Hwy 17 SB Ramps – Garden Hill Dr.	Signal	D	C	26.7	C	29.1	WB, EB
7	Lark Ave. and Hwy 17 NB Ramps	Signal	D	B	17.4	D	39.4	WB
8	Los Gatos Blvd. and Samaritan Dr.	Signal	D	D	39.4	D	39.0	NB, WB
9	Los Gatos Blvd. and Lark Ave.	Signal	D	D+	36.3	D+	38.2	NB, EB
10	Los Gatos Blvd. and Blossom Hill Rd.	Signal	D	C	30.2	C-	33.5	WB
11	Los Gatos Blvd. and Roberts Rd. – Shannon Rd.	Signal	D	C	31.0	C+	20.9	SB, NB
12	Los Gatos Blvd. and Van Meter School	Signal	D	B	16.0	A	8.4	SB
13	Los Gatos Blvd. and Kennedy – Caldwell	Signal	D	C	27.7	C	24.1	NB
14	Los Gatos Blvd. and Los Gatos – Saratoga Rd.	Signal	D	C-	32.2	D	45.9	SB
15	Los Gatos - Saratoga Rd. and University Ave.	Signal	D	C+	22.0	C	29.2	EB
16	W. Main St. and University Ave.	Signal	D	B-	19.1	C	23.5	WB, EB
17	Santa Cruz Ave. and W. Main St.	Signal	D	C	25.6	C	28.2	NB
18	N. Santa Cruz Ave. and Los Gatos – Saratoga Rd.	Signal	D	D	41.8	D+	38.6	WB, EB
19	Santa Cruz – Winchester Blvd. and Blossom Hill – Mariposa Ave.	Signal	D	C	31.7	C	29.5	WB, NB
20	Blossom Hill Rd. and E. Roberts Rd.	Signal	D	C	23.0	B	14.2	EB

TABLE TRA-2 **EXISTING LEVEL OF SERVICE SUMMARY** (CONTINUED)

Int. #	Intersection	Control	Criteria	Existing AM LOS	Existing AM Delay (Seconds)	Existing PM LOS	Existing PM Delay (Seconds)	Critical Approach(es)
21	Blossom Hill Rd. and Cherry Blossom Lane	Signal	D	B	17.3	B	13.2	WB
22	Blossom Hill Rd. and Union Ave.	Signal	D	B-	18.1	D	47.1	WB, EB
23	Los Gatos – Almaden Rd. and Union Ave.	Signal	D	D+	38.0	D+	37.6	WB, SB
24	Winchester Blvd. and Daves Ave.	Signal	D	B-	19.0	B	16.4	SB
25	Lark Ave. and University Ave.	Two-Way Stop	D	A	9.4	*F*	*71.7*	NB
	Worst Case Approach – Northbound		D	*F*	*115.6*	*F*	*487.4*	
26	Pollard Rd. and More Ave.	Signal	D	C	24.0	B-	19.6	WB, EB
27	Knowles Dr. and Dardanelli Lane	Signal	D	B+	10.5	B	16.0	WB, EB
28	Winchester Blvd. and Wimbledon Dr.	Signal	D	C+	21.0	B	15.5	NB, SB
29	Los Gatos Blvd. and Hwy 85 SB Ramps	Signal	D	C	23.2	C+	20.0	NB
30	Los Gatos Blvd. and Garden Gateway	Signal	D	B-	19.7	B	17.3	NB, SB
31	Los Gatos Blvd. and Los Gatos Village Square	Signal	D	A	8.9	B	13.2	NB, SB
32	Los Gatos Blvd. and Almaden Rd. – Chirco Dr.	Signal	D	C	25.6	C	25.2	NB
33	N. Santa Cruz Ave. and Andrews St.	Signal	D	B	14.1	B	16.5	SB, NB
34	Blossom Hill Rd. and University Ave.	Signal	D	C+	20.8	C+	22.4	WB, EB
35	Blossom Hill Rd. and W. Roberts Rd.	Signal	D	B	14.2	B	17.0	WB, EB
36	Blossom Hill Rd. and Leigh Ave.	Signal	D	A	9.5	B-	18.3	WB, EB
37	Blossom Hill Rd. and Harwood Rd.	Signal	D	B	14.8	B	16.4	WB, EB
38	Los Gatos – Almaden Rd. and National Ave.	Signal	D	B	12.1	B-	19.1	WB, EB

Source: Kimley-Horn and Associates, Inc., 2010.



Source: Town of Los Gatos, 2008; DC&E, 2007; Midpeninsula Regional Open Space District, 2008

Existing Bikeways	Proposed Bikeways	Unpaved Multi-Use Trails
Class I	Class I	
Class II	Class II	
Class III	Class III	

FIGURE TRA-2

BIKEWAYS AND MULTI-USE TRAILS

- **Unpaved Recreation Trails:** An unpaved recreation trail is a semi-natural trail used by pedestrians, equestrians, and/or bicycles that should provide connections to Open Space District or Santa Clara County trail systems.

i. Los Gatos Bikeways

Los Gatos also contains on-street bikeways that enable bicyclists to travel within the community, as well as connect to larger trail networks. Class II bikeways are striped bike lanes that give bicyclists shared use of the roadway. Class III bike routes share the roadway with vehicular traffic and include signs to direct bicyclists and drivers.

ii. Los Gatos Creek Trail

As a dedicated pathway for non-motorized activities and with a minimum width of 8 feet to accommodate two-way travel, the portion of the Los Gatos Creek Trail north of where Main Street intersects Highway 17 is the only recognized Class I bikeway in Los Gatos. South of the Main Street-Highway 17 intersection, the Los Gatos Creek Trail becomes an unpaved, multi-use trail leading to Lexington Reservoir.

iii. Open Space Trails

In addition to the Los Gatos Creek Trail, all of the open space areas, as well as some of the Town's parks, contain trails that are appropriate for hiking, biking, jogging, horseback riding, and other informal non-motorized activities. These trails are located in Belgatos Park, Novitiate Park, Worcester Park, the Heinz Open Space, Santa Rosa Open Space Area, St. Joseph's Hill Open Space Preserve, and the Sierra Azul Open Space Preserve.

2. Truck Routes

The following roadways provide truck routes through Los Gatos:

- Highway 17
- Highway 85
- Los Gatos Boulevard
- Winchester Boulevard
- Los Gatos – Almaden Road
- Blossom Hill Road
- Los Gatos – Saratoga Road (Highway 9)
- Lark Avenue

3. Freight Rail System

Union Pacific Railroad tracks run through the northwest corner of Los Gatos, immediately south of Highway 85 and east of Winchester Boulevard.

4. Passenger Rail

The Vasona Light Rail project is projected to extend the existing light rail line from the Winchester Station in Campbell to the Vasona Junction Station at Highway 85 and Winchester Boulevard in Los Gatos. The Vasona Light Rail will connect Los Gatos residents to bus service, Caltrain, and future transfers to other nearby cities. The timeframe of this extension project is subject to available funding.

5. Bus Service

In 2010, the VTA provides bus service throughout the Town on the Regular Bus and Community Bus routes listed below. Community Buses are short, 25-passenger buses that serve routes with smaller ridderships and offer reduced fares.

- Route 27 – Regular Bus from Santa Teresa Hospital to Good Samaritan Hospital
- Route 48 – Community Bus from Los Gatos Civic Center to Winchester Transit Center
- Route 49 – Community Bus from Santa Cruz and Main to Winchester Transit Center
- Route 61 – Regular Bus from Good Samaritan Hospital to Sierra and Piedmont, via Camden
- Route 62 – Regular Bus from Good Samaritan Hospital to Sierra and Piedmont, via Union

6. Paratransit

The VTA, in partnership with OUTREACH, provides paratransit services to individuals with disabilities that prevent their independent use of VTA bus and light rail services. As VTA's paratransit broker, OUTREACH schedules and manages services delivered to eligible customers through contracts with sedan, accessible van, and taxi service providers.

7. Parking

Los Gatos has a variety of parking options throughout the Town, including on-street parking with and without time restrictions, and off-street parking lots. Some off-street lots have time restrictions and others do not. In some specifically designated residential neighborhoods a parking permit is required. The Police Department is responsible for the Parking Management Program in Los Gatos.

8. Pedestrian Facilities

The Town's pedestrian facilities consist of sidewalks along various roadways within Los Gatos. These provide pedestrian connectivity throughout the Town. Sidewalk facilities are primarily included as part of the transportation network along and connecting Arterial, Collector, Neighborhood, and Local streets. The Los Gatos Creek Trail is also used by pedestrians to access the Downtown area and parks from residential areas.

E. Planned and Proposed Transportation Improvements

This section describes planned and proposed improvements to the regional and local transportation infrastructure in Los Gatos.

1. Regional Improvements

VTA's recently adopted 2035 Valley Transportation Plan (VTP) includes proposed transportation improvements for all Santa Clara County communities, including Los Gatos. Table TRA-3 lists the proposed improvements in the Town of Los Gatos that are included in the final draft of the VTP for 2035.

2. Local Intersection and Roadway Improvements

The following road improvements shall be undertaken in order to accommodate the future development allowed under the 2020 General Plan and to alleviate existing traffic congestion. Any road widening improvements shall be justified based on a determination that alternative means of congestion relief are infeasible.

TABLE TRA-3 **PROPOSED TRANSPORTATION IMPROVEMENTS, 2035 VTP**

Project Location	Project Description	Cost
VTP 2035 Local Street Program		
Los Gatos	Hwy 9 Gateway Enhancements at University Ave. and North Santa Cruz Ave.	$3.0 M
Los Gatos	Blossom Hill Rd. at University Ave. Intersection Improvements	$1.0 M
Los Gatos	Blossom Hill Rd. and Union Ave. Intersection Improvements	$3.0 M
Los Gatos	Los Gatos – Almaden Rd. Improvements	$2.5 M
Los Gatos	Los Gatos Blvd. Widening – Lark Ave. to Samaritan Dr.	$0.8 M
Los Gatos	Union Ave. Widening and Sidewalks	$0.6 M
Los Gatos	Wedgewood Avenue Traffic and Pedestrian Safety Improvements - Phase II	$1.0 M
Los Gatos	Wood Rd. Gateway on Santa Cruz Ave.	$1.0 M
VTP 2035 Highway Constrained Program		
Los Gatos, Saratoga, San Jose, Campbell	Hwy 85 Northbound Auxiliary Lanes from North of Winchester Blvd. to Saratoga Ave.	$18.0 M
Los Gatos, Saratoga, San Jose, Campbell	Hwy 85 Southbound Auxiliary Lanes from North of Winchester Blvd. to Saratoga Ave.	$18.0 M
VTP 2035 Highway Program		
Caltrans, All Santa Clara County	Hwy 85 HOT Lanes: US 101 from South San Jose to Mountain View (Conversion)	$72.0 M
VTP 2035 Intelligent Transportation System Program		
Los Gatos	Town of Los Gatos Traffic Signal System Upgrade	$0.3 M
VTP 2035 Bicycle Program		
Los Gatos, Saratoga	Hwy 9 Bicycle and Pedestrian Safety Improvements	$2.7 M
Los Gatos	Hwy 9 – Los Gatos Creek Trail connector	$1.0 M
Los Gatos	Blossom Hill Road sidewalks and bicycle lanes	$0.8 M
VT.P.2035 Transit Program		
Los Gatos, San Jose Campbell	Hwy 17 Bus Service Improvements	$2.0 M
Los Gatos, Campbell	Vasona Junction	$99.0 M

a. Intersection improvements

Intersection improvements are planned at the following intersections:

- **Los Gatos – Saratoga Road (Highway 9) and University Avenue**: Widen University Avenue by adding turn lanes, install protected left-turn signal phases, modify intersection corners, close the median opening for safety improvements, and reconstruct the intersection as a Downtown gateway to improve safety for pedestrians, bicyclists, and vehicular traffic. Widen University Avenue to add a southbound right-turn lane and extend northbound right-turn lane to Boyer Lane. This project has been awarded Highway Safety Improvement Program (HSIP) grant funds.
- **Blossom Hill Road and Los Gatos Boulevard**: Add a second eastbound left-turn lane and extend southbound left-turn lane.
- **Lark Avenue and University Avenue**: Install traffic signal and signal interconnect connecting to Winchester Boulevard.
- **Winchester Boulevard and Knowles Drive**: Add an eastbound left turn lane and right turn overlap phase.
- **Winchester Boulevard and Lark Avenue**: Provide a dedicated receiving lane for a westbound right turn.
- **Los Gatos Boulevard and Samaritan Drive**: Add a third northbound through lane. Add a westbound right turn overlap phase. The addition of the westbound right turn overlap phase is outside the jurisdiction of Los Gatos and is the responsibility of the City of San Jose if the projected level of congestion occurs. Widen Burton Road as needed.
- **Los Gatos Boulevard and Lark Avenue**: Add a third southbound through lane, remove parking on the south side of Los Gatos Boulevard between Lark Avenue and the first driveway south of Lark Avenue to provide sufficient room for a fourth lane in that section of the roadway. Change the southbound right turn to a free right with the widening of Lark Avenue. Add a third northbound left-turn lane if the projected queuing occurs requiring stacking space. Add a third eastbound left turn lane.

- **Los Gatos – Saratoga Road (Highway 9) and North Santa Cruz Avenue**: Add a southbound right turn overlap phase and prohibit the eastbound U-turn movement. Reconstruct as a Downtown gateway.
- **Los Gatos – Almaden Road and Union Avenue**: Restripe the westbound approach to a through-shared-left lane and a right-turn lane and add a westbound right turn overlap phase. Restripe the northbound right turn lane to a through-shared-right turn lane. The improvements at this intersection are outside the jurisdiction of Los Gatos and are the responsibility of San Jose if the projected level of congestion occurs.
- **National Avenue and Samaritan Drive:** Work with adjacent property owners, the City of San Jose and future developments to improve traffic safety and flow at this intersection.

b. Roadway improvements

Roadway improvement projects are planned on the following roadways:

i. Blossom Hill Road

- **Bridge Widening at Highway 17**: Reconstruct and widen bridge over Highway 17 to provide sidewalks and bike lanes on both sides, and evaluate the need for additional street lighting and traffic lanes based on safety considerations for pedestrians and bicyclists.
- **Blossom Hill Park to Union Avenue**: Widening only to provide for left-turn storage lanes, bicycles and pedestrians and safety improvements.
- **Union Avenue to Westhill Drive**: Widening only as additional land becomes available through right-of-way dedications associated with development approvals, or as additional funding sources become available to the Town for the purpose of acquiring additional land for right-of-way and infrastructure improvements.
- **Cherry Blossom Lane to Camino Del Cerro**: Addition of sidewalk and bike lanes.
- **Union Avenue to Regent Drive:** Widen to conform with the roadway width east of Regent Drive.

ii. Lark Avenue

- **Winchester Boulevard to Highway 17**: Widen the road to four to six lanes with a median and bike lanes.
- **Highway 17 to Los Gatos Boulevard**: Widen the road to four to six lanes with a median and bike lanes, and provide two westbound right-turn storage lanes for the metered northbound Highway 17 on-ramp.
- **University Avenue Intersection**: Install traffic signal and interconnect with Winchester Boulevard.

iii. Los Gatos Boulevard

- **Lark Avenue to Samaritan Drive**: Widen the unimproved segments along the east side of Los Gatos Boulevard from approximately Camino del Sol to approximately Samaritan Drive with a consistent curb, gutter and sidewalk treatment as present on the existing improved segments. Add a third through lane for the northbound approach of Los Gatos Boulevard south of the Samaritan Drive intersection.
- Camino del Sol to Blossom Hill Road: Provide bike lanes.
- **Shannon Road to Nino Avenue**: Construct landscaped medians.
- Van Meter School Driveway to Spencer Avenue: Construct landscaped median.
- **Nodes**: Develop nodes at Blossom Hill Road, Los Gatos/Almaden Road, New Town/Village Square, Lark Avenue and at the new entrance to the North Forty area.
- **Gateway**: Locate a gateway feature at Samaritan Drive.

iv. Pollard Road

- **San Tomas Aquino Creek to Burrows Road/San Tomas Aquino Road**: Widen the road to four lanes plus a median and bike lanes.
- Burrows Road/San Tomas Aquino Road to West Parr Avenue: Widen the road to four lanes plus bike lanes.

- **West Parr Avenue to Knowles Drive:** Widen the road to four lanes with no parking, plus bike lanes.
- Knowles Drive from Pollard Avenue to Winchester Boulevard: Widen the road to four lanes plus bike lanes.

v. Santa Cruz Avenue

- **Highway 17 to Broadway:** Construct a roundabout at Wood Road and other traffic calming improvements.

vi. Union Avenue

- **Blossom Hill Road to Los Gatos – Almaden Road**: Widen the road to four lanes plus parking and bike lanes.

vii. Los Gatos Saratoga Road (Highway 9)

- **University Avenue to Los Gatos Boulevard**: Construct a pedestrian/bicycle bridge connecting to the Los Gatos Creek Trail. If feasible, install a bicycle lane across the Highway 17 bridge connecting to Los Gatos Boulevard.

3. Local Bikeway Improvements

a. Bike Lanes

The following streets shall have striped and signed Class II bike lanes, if feasible. Roads marked with a (*) shall be reviewed to determine if bike lanes can safely be striped.

- **Bicknell Road*** from Quito Road to More Avenue
- **Blossom Hill Road*** between Santa Cruz Avenue and easterly Town limits (Existing between Santa Cruz Avenue and Cherry Blossom Lane)
- **Cherry Blossom Lane** from Shannon Road to Los Gatos/Almaden Road (Existing)
- **Fisher Avenue*** from Roberts Road to Nino Avenue
- **Knowles Drive*** from Winchester Boulevard to Pollard Road
- **Lark Avenue** between Winchester Boulevard and Los Gatos Boulevard

- **Los Gatos/Almaden Road** from Los Gatos Boulevard to easterly Town limits (Existing)
- **Los Gatos Boulevard** between Samaritan Drive and East Main Street (Existing from Blossom Hill Road to East Main Street)
- **Los Gatos/Saratoga Road*** from Los Gatos Boulevard to westerly Town limits (Existing between University Avenue and westerly Town limits)
- **East Main Street** from bridge to Los Gatos Boulevard (Existing)
- **More Avenue** from Bucknell Road to Pollard Road
- **Nino Avenue*** from Fisher Avenue to Los Gatos Boulevard
- **Pollard Road*** from Knowles Drive to Quito Road
- **Roberts Road*** between Blossom Hill Road and Los Gatos Boulevard
- **Shelburne Way** from Winchester Boulevard to University Avenue
- **Union Avenue*** from Blossom Hill Road to Los Gatos-Almaden Road
- **University Avenue** from Shelburne Way to Blossom Hill Road
- **Winchester Boulevard** between Shelburne Way and northern Town limits (Existing from Shelburne Way to Wimbledon Drive)

b. Bike Routes

The following streets shall be designated and signed as Class III bike routes, if feasible. Roads marked with a (*) shall be reviewed to determine if bike lanes can safely be striped.

- **Bay View Avenue** from West Main Street to Pennsylvania Avenue
- **Bella Vista Avenue** from New York Avenue to Caldwell Avenue
- **Blossom Valley Drive** from Westchester Drive to Pinehurst Avenue (partially in San Jose)
- **Caldwell Avenue** from Bella Vista Avenue to Los Gatos Boulevard
- **Camino del Cerro** from Escobar Avenue to Blossom Hill Road
- **Carlton Avenue** from Gateway Drive to Carlton School (partially in San Jose)
- **Cypress Street** from Loma Alta Avenue to Phillips Road
- **Emergency access road/trail** from Harwood Road to Santa Rosa Drive
- **Emergency access road/trail** from Harwood Road to Madera Drive
- **Englewood Avenue** from Shannon Road to Kennedy Road
- **Escobar Avenue** from Lilac Lane to Camino del Cerro

- **Gateway Drive** from Los Gatos Boulevard to Carlton Avenue
- **Glen Ridge Avenue** from Pennsylvania Avenue to Hernandez Avenue
- **Harwood Road** from Blossom Hill Road to end
- **Hernandez Avenue** from Glen Ridge Avenue to Ridgecrest Avenue
- **Hicks Road*** from Camden Avenue to Arnerich Road
- **Kennedy Road*** from Los Gatos Boulevard to Shannon Road
- **Lester Lane** from Los Gatos/Almaden Road to Carlton Avenue
- **Lilac Lane** from Oleander Avenue to Escobar Avenue
- **Loma Alta Avenue** from Los Gatos Boulevard to Cypress Street
- **West Main Street** from the bridge to Bay View Avenue
- **Miles Avenue** from University Avenue to Los Gatos Creek Trail
- **National Avenue** from Los Gatos/Almaden Road to Samaritan Drive
- **New York Avenue** from Pleasant Street to Bella Vista Avenue
- **Oleander Avenue** from Cherry Blossom Lane to Lilac Lane
- **Pennsylvania Avenue** from Bay View Avenue to Glen Ridge Avenue
- **Phillips Road** from Cypress Avenue to South Kennedy Road
- **Pinehurst Avenue** from Blossom Valley Drive to Los Gatos/Almaden Road
- **Pleasant Street** from East Main Street to New York Avenue
- **Ridgecrest Avenue** from Hernandez Avenue to Highway 9 (Monte Sereno)
- **Roxbury Lane** from Wedgewood Avenue to More Avenue
- **Santa Rosa Drive** from Shannon Road to end
- **Shannon Road*** from Los Gatos Boulevard to Hicks Road
- **South Kennedy Road** from Kennedy Road to Kennedy Road
- **Taft Drive** from Westchester Drive to Los Gatos/Almaden Road (San Jose)
- **University Avenue** from West Main Street to Blossom Hill Road and from Shelburne Way to Lark Avenue
- **Wedgewood Avenue** from Wimbledon Drive to Roxbury Lane
- **Wimbledon Drive** from Winchester Boulevard to Wedgewood Avenue
- **Westchester Drive** from Camino del Cerro to Taft Drive (partially in San Jose)

F. Goals, Policies, and Actions

The following goals, policies, and actions are intended to improve transportation and circulation in Los Gatos.

Goal TRA-1	**To develop transportation systems that meet current and future needs of residents and businesses.**

Policies

Policy TRA-1.1 Development shall not exceed transportation capacity.

Policy TRA-1.2 Design and implement the transportation system to be consistent with environmental goals and policies, energy conservation, land use, and small town character.

Policy TRA-1.3 Evaluate the effects of all circulation and other transportation improvements on air pollution, noise, and use of energy prior to issuing any zoning approval.

Policy TRA-1.4 Consider the fiscal implications to the Town of the construction and operation of all circulation and transportation improvements and the enforcement of any associated regulations.

Policy TRA-1.5 Make effective use of the traffic-carrying ability of Los Gatos's arterials and collectors while considering the needs of pedestrians, bicyclists, and adjacent residents.

Policy TRA-1.6 Initiate and participate in regional efforts to meet regional transportation needs.

Actions

Action TRA-1.1 Continue to participate in the planning and design of regional transportation systems.

Action TRA-1.2 Monitor traffic flow and roadway conditions. Identify deficiencies and develop improvement measures for roadways and intersections on a continuous basis.

Goal TRA-2 To create and maintain a safe, efficient and well-designed roadway network.

Policies

Policy TRA-2.1 Vehicular, bicyclist, and pedestrian safety should be an important factor in the design of roadways.

Policy TRA-2.2 Incorporate plans for all users (motor vehicles, transit vehicles, bicyclists, and pedestrians) when constructing or modifying a roadway.

Policy TRA-2.3 The Town shall obtain fee title to all land required to be dedicated for public streets.

Policy TRA-2.4 New development shall minimize the number of driveway openings and curb cuts.

Policy TRA-2.5 Discourage single access roads of extended length, and restrict development along such roads.

Policy TRA-2.6 Street improvements such as curb cuts, sidewalks, bus stop turnouts, bus shelters, light poles, traffic signals, benches, and trash containers shall be planned as an integral part of development projects to ensure safe movement of people and vehicles and minimize disruption to the streetscape.

Policy TRA-2.7 Consider using roundabouts as an alternative to signalized or traditionally controlled intersections to calm traffic and increase the capacity of intersections.

Policy TRA-2.8 Develop "complete streets" within the Town that include landscaping and shared space for bicycles, cars, pedestrians, and transit.

Actions

Action TRA-2.1 Develop and adopt standards for arterial and collector streets pursuant to the functional classification of the local circulation system. The characteristics of these streets shall protect the integrity of the circulation system and protect neighborhood streets from the intrusion of through traffic.

Action TRA-2.2 Adopt street standards that reflect the existing character of the neighborhood, while taking into account safety and maintenance considerations.

Action TRA-2.3 Update, as needed, Town standards for street widths, curbs, gutters, sidewalks, and electroliers so that new development fits within existing neighborhoods.

Action TRA-2.4 Update Plan Lines and amend the Town Plan Line Ordinance to reflect this General Plan.

Action TRA-2.5 Revise the Los Gatos Boulevard Plan to incorporate "complete street" strategies.

Action TRA-2.6 Develop and implement a Streets Master Plan that incorporates "complete street" strategies.

Goal TRA-3 To prevent and mitigate traffic impacts from new development.

Policies

Policy TRA-3.1 All development proposals shall be reviewed to identify and mitigate project traffic impacts pursuant to the Town's traffic impact policy.

Policy TRA-3.2 Review development proposals to ensure that the circulation system and on-site or public parking can accommodate any increase in traffic or parking demand generated by the proposed development, subject to the considerations and findings required by the Town's Traffic Impact Policy.

Policy TRA-3.3 All new developments shall be evaluated to determine compliance with the Town's level of service policy for intersections.

Policy TRA-3.4 New projects shall not cause the level of service for intersections to drop more than one level if it is at Level A, B, or C and not drop at all if it is at D or below.

Policy TRA-3.5 If project traffic will cause any intersection to drop more than one level if the intersection is at LOS A, B, or C, or to drop at all if the intersection is at LOS D or below, the project shall mitigate the traffic so that the level of service will remain at an acceptable level.

Policy TRA-3.6 Pedestrian and bicycle safety shall not be compromised to improve or maintain the level of service of an intersection.

Policy TRA-3.7 All traffic reports shall include analyses of nearby uses with unusual or unique traffic generation factors or peak hours (e.g. pre-schools, faith communities, private clubs, quasi-public uses).

Policy TRA-3.8 New development shall be required to upgrade public improvements on project frontages to meet current Town standards.

Policy TRA-3.9 Developers shall contribute to the cost of the future installation of traffic signals or future traffic signal modifications as a condition of approval.

Policy TRA-3.10 Avoid major increases in street capacity unless necessary to remedy severe traffic congestion or critical neighborhood traffic problems and all other options, such as demand management and alternative modes, have been exhausted. Where capacity is increased, improvements shall balance the needs of motor vehicles with those of pedestrians and bicyclists.

Policy TRA-3.11 Roadway improvements and dedications shall be required for any development proposal with an associated traffic impact.

Policy TRA-3.12 The maximum level of mitigation measures shall be required for transportation impacts adjacent to sensitive receptors, including residences, schools, and hospitals.

Policy TRA-3.13 All major development proposals shall be required to include a detailed, verifiable transportation demand management (TDM) program for consideration by the Town during the review of the development application.

Policy TRA-3.14 Minimize opportunities for regionally-generated traffic to cut through Los Gatos.

Actions

Action TRA-3.1 Include all of the projects listed in Section E.2, Local Intersection and Roadway Improvements, and E.3, Local Bike-

way Improvements, above, in the Capital Improvements Program (CIP).

Goal TRA-4	**To ensure that future changes to Highway 17 do not negatively impact the quality of life or small-town character of Los Gatos.**

Policies

Policy TRA-4.1 Highway 17 should not be widened to provide additional travel lanes south of Lark Avenue.

Policy TRA-4.2 There should not be an interchange at Blossom Hill Road.

Policy TRA-4.3 Highway 17 between Los Gatos and Santa Cruz should not be widened to provide additional travel lanes or be converted to a freeway.

Policy TRA-4.4 The Planning Commission and Town Council shall review all new or modified connections with Highway 17 within the Town.

Policy TRA-4.5 Work with other local jurisdictions and the State to develop effective ways to reduce regionally generated Highway 17 congestion and cross-town traffic that do not involve adding freeway lanes or interchanges.

Goal TRA-5	**To ensure that Los Gatos's streets are safe for all users, including drivers, cyclists, and pedestrians.**

Policies

Policy TRA-5.1 Reduce traffic speeds via design strategies rather than relying on enforcement.

Policy TRA-5.2 Inhibit the flow of through traffic in established neighborhoods to the extent feasible, without impacting the freedom of movement of residents or diverting traffic to other neighborhood streets.

Policy TRA-5.3 Limit widening of non-arterial streets to that which accommodates safety improvements and bicycle/pedestrian improvements rather than widening to increase capacity for through traffic.

Policy TRA-5.4 Limit new development that increases commercial traffic flow through residential neighborhoods.

Policy TRA-5.5 Consider traffic calming devices such as lane narrowing, widening medians, or heavy landscaping to discourage cross-town commute and short-cut traffic.

Policy TRA-5.6 Consider the use of alternative street surfacing materials, traffic diverters, special designs, and stop signs to prevent through traffic on residential streets.

Policy TRA-5.7 Assist citizens in solving traffic concerns in residential neighborhoods in accordance with the Neighborhood Traffic Calming (NTC) Program. The NTC Program is designed to be an effective, systematic, and fair method for achieving the most appropriate solutions.

Policy TRA-5.8 Review neighborhood traffic impacts from new development projects. Require developer participation in the cost of installation of traffic calming measures as a condition of approval, if applicable.

Actions

Action TRA-5.1 Develop and implement appropriate traffic controls to protect residential neighborhoods from the impacts of

through traffic such as safety hazards, speeding, noise, and other disturbances in accordance with the adopted Neighborhood Traffic Calming policy.

Action TRA-5.2 Publicize the Town's Neighborhood Traffic Calming (NTC) Program and implement the program in those neighborhoods that request it.

Action TRA-5.3 Periodically review the Town's Neighborhood Traffic Calming (NTC) Program.

Action TRA-5.4 Install traffic-calming devices that encourage slower, safer through traffic.

Goal TRA-6	**To improve traffic flow in the downtown and reduce the effect of downtown traffic on nearby commercial and residential areas.**

Policies

Policy TRA-6.1 Encourage the use of alternative transportation modes such as walking, bicycles, transit, or a shuttle system in the downtown area for environmental, energy-saving, parking, and circulation purposes.

Policy TRA-6.2 Develop a combined transit station and bus depot for all the various public transit modes that serve the Town. This hub should be located in a place and manner that minimizes impacts on neighboring businesses and other activities.

Policy TRA-6.3 The Town shall work with Santa Clara Valley Transportation Authority (VTA) and commercial carriers to improve transit service to, from, and within the Downtown and other areas of Los Gatos, and to increase ridership.

Policy TRA-6.4 Future development and redevelopment projects shall be evaluated to ensure that they have no negative effects on the safety or convenience of bicycle use through the downtown. Parking improvements in the Central Business District shall provide for bicycle parking.

Policy TRA-6.5 Require bicycle parking in private parking lots, and provide bicycle parking in all public lots in the Downtown.

Actions

Action TRA-6.1 Develop and implement appropriate traffic controls to protect downtown residential neighborhoods from the impacts of through traffic in terms of safety, speeding, noise, and other disturbances.

Action TRA-6.2 Develop and implement signalization improvements to increase traffic flow at the intersections of Santa Cruz Avenue and Main Street, University Avenue and Main Street, Santa Cruz Avenue and Los Gatos/Saratoga Road, and University Avenue and Los Gatos/Saratoga Road.

Action TRA-6.3 Monitor the actions taken to increase transit use to assess their effectiveness.

Goal TRA-7 To ensure that hillside streets maintain the rural atmosphere, minimize disruption of ecological integrity, and provide safe and continuous access consistent with development allowed by the Hillside Specific Plan and Hillside Development Standards and Guidelines.[1]

[1] Regarding access, see definition for "emergency access" in the Glossary.

Policies

Policy TRA-7.1 Establish and maintain a road pattern that ensures adequate access for residents and emergency vehicles in both normal and emergency situations without introducing new through access roads that would invite unwanted traffic into the area, induce further development, or threaten plant or animal habitats or migration patterns.

Policy TRA-7.2 In locations that are identified as Very High Fire Hazard Areas on the Town's Wildland Fire Severity Zone Map, provide secondary emergency access. If dual access is not possible or acceptable, the intensity of land use will be limited to available access.

Policy TRA-7.3 Specially designed streets that conform to the Town's public hillside road standards shall be used in hillside areas to preserve scenic and ecological resources (e.g. heritage trees, native plant and wildlife habitat, prominent geologic formations, and the natural terrain).

Policy TRA-7.4 Require new development located on single access roads in areas identified as Very High Fire Hazard Areas on the adopted Wildland Fire Severity Zone map to demonstrate an acceptable means of emergency access prior to approval. Emergency access shall discourage through traffic on hillside roads.

Policy TRA-7.5 Road systems shall be designed to provide reliable access to remote areas both for access by emergency vehicles and egress by residents fleeing from a disaster.

Policy TRA-7.6 Require all hillside streets, including new private roadways, to meet the Town's public roadway construction standards.

Policy TRA-7.7 Dual access is required for all zoning approvals and shall be provided first by loop roads, then by through-roads, and lastly by long cul-de-sac's with an emergency access connection to a public road.

Policy TRA-7.8 Prohibit installation of new public street lights on hillside streets.

Actions

Action TRA-7.1 Develop and adopt design standards and implement a maintenance program for emergency access points.

Action TRA-7.2 Develop and adopt design guidelines for hillside streets, including the making of appropriate findings, to ensure the preservation of plant and wildlife habitats and migration corridors.

Action TRA-7.3 Develop and adopt specific gradient and maximum length standards for steep roads.

Goal TRA-8 To improve mass transit within Los Gatos.

Policies

Policy TRA-8.1 Encourage the development and use of mass public transportation systems within the Town and surrounding region.

Policy TRA-8.2 Coordinate with appropriate agencies and otherwise take initiative to plan and develop adequate transportation service for Town residents (e.g. bus, Santa Cruz express bus, rail, shuttle, light rail, jitney).

Policy TRA-8.3 Work with transportation agencies to determine the feasibility and means of financing a Town-wide shuttle system.

Policy TRA-8.4 Coordinate with appropriate agencies to provide transit service in the Town for seniors, school children, low income people, the physically disabled, and other groups with special needs.

Policy TRA-8.5 Encourage the use of the transit system by requiring developers to provide bus shelters and on-going maintenance as part of their developments, when appropriate.

Policy TRA-8.6 Support State and County efforts to reduce automobile use and provide improved mass transit systems.

Policy TRA-8.7 Facilitate Santa Clara Valley Transportation Authority (VTA) services in Los Gatos through the provision of bus shelters and other means.

Policy TRA-8.8 Where feasible and appropriate, all new projects that are near existing transit services and/or destinations such as shopping areas, community centers, senior housing, and medical facilities shall be required to provide covered and partially enclosed shelters consistent with Santa Clara Valley Transportation Authority (VTA) Standards that are adequate to buffer wind and rain, and have at least one bench at each public transit stop.

Actions

Action TRA-8.1 Develop and adopt a Transportation Master Plan with multimodal transportation requirements.

Action TRA-8.2 Work with Santa Clara Valley Transportation Authority (VTA) to provide kiosks, bulletin boards and/or signs devoted to providing local public transit information.

Goal TRA-9	**To reduce reliance on the automobile by promoting alternative modes of transportation in the transportation system.**

Policies

Policy TRA-9.1 Make land use decisions that encourage walking, bicycling, and public transit use.

Policy TRA-9.2 Encourage bicycling and walking as energy conserving, non-polluting alternatives to automobile travel.

Policy TRA-9.3 Design and implement transportation systems for the bicyclist, pedestrian, and equestrian consistent with the policies and programs in the Environment and Sustainability Element.

Policy TRA-9.4 Encourage private entities to develop and maintain transit, pedestrian, equestrian, and bicycle facilities.

Policy TRA-9.5 Alternative transportation means shall be required whenever the traffic generated by a development would result in a significant increase in air pollution, traffic congestion, or noise.

Policy TRA-9.6 Require development proposals to include amenities that encourage alternate forms of transportation that reduce pollution or traffic congestion as a benefit to the community (e.g. bicycle lockers/racks, showers, dedicated vanpool or car-pool parking areas, dedicated shuttle services, innovative bus shelter designs).

Action

Action TRA-9.1 Seek funding for the design and implementation of transportation systems for the bicyclist, pedestrian, and equestrian.

Goal TRA-10 **To encourage increased levels of bicycling and walking.**

Policies

Policy TRA-10.1 Design, construct, and maintain safe bicycle paths, lanes, and route connections.

Policy TRA-10.2 Encourage schools, parks, and shopping areas to provide bicycling amenities, such as parking facilities and lockers.

Policy TRA-10.3 Coordinate with local agencies to provide educational programs on safe bicycling for all ages.

Policy TRA-10.4 Continue to support the Bicycle Advisory Committee.

Policy TRA-10.5 Roads designated as bicycle routes should be constructed to be safe for both bicycles and vehicles.

Policy TRA-10.6 Develop a system of bicycle lanes and bicycle routes to foster bicycle use throughout the Town.

Policy TRA-10.7 Provide median refuges, bike-friendly signals, and signs at key minor street crossings.

Policy TRA-10.8 Paint the bicycle symbol on the pavement to designate shared use facilities.

Actions

Action TRA-10.1 Identify and improve sidewalks and crosswalks as needed to make continuous and safe pedestrian connections.

Action TRA-10.2 Study amending the Town Code to require bicycle parking in specific types of projects.

Action TRA-10.3 Consider amending the Town Code to require destination support at employment centers, i.e. bicycle parking, showers, and route maps for employees.

Action TRA-10.4 Add noses on the medians at intersections to slow left-turning traffic and provide a pedestrian refuge.

Goal TRA-11 To provide a safe and efficient system of bicycle and multiple use trails throughout the Town, creating a non-motorized connection to recreational and commuting destinations.

Policies

Policy TRA-11.1 Development plans proposed in an area near a bicycle path or hiking trail shall be forwarded to the Town's Bicycle Advisory Committee and/or Parks Commission for review.

Policy TRA-11.2 Roads (noted by an asterisk in Section E.3.b, Local Bikeway Improvements, above) shall not be designated or signed as bike routes until they are upgraded to safely handle both bicycle and automobile traffic.

Policy TRA-11.3 Trails should be:

a. Located so as not to impact existing homes wherever possible.

b. Located within the open space areas of subdivisions that have dedicated open space as a condition of subdivision approval.

c. "Cross-country" type, as opposed to trails bordering roads, wherever possible.

d. Located on the first property to develop, if a trail location is adaptable to either of two adjacent properties.

Policy TRA-11.4 "Cross-country" trail easements shall be wide enough to contain the trail and provide sufficient area on both sides to buffer surrounding properties from trail users.

Policy TRA-11.5 Require dedication of easements and construction of trails, as a condition of approval for all hillside development applications.

Policy TRA-11.6 Trail dedication shall be included as a condition of approval for any development which includes a section of trail shown on the Trails Plan.

Policy TRA-11.7 Cooperate in implementing the 1995 Santa Clara County Master Trails Plan by including the following proposed trail routes within the Town of Los Gatos that provide critical linkages to the region:

a. Shannon Road (R1-A)
b. Los Gatos/Saratoga Road (R1-A)
c. Southern Pacific Rail Corridor (C-9)
d. Santa Rosa Trail to Kennedy Lime Kiln Trail

Actions

Action TRA-11.1 Develop and implement a Bicycle and Pedestrian Master Plan that will result in a comprehensive bicycle and pedestrian network throughout the Town.

Action TRA-11.2 Perform a "gap" analysis to identify major projects to complete the trails and bikeways system.

Action TRA-11.3 Publish a users map of the Town's trails and bikeways system.

Goal TRA-12	**To ensure a well-designed and well-maintained system of trails that connects the Town and open space areas.**

Policies

Policy TRA-12.1 Maximize the involvement of the private sector in the maintenance and construction of trails within the Town.

Policy TRA-12.2 Trails should be safe, continuous, interconnected and designed for pedestrians, and where appropriate, equestrians and/or bicyclists and be compatible with regional trail plans.

Policy TRA-12.3 Design trails that are aesthetically pleasing, incorporating landscaping, buffering, scenic overlooks, and historic elements where possible to provide a variety of experiences.

Policy TRA-12.4 Consider needs of the disabled, seniors, and children when designing trail facilities.

Policy TRA-12.5 During development the Town should ensure that the linkage from trails to trails, and from trails to roads is given priority.

Policy TRA-12.6 Encourage voluntary groups to assist in trail maintenance in coordination with the Department of Parks and Public Works.

Policy TRA-12.7 Encourage the formation of Home Owners Associations, so that the maintenance expenses for trails that pass through subdivisions and/or planned developments will be borne by the property owners in the subdivision or planned development.

Actions

Action TRA-12.1 Develop and fund a program (including provisions for in-lieu fees) to obtain easements along portions of the designated trail system where development is considered unlikely or there is not a nexus to require dedication.

Action TRA-12.2 Develop and adopt detailed trail design standards that:

a. Limit all new access to pedestrians and, where appropriate, equestrians and/or bicyclists;

b. Provide multiple use opportunities;

c. Protect the natural ecology;

d. Conform to regional trail design standards;

e. Determine trail width, establish policies regarding fencing along trails, and detail type of fencing to be used;

f. Incorporate erosion control measures; and

g. Prohibit motorcycles, motorized off-road vehicles, and mopeds.

Action TRA-12.3 Monitor conservation easements for public trails on private property to ensure that trails are maintained.

Goal TRA-13 To provide adequate parking for existing and proposed uses, and to minimize impacts on surrounding residential neighborhoods.

Policies

Policy TRA-13.1 The Town's parking standards shall be adequate to meet demand.

Policy TRA-13.2 Provide an adequate number of parking spaces in all new development.

Policy TRA-13.3 Require adequate parking in commercial areas so as not to impact or affect adjacent residential properties.

Policy TRA-13.4 Consider permit parking on a case-by-case basis if requested by neighborhoods affected by non-residential development.

Policy TRA-13.5 Provide for safe pedestrian circulation in parking lots without unnecessarily eliminating parking spaces.

Policy TRA-13.6 Provide staff support for administrating the parking program.

Actions

Action TRA-13.1 Develop and adopt a parking management plan to include incentives and disincentives for appropriate employee parking, including parking credits for the use of public transit and/or ridesharing.

Action TRA-13.2 Develop and adopt appropriate parking controls to protect downtown residential neighborhoods from the encroachment of downtown shoppers and employees.

Action TRA-13.3 Periodically review Town Code parking requirements and standards to ensure that they are adequate to meet demand.

Goal TRA-14 To ensure that there is adequate parking in Downtown to meet the needs of Los Gatos residents and visitors.

Policies

Policy TRA-14.1 Promote the formation of an assessment district and/or consider the use of the various parking and business improvement programs authorized by State law to help finance the construction of parking facilities and/or alternatives to parking.

Policy TRA-14.2 Revenues collected (from fines, fees, meters, and permits) shall accrue to the district to help pay for maintenance, enforcement, capital replacement, later phases of the parking district, and parking alternatives or programs to maximize use of facilities for parking and alternatives to parking, such as shuttle buses, more employee lots, bicycles, bus passes, etc.

Policy TRA-14.3 Stand-alone parking facilities in Downtown Los Gatos should be at or below grade. All parking facilities shall exhibit excellence in design, minimize impacts on adjacent property, and be consistent with the Town's character.

Policy TRA-14.4 To the extent possible, locate parking facilities in relation to the primary approach direction of users in order to minimize internal circulation within the Central Business District/East Main Street area.

Actions

Action TRA-14.1 Develop a revenue collection plan.

Action TRA-14.2 Develop a plan for implementing improvements on one or more of the parking facilities listed below to increase available parking:

a. Bachman Avenue/Highway 9 Parking Lot
b. Royce Street/Bachman Avenue Parking Lot
c. Grays Lane/Royce Street Parking Lot

d. Station Way Parking Lot
e. Farwell Parking Lot

Action TRA-14.3 Develop and adopt adequate design criteria to ensure parking facilities that are aesthetically pleasing, well designed for parking maneuverability, properly signed for ease of use, properly located to attract traffic as it approaches the Downtown, and made as inconspicuous as possible through the use of landscaping, berms, screening, and the like.

Action TRA-14.4 Maximize the utilization of existing parking lots and spaces to meet Downtown business and residential demands.

Action TRA-14.5 Implement programs for pedestrian, bicycle, and transit-oriented systems to supplement parking in the Central Business District.

7 VASONA LIGHT RAIL ELEMENT

A. Introduction

Vasona Light Rail (VLR) mass transit facilities are projected to be extended along Winchester Boulevard and will link the Town with the rest of Silicon Valley and the Bay Area. The Town is actively working on planning processes to address how it can take advantage of the mass transit opportunities presented by these connections.

It is critical that the Town take advantage of the opportunities and respond to the challenges created by the VLR. The unique nature of these transportation facilities necessitates that the Town take a proactive role in planning for the future of the surrounding areas. The VLR, as well as the land uses planned for this area, will affect and benefit the entire community.

This Element is divided into the following sections:

- **History:** Provides background information about the background of this area within Los Gatos.
- **Guiding Philosophy:** Provides an overview of how the Town will help to guide future development and planning processes in this area.
- **Goals, Policies, and Actions:** Provides guidance to the Town related to decisions affecting this area.

B. History

In October 1990 the Town Council approved several agreements with the State Department of Transportation and the Santa Clara County Traffic Authority regarding the design of Highway 85. The agreements allowed for the construction of a six-lane freeway through the Town with a median reserved for mass transit. Since the opening of Highway 85 in October 1994, traffic patterns in the Town have changed significantly. A reduction of traffic volumes on some arterials and collector streets has occurred, while others have experienced increases. Highway 85 is approaching capacity during the peak commute hours, but is still a desirable primary transportation route.

The future mass transit system will help alleviate a portion of the existing commute traffic.

The VLR is proposed to utilize the existing Southern Pacific Railroad tracks adjacent to Winchester Boulevard. The mass transit system would connect the Town of Los Gatos to the City of San Jose. This system would provide a much needed means of connecting Los Gatos to regional mass transit systems in the rest of the Silicon Valley and Bay Area. The VLR area is shown on Figure VLR-1. Generally, it is bounded by Capri Drive and Winchester Boulevard on the west, Vasona Lake on the south, National Avenue on the east and the northern Town limits.

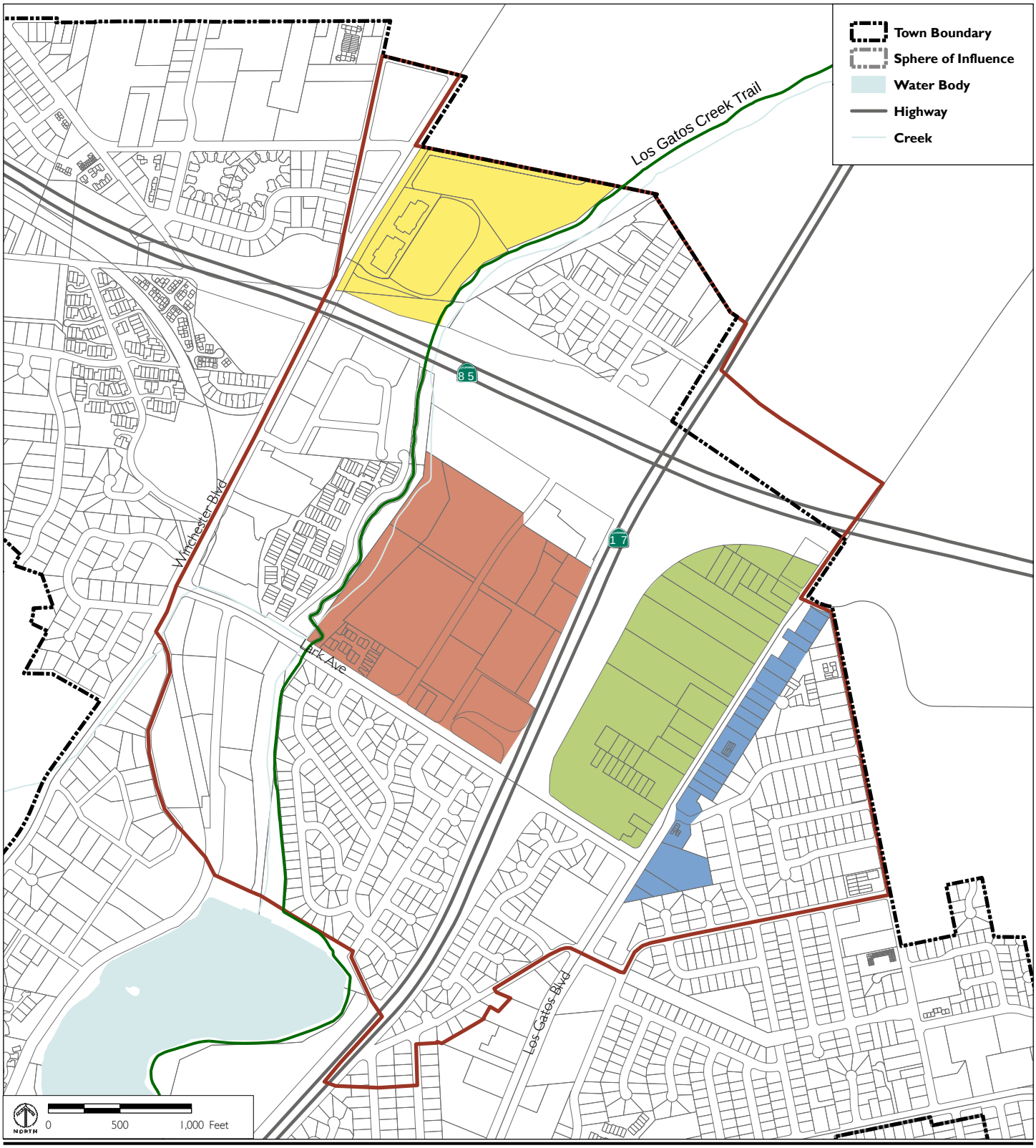
Since the VLR will have a significant impact on transportation within the Town, it is critical to determine what land uses will best take advantage of these transportation facilities as well as meet the needs of the Town. The Town has taken a proactive approach on this important issue and supports land uses that maximize transit opportunities while meeting the housing and commercial needs of the Town.

As stated in the Housing Element, Los Gatos has a need for affordable housing, both for seniors and families. Areas adjacent to the VLR facility would be good locations for meeting these Town needs due to their proximity to mass transit and to commercial needs of the future residents.

Los Gatos is a special place, and it is important to demarcate The Town's boundaries when entering or leaving from/to other cities. Open space and gateways, including open space as gateways, are a means of doing so. The VLR area offers opportunities to preserve and use open space for this purpose.

C. Guiding Philosophy

There are more large parcels of land that are suitable for residential development within the VLR area than within any other area of the Town.



Source: Town of Los Gatos, 2010.

Vasona Light Rail Area Boundary

Sub Areas

- **Vasona Junction**
- **Oka Road**
- **North Forty**
- **East Los Gatos Boulevard**

FIGURE VLR-1

VASONA LIGHT RAIL AREA

The current uses of these parcels range from orchards to underutilized residential property to manufacturing. The commonality of all of these parcels is their proximity to future mass transit and their capability to help the Town meet its housing goals. The Town is working to identify which types of housing are best suited for the area, and where new development should be constructed. This area also has easy access to both Highway 85 and Highway 17 and includes connections to several major arterials including Winchester and Los Gatos Boulevards and Lark Avenue. These large underdeveloped parcels may be suitable for other commercial or recreational uses. Throughout the process of preparing this Element, a basic planning philosophy has served as the foundation for designating land uses in the area: development should be community-, pedestrian- and transit-oriented, and designed and scaled to maintain a small-town character. This Element consists of goals, policies, and actions that apply specifically to the VLR area.

D. Goals, Policies, and Actions

Goal VLR-1	**To promote the construction of Vasona Light Rail and mass transit facilities.**

Policies

Policy VLR-1.1 Circulation planning for the Town shall recognize the potential for mass transit connections via the Vasona Light Rail.

Policy VLR-1.2 Coordinate and proactively participate with other communities and agencies to ensure that the proposed mass transit facilities are acceptable to the Town.

Policy VLR-1.3 Future development shall contribute financially to support transit services that link the Vasona Light Rail with the rest of Los Gatos.

Policy VLR-1.4 Encourage parcel assembly in the East Los Gatos Boulevard sub-area to provide greater design flexibility and minimize driveways along Los Gatos Boulevard.

Policy VLR-1.5 Project applicants shall demonstrate how their projects meet the specific goals and policies of the Vasona Light Rail Element.

Goal VLR-2	**To encourage affordable housing (senior housing, multi-family housing, mixed-use with housing) in appropriate locations within the Vasona Light Rail area to address the Town's housing needs and take advantage of the opportunities afforded by mass transit.**

Policies

Policy VLR-2.1 Encourage development of residential rental units throughout the Vasona Light Rail area. Residential development proposals shall demonstrate how they address the Town's unmet housing goals for affordable housing.

Policy VLR-2.2 Proposed mixed-use projects in the Vasona Light Rail area which include residential uses shall assist the Town in meeting its housing goals of providing rental units, senior housing, and affordable housing.

Goal VLR-3	**To encourage mixed-use developments that coordinate housing in proximity to either neighborhood commercial uses or employment centers.**

Policies

Policy VLR-3.1 Mixed-use proposals within the Vasona Light Rail area shall address how the proposed uses would be compatible and synergistic with each other.

Policy VLR-3.2 Mixed-use commercial/market rate and/or affordable housing developments may be considered in the Vasona Light Rail area.

Policy VLR-3.3 Encourage a mix of commercial, office, and light industrial and recreational uses within the Vasona Light Rail area, especially in areas less suited to residential development due to noise.

Policy VLR-3.4 Encourage mixed-use development of commercial, office, and medium-high density residential uses in the North Forty area and along East Los Gatos Boulevard, north of Lark Avenue.

Policy VLR-3.5 Projects in the Vasona Light Rail area proposing all commercial, office or residential uses shall be evaluated to ensure that the Town's desire for mixed-use is fulfilled.

Policy VLR-3.6 If development of air rights in the Vasona Light Rail area is allowed, coordinate with the Santa Clara Valley Transportation Authority (VTA) and other agencies to allow development of appropriate uses, such as affordable housing and neighborhood commercial and businesses that cater to commuters.

Policy VLR-3.7 Shared parking for mixed-use projects will be allowed within the Vasona Light Rail area.

Actions

Action VLR-3.1 Conduct a study to evaluate whether development of air rights at the Vasona Light Rail station facility should be allowed or could feasibly be accomplished without creating visual congestion or violating the small-town character of Los Gatos.

Action VLR-3.2 Develop and adopt standards for mixed-use design to be used in the review process of all mixed-use developments in the Vasona Light Rail area.

Goal VLR-4 To provide opportunities for a variety of non-residential land uses within the Vasona Light Rail area.

Policies

Policy VLR-4.1 Development in the Vasona Junction sub-area shall consist of neighborhood commercial uses that provide services to all residents of Los Gatos.

Policy VLR-4.2 Non-residential development projects shall limit impacts on residential uses.

Goal VLR-5 To provide opportunities for the Vasona Light Rail area to address the recreational and open space needs of the Town.

Policies

Policy VLR-5.1 Projects developed in the Vasona Light Rail area shall contribute to a pedestrian/bicycle bridge over Los Gatos Creek.

Policy VLR-5.2 Orient development to take advantage of the amenities of the Los Gatos Creek and the Creek Trail.

Policy VLR-5.3 Development in the Vasona Light Rail area shall be designed and oriented to take advantage of the amenities offered by Los Gatos Creek and to preserve watersheds, riparian habitats and wildlife corridors.

Policy VLR-5.4 Projects developed in the Vasona Light Rail area shall contribute to and enhance the natural view corridor and landscape of the Los Gatos Creek Trail.

Actions

Action VLR-5.1 Develop a pedestrian/bicycle bridge over Los Gatos Creek through development fees, grants, and other means available to the Town. Establish in-lieu fees for new projects that will fund a pedestrian/bicycle bridge over Los Gatos Creek.

Action VLR-5.2 Provide a trail connection for pedestrians and bicyclists to the Los Gatos Creek Trail along the east side of Los Gatos Creek, north of Lark Avenue.

Goal VLR-6 To work with property owners and prospective developers to facilitate orderly development.

Policies

Policy VLR-6.1 Encourage innovative designs, phased design schemes, and mixes of uses in the Vasona Light Rail area that are consistent with the Los Gatos Boulevard Plan and Commercial Design Guidelines.

Policy VLR-6.2 Site plans in the Vasona Light Rail area shall be designed to minimize traffic impacts and to preserve sufficient open space.

Policy VLR-6.3 The siting, scale, and design of buildings in relationship to each other shall facilitate and encourage pedestrian activity.

Actions

Action VLR-6.1 Adopt design guidelines for the Vasona Light Rail area and use them to review development applications for issues unique to the area such as gateway features, scenic vistas, and open space provisions.

Goal VLR-7 To ensure that the design review process produces a high quality mixture of residential and non-residential uses within the Vasona Light Rail area.

Policies

Policy VLR-7.1 No downzoning of residential properties shall be allowed within the Vasona Junction sub-area until development of the Vasona Light Rail is planned and funded.

Policy VLR-7.2 Development may be phased with the completion of the Vasona Light Rail. In no case may development exceed transportation capacity.

Policy VLR-7.3 Developers may be asked to provide surveys, market studies, and other information deemed necessary to ensure the projects are consistent with the Los Gatos Boulevard Plan and Commercial Design Guidelines.

Goal VLR-8	**To limit the adverse impacts of development within the Vasona Light Rail area.**

Policies

Policy VLR-8.1 Development in the Vasona Light Rail area shall facilitate the upgrading of utilities to the level needed to serve the area when it is fully developed.

Policy VLR-8.2 Development projects in the Vasona Light Rail area shall incorporate design features to buffer dwelling units from the visual and noise impacts of Highway 17 and Highway 85.

Policy VLR-8.3 Require a noise study for all development applications within the Vasona Light Rail area, identifying degrees of impact and noise attenuation measures, if necessary, to mitigate noise impacts on residential neighborhoods.

Actions

Action VLR-8.1 Construct an emergency access to Lark Avenue via the Santa Clara Valley Water District maintenance road for properties between Los Gatos Creek and Oka Road through conditions on development applications.

Action VLR-8.2 Explore methods of financing infrastructure improvements in the Vasona Light Rail area.

Goal VLR-9	**To reduce traffic impacts of residential development within the Vasona Light Rail area by taking advantage of mass transit opportunities.**

Policies

Policy VLR-9.1 Residential development proposals within the Vasona Light Rail area shall address how they take advantage of mass transit opportunities.

Policy VLR-9.2 The Town shall work with developers, the Santa Clara Valley Transportation Authority (VTA) and other agencies to ensure that the Vasona Junction sub-area is developed in a manner that takes full advantage of the transit opportunities afforded by the Vasona Light Rail.

Policy VLR-9.3 Development in the Vasona Light Rail area shall provide Transportation Alternative programs or facilities that help link development and mass transit. These programs may include providing bicycle racks, shower and locker facilities, transit passes to employees, etc. In-lieu fees or other funding mechanisms may be required to provide a shuttle for the area.

Policy VLR-9.4 Facilities developed for the Vasona Light Rail station shall be safe, convenient, and attractive for bicycle and pedestrian use.

Policy VLR-9.5 Promote the development of mass transit links between Los Gatos Boulevard, particularly any development on the North Forty site, and the planned Vasona Light Rail station.

8 OPEN SPACE, PARKS, AND RECREATION ELEMENT

A. Introduction

The Open Space, Parks, and Recreation Element guides the long-range preservation and conservation of open space as well as the park and recreational facilities. These areas and facilities enhance the character of the Town, helping to create a unique and pleasant atmosphere for Town residents and visitors. This Element also addresses prehistoric and Native American resources indigenous to Los Gatos. Most of the information in this Element regarding open space, parks, and recreational facilities is based on the Los Gatos Open Space Inventory, conducted in 2008. The Open Space Element is divided into the following sections:

- **Government Code Open Space Classifications:** A description of how this General Plan addresses the six types of open space dictated by California Government Code.
- **Open Space and Preserves:** A description of the open space areas and preserves in Los Gatos.
- **Existing Parks and Recreational Facilities:** A description of parks and recreational facilities in Los Gatos.
- **Prehistoric and Native American Resources:** A description of prehistory and Native American peoples that have lived in the Los Gatos.
- **Goals, Policies, and Actions:** A list of goal, policy, and action statements intended to preserve and conserve open space, parks, and recreation in Los Gatos.

B. Government Code Open Space Classifications

The Government Code requires that General Plans identify and address six types of open space. This Element addresses open space for outdoor recreation, and open space for the protection of Native American sacred sites, while other elements in this General Plan cover the other four types of open space. Table OSP-1 lists the six open space types, and describes where each type is addressed in this General Plan.

TABLE OSP-1 **GOVERNMENT CODE OPEN SPACE CLASSIFICATIONS**

Category	Addressed In:
Open Space for the Preservation of Natural Resources	
♦ Plant and animal habitat areas	♦ Env & Sus, Section B (page ENV-2)
♦ Rivers, streams, lakes, and their banks	♦ Env & Sus, Section B (page ENV-2)
♦ Watershed lands	♦ Env & Sus, Section C (page ENV-14)
♦ Areas required for ecological and other scientific study purposes	♦ Env & Sus, Section B (page ENV-2)
Open Space Used for the Managed Production of Resources	
♦ Agricultural lands and rangelands	♦ Land Use, Section D (page LU-8)
♦ Forest and timberlands	♦ Not applicable to Los Gatos
♦ Mineral resource production areas	♦ Not applicable to Los Gatos
Open Space for Outdoor Recreation and Scenic Resources	
♦ Areas of outstanding historic or cultural value	♦ Community Design, Section G (page CD-13)
♦ Parks and other areas used for recreation	♦ Open Space, Section D (page OSP-5)
♦ Areas of outstanding scenic value	♦ Community Design, Section I (page CD-24)
♦ Scenic corridors, trails, and links between different open space areas	♦ Open Space, Section C (page OSP-3)
Open Space for Public Health and Safety	
♦ Areas requiring special management or regulation because of risks presented by natural hazards such as steep slopes or flooding	♦ Safety, Section B-D (page SAF-1 through SAF-13)
Open Space in Support of the Mission of Military Installations	
♦ Areas associated with military bases	♦ Not applicable to Los Gatos
Open Space for the Protection of Native American Sacred Sites	
♦ Local tribal lands	♦ Open Space, Section E (page OSP-8)
♦ Any Native American cultural sites	♦ Open Space, Section E (page OSP-8)

Notes: "Env & Sus" refers to the Environment and Sustainability Element.

C. Open Space and Preserves

Open space areas and preserves within Los Gatos protect the area's natural beauty and contribute to a regional system of hiking, biking, and equestrian trails. As shown in Figure OSP-1, the Town of Los Gatos contains a total of four open space areas, all of which are publicly-owned and operated and total approximately 1,160 acres of wildlife and plant habitat. Two of the open space areas — Santa Rosa Open Space and Heinz Open Space — are located on Town-owned land and are maintained by the Parks and Public Works Department (PPW), while the other two — St. Joseph's Hill Open Space Preserve and the Sierra Azul Open Space Preserve — are owned and operated by the Midpeninsula Regional Open Space District (MROSD). The MROSD is a special regional district that was created in the 1970s to acquire and preserve open space lands and provide and maintain access for public enjoyment. All of the open space areas offer abundant natural beauty and are available to the entire community for low-intensity recreation and environmental education.

1. Acquisition of Open Space Areas

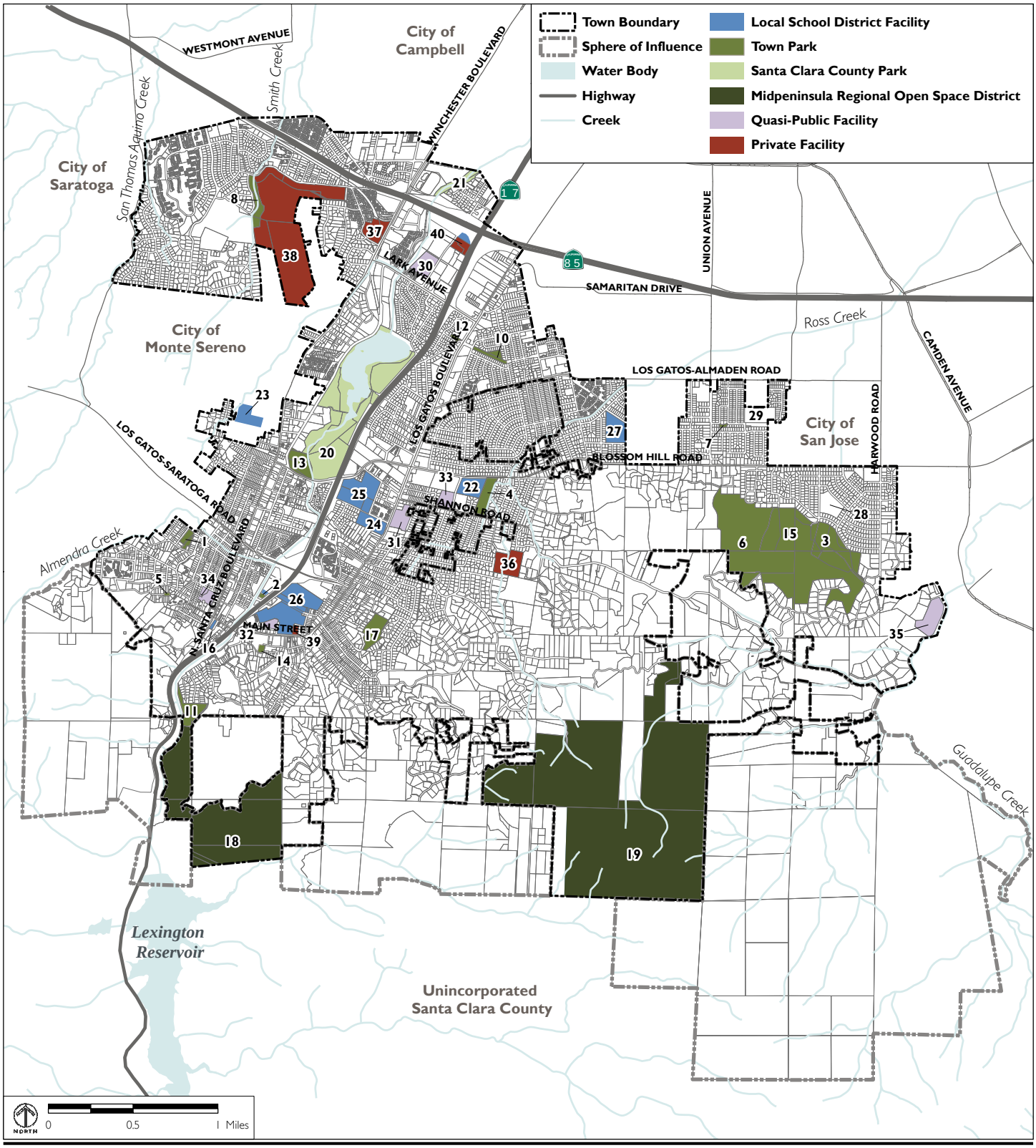
To enhance the quality of life for residents and visitors the Town of Los Gatos actively participates in the acquisition of properties as open space. Whether acting individually or in collaboration with other agencies, non-profits, or private land owners, the Town seeks to acquire open space areas that contribute to the protection of the environment and the safety of residents.

2. Access to Open Space Areas

The Town recognizes that open space areas, particularly regional open space areas, need to be easily accessible to all residents and visitors. To that end, the Town encourages development of appropriate staging areas and trail heads for equestrians, hikers, and bicyclists. Additionally, the Town understands and works to ensure that access is available for physically disabled persons.

3. Open Space and Existing Neighborhoods

Within Los Gatos, the Town endeavors to provide open space access areas that are designed in a manner that benefits the user without creating a burden



Source: Town of Los Gatos, 2008; DC&E, 2007; Midpeninsula Regional Open Space District, 2008.

1. Bachman Park
2. Balzer Baseball Field
3. Bel Gatos Park
4. Blossom Hill Park
5. Fairview Plaza
6. Heinz Open Space
7. Howes Play Lot
8. La Rinconada Park
9. Los Gatos Creek Trail
10. Live Oak Manor Park
11. Novitiate Park
12. Oak Hill Play Lot
13. Oak Meadow Park
14. Pageant Grounds
15. Santa Rosa Open Space
16. Town Plaza Park
17. Worcester Park
18. St. Joseph's Hill Open Space
19. Sierra Azul Open Space
20. Vasona Lake County Park
21. Los Gatos Creek County Park
22. Blossom Hill Elementary School
23. Daves Avenue Elementary School
24. Louis Van Meter Elementary School
25. Raymond J. Fisher, Jr. Middle School
26. Los Gatos High School
27. Alta Vista Elementary School
28. Mulberry School
29. Stratford School
30. Jewish Community Center & Yavneh Day School
31. Calvary Church
32. Los Gatos United Methodist Church
33. Presbyterian Church of Los Gatos & Shannon School
34. St. Mary's Church & St. Mary's Elementary School
35. Venture Christian Church & Los Gatos Christian School
36. Hillbrook School
37. Courtside on Winchester
38. La Rinconada Country Club
39. Los Gatos Health and Fitness
40. Los Gatos Swim and Racquet Club

FIGURE OSP-1

OPEN SPACE, PARKS, AND RECREATION FACILITIES WITHIN TOWN LIMITS

on existing neighborhoods. This unobtrusive approach allows for a more pleasant outdoor experience and preserves the character of each neighborhood.

4. Open Space, Development, and Hillside Preservation

The Town's hillside areas are unique and add to the quality of life of Town residents and visitors. While much of the Town is considered built out, opportunities to develop in the hillside areas remain. The Town's Hillside Specific Plan and Hillside Development Standards and Guidelines ensure that open space areas in the Hillsides are preserved to the greatest extent possible by the Town. The viewsheds and existing character of the hillsides and open space areas are carefully maintained through the implementation of this General Plan and the Town's various planning processes.

D. Existing Parks and Recreational Facilities

In addition to the four open space areas and preserves described above, the Town has a total of 37 parks and recreational facilities. The following facilities are illustrated in Figure OSP-1 and further described in this section.

- Fifteen Town-owned and operated facilities
- Two Santa Clara County Parks and Recreation facilities
- Nine local public school district facilities
- One community-based facility
- Five faith-based facilities
- One private school facility
- Four private athletic club facilities

1. Town Parks

Local parks are essential to the quality of life for many Los Gatos residents, providing recreational opportunities, neighborhood gathering facilities, and natural beauty throughout the community. The Town of Los Gatos contains a total of seventeen publicly-owned and operated parks. As stated above, 15 of these parks are located on Town-owned land and are maintained by the

PPW and the remaining two parks are owned and operated by the Santa Clara County Parks and Recreation Department. In total, there are approximately 240 acres of parkland within Los Gatos, containing nearly seven miles of multi-use trails and over 65 acres of lawn area.

2. Major Recreational Facilities

Los Gatos has 15 recreational facilities containing one or more sports fields on-site. Table OSP-2 provides a summary of each facility's fields and recreational league use. As shown in the table, 13 of the 15 identified facilities currently have one or more baseball fields, for a total of 24 baseball fields.

These facilities are owned by public, quasi-public, and private organizations, including:

- Town of Los Gatos
- Los Gatos Union Elementary School District
- Los Gatos-Saratoga Joint Union High School District
- Los Gatos Union School District
- Campbell Union School District
- Community or faith-based groups
- A private school

Of the 15 facilities, two are unavailable for use by outside groups or leagues. Out of the 13 facilities available for use by outside leagues or teams, six have availability for additional activities and scheduled uses – Balzer Field, Blossom Hill Park, Live Oak Manor Park, Oak Meadow Park, Rolling Hills Middle School, and the Mulberry School.

Two of the facilities with fields have complete availability during the spring season: Oak Meadow Park and the Mulberry School. However, Oak Meadow Park is generally a high-use park where picnicking, use of the playground, hiking, and biking occur. Organized athletic activities would displace these informal uses. In addition, the Mulberry School is currently considered very undesirable for league activities due to its uneven terrain. There-

TABLE OSP-2 **RECREATIONAL FACILITIES**

Name of Facility	Total Campus or Facility Size (Acres)	Number of Baseball Fields	Size of Multi-Use Field Area (Square Feet)
Alta Vista Elementary School	8.2	4	0
Balzer Field	0.9	1	0
Blossom Hill Elementary School	3	3	36,000
Blossom Hill Park	9.2	1	11,000
Creekside Sports Park[a]	2.8	–	–
Daves Avenue Elementary School	2	2	36,000
Hillbrook School[b]	14	1	NA
Jewish Community Center of Silicon Valley (JCC)	NA	0	30,600
Live Oak Manor Park	4.1	0	17,000
Los Gatos High School	25	2	213,000
Louise Van Meter Elementary School	2.5	2	21,600
Mulberry School	6.8	2	0
Oak Meadow Park	12	0	33,600
Raymond J. Fisher Middle School	9	1	59,400
Stratford School	7.3	2	49,500
Venture Christian Church & Los Gatos Christian School[b]	NA	1	45,000
Totals		**22**	**516,700**

Note: NA = Not Applicable.
[a] Facility in preliminary planning/design stages at the time of publication of this General Plan.
[b] Facility not available to public.
Source: Los Gatos Open Space Inventory, 2008.

fore, for organized athletic events to occur on the Mulberry School field, renovations may be necessary.

The eight facilities that are currently at capacity (no additional field availability) include all four schools of the Los Gatos Union Elementary School District, Los Gatos High School, two schools in the Union School District, and the Jewish Community Center. In addition to student and resident use, several of the fields are utilized by local sports leagues for team practices and games. These leagues include: LGS Recreation, Los Gatos Unified Soccer League, Los Gatos Little League, Los Gatos-Saratoga Softball Association, Los Gatos Pony League, Union Little League, Pacific Union Academy, and the Branham Hill Girls Softball League. Currently, LGS Recreation and the Los Gatos Unified Soccer League each utilize seven different facilities for athletic activities throughout Los Gatos. Los Gatos Little League holds games and practices at five different facilities within Los Gatos.

Additionally, as shown in Table OSP-2, 11 of the facilities include a multi-use field area that permits scheduled activities and is appropriate for organized group sporting events. These facilities provide a total of approximately 516,700 square feet of multi-use field space within Los Gatos. These fields are utilized by school children, organized teams, and sports leagues, as well as by the general public.

E. Prehistoric and Native American Resources

The Santa Clara Valley, possibly including the Los Gatos area, was most likely settled by native Californians between 12,000 and 6,000 years ago. Penutian peoples migrated into central California around 4,500 years ago and were firmly settled around the San Francisco Bay by 1,500 years ago. The descendants of the native groups who lived between the Carquinez Strait and the Monterey area are the Ohlone, also know by the name of their linguistic

group, Costanoan. The *Somontac*, a Costanoan linguistic group, resided in the area of what is today Los Gatos.[1]

Like many other Native Americans in California, the acorn was the Ohlone's dietary staple. Acorns were knocked from trees with poles, then leached to remove bitter tannins and eaten as mush or bread. The Ohlone used a range of other plant resources, including buckeye, California laurel, elderberries, strawberries, manzanita berries, goose berries, toyon berries, wild grapes, wild onion, cattail, amole, wild carrots, clover, and chuchupate. Animals hunted by the Ohlone and their neighbors included black-tailed deer, Roosevelt elk, antelope, and marine mammals. Smaller animals such as dogs, skunks, raccoons, rabbits, squirrels, geese, ducks, salmon, sturgeon, and mollusks were also hunted, fished, or gathered. In addition to sustenance, the Bay Area's flora and fauna provided the Ohlone with raw materials for clothing, shelter, and boats.[2]

Intensive Hispanic exploration and settlement of the Bay Area began in the late eighteenth century, at which time Ohlone culture was radically transformed. European settlers established the mission system and exposed the Ohlone to diseases to which they had no immunity. Mission San Francisco, at which Ohlone from the entire Bay Area were converted, was founded in 1776. Studies of mission records list the Somontac at Mission Santa Cruz between 1793 and 1801.[3] Mission Santa Cruz, in the present City of Santa Cruz, was founded in 1791. Following the secularization of the missions in

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[1] Milliken, Randall, 1995. Anthropological Papers No. 43. *A Time of Little Choice, The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Menlo Park, California, page 254.

[2] Levy, Richard, 1977. Costanoan. In *California*, edited by Robert F. Heizer. Handbook of North American Indians, Volume 8; William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C., pages 485-495.

[3] Milliken, Randall, 1995. Anthropological Papers No. 43. *A Time of Little Choice, The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Menlo Park, California, page 254.

1834, native people in the Bay Area moved to ranchos, where they worked as manual laborers.[4]

F. Goals, Policies, and Actions

The following goals, policies, and actions are intended to preserve and conserve open space in Los Gatos.

Goal OSP-1	**To acquire open space areas within the Town of Los Gatos, particularly lands which provide recreational uses and will protect the public health, welfare, and safety of residents and visitors, including lands in flood plains, watershed lands, or lands subject to fire or geologic hazards.**

Policies

Policy OSP-1.1 Promote coordination with all levels of government in utilizing available resources for the acquisition and development of open space areas.

Policy OSP-1.2 Use open space acquisitions to support the programs in the Environment and Sustainability Element and Safety Element of this General Plan.

Policy OSP-1.3 Acquire and maintain open space areas in order to define the Town's southern boundary as passive recreation open space.

Policy OSP-1.4 Acquire parcels or easements via fees or dedication of land.

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[4] Levy, Richard, 1977. Costanoan. In *California*, edited by Robert F. Heizer. Handbook of North American Indians, Volume 8; William C. Sturtevant, General Editor. Smithsonian Institution, Washington, D.C., pages 485-495.

Actions

Action OSP-1.1 Develop and institute an acquisition program consistent with the Housing Element that includes fee purchase, easement dedications and land donations. Areas to be considered: Novitiate, hillside open space, additional park sites, closed school sites, and large land-locked parcels.

Goal OSP-2 **To preserve open space in hillside areas as natural open space.**

Policies

Policy OSP-2.1 Preserve the natural open space character of hillside lands, including natural topography, natural vegetation, wildlife habitats and migration corridors, and viewsheds.

Policy OSP-2.2 Provide for open space areas in the hillsides. The provision of open space areas should not detract from the existing character of the Town's hillsides.

Policy OSP-2.3 In all hillside subdivisions, the dedication of open space in fee or as an easement shall be required to protect unique natural features, habitats, and migration corridors, and to preserve the rural atmosphere.

Policy OSP-2.4 Adjacent parcels in the hillsides shall provide an uninterrupted band of useable segments for wildlife corridors and recreational use, if applicable.

Policy OSP-2.5 Maximize preservation of open space and scenic vistas in the hillside area by requiring dedications in fee (preferred) or easements and by restricting buildable areas on lots. Where buildable areas are restricted through clustering, planned developments, or other means, these means shall not allow higher overall density on the parcel than would otherwise

be allowed by the zoning. Dedications should be granted to the Town and Mid-Peninsula Regional Open Space District.

Goal OSP-3	**To make open space areas within the Town accessible to all residents of and visitors to the Town, as appropriate.**

Policies

Policy OSP-3.1 Access shall be consistent with types and locations of open space areas and shall protect the safety, privacy, and security of adjacent residential areas.

Policy OSP-3.2 Improve connections between existing on-street bicycle lanes, multi-use trails, and open space.

Policy OSP-3.3 All open space areas and related facilities shall provide adequate access for the physically disabled.

Policy OSP-3.4 All developed parks shall provide disabled access and facilities, unless access and facility improvements would be detrimental to public safety or welfare.

Policy OSP-3.5 Consider access from new residential developments to open space where appropriate.

Policy OSP-3.6 Access roads shall be located, developed, and maintained in ways that avoid negative impacts on open space areas.

Policy OSP-3.7 All open space adjacent to developments shall have access from streets.

Policy OSP-3.8 All publicly owned natural open space shall have access by trails or local streets, with adequate protection of rare and sensitive plants and animals and their habitats, and of adjacent residential areas.

Goal OSP-4	**To provide recreational facilities that address the needs of the community.**

Policies

Policy OSP-4.1 Acquire and develop more active and passive community recreation spaces and/or facilities.

Policy OSP-4.2 Encourage the development of amenities and programs in parks and other recreational facilities that cater to a variety of ages and address the needs of families.

Policy OSP-4.3 Continue to work with the Los Gatos-Saratoga Recreation District, local school districts, and faith communities to provide shared recreational and sports facilities.

Policy OSP-4.4 Encourage community gardens on appropriate public and private properties.

Policy OSP-4.5 Consider including more varied, active recreation spaces in new and/or existing recreational facilities.

Policy OSP-4.6 Actively pursue opportunities for dedicated off-leash dog recreation areas and/or for allowing off-leash dog times at specific parks.

Actions

Action OSP-4.1 Conduct an assessment of existing parks to determine the unmet recreational needs and implement new facilities as parks are upgraded.

Action OSP-4.2 Conduct a study to determine the feasibility of providing dedicated off-leash dog recreation areas and/or for allowing off-leash dog times at specific parks.

Action OSP-4.3 Conduct a study to determine the appropriate use of "air space" over Seven Mile Reservoir.

Goal OSP-5	**To create and maintain open space areas and parks that enhance and blend into existing natural habitats, residential neighborhoods, and other Town features.**

Policies

Policy OSP-5.1 Promote a system of Town parks and trails.

Policy OSP-5.2 Maximize the use of public utility easements, flood control channels, school grounds, and other quasi-public areas for recreational uses and playfields.

Policy OSP-5.3 Encourage the development of informal gathering spaces for local residents and visitors in appropriate locations throughout the Town.

Policy OSP-5.4 Maintain the Town's high standards for landscaping and tree preservation, helping to maintain cohesiveness between existing neighborhoods and surrounding open space areas and reducing disturbances to adjacent natural habitats.

Policy OSP-5.5 Utilize private and public landscaping to help open space and park areas along Town streets blend with the surrounding neighborhood.

Policy OSP-5.6 Preserve open space and public uses upon the sale of existing school property in order to preserve school playing fields as developed open spaces.

Policy OSP-5.7 Use the Public School Overlay Zone to keep closed school sites in public ownership and to preserve the playing fields as developed recreation spaces.

Policy OSP-5.8 Encourage all new development to provide informal outdoor gathering spaces.

Policy OSP-5.9 Encourage new multi-family residential development of eight units or more to include tot lots or similar shared open space for young children.

Actions

Action OSP-5.1 Maintain and update the parks and open space inventory every ten years.

Action OSP-5.2 Adopt Best Management Practice park service standards for the Town.

Action OSP-5.3 Install interpretive signage at parks when feasible and appropriate, providing a description of features such as the park's history, native species that live in or near the park, and existing or historic waterways.

Action OSP-5.4 Identify Native American/cultural resources and heritage trees with interpretive signs as appropriate.

Action OSP-5.5 Develop an electronic database and ArcGIS files for all parks, trail, and open space easements, trails, and recreational facilities.

Goal OSP-6 To consider the provision of open space in all development decisions within the Town.

Policies

Policy OSP-6.1 Promote private open space in all planning decisions for new development.

Policy OSP-6.2 New development projects shall include conditions to preserve open space.

Policy OSP-6.3 Consider effects on watershed areas, plant and wildlife habitats, and migration corridors before allowing development of any open space.

Policy OSP-6.4 Consider health, welfare, and public safety in the design of open space facilities.

Policy OSP-6.5 Provide permanent common open space in high-density developments.

Policy OSP-6.6 Site plans for new development along the Highway 85 corridor shall incorporate adequate open space.

Policy OSP-6.7 Encourage the use of Williamson Act contracts and Planned Development applications as a means to preserve large tracts of open space.

Policy OSP-6.8 Encourage the use of innovative development techniques which will provide open space within individual developments, public or private.

Policy OSP-6.9 Town staff shall evaluate all development projects to determine the benefit of requiring open space dedication.

Policy OSP-6.10 Update the Hillside Development Standards and Guidelines as needed to include measures that address open space in new development.

Action

Action OSP-6.1 Adopt standards specifying the type and quantity of open space required for new developments.

Goal OSP-7	**To preserve and enhance Los Gatos Creek and the Los Gatos Creek Trail as open space amenities.**

Policies

Policy OSP-7.1 Restore Los Gatos Creek to a more natural state, removing concrete channelization, where feasible.

Policy OSP-7.2 Ensure that Los Gatos Creek Trail is accessible to and safe for all users.

Actions

Action OSP-7.1 Work with the Santa Clara County Parks and Recreation Department, the Santa Clara Valley Water District, the California Department of Fish and Game, and Caltrans to develop a restoration plan for channelized segments of Los Gatos Creek.

Action OSP-7.2 Seek and obtain funding for creek restoration.

Action OSP-7.3 Identify additional opportunities for access along the Los Gatos Creek Trail.

Action OSP-7.4 Seek and obtain funding for beautification projects and trail connection opportunities along Los Gatos Creek and the Los Gatos Creek Trail.

Goal OSP-8	**To preserve and enhance Ross Creek as an open space amenity.**

Policy

Policy OSP-8.1 Restore Ross Creek to a more natural state, removing concrete channelization, where feasible.

Action

Action OSP-8.1 Work with the Santa Clara County Parks and Recreation Department, the Santa Clara Valley Water District, and Caltrans to develop a restoration plan for channelized segments of Ross Creek.

Goal OSP-9	**To protect Los Gatos's archaeological and cultural resources to maintain and enhance a unique sense of place.**

Policies

Policy OSP-9.1 Evaluate archaeological and/or cultural resources early in the development review process through consultation with interested parties and the use of contemporary professional techniques in archaeology, ethnography, and architectural history.

Policy OSP-9.2 Ensure the preservation, restoration, and appropriate use of archaeological and/or culturally significant structures and sites.

Policy OSP-9.3 Treat with respect and dignity any human remains discovered during implementation of public and private projects within the Town and fully comply with California laws that address the identification and treatment of human remains.

Policy OSP-9.4 Require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading

or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

Policy OSP-9.5 Encourage development to avoid impacts to burial sites by designing or clustering development to avoid archaeological deposits that may contain human remains.

Action

Action OSP-9.1 Develop guidelines for project review to ensure that potential impacts to archaeological and/or cultural resources are minimized.

9 ENVIRONMENT AND SUSTAINABILITY ELEMENT

A. Introduction

Residents of the Town of Los Gatos are vitally interested in conserving natural resources and reducing waste. This Element is designed to protect and enhance natural resources and the environment. The Environment and Sustainability Element promotes the sustainability of resources and the Town's natural ecology for both current and future generations. The Town has identified its need for energy conservation in both existing and future developments and structures. Issues associated with natural resource conservation are often regional in scope and extend beyond the Town's physical boundaries.

State law requires that a General Plan include a Conservation Element. In accordance with State law, this Element addresses the conservation, development, and utilization of natural resources, including biological resources, water resources, greenhouse gases (GHGs), and energy resources. This Element also addresses air quality since clean air is an important natural resource and a vital component of a healthy environment. Water service, wastewater, stormwater, and solid waste and recycling also affect the environment and are included in this Element.

This Element is divided into the following sections:

- Biological Resources
- Water Resources
- Water Service
- Wastewater
- Stormwater
- Solid Waste and Recycling
- Air Quality
- Greenhouse Gases
- Energy Resources

Each of these components is divided into the following sections:

- **Background Information:** Provides background information about the various resources within Los Gatos.

- **Goals, Policies, and Actions:** Provides guidance to the Town related to decisions affecting the resources addressed in this Element.

B. Biological Resources

Los Gatos is proud of its status as a "Tree City USA." Trees and other plant life can prevent soil erosion, landslides, and flooding while ensuring a scenic buffer from the effects of development and providing wildlife habitats. Wildlife populations must be preserved as having intrinsic value that contributes to the quality of Town life, while keeping in mind the safety and well being of Town residents.

1. Background Information

a. Plant Resources

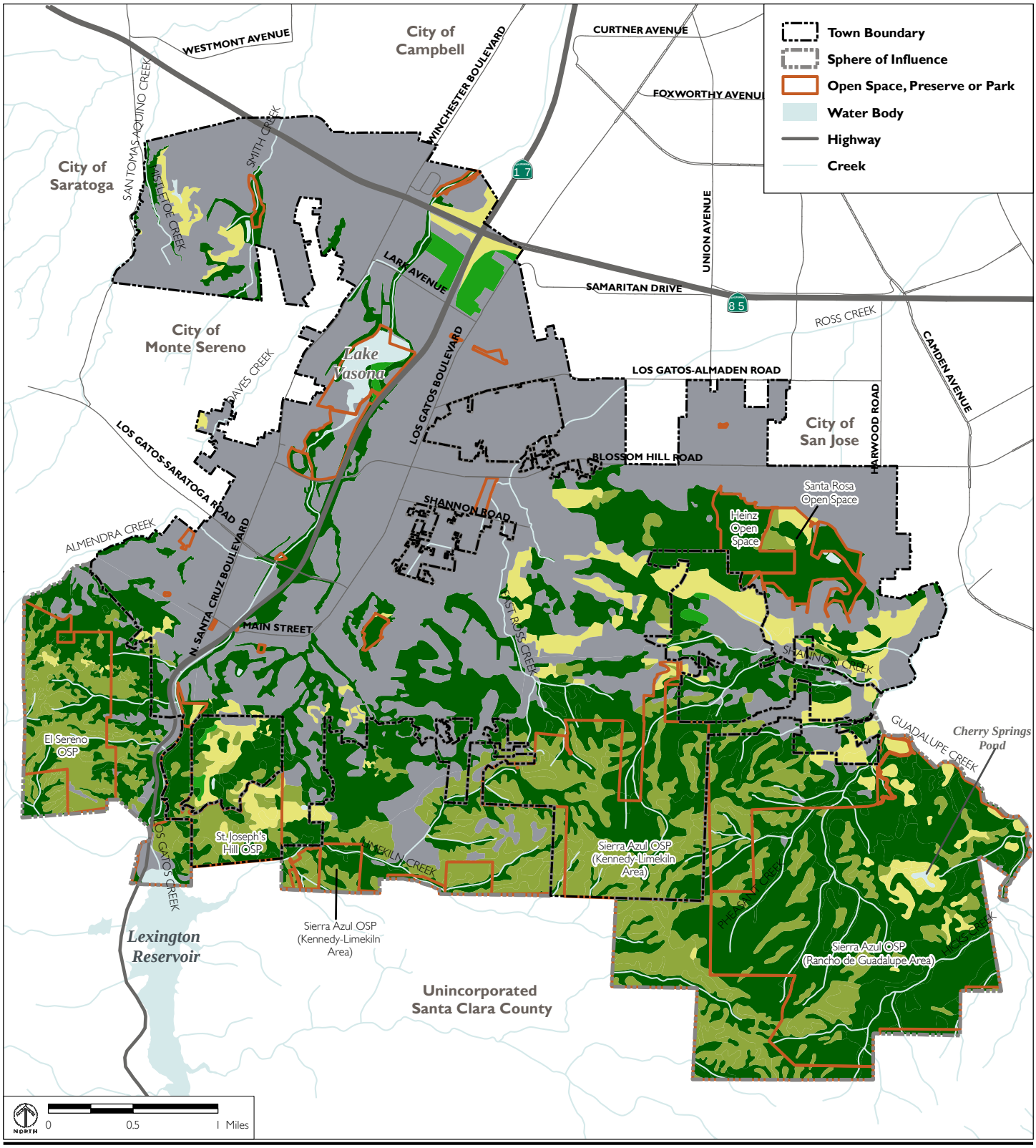
Plant resources, or vegetation types, in the Los Gatos are summarized in Table ENV-1. Figure ENV-1 identifies their locations. Most of the land in northern and central Los Gatos is identified as "developed." The southern and southeastern portions of the Los Gatos area, including both the Town limits and Sphere of Influence (SOI), are primarily undeveloped and support most of the woodland/forest and shrubland habitats in the area.

i. Developed

Approximately 4,727 acres of the Los Gatos area are included in the developed cover type, including residential development, commercial and industrial developments, roads, schools, as well as developed parks with playgrounds, picnic areas, fields, and associated ornamental landscaping. Lexington Quarry and La Riconada County Club are both considered developed.

ii. Grassland

Grasslands account for approximately 610 acres in the Los Gatos area. This vegetation community is dominated by non-native annual grasses and includes native and non-native forbs (any herb that is not a grass). More disturbed grasslands and grasslands adjacent to developed habitats are more



Source: Midpeninsula Regional Open Space District (MROSD), 2008; Town of Los Gatos, 2008; LSA Associates, 2008; Bay Area Open Space Council, 2007.
NOTE: MROSD vegetation data adapted by LSA Associates, 2008.

Vegetation and Wildlife Habitat Types

- Open Water
- Woodland/Forest
- Shrubland
- Grassland
- Agriculture
- Developed

FIGURE ENV-1

VEGETATION AND WILDLIFE HABITAT TYPES

TABLE ENV-1 **ACREAGES OF VEGETATION AND WILDLIFE HABITAT TYPES**

Vegetation and Wildlife Habitats Types	Acreage
Developed	4,727
Grassland	610
Shrubland	1,650
Woodland/Forest	4,329
Agriculture[a]	85
Open Water	75
Total	**11,476**

[a] The acreage of agriculture is slightly different from Table LU-1 of the Land Use Element. The Land Use acreage is based on Santa Clara County Assessors Parcel Data, conforming to legal parcel boundaries. The acreage in this analysis is based on interpretation of aerial photographs. Vegetation mapping and does not conform to legal parcel boundaries.

likely to support ruderal species (weeds). Less disturbed areas and serpentine grasslands, known to occur in the Midpeninsula Regional Open Space District's (MROSD) open space preserves and Sierra Azul Open Space Preserve (OSP), are more likely to support native grasses and forbs and special-status plants.

iii. Shrubland

There are approximately 1,650 acres of shrubland in the Los Gatos area, occurring mostly in the MROSD preserves and in undeveloped parcels in the south. Some shrublands also occur in the vicinity of Heinz OSP and Santa Rosa OSP. Many of the shrublands are chaparral communities, which generally occur on hotter, drier south-facing slopes and ridges.

iv. Woodland/Forest

Woodland/forest communities account for approximately 4,329 acres in the Los Gatos area and include riparian woodlands, oak woodlands, broadleaved upland forest, and non-native ornamental trees. Riparian woodlands occur along Los Gatos Creek, Guadalupe Creek, Pheasant Creek, San Tomas Aquino Creek, and other creeks and drainages. The riparian woodlands support a dense, well developed canopy of riparian trees dominated by a mix of native species and include non-native trees. Oak woodlands are located primarily in the southern and eastern portions of the Los Gatos and are dominated by native trees, but some areas are dominated by ornamental trees.

v. Agriculture

This cover type consists of approximately 85 acres in the Los Gatos area and includes orchards and row crops. One of the largest agriculture areas is the North Forty area, which contains walnut and fruit trees.

vi. Open Water

Open water habitat consists of approximately 75 acres in the Los Gatos area and includes ponds and reservoirs. Vasona Reservoir and the northern tip of the Lexington Reservoir (in the Town's SOI) are the two main open water bodies. Cherry Springs Pond in Sierra Azul OSP is also open water habitat.

vii. Creeks

Creeks include perennial and ephemeral creek channels, and aboveground and underground reaches. Most of these creeks are considered part of the Guadalupe River watershed. Los Gatos Creek is one of the primary creeks in the area, flowing south to north into and out of the Vasona Reservoir.

viii. Wetland

Seasonal wetlands, marshes, and other wetland habitats generally occur throughout Los Gatos's grasslands, shrublands, and woodland/forest communities, as well as along creeks and the edges of some open water bodies.

b. Soil Resources

The Town of Los Gatos is characterized by hilly terrain located on the lower slope of the Santa Cruz Mountains. The Town utilizes landscape and grading plans to prevent soil erosion and slippage, helping to conserve soil resources.

c. Wildlife Resources

As previously mentioned, wildlife resources, or habitat types, are summarized in Table ENV-1. Figure ENV-1 identifies their locations.

i. Grassland

Grasslands provide habitat for a relatively small number of wildlife species due to the uniform structure of vegetation. However, the grasslands on the sites support populations of small rabbits and rodents, which provide an important potential prey base for avian and mammalian predators. Likewise, deer and coyotes utilize the grasslands as part of their foraging habitat.

ii. Shrubland

Wildlife species that are typical of shrubland communities in the region include western fence lizard, California quail, Anna's hummingbird, Bewick's wren, and black-tailed jackrabbit.

iii. Woodland/Forest

Woodlands and forests provide habitat for a large variety of wildlife species. They are particularly important as nesting habitat for migratory and resident birds. Dead snags also provide roosting places for various species of bats. When dead trees fall, the trunks provide many microhabitats for amphibians, reptiles, small mammals, and a diversity of insects and other invertebrates. Many of the wildlife species typical of woodland/forest and shrubland habitats generally utilize both habitats.

iv. Agriculture

Agricultural areas provide habitat for several species of birds, amphibians, reptiles, and mammals. Small mammals that occur in the agricultural areas and crop fields provide a prey base for raptors, snakes, and larger mammals.

v. Open Water

Bird species found at Vasona Reservoir and the northern tip of the Lexington Reservoir, in the Town's SOI, generally include: snowy egret, great egret, double-crested cormorant, duck, coot, Canada goose, and killdeer. Western pond turtles live in both reservoirs, as well as a variety of native and non-native fish species.

vi. Creeks

Some of the creeks and drainages within the Los Gatos area are known to support suitable habitat for steelhead, other freshwater fish, and amphibians. The creeks are also likely to provide a valuable source of water for local terrestrial wildlife.

vii. Wetland

Wetlands provide important breeding habitat for amphibians such as the western toad. Some species previously mentioned rely on these wetland habitats as a source of water and food. The wetlands may also be used as a water source, on a seasonal basis, for local wildlife.

viii. Developed

Landscaped and native trees within the developed areas of the Los Gatos area provide roosting, foraging, and/or nesting habitat for many wildlife species. The larger trees provide nesting habitat for raptors, owls, and other birds. Black-tailed deer use the trees within the developed areas for shelter and foraging habitat. Additionally, urban-adapted mammal species, such as raccoon and opossums, occur in the developed areas.

ix. Wildlife Movement Corridors

Large tracts of open space, such as the ones present in the MROSD OSP, provide substantial wildlife corridors for fish, amphibians, reptiles, birds, and mammals. Undeveloped parcels, riparian creek corridors, and the riparian woodlands allow wildlife to migrate, forage, and/or disperse. The creek channels provide movement corridors for aquatic species such as fish, frogs, and invertebrates. Los Gatos Creek is one of the few urban creeks in the

Santa Clara Valley that is relatively undisturbed and intact and therefore is an important wildlife corridor in the Santa Clara Valley.

d. Special-Status Species

Four special-status plant species and five special-status wildlife species are known to occur in the Los Gatos area. Figure ENV-2 shows the California Natural Diversity Database (CNDDB) occurrences of special-status plants and animals in the Los Gatos area. The CNDDB is a database of the status and location of rare plants and is maintained by California Department of Fish and Game (CDFG). The CNDDB does not include any known records of federal or State listed plants in the Los Gatos SOI.

i. Special-Status Plants

Four special-status plant species are currently known to occur in the Los Gatos area. There are an additional 28 special-status plants with the potential to occur in the Los Gatos area based on the potential presence of suitable habitat. These special-status plant species potentially occur in grassland, shrubland, woodland/forest, open water, creek, and wetland habitats. The special-status plant species known to occur in the Los Gatos area include:

- Western leatherwood
- Loma Prieta hoita
- Robust monardella
- Most beautiful jewel-flower

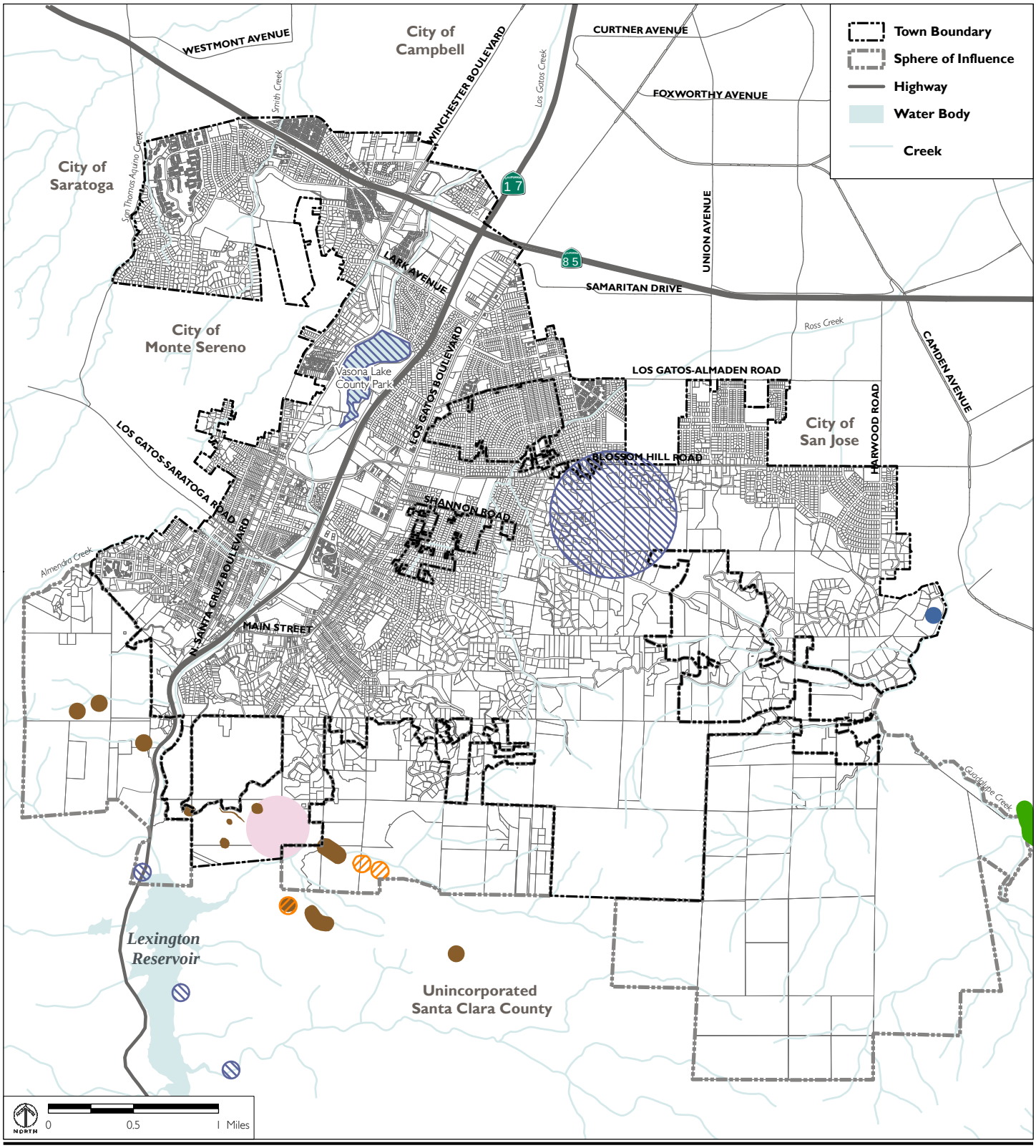
ii. Special-Status Wildlife

Five special-status wildlife species are known to occur in the Los Gatos area, and 27 other special-status wildlife species may potentially occur based on the possible presence of suitable habitat of the species. The special-status wildlife species known to occur in the Los Gatos area include:

- Steelhead
- California red-legged frog
- Foothill yellow-legged frog
- Western pond turtle
- Pallid bat

e. Urban Biodiversity

Los Gatos Creek and San Tomas Aquino Creek provide habitat for a diverse array of plants and wildlife species within the urban areas. The Town



Source: California Natural Diversity DataBase (CNDDB), 2009.
Note: The Western leatherwood (plant), Steelhead (wildlife) and California red-legged frog (wildlife) are not shown on this map as they are not CNDDB records.
These species are know occur in the Los Gatos area based on the Midpeninsula Regional Open Space District (MROSD), Sierra Azul and Bear Creek Master Plan, 2008.

CNDDB Special-Status Plant Species

- **Loma Prieta Hoita**
- **Most Beautiful Jewel-Flower**
- **Robust Monardella**

CNDDB Special-Status Wildlife Species

- **Foothill Yellow-legged Frog**
- **Pallid Bat**
- **Western Pond Turtle**

FIGURE ENV-2

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES

contains an abundance of native and ornamental landscaped trees within the riparian corridors, urban parks, commercial areas, and residential neighborhoods. Birds, amphibians, reptiles, and mammals reside in these areas and have adapted to living in an urban environment. The diversity of plant and wildlife species within the Los Gatos area provides an opportunity for the public to become educated about natural resources, plants, and animals.

2. Goals, Policies, and Actions

a. Plant Resources

Goal ENV-1	**To preserve and protect native plants and plant communities in the Town, and promote the appropriate use of local, native plants in habitat restoration and landscaping.**

Policies

Policy ENV-1.1 Preserve trees that are protected under the Town's Tree Protection Ordinance, as well as other native heritage, heritage and specimen trees.

Policy ENV-1.2 Public and private projects shall protect special-status native plant species.

Policy ENV-1.3 Prohibit development that significantly depletes, damages or alters existing special-status plants.

Policy ENV-1.4 Prohibit bicycles in native plant habitats unless on designated trails.

Policy ENV-1.5 Prohibit the use of invasive plant species listed by the California Invasive Plant Council (Cal-IPC) for all new construction.

Policy ENV-1.6 Use native plants that are indigenous to the Los Gatos area on Town-owned and controlled property.

Policy ENV-1.7 Require new development to use native plants or other appropriate non-invasive plants to reduce maintenance and irrigation costs and the disturbance of adjacent natural habitat.

Actions

Action ENV-1.1 Review the Town Tree Protection Ordinance periodically for necessary updating.

Action ENV-1.2 Amend the grading ordinance to establish standards to maintain and preserve existing native plant species.

Action ENV-1.3 Create and make available a list of native, non-invasive plants for the local area.

b. Soil Resources

Goal ENV-2 To conserve the soil resources of the Town.

Policies

Policy ENV-2.1 All new developments in areas subject to soil erosion and slippage shall furnish effective erosion control plans to minimize soil erosion. The erosion control plans shall be implemented prior to construction operations and maintained throughout the construction process.

Policy ENV-2.2 Construction plans shall be reviewed to determine the adequacy of erosion control plans during and after construction.

Policy ENV-2.3 Require grading permits to ensure that the grading of slopes and sites proposed for development will be minimized.

c. Wetland and Riparian Resources

Goal ENV-3	**To protect wetlands and riparian corridors, including intermittent and ephemeral streams.**

Policies

Policy ENV-3.1 Preserve riparian corridors and riparian habitats and avoid disturbances to these areas.

Policy ENV-3.2 Ensure that development prevents damage to native plants in the hillsides, riparian areas, watersheds, and other sensitive natural habitats.

Policy ENV-3.3 Retain creek beds, riparian corridors, water courses, and associated vegetation in their natural state to assist groundwater percolation and prevent erosion and downstream sedimentation.

Policy ENV-3.4 Require setbacks or other protective measures as appropriate to protect riparian corridors.

Policy ENV-3.5 Promote the planting of local native trees and shrubs where development occurs on land surrounding reservoirs and streams, especially adjacent to areas where banks or channels have been modified for flood protection.

Actions

Action ENV-3.1 Collaborate with private and public property owners along creeks to prepare development plans for Los Gatos and Guadalupe Creeks which include:

a. The use of flood-prone areas and riparian habitats as open space;

b. Redevelopment, including recontouring and landscaping where the natural environment has been altered by channelization; and

c. Paths for bicyclists and/or hikers.

Action ENV-3.2 Adopt a Riparian Policy to protect riparian corridors.

d. Wildlife Resources

Goal ENV-4 To conserve wildlife populations.

Policies

Policy ENV-4.1 Public and private projects shall not significantly deplete, damage or alter existing wildlife habitat or populations.

Policy ENV-4.2 Coordinate with the California Department of Fish and Game, the U.S. Fish and Wildlife Service and other appropriate agencies to protect wildlife species and habitats.

Policy ENV-4.3 Maintain open space and native plant communities that provide habitat and migration corridors for native wildlife species.

Policy ENV-4.4 Identify and protect areas with significant habitat diversity or importance for wildlife, such as riparian corridors, wildlife movement corridors and large tracts of undeveloped land.

Policy ENV-4.5 Limit public access in areas that support rare wildlife populations and sensitive nesting and breeding sites.

Policy ENV-4.6 Preserve the habitats of native plants, especially rare species or species that have significant local value to the Town.

Policy ENV-4.7 Nesting sites shall be preserved in new development and within existing development unless a mitigation plan is approved.

Policy ENV-4.8 Minimize and, where feasible, eliminate the use of herbicides and slow-to-biodegrade pesticides on Town property to minimize potential damage to native plants, birds and other wildlife.

Policy ENV-4.9 Adjacent to creeks and other water bodies, use appropriate herbicides and pesticides that are approved for use in aquatic habitats.

Policy ENV-4.10 The Town shall require open space dedications as a means to protect wildlife.

Policy ENV-4.11 Town staff shall review site plans to ensure that existing significant wildlife habitats and migration corridors are not adversely affected by either individual or cumulative development impacts.

Action

Action ENV-4.1 Develop a Migration Corridor Plan for hillside areas in Los Gatos.

C. Water Resources

The mission of the Santa Clara Valley Water District (SCVWD) is to provide a healthy, safe, and enhanced quality of living in Santa Clara County through watershed stewardship and comprehensive management of water resources in a practical, cost effective, and environmentally sensitive manner. The Town of Los Gatos works closely with the SCVWD to ensure a clean, safe, and quality water supply for its residents. Additionally, given the Town's semi-

arid climate, the Town endeavors to promote water conservation measures to the greatest extent possible.

1. Background Information

The SCVWD was created by the California State Legislature, which identified the SCVWD's purpose and authority. The SCVWD is mandated to:

- To protect Santa Clara County from flood and stormwater.
- To provide comprehensive conservation and management of flood, storm, and recycled waters for all beneficial uses.
- To increase and prevent the waste of the water supply in the SCVWD.
- To enhance, protect, and restore streams, riparian corridors, and natural resources in connection with water supply and flood protection efforts.

a. Regional Water Quality

The 1972 Federal Clean Water Act requires that states develop a list of water bodies that do not meet water quality standards, establish priority rankings for waters on the list, and develop action plans, called Total Maximum Daily Loads (TMDL), to improve water quality. The list of impaired water bodies is typically revised every two years. The only listing for water bodies in the Town is Los Gatos Creek, which is currently being addressed as part of a federal Environmental Protection Agency (EPA) -approved TMDL.

b. Regional Groundwater

The Town is located within the Santa Clara Valley Groundwater sub-basin (groundwater sub-basin), which is a structural trough that is parallel to the northwest trending Coast Ranges. The groundwater sub-basin is approximately 22 miles long and 15 miles wide, with a surface area of 225 square miles. Annual precipitation for the Santa Clara sub-basin ranges from less than 16 inches in the valley to more than 28 inches in the mountains.

i. Groundwater Management

The groundwater sub-basin is managed by the SCVWD, whose primary objectives are to recharge the groundwater basin, conserve water, increase water

supply, and prevent waste or diminution of the District's water supply. The SCVWD endeavors to maintain the basin at equilibrium by augmenting natural percolation of rainfall and local stream runoff with imported water. As stated in the SCVWD Groundwater Management Report, the groundwater basin throughout the County appears to be in good condition.

ii. Groundwater Quality

Natural interactions between water, the atmosphere, rock minerals, and surface water control groundwater quality within the groundwater sub-basin. However, man-made compounds such as nitrogen-based fertilizer, solvents, and fuel products can also affect groundwater quality. Groundwater quality in the Santa Clara Valley sub-basin is generally high. Drinking water standards are met at public water supply wells without the use of treatment methods.

In a normal year, less than half of Santa Clara County's water is drawn from local groundwater aquifers or rainwater captured in the reservoirs operated by the SCVWD. More than half of the supply is brought into the County of Santa Clara through the State Water Project, the federal Central Valley Project, and San Francisco's Hetch Hetchy system. Local rainfall, or runoff, flows into the ten SCVWD reservoirs for storage and blending with the imported water before groundwater recharge or treatment.

2. Goals, Policies, and Actions

Goal ENV-5 To protect and preserve watersheds and water quality.

Policies

Policy ENV-5.1 Applicants shall demonstrate that new development will not contaminate surface water and/or groundwater.

Policy ENV-5.2 Apply land use regulations, scenic easements, or other appropriate measures to keep the maximum amount of land

immediately contiguous to reservoirs and stream channels undeveloped and undisturbed.

Policy ENV-5.3 Cooperate with the Santa Clara Valley Water District and other agencies to protect watersheds and riparian habitats from degradation.

Policy ENV-5.4 Preserve existing creeks and avoid disturbances to these areas.

Policy ENV-5.5 When a development project is adjacent to a designated creek, the approval shall include a condition that the creek be dedicated to the Town in fee with a maintenance easement granted to the Santa Clara Valley Water District.

Policy ENV-5.6 Encourage alternative materials and designs to limit driveways, parking areas and parking lots in all zones except the C-2 zone. Examples include, but are not limited to, pervious paving material, and "ribbon strip" driveways, which have pavement in tire areas and grass or gravel in the middle.

Policy ENV-5.7 Parking lots should be designed to drain into landscaped areas.

Policy ENV-5.8 Open Space and recreation shall be the priority land use designation for lands immediately adjacent to reservoirs, creeks, and streams.

Actions

Action ENV-5.1 Revise the Town Code to limit the impervious surfaces allowed in most zones.

D. Water Service

The San Jose Water Company has been the Town's water service provider since 1870. The San Jose Water Company's service area encompasses approximately 138 square miles including most of the City of San Jose; the City of Cupertino; the entire Cities of Campbell, Monte Sereno, and Saratoga; the Town of Los Gatos, and parts of unincorporated Santa Clara County.

1. Background Information

a. Water Supply

San Jose Water Company provides water from three major sources within its service area: groundwater, imported surface water, and local raw mountain surface water.

i. Groundwater

Groundwater is pumped from over 100 wells that draw water from the Santa Clara groundwater basin, which accounts for 40 percent of the supply. The San Jose Water Company has rights to pump water from the aquifers in the service area when it is in compliance with the Santa Clara Valley Water District (SCVWD) permitting requirements.

ii. Imported Surface Water

Imported surface water is purchased from the SCVWD, which is the wholesale supplier to the San Jose Water Company. Surface water is imported from the Sacramento-San Joaquin Delta and accounts for approximately 50 percent of the water supply. A smaller portion is impounded in local reservoirs in Santa Clara County.

iii. Local Mountain Raw Surface Water

Local mountain surface water is also collected from the watershed in the Santa Cruz Mountains. San Jose Water Company has "pre-1914 surface water rights" to raw water in Los Gatos Creek and local watersheds in the Santa Cruz Mountains. This amount accounts for approximately 10 percent of the water supply in normal rainfall years.

b. Water Transmission, Distribution and Storage

San Jose Water Company provides water treatment and distribution for the Town of Los Gatos.

i. Water Treatment Plant

The Rinconada Treatment Plant in the Town of Los Gatos supplies drinking water to both residential and commercial users in the west Santa Clara Valley including the Cities of Santa Clara, Campbell, Sunnyvale, Cupertino, Mountain View, Los Altos, Los Altos Hills, and Los Gatos. The water treatment plant can treat and deliver up to 80 million gallons of water per day.

ii. Water Distribution Pipelines

San Jose Water Company has approximately 29 "stations" within the Town of Los Gatos. These stations include tanks, pump stations and regulators that regulate the water pressure. Hillside planning in the Town poses unique challenges in regard to water supply systems as it is difficult to provide water at higher elevations within the Town.

iii. Water Storage

Los Gatos is located within the Guadalupe Watershed within the boundaries of the SCVWD. Reservoirs located within the watershed provide water storage and are maintained by the SCVWD, including the Lexington Reservoir and James J. Lenihan Dam, Vasona Dam and Reservoir, Guadalupe Dam and Reservoir, Almaden Dam and Reservoir, and Calero Dam and Reservoir.

c. Water Reuse and Conservation

i. Water Reuse

San Jose Water Company is the wholesale retailer for the South Bay Water Recycling Program, which takes treated wastewater that would normally be discharged into the San Francisco Bay and pipes it back into the basin to be used for landscape irrigation.

ii. Water Conservation

The SCVWD has called for a voluntary 10 percent reduction in water use over the past several years for all water users within the District. However,

the voluntary water use reduction program only achieved an approximately 3 to 4 percent reduction. Therefore, the SCVWD is currently developing a mandatory conservation program to be implemented by the San Jose Water Company, if necessary.

San Jose Water Company provides a full range of water conservation measures to both residential and commercial customers, including the water audit program, where water inspectors conduct a thorough investigation of the customer's home or business by inspecting the property for leaks and measuring the flow of all showers, faucets, and toilets. The goal of this program is to identify the source of the customer's water consumption and recommend methods for more efficient water use.

San Jose Water Company also participates in the SCVWD's clothes washer rebate program and augments its water audit program by providing customers with free low-flow showerheads and faucet aerators, purchased by the SCVWD. San Jose Water Company constantly performs a system-wide audit by maintaining extensive records on each customer's water use.

San Jose Water Company has personnel that evaluate underground leaks so that they may be repaired as soon as possible. San Jose Water Company also has a regular schedule of meter calibration and replacement for all meter types in the distribution system. San Jose Water Company provides and participates in numerous education programs, including community outreach and the distribution of written materials to encourage water conservation.

2. Goals, Policies, and Actions

Goal ENV-6	**To conserve the water resources of the Town and promote the efficient use of water to ensure an adequate water supply for the Town's plant and wildlife populations as well as human populations.**

Policies

Policy ENV-6.1 Require that landscaping and hardscaping meet water conservation requirements in the Water Efficiency Landscaping Ordinance.

Policy ENV-6.2 Require new construction to incorporate water-efficient landscaping following the Town's Water Efficiency Landscaping Ordinance.

Policy ENV-6.3 Encourage the use of Bay-Friendly Landscaping Guidelines in addition to the landscaping standards in the GreenPoint Rated Building Guidelines for new home construction and remodeled homes.

Policy ENV-6.4 Continue to review all landscape plans as specified by the Town Code section on Water Efficient Landscaping.

Policy ENV-6.5 Require the use of water-saving devices in new developments and plumbing-related remodels, and develop incentives to encourage their installation in existing development.

Policy ENV-6.6 Promote the installation of water-efficient irrigation management systems and devices, such as evapotransportation or soil moisture-based irrigation controls.

Actions

Action ENV-6.1 Review and update the Town's Water Efficient Landscape Ordinance with improved large landscape conservation programs and agency incentives for non-residential customers.

Action ENV-6.2 In collaboration with efforts by local water purveyors, promote water audit programs that offer free water audits to single-family, multi-family, large landscape accounts,

and commercial customers. Collaborate with purveyors to enact conservation programs for commercial, industrial, and institutional (CII) accounts and create programs to install ultra-low-flush toilets in facilities.

Action ENV-6.3 Determine the appropriate use of artificial turf.

Goal ENV-7 To encourage the use of recycled and reclaimed water.

Policies

Policy ENV-7.1 Encourage the use of recycled water when available.

Policy ENV-7.2 Cooperate with the Santa Clara Valley Water District (SCVWD) and other appropriate agencies to explore options for bringing reclaimed water to Los Gatos, and provide incentives to encourage its use for public and private landscaping and decorative lakes, ponds, and fountains.

Policy ENV-7.3 Use recycled water or graywater for Town landscaping, including parks and medians, where appropriate.

Policy ENV-7.4 Encourage dual plumbing in large, new commercial and/or residential developments to enable future use of recycled water.

Actions

Action ENV-7.1 Develop incentives for dual plumbing in new development.

E. Wastewater

The West Valley Sanitation District (WVSD) provides wastewater collection and disposal services for the Cities of Campbell, Monte Sereno, Los Gatos, much of Saratoga, and some unincorporated areas of the county within the district boundary. WVSD serves the entire population of Los Gatos.

1. Background Information

a. Collection System

The WVSD's wastewater collection system consists of main and trunk sewers as well as sewer laterals, which are maintained and operated by the WVSD. The WVSD's system within the Town of Los Gatos consists primarily of gravity mains with the collection system flowing north, exiting the Town limits through multiple trunk sewers. These systems continue through the City of San Jose trunk sewers and ultimately to the San Jose/Santa Clara Water Pollution Control Plant for wastewater treatment and disposal.

b. Wastewater Treatment

The San Jose/Santa Clara Water Pollution Control Plant treats and cleans the wastewater of all the people that live and work in the Cities of San Jose, Santa Clara, Milpitas, Campbell, Cupertino, Los Gatos, Saratoga and Monte Sereno. The plant processes wastewater utilizing an advanced, tertiary wastewater system.

2. Goals, Policies, and Actions

Goal ENV-8	**Meet all wastewater treatment demands and federal and State regulations.**

Policies

Policy ENV-8.1 Support the West Valley Sanitation District to maintain wastewater conveyance, treatment and disposal infrastructure in good working condition in order to supply mu-

nicipal sewer service to the Town's residents and businesses.

Policy ENV-8.2 For individual home site development where public water and sanitary sewer systems are not available, development shall be discouraged. Development may be allowed with private water systems and septic tank systems when such systems are shown to be adequate, with the condition that the property owner enters into an agreement to connect to the public water system and sanitary sewer system when they become available.

Policy ENV-8.3 Any suspect septic tank systems shall be inspected in order to prevent surface flow of septic tank seepage.

Policy ENV-8.4 Prior to installation, any new septic systems shall be reviewed and approved by the Santa Clara County, Department of Environmental Health.

F. Stormwater

The Town is served by an extensive man-made storm drainage system including pipe networks, ditches, and culverts. These systems discharge into the natural creeks that traverse the Town.

1. Background Information

a. Natural Drainage Systems

The Town of Los Gatos is located south of the San Francisco Bay within the South Bay Drainage Unit. The South Bay Drainage Unit lies within the Coastal Range geomorphic province and is characterized by a broad alluvial valley sloping northward to the San Francisco Bay. Within the Town limits of Los Gatos there are several major open channel facilities, including Los Gatos Creek, Ross Creek, San Tomas Aquinas Creek, and Smith Creek.

Other unnamed natural water courses are also located within the Town limits.

b. Man-Made Drainage Systems

The Town of Los Gatos is served by an extensive man-made storm drainage system including pipe networks, ditches and culverts. These systems discharge into the natural creeks that cross the Town. The Town's drainage system map is based on a review of approximately 250 improvement plan sets on proposed and existing storm drains.

2. Goals, Policies, and Actions

Goal ENV-9	**To minimize the amount of stormwater runoff, as well as to protect and improve the water quality of runoff.**

Policies

Policy ENV-9.1 As part of CEQA review for development projects, require analysis of the single and cumulative impacts on water drainage (runoff) and contamination (water quality) in all areas but particularly in or adjacent to hillsides, riparian corridors, and important undeveloped watersheds.

Policy ENV-9.2 Promote non-point source pollution control programs to reduce and control the discharge of pollutants into the storm drain system.

Action ENV-9.1 Development projects on riparian lands or undeveloped watershed areas that require environmental reviews shall include detailed evaluations of the individual and cumulative impacts on water drainage and contamination.

Action

Action ENV-9.2 Develop a list of priorities for improvements to the storm drain system based upon the Storm Drain Master Plan.

G. Solid Waste and Recycling

Garbage disposal and recycling are important for all residents of Los Gatos. The resources used to produce the items which end up in landfills are dwindling, and landfill space is limited. Los Gatos endeavors to work with West Valley Collection and Recycling (WVCR) to proactively address issues of solid waste and recycling. Los Gatos currently has a contract with WVCR that expires on February 28, 2014.

1. Background Information

WVCR is the exclusive recycling, green waste, and garbage hauler for Los Gatos, the Cities of Campbell, Monte Sereno, and Saratoga, and unincorporated Santa Clara County. All recycling, yard trimmings and garbage are picked up by WVCR and transported directly to the Guadalupe Landfill. The Guadalupe Landfill is located at 15999 Guadalupe Mines Road in the City of San Jose. The Guadalupe Landfill is a Class III solid waste landfill. It is projected that the landfill will reach its capacity in 2031.

a. Recycling

WVCR provides single stream recycling to single-family and multi-family residents as well as commercial customers. Single stream recycling means all recyclables are placed in a single bin and do not need to be sorted based on the material type. All recyclable materials are sorted at WVCR's Materials Recovery Facility in the City of San Jose.

WVCR accepts a wide variety of recyclable materials from both residential and commercial customers, including paper and cartons, glass, plastics and polystyrene, metals, and textiles. Additionally, WVCR will pick up used motor oil and filters as well as used household alkaline batteries from residential curbsides.

b. Household Hazardous Waste

The Santa Clara County Household Hazardous Waste Program provides household hazardous waste collection services for Santa Clara County, including Los Gatos. The Santa Clara County Household Hazardous Waste

Program accepts household hazardous waste by appointment. The nearest drop-off locations to Los Gatos are located in the City of San Jose. The program accepts hazardous wastes including: flammables (paints, petroleum products, polishes), corrosives (acids, bases, batteries, drain clog remover), toxics (poisons, pesticides, gardening chemicals, ammonia, solvents), oxidizers (pool chemicals, hydrogen peroxide, iodine), biohazards (medicine, syringes, needles), and various miscellaneous items, such as propane, helium, small oxygen tanks, and smoke detectors.

2. Goals, Policies, and Actions

Goal ENV-10 To promote recycling and reuse as well as reduction in demand.

Policies

Policy ENV-10.1 Encourage residential and commercial recycling of reusable materials.

Policy ENV-10.2 Encourage recycling and reuse of building materials from remodeled and demolished buildings.

Policy ENV-10.3 Collaborate with West Valley Collection and Recycling or any subsequent waste collection provider to develop waste reduction education programs.

Goal ENV-11 To conserve landfill space.

Policies

Policy ENV-11.1 Cooperate with nearby jurisdictions and regional jurisdictions to design and implement coordinated recycling plans.

Policy ENV-11.2 Continue and expand recycling programs through the local waste hauler.

Policy ENV-11.3 Continue to work with other West Valley Cities through the West Valley Cities Solid Waste Joint Powers Authority to design and implement expanded recycling programs.

Policy ENV-11.4 Continue to work with the Santa Clara County Solid Waste Commission.

H. Air Quality

The air we breathe is a shared resource. Air pollution affects all Californians, regardless of where they live or their environmental lifestyles. In addition to the human impact, polluted air also damages our agricultural industry and our natural environment. The air pollution potential of the Santa Clara Valley is high. The Valley has a large population and the largest complex of mobile air pollution sources in the Bay Area.

1. Background Information

Air quality in the San Francisco Bay Air Basin is overseen by the Environmental Protection Agency Region IX office at the federal level, the California Air Resources Board (CARB) at the State level and by the Bay Area Air Quality Management District (BAAQMD) at the regional level. The Town works with these agencies in order to do its part to devise methods of air resource conservation that address both local and regional air quality issues.

a. Regional Climate and Meteorological Conditions

The Town of Los Gatos is located in the Santa Clara Valley subregion of the Basin. Temperatures in this region are warmer in the summer with mostly clear skies and cooler nights. Winter temperatures range from mild to very cool. Wind patterns in the Santa Clara Valley are influenced greatly by terrain, with the greatest wind speeds in the spring and summer, particularly in the afternoon and evenings.

b. Air Pollutants

i. Carbon Monoxide

Carbon monoxide (CO) is an odorless, colorless toxic gas that is emitted by mobile and stationary sources as a result of incomplete combustion of hydrocarbons or other carbon-based fuels. In cities, automobile exhaust can cause as much as 95 percent of all CO emissions.

ii. Ozone

Ozone (O_3) occurs in two layers of the atmosphere, the troposphere and stratosphere. The stratospheric (the "good" O_3 layer) extends upward from about 10 to 30 miles and protects life on earth from the sun's harmful ultraviolet rays. The troposphere extends from the earth's surface to approximately 10 miles above ground level, where it meets the stratosphere. Within the troposphere, O_3 is a photochemical pollutant produced from the reaction between volatile organic compounds (VOCs), Nitrogen oxides (NO_x), and sunlight. VOCs and NO_x are considered key O_3 precursors. To reduce O_3 concentrations, it is necessary to control the emissions of these precursors. High O_3 concentrations can form over large regions from motor vehicles and stationary sources emissions and can be carried hundreds of miles from their origins.

iii. Nitrogen Dioxide

Nitrogen oxides (NO_x) are highly reactive gases that are a primary O_3 precursor and react in the atmosphere to form acid rain. Nitrogen dioxides (NO_2) occur in areas that have a high concentration of combustion sources such as motor vehicle engines, power plants, refineries, and other industrial operations.

iv. Suspended Particulate Matter

Suspended Particulate Matter (PM) arises from sources such as road dust, diesel soot, combustion products, construction operations, and dust storms. There are two forms or PM, Course Particulate Matter (PM_{10}) and Fine Particulate Matter ($PM_{2.5}$). PM scatters light and significantly reduces visibility.

In addition, these particulates penetrate into lungs and can potentially damage the respiratory tract.

c. Toxic Air Contaminants

A Toxic Air Contaminant (TAC) is "an air pollutant that may cause or contribute to an increase in mortality or an increase in serious illness, or which may pose a present or potential hazard to human health." The 189 substances that have been listed as federal hazardous air pollutants are TACs under the State's air toxics program.

d. Significant Sources of Air Pollution or Odors

Major sources of air pollution within Santa Clara County and the Town of Los Gatos include stationary, area-wide, and mobile sources. These sources include:

- Stationary Sources
  - Fuel Combustion
  - Waste Disposal
  - Cleaning and Surface Coating
  - Petroleum Production and Marketing
  - Industrial Processes
- Area-Wide Sources
  - Solvent Evaporation
  - Miscellaneous processes
- Mobile Sources
  - On-Road Mobile Sources
  - Other Mobile Sources

According to Santa Clara County's emissions inventory, mobile sources are the largest contributor of pollutants.

e. Sensitive Land Uses

Sensitive populations (sensitive receptors) are more susceptible to the effects of air pollution than the general population and typically include children

under 14, seniors over 65, athletes and people with cardiovascular and chronic respiratory diseases. Depending on the population groups or activity, some land use locations are considered more sensitive with respect to changes in air quality. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, day-care facilities, senior facilities, libraries, places of worship, schools, and parks.

2. Goals, Policies, and Actions

Goal ENV-12 To conserve the air resources of the Town and maintain and improve acceptable air quality in Los Gatos.

Policies

Policy ENV-12.1 Local land use decisions shall consider air quality goals as part of the environmental review process.

Policy ENV-12.2 Require consideration of alternatives to individual auto use whenever the environmental review document concludes that the traffic generated by a development project would result in adverse impacts from air and noise pollution.

Policy ENV-12.3 Require design criteria for site plans to reduce the effects of high air pollution concentrations associated with roadways by appropriate placement of structures, use of landscaping, and parking arrangements.

Policy ENV-12.4 Support Bay Area Air Quality Management District (BAAQMD), Metropolitan Transportation Commission (MTC), State, and federal planning efforts and programs aimed at reducing air pollution within the airshed.

Policy ENV-12.5 Site plans shall be reviewed to include an assessment of the potential adverse impact from air pollution and recommend alternatives to reduce such impacts.

Policy ENV-12.6 Support MTC recommendations for reduction of auto pollutants.

Policy ENV-12.7 During construction, ensure all applicable best management practices are used in accordance with Bay Area Air Quality Management District (BAAQMD) standards to reduce emissions of criteria pollutants.

Policy ENV-12.8 Best Available Control Measures including compliance with California vehicle emissions standards shall be incorporated to reduce construction emissions.

Policy ENV-12.9 For significant projects, require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures, among other measures. Appropriate control measures will be determined on a project-by-project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include, but not be limited to:

a. Minimizing simultaneous operation of multiple construction equipment units.

b. Watering the construction area to minimize fugitive dust.

c. Requiring off-road diesel powered vehicles used for construction to comply with California vehicle emissions standards.

d. Minimizing idling time by construction vehicles.

Actions

Action ENV-12.1 Study a ban on gardening equipment that may adversely affect air quality.

I. Greenhouse Gases

Through the implementation of this General Plan it is possible to reduce the Town's local GHG emissions. The Los Gatos Town Council has already passed a resolution adopting the Cities for Climate Protection Campaign (CCP) led by the International Council for Local Environmental Initiatives (ICLEI) Local Governments for Sustainability. The CCP helps local governments and communities to reduce GHG emissions and their associated environmental impacts. To achieve its goal of reducing GHG emissions and improving air quality, the Town will establish a GHG reduction target, develop and implement an action plan, and monitor and report progress.

1. Background Information

The earth's atmosphere contains a group of naturally occurring gases that are responsible for maintaining a habitable climate. These gases allow sunlight to enter the earth's atmosphere freely and then prevent a portion of the resulting heat from exiting into the atmosphere. Because of their ability to contain heat, these gases are known as greenhouse gases, or GHGs. Natural levels of GHGs exist in balanced proportion, resulting in steady maintenance of the temperature within earth's atmosphere. Emissions from human activities, such as energy production and motor vehicle use, elevate the concentrations of GHGs, upsetting their natural balance. When GHG concentrations exceed natural concentrations in the atmosphere, the "greenhouse effect" of trapped heat is enhanced, and the phenomenon known as global warming occurs.

a. State Mandates

In June 2005, Governor Schwarzenegger established California's GHG emissions reduction targets in Executive Order S-3-05. The Executive Order established goals to reduce statewide GHG emissions to the following levels:

- Reduce emissions to 2000 levels by 2010;
- Reduce emissions to 1990 levels by 2020; and
- Reduce emissions to 80 percent below 1990 levels by 2050.

i. Assembly Bill 32

In 2006, Assembly Bill (AB) 32, known as the California Global Warming Solutions Act, was adopted to further the goals of Executive Order S-3-05. AB 32 represents the first enforceable statewide program to limit GHG emissions from all major industries, with penalties for noncompliance. This legislation sets a cap on statewide GHG emissions and establishes the regulatory framework to achieve corresponding reductions in statewide emissions levels. AB 32 charges the California Air Resources Board (CARB) with implementation of the act. CARB's responsibilities include monitoring compliance and enforcing any rule, regulation, order, emission limitation, emission reduction measure, or market-based compliance mechanism adopted.

ii. Senate Bill 375

In 2008, Senate Bill (SB) 375 was adopted to further reduce GHG emissions from automobiles and light trucks by requiring CARB to provide GHG emission reduction targets from the automobile and light truck sector. SB 375 directs CARB to calculate statewide emissions reduction targets and to assign regional emissions reduction targets to each metropolitan planning organization (MPO) in the State. The MPO for Los Gatos is the Metropolitan Transportation Commission (MTC). SB 375 requires that certain regional transportation planning and programming activities be consistent with the sustainable communities strategies, and provides incentives for local governments that adopt policies and programs consistent with the sustainable communities strategy.

b. Greenhouse Gases

The most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. Many other trace gases have greater ability to absorb and re-radiate long wave radiation; however, these gases are not as plentiful. California State law defines GHGs to include the following: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Uses and characteristics of these gases include:

- **Carbon dioxide (CO_2)** is primarily generated by fossil fuel combustion in stationary and mobile sources. The vast majority of CO_2 emissions come

from the combustion of fossil fuels such as petroleum, coal and natural gas.

- **Methane (CH_4)** is the primary component of natural gas, which is used for space and water heating, steam production and power generation. Modern landfills, agricultural operations, coal mines, oil and natural gas operations are the primary sources of methane emissions.
- **Nitrous oxide (N_2O)** is produced by both natural and human related sources. Natural sources of nitrous oxide are bacteria in the soil and oceans. The majority of nitrous oxide produced by human activity is a result of agriculture, including nitrogen fertilizers and animal waste, which promote nitrous oxide production from naturally-occurring bacteria. Industrial processes and internal combustion engines also produce nitrous oxide.
- **Hydrofluorocarbons (HFCs)** are typically used as foam-blown insulation and as refrigerants for both stationary refrigeration and mobile air conditioning.
- **Perfluorocarbons (PFCs)** are primarily created as byproducts of aluminum production and semi conductor manufacturing.
- **Sulfur hexafluoride (SF_6)** is most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity.
- **Other Compounds** have the potential to contribute to the greenhouse effect. These compounds include ozone, 1,1,1—trichloroethane, hydrochlorofluorocarbons, and chlorofluorocarbons.

c. Sources of Greenhouse Gas Emissions

Carbon dioxide, methane, nitrous oxide, and other GHGs are emitted as the result of certain natural and technological processes. Many human activities rely on those processes. Therefore, emissions levels can be minimized by reducing those activities.

i. Direct Sources of Greenhouse Gases

There are two types of sources that directly emit GHGs: stationary sources (buildings, factories, power plants, etc.) and mobile sources (cars, trucks, airplanes, etc.). There are also two types of stationary sources: point sources, which are individual facilities such as oil refineries and area sources. Area sources are an agglomeration of individual facilities that emit GHGs through daily activities, which would be a combination of sources such as residential heating, painting and varnishing, or dry cleaning.

ii. Indirect Sources of Greenhouse Gases

The two main indirect sources of GHG emissions are electricity consumption and water treatment. The facilities in California and the western United States that provide water and power to homes and businesses in Los Gatos emit GHGs. These GHGs are emitted at the power plant or water conveyance facility, not in Los Gatos, but they originate from homes and businesses in Los Gatos.

d. Regional Greenhouse Gas Emissions

According to the BAAQMD, of the nine Bay Area counties, Santa Clara County has the second highest annual direct emissions of GHG emissions. Santa Clara County is also the most populous County in the Bay Area. Of the emissions attributed to Santa Clara County, approximately 53 percent of emissions come from motor vehicles, 20 percent from point sources, and 27 percent from area sources.

2. Goals, Policies, and Actions

Goal ENV-13	**To promote a sustainable community that protects environmental resources and the climate to prevent negative impacts to future generations.**

Policies

Policy ENV-13.1 Encourage development to address "heat island" effects by including cool roofs, cool pavements, and strategically placed shade trees.

Policy ENV-13.2 Attract and retain businesses that incorporate sustainable practices into their operations and that produce goods or services that contribute to sustainability.

Actions

Action ENV-13.1 Develop a Greenhouse Gas Emissions Reduction Plan and/or Climate Action Plan to control and reduce GHG emissions. Development of this plan shall include the following steps:

a. Conduct a baseline analysis (GHG emissions inventory) for 1990, or most appropriate baseline year;

b. Adopt an emissions reduction target;

c. Develop strategies and actions for reducing emissions;

d. Develop strategies and actions within a climate change preparedness analysis for adaptation to climate change;

e. Implement strategies and actions; and

f. Monitor emissions and verify results.

Require Town operations and actions, as well as land use approvals, to be consistent with this plan(s). This plan shall be in place prior to adoption of any specific plan. Adopt the Climate Action Plan within 24 months of adoption of the Updated General Plan.

Action ENV-13.2 Develop applicable Planning and Building design review standards to evaluate a project's contribution to GHG emissions.

Action ENV-13.3 Develop a "heat island" mitigation plan that includes guidelines for cool roofs, cool pavements, and strategically placed shade trees. Amend the applicable Design Guidelines to integrate the guidelines.

Goal ENV-14 To reduce overall greenhouse gas (GHG) emissions to 1990 levels by 2020.

Policies

Policy ENV-14.1 Support employer incentive programs for carpooling and use of other forms of alternative transportation.

Policy ENV-14.2 Promote local employment opportunities to reduce consumption of fuel used for commuting.

Policy ENV-14.3 Work with local school districts to encourage carpooling, walking, and bicycling to schools.

Policy ENV-14.4 The Town shall support the use of non-polluting fuels by encouraging the inclusion of facilities for alternative fuels in new public and private developments and by offering incentives to encourage retrofits.

Actions

Action ENV-14.1 Provide incentives, such as giving priority in plan review, processing, and field inspection services, for new and existing commercial and residential projects that provide parking spaces reserved for electric vehicles (EVs) and have a charging connection.

Action ENV-14.2 Identify opportunities to increase and/or change the Town's vehicle fleet to maximize the use of alternative fuels.

Goal ENV-15 To encourage sustainable procurement, extended producer responsibility and innovative strategies to become a zero-waste Town.

Policies

Policy ENV-15.1 Continue to pursue energy-efficiency in Town operations.

Policy ENV-15.2 Encourage the use of bags and packaging that can be re-used or recycled.

Policy ENV-15.3 Encourage the use of recycled-content construction materials in new construction.

Policy ENV-15.4 Reuse and rehabilitate existing buildings when appropriate and feasible in order to reduce waste, conserve resources and energy, and reduce construction costs.

Policy ENV-15.5 Incorporate a "life-cycle costing" approach into Town purchasing considerations that takes into account long-term cost savings from energy efficient products.

Policy ENV-15.6 Require all new and existing multi-family developments that are redeveloping or remodeling to provide recycling areas for their residents.

Policy ENV-15.7 Strive to become a zero waste community.

Actions

Action ENV-15.1 Establish and maintain a "sustainability information center" at Town Hall to inform the public and distribute available brochures, and provide information on sustainability on the Town's website.

Action ENV-15.2 Revise existing construction and demolition ordinance to require at least 50 percent diversion (i.e. reuse or recycling) of non-hazardous construction waste from disposal.

Action ENV-15.3 Expand educational programs to inform residents about reuse, recycling, composting, waste to energy, and zero waste programs.

J. Energy Resources

Energy production, conservation, and patterns of energy consumption are of growing importance to individuals, agencies and jurisdictions. Energy resources, while varied, are not limitless. Traditional energy resources (gas, electricity) are non-renewable, and conservation of these resources for future generations is imperative.

1. Background Information

Typically, the most important factors influencing residential energy consumption are the size of the house, the type of house (detached single-family or multi-family structure), the number of major appliances, and the construction and siting of the structure. Residential energy needs are often fulfilled by electricity or a combination of gas and electricity. Space heating and cooling is the most energy-consuming activity in residential structures.

The State of California requires local governments to address energy conservation and efficiency in new construction. The State Building Standard Code, including Title 24, applies to any new structure, additions to an existing structure, changes to the footprint of a structure, remodeling of a structure, or changes to water and heating systems. Title 24 of the State Administrative Code has recently been amended to mandate more stringent conservation and efficiency requirements for new residential and non-residential construction.

The Town of Los Gatos has several opportunities to promote energy conservation and reduce energy consumption, mainly through enforcing construction standards and through its own operations.

2. Goals, Policies, and Actions

Goal ENV-16 To foster development that reduces the use of non-renewable energy resources and expands the use of renewable resources and alternative fuels.

Policies

Policy ENV-16.1 Encourage the use of energy conservation techniques and technology in existing and proposed developments to improve energy conservation.

Policy ENV-16.2 Protect existing development from loss of solar access.

Policy ENV-16.3 Encourage the use of renewable energy sources and alternative fuels.

Policy ENV-16.4 Promote, incentivize, and recognize energy efficiency efforts of local non-residential uses.

Policy ENV-16.5 Require new subdivisions to examine the feasibility of incorporating site layouts that allow for passive solar heating and cooling.

Policy ENV-16.6 Encourage new development to incorporate measures that reduce energy use through solar orientation by taking advantage of shade, prevailing winds, landscaping, and sun screens.

Actions

Action ENV-16.1 Continue to adopt the following energy saving steps for Town facilities and operations:

a. Conduct, with assistance from PG&E, a thorough energy audit of all Town facilities to identify cost-effective opportunities for conservation and use of solar energy systems.

b. Establish realistic yearly goals for reductions in Town energy costs and keep Town personnel aware of program status.

c. Establish a fuel conservation program for the Town vehicle fleet and require Gas Cap driver training for all employees who use fleet vehicles.

Action ENV-16.2 Study possible measures to improve energy and water efficiency in existing buildings as part of the development of a Climate Action Plan.

Goal ENV-17 To promote green buildings that minimize consumption of energy and natural resources.

Policies

Policy ENV-17.1 Require new construction and remodels to use energy- and resource-efficient and ecologically sound designs, technologies, and building materials, as well as recycled materials to promote sustainability.

Policy ENV-17.2 Require higher levels of energy efficiency as house size increases.

Policy ENV-17.3 Encourage reductions in the use of nonrenewable resources in building construction, maintenance, and operations.

Policy ENV-17.4 Encourage new multi-family construction to include green roofs and common space for community gardens.

Policy ENV-17.5 Require all new homes to follow the Town's adopted GreenPoint Rated Building Guidelines.

Policy ENV-17.6 Provide incentives, such as giving priority in plan review, processing and field inspection services, for projects that achieve a LEED-Silver or higher rating or comparable GreenPoint rating.

Policy ENV-17.7 Encourage LEED certification or comparable certification for new non-residential buildings over 5,000 square feet.

Policy ENV-17.8 Provide expedited permit processing for new construction or substantial remodels that exceed Title 24 requirements by at least 20 percent.

Policy ENV-17.9 New Town-owned facilities shall serve as examples of sustainable development by utilizing recycled and renewable resources, water conserving fixtures and landscaping, and energy efficient systems and appliances.

Policy ENV-17.10 Continue to promote the weatherization of all homes through publicizing available utility energy audit and financing programs and investigate the possibility of contracting with PG&E to identify participants.

Policy ENV-17.11 Provide public education and publicity about energy efficiency and emissions reduction programs and incentives.

Policy ENV-17.12 Provide green building information, marketing, training and technical assistance to property owners, development professionals, schools and special districts.

Policy ENV-17.13 Coordinate with other local governments, special districts, nonprofits and other public organizations to share resources, achieve economies of scale and develop green building policies and programs that are optimized on a regional scale.

Policy ENV-17.14 Provide permitting-related and other incentives for energy efficient building projects, for example by giving energy-efficient projects priority in plan review, processing and field inspection services.

Actions

Action ENV-17.1 Develop policies, incentives, and design guidelines that encourage the public and private purchase and use of durable and nondurable items, including building materials, made from recycled materials or renewable resources.

Action ENV-17.2 Amend the Town Code to establish regulations, in addition to Title 24 requirements, that promote and require the conservation of energy and the use of renewable energy sources.

Action ENV-17.3 Establish outdoor lighting standards in the Town Code to address energy efficiency.

Action ENV-17.4 Consider adopting the Santa Clara County Cities Association recommendations or regional standards/ recommendations for green building requirements.

Action ENV-17.5 Train all plan review and building inspection staff in green building and energy efficiency materials, techniques and practices.

Action ENV-17.6 Identify and remove regulatory or procedural barriers to implementing green building practices in the Town, by updating codes, guidelines, and zoning, and identifying incentives for LEED certification.

Action ENV-17.7 Study the feasibility of requiring LEED certification for all or certain new projects.

10 NOISE ELEMENT

A. Introduction

Noise is defined as a sound or series of sounds that are considered to be invasive, irritating, objectionable, and/or disruptive to the quality of daily life. Noise varies in range and volume and can originate from individual incidents such as construction equipment, sporadic disturbances, such as car horns or train whistles, or more constant irritants, such as traffic along major arterials.

Section 65302(f) of the California Government Code requires that General Plans contain a Noise Element that can be used as a guide for establishing a pattern of land uses that minimizes the exposure of community residents to excessive noise. Local governments are required to analyze and quantify noise levels and the extent of noise exposure through field measurements or noise modeling, and implement measures and possible solutions to existing and foreseeable noise problems.

This section describes the existing noise environment in Los Gatos and is divided into the following sections:

- **Introduction:** A description of the scope, requirements, and contents of the Noise Element.
- **Noise Background and Terminology:** A description of noise issues, standards, and terminology used to describe noise.
- **Noise Standards:** A summary of outdoor noise limits established by Los Gatos.
- **Sources of Existing Noise:** A summary of the sources of noise, including stationary, non-stationary, and construction noise sources.
- **Future Noise Contours:** A description of projected noise conditions in Los Gatos at General Plan buildout.
- **Goals, Policies, and Actions:** A list of goal, policy, and action statements that are intended to mitigate and reduce noise impacts in Los Gatos.

B. Noise Background and Terminology

The Town is generally characterized as a quiet, residential community. This element identifies and evaluates unwanted noise sources in the Town, and establishes goals and policies for reducing noise levels in the Town. Policies aimed at reducing noise levels must address specific sources of unwanted noise, as well as noise-sensitive receptors. Noise level generation, intensity, and related impacts should be considered in determining the placement of housing, open space areas and other noise-sensitive land uses.

The State of California Office of Planning and Research Noise Element Guidelines (Guidelines) include recommended interior and exterior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. These Guidelines describe the compatibility of various land uses with a range of environmental noise levels in terms of dBA CNEL, as explained in Table NOI-1.

According to the State, a noise environment of 50 dBA CNEL to 60 dBA CNEL is considered to be "normally acceptable" for residential uses. Therefore, locating residential units, parks, and institutions (such as churches, schools, libraries, and hospitals) in areas where exterior ambient noise levels exceed 65 dBA CNEL is undesirable. Additionally, more restrictive standards for quiet suburban and rural communities may be reduced by 5 to 10 dB to reflect their lower existing outdoor noise levels in comparison with urban environments.

Title 25, Section 1092 of the California Code of Regulations also sets forth requirements for the insulation of multiple-family residential dwelling units from excessive and potentially harmful noise. Whenever multiple-family residential dwelling units are proposed in areas with excessive noise exposure, the developer must incorporate construction features into the building's design that reduce interior noise levels to 45 dBA CNEL.

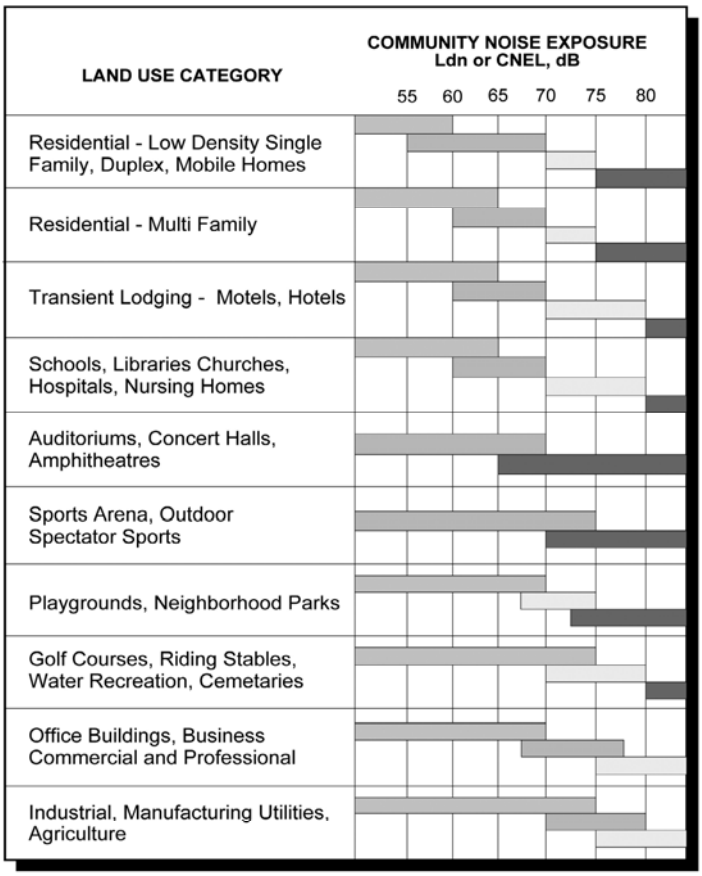
Figure NOI-1 illustrates the State guidelines established by the State Department of Health Services for acceptable noise levels for each jurisdiction.

TABLE NOI-1 **NOISE DESCRIPTORS**

Term	Definition
Decibel (dB)	The unit for measuring the volume of sound equal to 10 times the logarithm (base 10) of the ratio of the pressure of a measured sound to a reference pressure (20 micropascals).
A-Weighted Decibel (dBA)	A sound measurement scale that adjusts the pressure of individual frequencies according to human sensitivities. The scale accounts for the fact that the region of highest sensitivity for the human ear is between 2,000 and 4,000 cycles per second (hertz).
Equivalent Sound Level (L_{eq})	The sound level containing the same total energy as a time varying signal over a given time period. The L_{eq} is the value that expresses the time averaged total energy of a fluctuating sound level.
Maximum Sound Level (L_{max})	The highest individual sound level (dBA) occurring over a given time period.
Minimum Sound Level (L_{min})	The lowest individual sound level (dBA) occurring over a given time period.
Community Noise Equivalent Level (CNEL)	A rating of community noise exposure to all sources of sound that differentiates between daytime, evening and nighttime noise exposure. These adjustments are +5 dBA for the evening, 7:00 p.m. to 10:00 p.m., and +10 dBA for the night, 10:00 p.m. to 7:00 a.m.
Day/Night Average (L_{dn})	The L_{dn} is a measure of the 24-hour average noise level at a given location. It was adopted by the U.S. Environmental Protection Agency (EPA) for developing criteria for the evaluation of community noise exposure. It is based on a measure of the average noise level over a given time period called the L_{eq}. The L_{dn} is calculated by averaging the L_{eq}'s for each hour of the day at a given location after penalizing the "sleeping hours" (defined as 10:00 p.m. to 7:00 a.m.) by 10 dBA to account for the increased sensitivity of people to noises that occur at night.
L_{01}, L_{10}, L_{50}, L_{90}	The fast A-weighted noise levels equaled or exceeded by a fluctuating sound level for 1%, 10%, 50% and 90% of a stated time period.

Source: Cyril M. Harris, *Handbook of Noise Control*, 1979.

Figure NOI-1 **NOISE AND LAND USE COMPATIBILITY**



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new constuction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise reduction features included in the design.

CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

Source: Office of Planning and Research, California, *General Plan Guidelines*, October 2003.

These standards and criteria are incorporated into the land use planning process to reduce future noise and land use incompatibilities. This figure helps the Town ensure integrated planning for compatibility between land uses and outdoor noise.

1. Noise Descriptors

Various methods have been developed for evaluating community noise, including: the variation of noise levels over time; the influence of periodic individual loud events; and the community response to changes in the community noise environment. Table NOI-1 lists various methods to measure sound over a period of time.

2. Health Effects

Human response to sound is highly individualized. Annoyance is the most common issue regarding community noise. The percentage of people claiming to be annoyed by noise generally increases with the environmental sound level. However, many factors also influence people's response to noise. The factors can include the noise character, variability of the sound level, presence of tones or impulses, and time of day of the occurrence.

Additionally, non-acoustical factors, such as a person's opinion of the noise source, ability to adapt to the noise, attitude toward the source and those noises associated with it, and predictability of the noise, all influence a person's response. As such, response to noise varies widely from one person to the next and with any particular noise, individual responses range from "not annoyed" to "highly annoyed." When the noise level of an activity rises above 70 dBA, the chance of receiving a complaint is possible. The effects of noise are often only transitory, but adverse effects can be cumulative with prolonged or repeated exposure.

The effects of noise on the community can include:

- Noise-induced hearing loss
- Sleep interference
- Annoyance
- Interference with communication
- Dissatisfaction, complaints, and stress

C. Noise Standards

Los Gatos has established outdoor noise limits, which represent long-range community goals for different land use designations within the town. These outdoor noise limits are shown in Table NOI-2. The Town of Los Gatos Municipal Code describes when and how construction activities may occur, with the goal of reducing any short-term impacts from construction noise.

D. Sources of Existing Noise

1. Stationary Noise Sources

Commercial and industrial land uses located near residential areas currently generate occasional noise impacts. The primary noise sources associated with these facilities are delivery trucks, air compressors, generators, outdoor loudspeakers and gas venting. Other significant stationary noise sources in the town include construction activities, street sweepers, and gas-powered leaf blowers. Airports, fire, police, hospitals, schools, and parks also generate occasional stationary noise impacts. Most of the noise impacts from these stationary sources are temporary and intermittent.

2. Non-Stationary Noise Sources

The noise environment in the Town is dominated by vehicular traffic, including traffic-generated noise along State Routes 17 and 85 as well as along major arterials. The major roadways that serve the Town and contribute to mobile noise are Blossom Hill Road, Lark Avenue, Los Gatos/Saratoga Road, Los Gatos Boulevard, and Winchester Boulevard.

3. Construction Noise

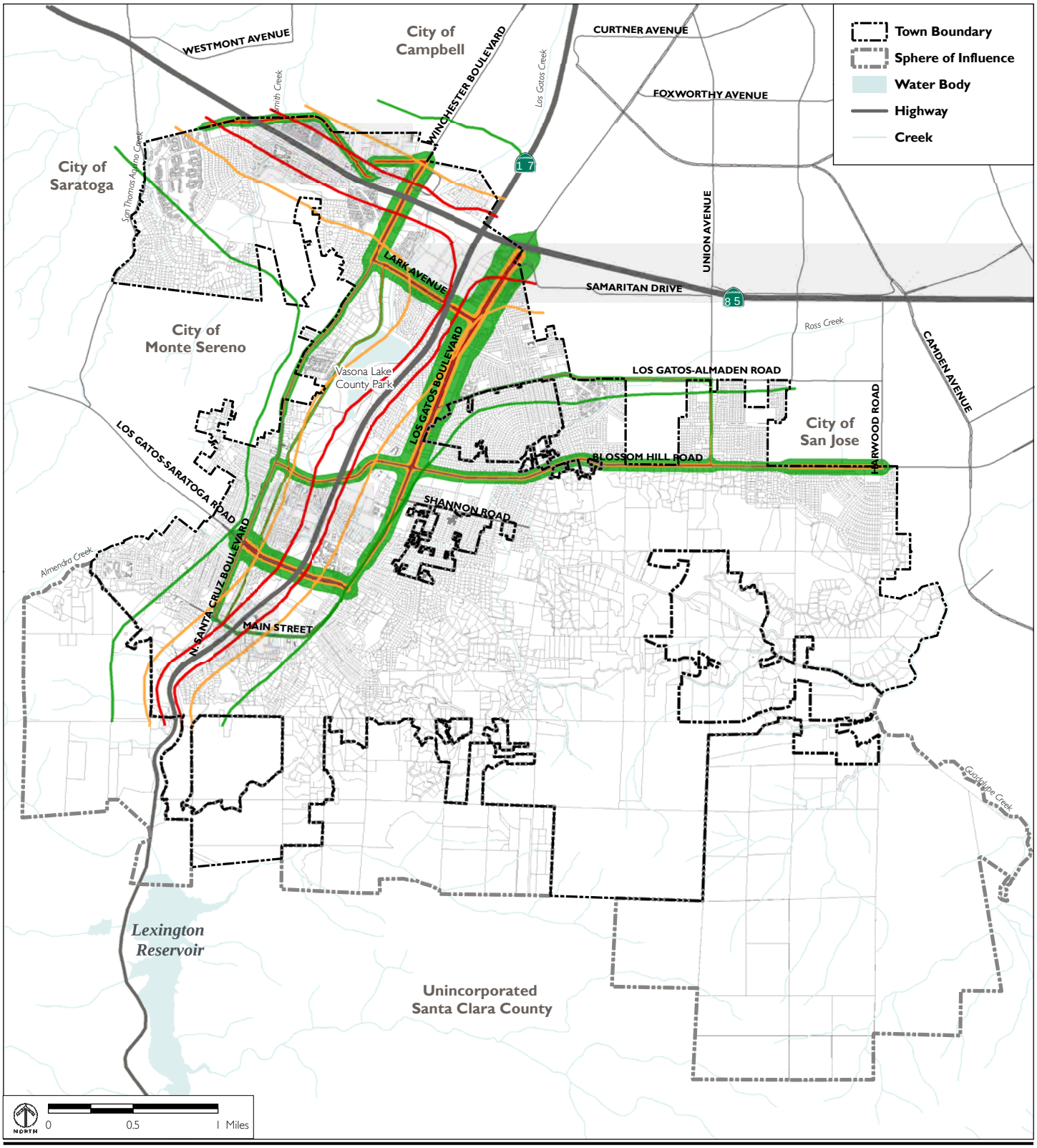
Typical activities associated with construction are highly noticeable temporary noise sources. Noise from construction activities are generated by two primary sources: (1) the transport of workers and equipment to construction sites; and (2) the noise related to active construction equipment. These noise sources can be a nuisance to local residents and businesses or unbearable to sensitive receptors.

TABLE NOI-2 **OUTDOOR NOISE LIMITS**

Land Use	Max. L_{dn} Value	Max. L_{eq} 24 Value	Comparable Noise Source	Response
Residential	55 dBA		Light auto traffic (100 feet)	Quiet
Commercial		70 dBA	Freeway traffic (50 feet)	Telephone use difficult
Industrial		70 dBA	Freeway traffic (50 feet)	Telephone use difficult
Open Space				
Intensive (Developed Park)		55 dBA	Light auto traffic (100 feet)	Quiet
Passive (Nature Park)		50 dBA	Light auto traffic (100 feet)	Quiet
Hospital		55 dBA	Light auto traffic (100 feet)	Quiet
Educational		55 dBA	Light auto traffic (100 feet)	Quiet

E. Future Noise Contours

The noise environment in Los Gatos is not expected to significantly increase as a result of the implementation of the 2020 General Plan. However, vehicular traffic noise, the dominant source throughout the town, would slightly increase as a result of additional traffic within the town along local streets and major through routes, including Highways 17 and 85. Sources of non-transportation noise are not anticipated to substantially increase in the community with implementation of the Town's Noise Ordinance and the following goals, policies, and actions. Noise contours for projected conditions within Los Gatos at 2020 General Plan buildout are provided in Figure NOI-2 in terms of the Day-Night Average Level (L_{dn}).



Source: Town of Los Gatos; RBF Consulting; DC&E, 2010.

Highways	Local Roads
70 CNEL	70 CNEL
65 CNEL	65 CNEL
60 CNEL	60 CNEL

FIGURE NOI-2

FUTURE NOISE CONTOURS

F. Goals, Policies, and Actions

The following goal, policy, and action statements are intended to limit the exposure of the community to excessive noise levels.

Goal NOI-1	**To ensure that noise from new development and new land uses does not adversely affect neighboring land uses.**

Policies

Policy NOI-1.1 The Town, as part of the Environmental Review process, shall require applicants to submit an acoustical analysis of projects. All input related to noise levels shall use the adopted standard of measurement shown in Table NOI-2. Noise impacts of new development shall be evaluated in terms of any increase of the existing ambient noise levels and the potential for adverse noise and groundborne vibrations impacts on nearby or adjacent properties. The evaluation shall consider short-term construction noise and on-going operational noise.

Policy NOI-1.2 The Town shall maintain the noise ordinance standards.

Policy NOI-1.3 Employ the L_{dn} scale for the evaluation of outdoor noise for residential land uses and the L_{eq} scale for evaluation of outdoor noise for non-residential uses, as shown in Table NOI-2. Pursue the outdoor noise limits shown in Table NOI-2 as representing the long range community aspirations and work toward their accomplishment, even though some may be presently unattainable.

Policy NOI-1.4 Apply the same indoor noise levels standards for single family residential uses and multi-family dwellings.

Actions

Action NOI-1.1 Adopt a procedure for reviewing the noise impacts of any proposed development.

Action NOI-1.2 Establish significance criteria for evaluating increases in ambient noise resulting from new development and evaluating the compatibility of new development with the existing noise environment.

Goal NOI-2 To ensure that proposed development is not adversely affected by existing noise levels.

Policies

Policy NOI-2.1 Evaluate the potential for existing ambient and/or intrusive noise to adversely affect new development.

Policy NOI-2.2 Require all noise-sensitive developments adjacent to or within an area where noise levels exceed community aspirations to include a noise study and recommendation for reducing noise impact to an acceptable level.

Goal NOI-3 To ensure that roadway noise does not adversely affect land uses.

Policies

Policy NOI-3.1 Roads constructed or improved by the Town of Los Gatos shall meet Town of Los Gatos noise level standards or, in some situations, the Los Gatos Noise Ordinance, to the maximum extent feasible.

Policy NOI-3.2 The Town shall take a proactive stance in cooperating with transportation agencies, including Caltrans and VTA,

to reduce noise from existing and future facilities. Noise reduction strategies related to the design and location of all facilities will be considered.

Policy NOI-3.3 Require that stringent noise control measures accompany construction of new County, State, and federal roads and highways, preferably by depressing them, but also by constructing sound walls and berms, by landscaping, and by soliciting funds to modify existing noise-sensitive buildings where appropriate.

Actions

Action NOI-3.1 Conduct a study to identify traffic improvements that could be constructed or signal timing changes that could be made to improve traffic flows without increasing speed levels to reduce high noise levels created by traffic congestion.

Action NOI-3.2 Periodically review traffic volumes and average speeds to ensure maximum effectiveness in reducing noise levels, especially adjacent to residential areas.

Action NOI-3.3 Identify those areas adjacent to existing or proposed State Highways that presently need acoustical protection and request that the State construct noise attenuation walls as a noise-reducing measure.

Goal NOI-4 To ensure that equipment noise does not adversely affect land uses.

Policies

Policy NOI-4.1 All purchases of noise-producing Town equipment shall be made with careful consideration given to the noise impact they will create.

Policy NOI-4.2 Services contracted or performed by the Town shall not cause undue noise problems.

Policy NOI-4.3 The Town shall continue to support legislation that encourages or requires reducing noise levels for machinery, motor vehicles, and other equipment that generates offensive noise.

Policy NOI-4.4 All Town-owned and operated equipment and equipment operated under contract with the Town shall contain adequate noise attenuation equipment.

Action

Action NOI-4.1 Study a ban on gardening equipment that may create adverse noise.

Goal NOI-5 To ensure that residential land uses are not adversely affected by noise.

Policies

Policy NOI-5.1 Protect residential areas from noise by requiring appropriate site and building design, sound walls, and landscaping and by the use of noise attenuating construction techniques and materials.

Policy NOI-5.2 For commercial and industrial developments adjacent to residential neighborhoods, additional restrictions beyond the Noise Ordinance may be applied to reduce noise intrusions in residential districts to an acceptable level.

Goal NOI-6 To ensure that sensitive receptors are not exposed to unacceptable noise levels.

Policies

Policy NOI-6.1 The Town shall not approve land use patterns and traffic patterns that expose sensitive land uses or sensitive noise receptors to unacceptable noise levels.

Policy NOI-6.2 Review transportation improvement plans to ensure that noise-sensitive areas are not exposed to unacceptable noise levels.

Actions

Action NOI-6.1 Amend the Town Code to require buffers or separation between noise-generating uses and noise sensitive uses. Examples of noise sensitive uses include, but are not limited to residences, hospitals, schools, libraries, and parks.

Goal NOI-7 To actively enforce noise standards.

Policies

Policy NOI-7.1 Enforce noise limits and monitor compliance with noise standards.

Policy NOI-7.2 Regularly review data from both the public and private sector to update noise control procedures and programs.

Actions

Action NOI-7.1 The Town shall establish a measurable program to reduce noise, including effective procedures to monitor noise and enforce noise reduction.

Action NOI-7.2 The Town shall encourage all law enforcement agencies operating within the Town limits to enforce the State Vehicle Code noise standards.

Action NOI-7.3 Any Environmental Review document prepared for the Town for a project that identifies noise factors shall relate the noise data to the Town's Noise Ordinance to give the Planning Commission and Town Council a standard for comparison.

11 SAFETY ELEMENT

A. *Introduction*

The Safety Element identifies and evaluates natural and urban safety hazards in Los Gatos, both existing and potential. It establishes policies and actions to reduce or abate these hazards to protect Town residents and visitors. Additionally, this Element guides the Town when participating in resolving safety issues that are regional in character, or otherwise beyond the immediate control of the Town. The safety concerns identified in this Element have been divided into the following categories:

- Geologic Hazards, including earthquakes, ground shaking, liquefaction, and landslides
- Urban and Wildland Fire Hazards
- Flood and Inundation Hazards
- Hazardous Materials Management
- Emergency Preparedness, Response and Recovery

Each category is divided into the following two sections:

- **Background Information:** A description of current risks based on each hazard category.
- **Goals, Policies, and Actions:** A list of goals, policies, and action statements that provide guidance on reducing the risks associated with the hazards identified in this Element.

The Safety Element also describes police and fire protection services for Los Gatos.

B. *Geologic Hazards*

The San Francisco Bay Area is in one of the most active seismic regions in the United States. Each year, low and moderate magnitude earthquakes occurring in or near the San Francisco Bay Area are felt by residents of Los Gatos.

1. Background Information

a. Earthquake Hazards

The law requires the California Geological Survey (CGS) to establish regulatory zones (known as Earthquake Fault Zones or Alquist-Priolo Zones) around the surface traces of active faults and to issue maps to all affected cities, counties, and State agencies for use in planning and controlling development. Figure SAF-1 shows the approximate location of the major fault zones in the San Francisco Bay Area.

The principal fault zones in the Bay region are the San Andreas fault zone, which traverses the Town, and the Hayward and Calaveras fault zones. The San Andreas, Hayward, and Calaveras fault zones are responsible for several large historic earthquakes with ground rupture and all three are associated with well-defined zones of seismic activity. Secondary fault zones, including the Sargent, Berrocal, Shannon, and Monte Vista fault zones, traverse the Town. These fault zones are part of the Southwest Santa Clara Valley Thrust Belt and are generally believed to be connected to the San Andreas fault zone. The San Andreas Fault is the potential source for larger earthquakes that will affect the Town.

b. Ground Shaking

Los Gatos is within a seismically active region and earthquakes have the potential to cause ground shaking of significant magnitude. Any slip along all or part of a fault surface releases accumulated energy that radiates in all directions away from the source, in the form of earthquake waves. Associated ground shaking varies in intensity depending on the severity of earthquake activity, proximity to that activity and local soil and geological conditions. Because Los Gatos is within the "near source" zone of both the San Andreas and Monte Vista Faults, the Town is subject to particularly strong ground shaking effects.

c. Seismic Hazards

The CGS and United States Geological Survey (USGS) identify liquefaction, landslides, and ground failure as seismic hazards associated with earthquakes.

Source: United States Geological Survey, 2002.

Major Fault

FIGURE SAF-1

REGIONAL FAULTS

As illustrated on Figure SAF-2, these hazards influence patterns of development in California, including Los Gatos.

i. Liquefaction

Liquefaction is the process by which the strength and stiffness of saturated soil is reduced by ground shaking. It is defined as the transformation of a granular material, such as sand and gravel, from a solid state into a liquefied state, as a consequence of increased pore-water pressure. Structures which are constructed on soils which are prone to liquefaction are subject to damage and possible collapse as a result of settlement and lateral spreading due to liquefaction. Most of the liquefaction zones are minimal in size and skirt the Town limits.

ii. Landslides and Ground Failure

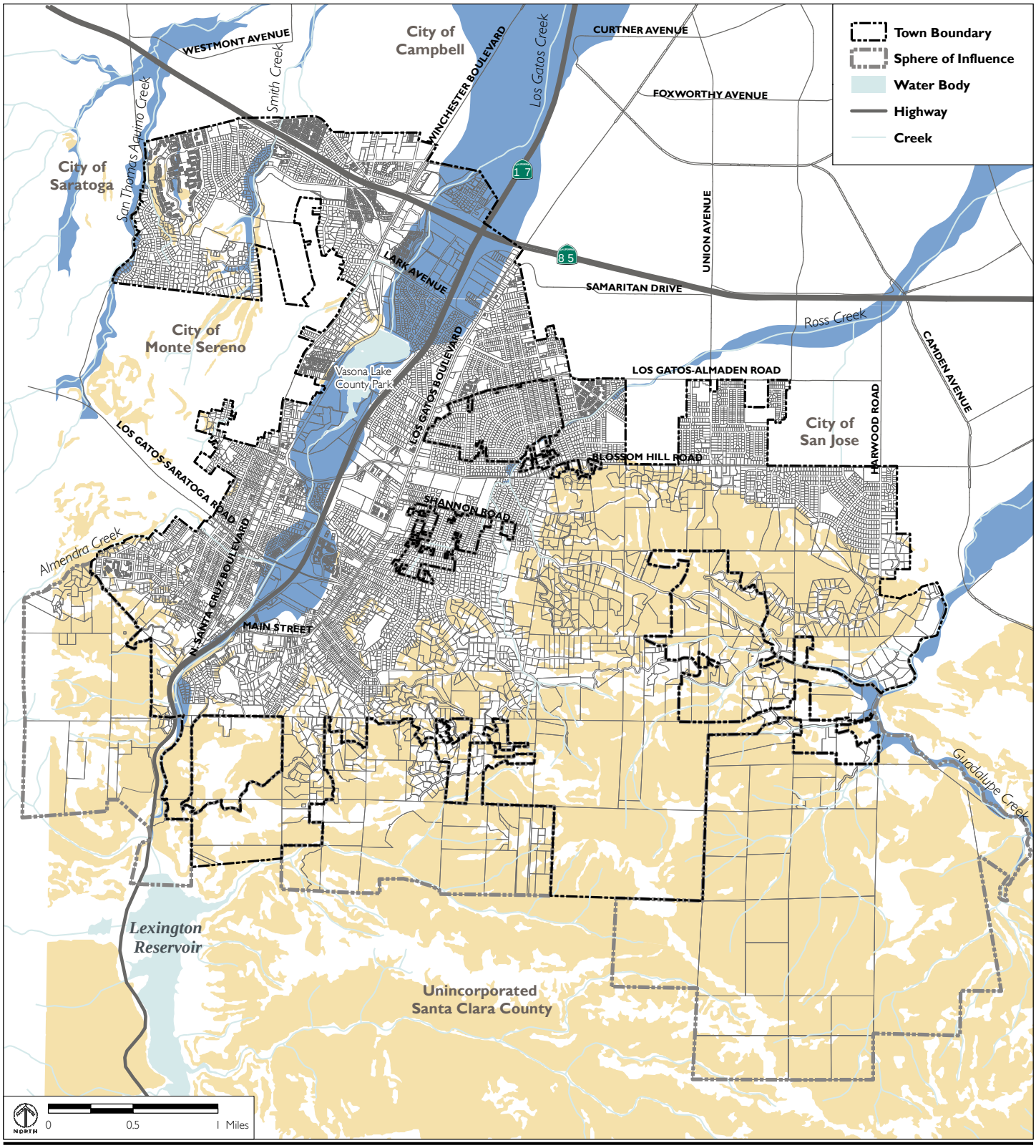
Landslides and slope instability are characterized by the movement of soils and surficial deposits and bedrock down steep slopes. This movement results from wet weather, adverse structures, seismic shaking, and/or improper grading and drainage. Because Los Gatos includes portions of the steep foothills of the Santa Cruz Mountains, there is a potential for landslides throughout much of the southern and eastern portions of the Town and extending as far north as Blossom Hill Road. Landslide potential is minimal in the gently sloping west central and northernmost portions of the Town.

d. Expansive Soils

Certain types of soils have characteristics that make them more susceptible to geotechnical hazards, such as erosion and expansion. Identifying local soil types and understanding their associated characteristics help cities to establish appropriate engineering and construction standards for new buildings and remodeling. The primary soil types in the Los Gatos area are clay and clay loam.

i. Shrink-Swell Potential

Certain types of soil are inherently expansive, meaning they expand and contract significantly as their water content fluctuates. This dynamic, known as



Source: California Geologic Survey, 2002.

Liquefaction Zone

Landslide Zone

FIGURE SAF-2

SEISMIC HAZARDS

"shrink-swell potential," can cause seasonal uplifting of structural foundations and roads, accompanied by significant and often dangerous cracking. It follows that soils with high shrink-swell potential have limitations as substrates for engineering and construction purposes.

ii. Erosion Potential

The potential for erosion generally increases with steepness of slope, rainfall and in areas where the protective soil and/or vegetation cover has been removed by fire or grading. Due to the varied topography of Los Gatos, the erosion potential within the Town ranges from low to very high. The potential for erosion in Los Gatos is highest in the eastern, southern, and southwestern areas of the Town. Erosion potential decreases toward the center of town, and is non-existent in the flat areas just east of the Highway 17 corridor. However, erosion potential is high to very high in the areas surrounding the north end of the Los Gatos Creek corridor.

2. Goals, Policies, and Actions

Goal SAF-1	**To minimize exposure to geologic hazards, including slope instability, subsidence, and expansive soils, and to seismic hazards, including groundshaking, fault rupture, liquefaction and landslides.**

Policies

Policy SAF-1.1 Require reliable evaluations of the existing geologic conditions of sites proposed for development where conditions indicate the possibility of weak supporting soils or geologic structures.

Policy SAF-1.2 Restrict new development and redevelopment based on the levels of acceptable risk and potential severity of geologic hazards.

Policy SAF-1.3 Preserve as open space property that is unbuildable due to geologic conditions.

Policy SAF-1.4 Buildings and structures required for emergency services shall have sufficient resistance to withstand a major earthquake.

Policy SAF-1.5 Provide incentives for seismic retrofits of structures.

Policy SAF-1.6 Require geological investigations for any development or project as mandated by the State or deemed warranted by the Town.

Policy SAF-1.7 As part of development review, the developer shall have a qualified geologic/geotechnical consultant fill out the Town Geologic Hazards Checklist to show that potential hazards have been identified and that proposed structures, including grading (cuts and fills), will be designed to resist potential earthquake effects.

Policy SAF-1.8 Require preparation of a report from an engineering geologist and/or geotechnical engineer that discusses the geologic, seismic, and geotechnical engineering conditions and potential hazards for developments in hazard zones mapped by the State or identified by the Town, as shown in Figures SAF-1 and SAF-2.

Policy SAF-1.9 Enforce the California Building Code seismic safety restrictions. Require fault investigations for structures for human habitation and all critical facilities. Investigation may include field investigations. Reports shall include appropriate design measures to mitigate potential fault ground rupture/deformation to acceptable levels, and shall be reviewed by the Town.

Policy SAF-1.10 Require geologic and geotechnical reports and Town review during the development review process for projects with significant grading, potential erosion and sedimentation hazards.

Policy SAF-1.11 Require geologic and geotechnical reports to specify construction methods to protect the proposed project, as well as existing residences in the vicinity, from identified hazards.

Policy SAF-1.12 Retain private buildings and maintain public buildings whose use and function are essential in response to a major earthquake.

Actions

Action SAF-1.1 Periodically update the Town's geologic, seismic, and geotechnical maps.

Action SAF-1.2 Periodically identify and retest, if needed, those bridges whose destruction would cause serious access problems after an earthquake.

Action SAF-1.3 Work with facility owners to periodically ensure that all buildings and structures in Town whose uses and functions are essential in response to a major earthquake are safe.

Action SAF-1.4 Amend the Town Code to reduce the permitted gradient for roads in areas determined to be high risk landslide or fault zones.

Action SAF-1.5 Update the Town's earthquake preparedness information packet, keep it current on an ongoing basis and develop and implement effective means to disseminate it to Town residents and businesses.

Action SAF-1.6 Create and adopt a Geologic Hazards Checklist to be utilized during the development review process.

C. Urban and Wildland Fires

The Town of Los Gatos is susceptible to threat from both urban and wildland fires. There are several factors that influence the potential for fire hazard, including population growth, vegetation, topography, and weather.

1. Background Information

Santa Clara County has a high potential for devastating wildland fires. Based on a "Fire Hazard Severity Zone" map developed by the California Department of Forestry (CDF), the majority of the County is identified within the "high" fire severity zone, with smaller portions of the County within the "moderate" and "very high" fire severity zones. Figure SAF-3 illustrates the fire hazard severity zones in the Los Gatos area.

The Town's Emergency Operations Plan identifies wildfire risk as a seasonal risk in the winter/spring months. However, the types of vegetation and typically high moisture content generally reduce the wildfire risk in the area. During drought years winds blow from the east, dry out the hillsides, and increase the wildfire potential. The CDF categorizes vegetation based on the following "fuel loading" characteristics: Light (grasslands), Medium (light scrub brush) and Heavy (timber and heavy scrub brush).

2. Goals, Policies, and Actions

Goal SAF-2	**To incorporate fire safety precautions as an integral consideration in planning development.**

Policies

Policy SAF-2.1 New development located in or adjacent to fire hazard areas shall be designed and sited to minimize hazards to life and property. Utilize fire preventive site design, access, fire-safe landscaping, and building materials, and incorporate fire suppression techniques.

Policy SAF-2.2 Encourage fire safety improvements for existing homes and commercial buildings.

Policy SAF-2.3 During the development review process, carefully consider the adequacy of water storage for fire protection.

Policy SAF-2.4 Provide secondary emergency access that will not increase traffic for homes in areas identified as Very High Fire Hazard Areas on the Town's Wildland Fire Severity Zone Map.

Action

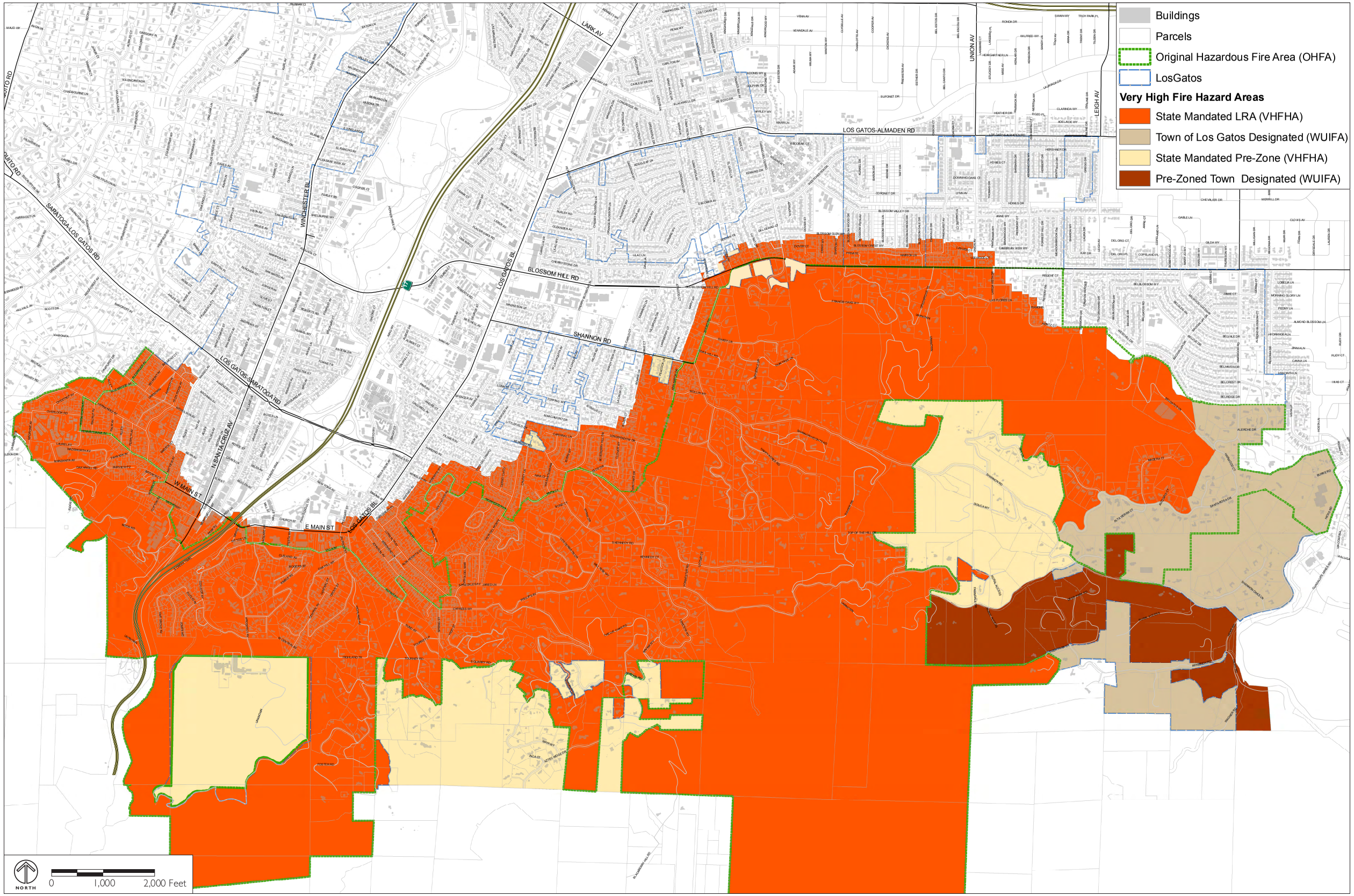
Action SAF-2.1 Adopt procedures whereby the public will continually be made aware of the Town's policies regarding safety hazards and be conveniently supplied with information, including notification of residents of fire emergency plans for their area.

Goal SAF-3	**To reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from fire hazards.**

Policies

Policy SAF-3.1 Minimize exposure to wildland and urban fire hazards through rapid emergency response; proactive code enforcement; public education programs; use of modern fire prevention measures; quick, safe access for emergency equipment and evacuation; and emergency management preparation.

Policy SAF-3.2 Encourage neighborhood fire emergency planning for isolated areas.



Source: Town of Los Gatos and Santa Clara County Fire Department, 2009.

FIGURE SAF-3

WILDLAND - URBAN INTERFACE FIRE AREA

Policy SAF-3.3 Ensure emergency fire and medical services are available and ensure adequate water supply for fire emergencies.

Policy SAF-3.4 Restrict development in areas with inadequate water flow.

Policy SAF-3.5 Control excessive buildup of flammable vegetative material.

Actions

Action SAF-3.1 Identify the characteristics of the total water supply available in the event of an emergency.

Action SAF-3.2 Develop and maintain evacuation plans for high risk fire hazard areas.

Action SAF-3.3 Coordinate with Santa Clara County Fire Department to develop and distribute fire prevention preparedness educational information, including evacuation plans, for residents.

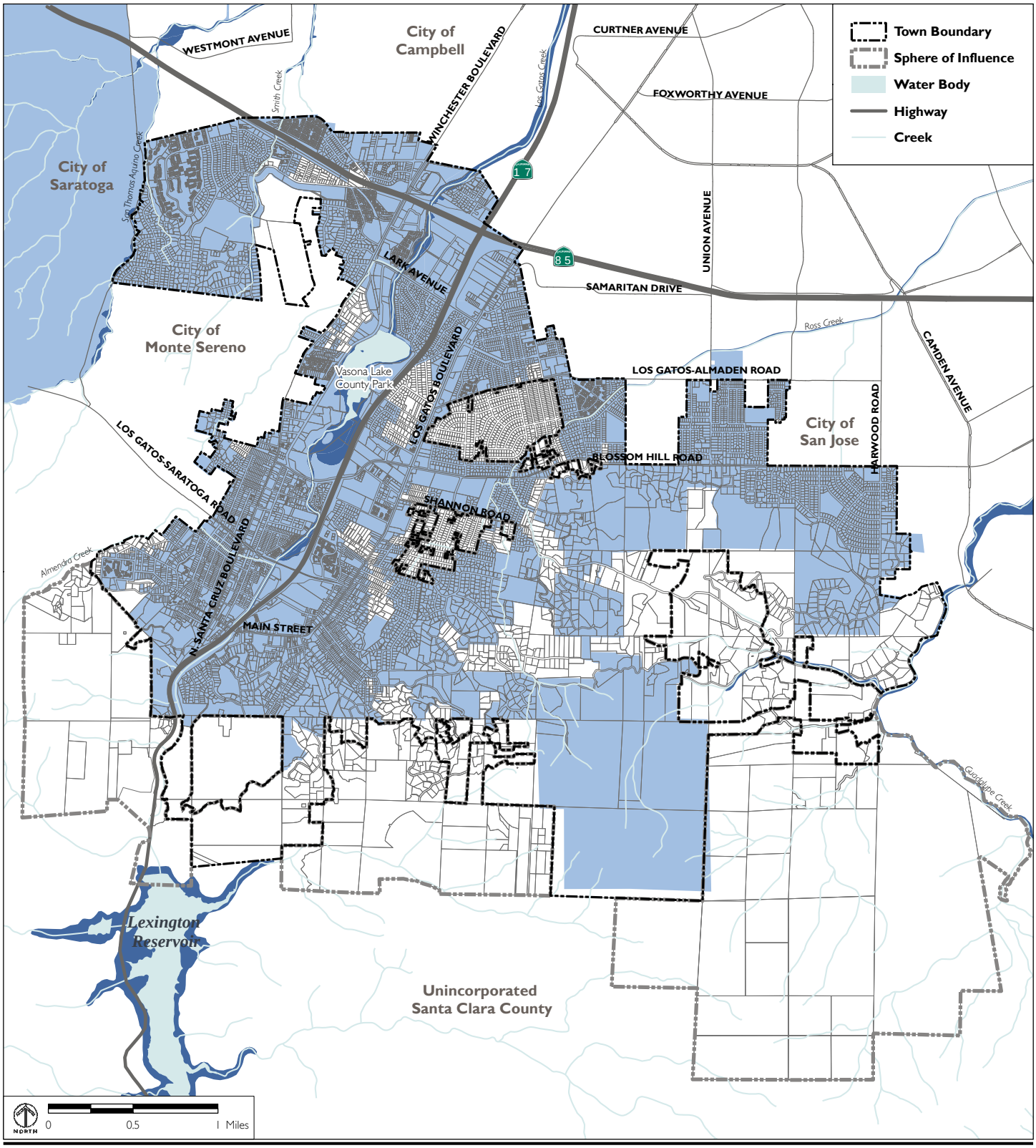
D. Flooding and Inundation

The Town of Los Gatos is required to identify flood hazard zones and establish policies to avoid or minimize risks of flooding.

1. Background Information

a. Flood Zones

The Federal Emergency Management Agency (FEMA) has mapped floodplains in several portions of the Town, which are illustrated in Figure SAF-4. According to National Flood Insurance Program (NFIP) floodplain mapping, portions of the Town west of Highway 17 and adjacent to Los Gatos Creek, San Tomas Aquinos Creek, Smith Creek and Ross Creek are located within the 100-year floodplain and other areas of the Town are within the 500-year



Source: DC&E, 2010; Town of Los Gatos, 2009; Federal Emergency Management Agency, 2009.

100-year flood zone

500-year flood zone

FIGURE SAF-4

FEMA FLOOD ZONES

floodplain. Shallow flooding along some streets can be expected during significant storm events.

The Parks and Public Works Department has a storm response program. After a storm event, flooded areas are evaluated to determine the reason for flooding. Fortunately, due to its topography and local reservoirs, the Town has not been as severely impacted by flooding as nearby communities.

b. Dam Inundation

The Town Emergency Operations Plan (discussed below in Section F) identifies the Lexington Reservoir, which is contained by the James J. Lenihan Dam, the third largest reservoir in the County. Although the SCVWD maintains that the dam has the ability to withstand significant earthquakes, the potential inundation zone in the event of failure is significant. Potential dam inundation areas in the Town are illustrated in Figure SAF-5.

2. Goals, Policies, and Actions

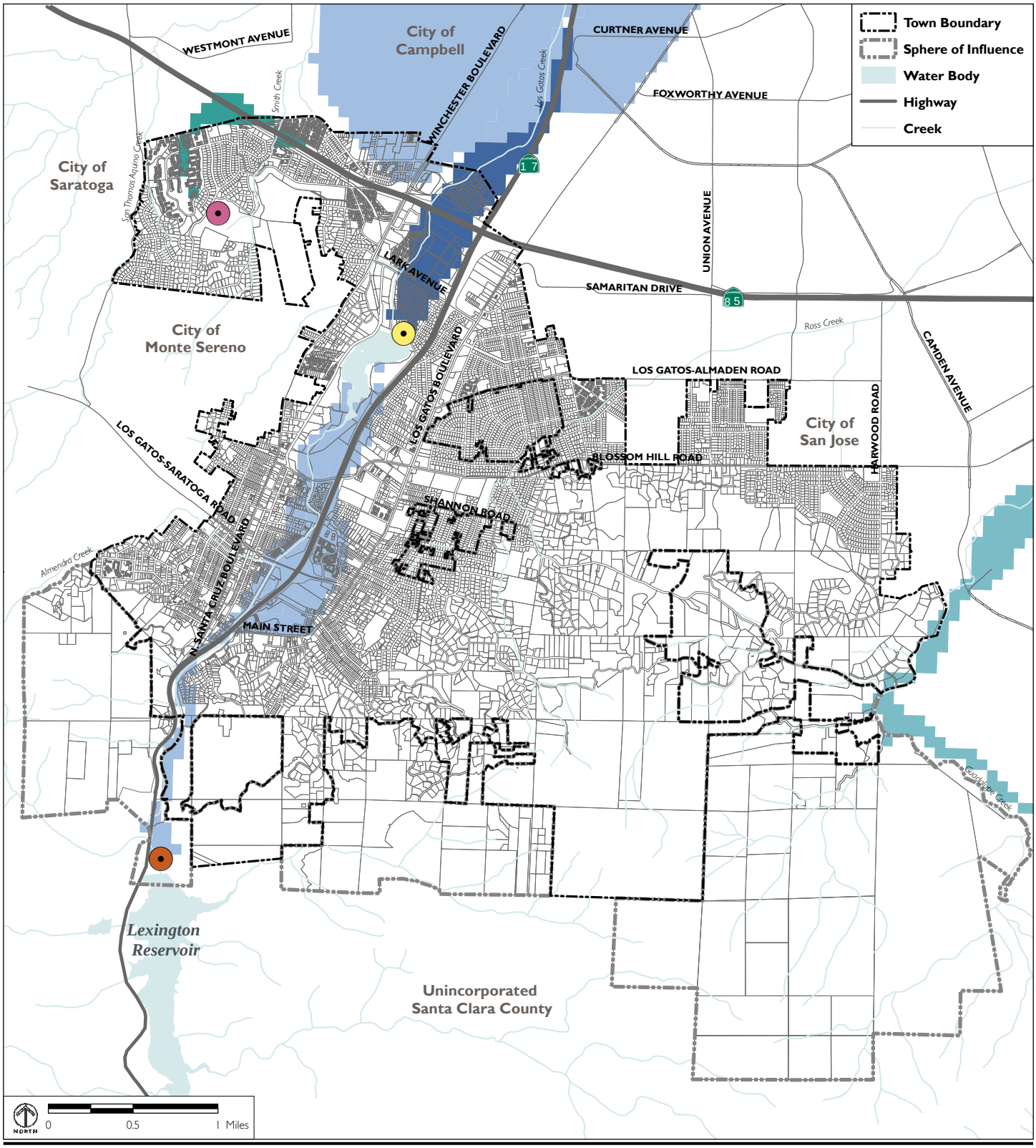
Goal SAF-4	**To reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from flood hazards.**

Policies

Policy SAF-4.1 Adopt designated floodways for all major streams utilizing the full floodplain concept as a first priority and the modified floodplain concept as a second priority for floodplain development.

Policy SAF-4.2 Limit the intensity of land use in floodplain areas.

Policy SAF-4.3 Require site planning and building design to address identified flood and inundation hazards.



Note: Guadalupe Dam is located outside of the bounds of this map.
Source: Association of Bay Area Governments (ABAG), 1995.

Dams and Reservoir

- James J. Lenihan
- Rinconada Reservoir
- Vasona Percol

Dam Inundation Area

- Lenihan Dam
- Lenihan/Vasona Dam
- Guadalupe Dam
- Rinconada Reservoir

FIGURE SAF-5

DAMS AND DAM INUNDATION AREAS

Policy SAF-4.4 Require development in FEMA designated 100-year flood zones in the Los Gatos area, as shown in Figure SAF-4 or most current FEMA mapping, to meet federal standards.

Policy SAF-4.5 Obtain fee title to all land required to be dedicated for flood protection.

Policy SAF-4.6 Require major new development and redevelopment to provide mitigation to ensure that the cumulative rate of peak stormwater run-off is maintained at pre-development levels.

Actions

Action SAF-4.1 Annually review all areas subject to flooding as identified by FEMA or the State Department of Water Resources, as required by AB 162.

Action SAF-4.2 Adopt floodplain zoning to prevent inappropriate development in areas subject to flooding.

Action SAF-4.3 Coordinate with Santa Clara Valley Water District, (SCVWD) FEMA, and/or the State Department of Water Resources to develop and distribute flood hazard preparedness educational information, including evacuation plans, for residents.

E. Hazardous Materials

A material is considered hazardous if it has been designated as such by a federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency (see below). The Santa Clara County Fire District issues Hazardous Materials Permits to all businesses handling such materials in the Town. While these permits help track hazardous materials use in the Town,

this Element of the General Plan addresses broader issues related to hazards associated with hazardous materials.

1. Background Information

The California Code of Regulations defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may cause either an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed.

The California Environmental Protection Agency (CalEPA) has the authority and responsibility to establish a unified hazardous waste and hazardous materials management and regulatory program, commonly referred to as the Unified Program. The purpose of the Unified Program is to consolidate and coordinate six different hazardous materials and hazardous waste programs, and to ensure that they are consistently implemented throughout the State.

a. Hazardous Sites

The Regional Water Quality Control Board (RWQCB) and the SCVWD have identified hazardous sites and established programs for cleanup and prevention of further site contamination. The RWQCB tracks data about underground fuel tanks, fuel pipelines and public drinking water supplies. The RWQCB also tracks the cleanup progress of identified sites, and grants case closure when the cleanup has been adequately completed.

The Town is located within the Santa Clara Valley Groundwater Subbasin. Although a large number of Superfund sites are located within the Subbasin, there are few groundwater quality impacts from the chemical contamination on these sites. Overall, the SCVWD's groundwater protection programs have been effective in protecting the groundwater basin from contamination.

b. Hazardous Materials Transport

Transportation of hazardous materials and wastes is regulated by the California Code of Regulations, Title 26. The California Department of Transporta-

tion (DOT) is the primary regulatory authority for the interstate transport of hazardous materials and establishes safe handling procedures for packaging, marking, labeling, routing, etc. The California Highway Patrol and the DOT enforce federal and State regulations and respond to hazardous materials transportation emergencies. Emergency responses are coordinated as necessary between federal, State and local governmental authorities and private entities through a State-mandated Emergency Management Plan.

Major transportation routes within the Town include Highway 17 and Highway 85, surface streets and the Southern Pacific Railroad. These transportation routes are used to transport hazardous materials from suppliers to users. Transportation accidents involving hazardous materials could occur on any of the routes, potentially resulting in explosions, physical contact by emergency response personnel, environmental degradation and exposure to the public via airborne exposure.

c. Hazardous Waste Disposal

Landfills can have adverse impacts on surrounding properties, soils and the groundwater below the landfill. The adverse impacts associated with these facilities is related to the kind of materials disposed of in them, which can consist of both non-hazardous (Class III), hazardous waste (Class I), or a combination of both (Class II). The Guadalupe Landfill, a Class III facility serving the Town of Los Gatos, is located at 15999 Guadalupe Mines Road in the City of San Jose.

Santa Clara County has implemented a free household hazardous waste disposal program for paint, solvents, batteries and other common household hazardous materials. Convenient drop-off locations and times are offered throughout the County of Santa Clara. The nearest drop-off locations to the Town are located in the adjacent City of San Jose. Hazardous waste can also be disposed of at West Valley Collection and Recycling (WVCR). WVCR accepts common household wastes, as well as used motor oil and oil filters, aerosol cans and E-waste, which includes: batteries, televisions, computer equipment, and other electronic devices.

2. Goals, Policies, and Actions

Goal SAF-5	**To reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from hazards related to hazardous materials.**

Policies

Policy SAF-5.1 Work with public agencies and private organizations to prevent the introduction of hazardous materials into the water and air supply.

Policy SAF-5.2 Phase I site assessments shall be required for all sites where property is suspected of containing any toxins.

Policy SAF-5.3 Support Santa Clara County Fire Department in monitoring the storage of hazardous materials.

Actions

Action SAF-5.1 Identify businesses within the Los Gatos area that use hazardous materials.

Action SAF-5.2 Maintain an inventory of all businesses that store or use hazardous materials.

F. Emergency Response and Disaster Preparedness

All communities must prepare for unexpected disasters. The Emergency Response and Disaster Preparedness section of this Element establishes policies which will aid the Town in preparing for, responding to and recovering from such unexpected events.

1. Background Information

The Town of Los Gatos adopted a comprehensive Emergency Operations Plan (EOP) in March 2009. The EOP identifies the existing hazards within the Town, provides guidance and education on effective and skillful emergency response techniques, and ensures the most effective allocation of resources for protection of people and property in time of an emergency. The EOP includes the following topic areas:

- Earthquakes
- Wildfires
- Floods
- Dam failure
- Heat wave
- Public health hazards
- Hazardous materials
- Terrorism/weapons of mass destruction

The EOP is intended to help the Town prevent disasters where and when possible; reduce the vulnerability of residents to any disasters that cannot be prevented; establish capabilities for protecting citizens from the effects of disasters; respond effectively to the actual occurrence of disasters; and provide for recovery in the aftermath of any emergency involving extensive damage. In general, the EOP establishes emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements utilizing the Standardized Emergency Management System.

The EOP identifies the Town's Emergency Operations Center (EOC) as the location from which centralized emergency management would be performed during a major emergency or disaster, including receiving and disseminating information, maintaining contact with other EOCs and providing instructions to the public. The EOC is located at the Police Operations Building on Los Gatos Boulevard.

2. Goals, Policies, and Actions

Goal SAF-6	**To reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from emergencies.**

Policy

Policy SAF-6.1 Maintain up-to-date preparedness and response plans for fire, flood, earthquake, hazardous materials, and other emergencies.

Actions

Action SAF-6.1 Adopt specific design criteria for street identification signs, including street names and numbers in rural areas, and change existing signs to comply.

Action SAF-6.2 Update as needed, communication tools to encourage disaster preparedness for neighborhoods, and make it available to all residents.

Action SAF-6.3 Regularly update the Town's Emergency Management Plan and make available to residents and businesses.

G. Fire Protection Service

In May of 1970, the Los Gatos Fire Department merged with the Santa Clara County Central Fire Protection District. At the time of the merger, Los Gatos had 27 paid firefighters. The Central Fire Protection District was formed through the consolidation of numerous Fire Districts. Following these mergers, the Central Fire Protection District was renamed the Santa Clara County Fire Department.

1. Background Information

The Santa Clara County Fire Department provides fire protection and emergency response services to the Town of Los Gatos. The Town works with the Department to protect Town residents and property from injury and damage resulting from fire hazards. The Department is a California Fire Protection District serving more than 226,000 residents and approximately 100 square miles of territory within the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, Saratoga,

and the adjacent unincorporated areas of Santa Clara County. The Santa Clara County Fire Department provides the following services:

- Fire suppression
- Emergency medical response
- Rescue activities
- Building plan review
- Code enforcement
- Hazardous materials regulation
- Fire and life safety inspections for new construction, commercial businesses, multi-family residential buildings, and schools
- Community preparedness program
- Emergency medical services
- Public education

The support services division maintains fire stations and other facilities, vehicles and fire apparatus, general supplies, and communications systems.

a. Operations Division

The Operations Division is comprised of four sections: Fire Suppression, Fire Investigation, Emergency Medical Services (EMS), and Hazardous Materials Response (Hazmat). Operations is also responsible for Rescues and the Special Operations Task Force. In the wake of terrorist events in the United States, the Department created the Special Operations Task Force (SOTF) to be better equipped and able to respond to major disasters, such as terrorist attacks and bomb threats, as well as incidents of a less intentional nature, such as natural disasters, confined space and collapse rescues, and hazmat incidents. The SOTF is comprised of the crews of Engine 2 and Hazmat 2 from Seven Springs station, Truck 5 from Winchester station, and Rescue 3 from Los Gatos station. While the department already had hazmat and rescue capabilities, the SOTF is designed to both extend and integrate these capabilities. The SOTF trains for technical rescue and body recovery at incidents involving hazardous and/or biological materials, as well as confined space or structure collapse rescues.

b. Fire Prevention Division

The Fire Prevention Division provides fire and life safety and hazardous materials inspection services for building construction, annual building inspection, and hazardous materials regulation. The Fire Prevention Division provides a comprehensive fire and life safety plan review for land development, new building construction, interior remodel projects, fire suppression and fire alarm systems. In addition, periodic construction inspections are performed to ensure that completed projects conform to both state and local fire safety regulations.

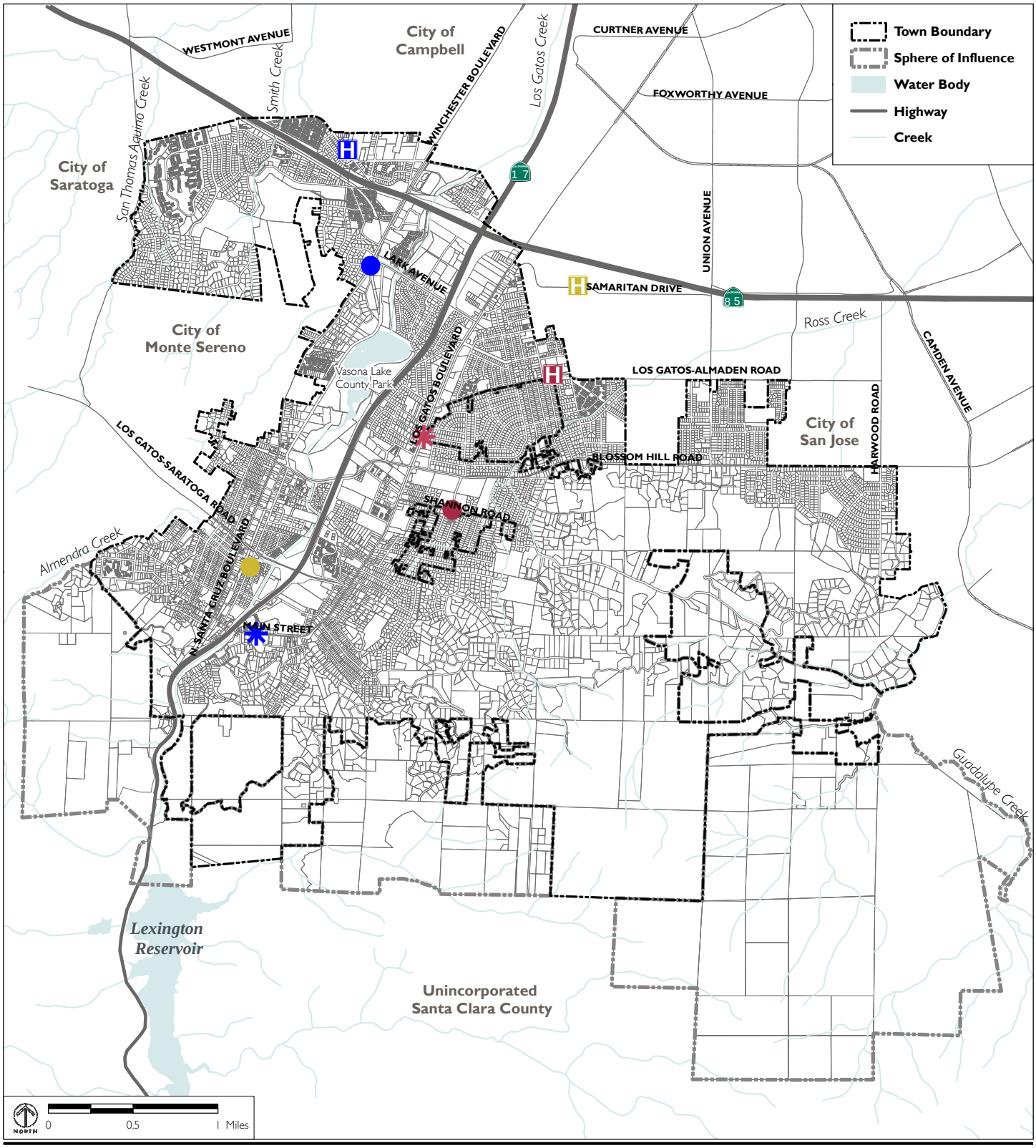
c. Public Education Program

The Santa Clara County Fire Department offers a comprehensive Public Fire and Life Safety Education Program. Under the direction of the Deputy Chief of Training, this program is managed by a staff of two full-time employees and is delivered through specially trained County Fire personnel. Public education programs and services include, but are not limited to, bicycle safety, CPR/First Aid, Carbon Monoxide Detectors, Disaster Preparedness and CERT Training, Fire and Life Safety Programs, Dealing with Heat, and Disabled, and Special Needs Services.

d. Facilities and Equipment

The Santa Clara County Fire Department has 17 fire stations, an administrative headquarters, a maintenance facility, and five other support facilities. Three fire stations are located within the Town of Los Gatos. These stations include the University, Winchester, and Shannon fire stations and are shown on Figure SAF-6. The Redwood and Quito stations located adjacent to Los Gatos also provide fire protection services to the Town.

Each station serving the Town provides emergency medical service (EMS), Advanced Life Support (ALS), and responds to all types of fires (wildland, structure, vehicle, etc).



Source: Town of Los Gatos, 2008.

El Camino Hospital
Mission Oaks Hospital
Good Samaritan Hospital (San Jose)
Winchester Fire Station
Shannon Fire Station
Los Gatos Fire Station
Los Gatos/Monte Sereno Police Department Headquarters
Police Operations Building

FIGURE SAF-6

EMERGENCY SERVICES

e. Service Standards

The Santa Clara County Fire Department has the following service standards:

- First unit shall arrive on scene in less than seven minutes from dispatch of alarm at least 90 percent of the time.
- Second unit shall arrive on scene in less than nine minutes from dispatch of alarm at least 90 percent of the time.
- Remaining units shall arrive on scene in less than 15 minutes from dispatch of alarm at least 90 percent of the time.
- A fire company with at least one paramedic shall arrive on scene in less than seven minutes from dispatch of alarm no less than 90 percent of the time.

2. Goals, Policies, and Actions

Goal SAF-7	**Provide adequate fire protection and emergency medical response services to Town residents.**

Policies

Policy SAF-7.1 Work with the Santa Clara County Fire Department to ensure that first response travel time is maintained and enhanced where possible.

Policy SAF-7.2 Work with the Santa Clara County Fire Department to continue to increase the emergency response facilities and personnel necessary to meet residential and employment growth in the Town.

Policy SAF-7.3 New development shall be required to incorporate adequate emergency water flow, fire resistant design and materials and evacuation routes.

Policy SAF-7.4 New development shall be accessible to emergency vehicles and shall not impede the ability of service providers to provide adequate emergency response.

Goal SAF-8 Promote coordination between land use planning and fire protection.

Policies

Policy SAF-8.1 Build and require roadways that are adequate in terms of width, radius and grade to accommodate Santa Clara County Fire Department fire-fighting apparatus, while maintaining Los Gatos'~~s~~ neighborhoods and small-town character.

Policy SAF-8.2 Identify and mitigate fire hazards during the project review and approval process.

Policy SAF-8.3 New development shall satisfy fire flow and hydrant requirements and other fire-related design requirements as established by the Town and recommended by the Santa Clara County Fire Department.

Policy SAF-8.4 Encourage the installation of interior emergency sprinkler systems, fire-safe building materials, early warning systems and sufficient water supply systems for fire suppression in new development and remodels.

Policy SAF-8.5 Work with the Santa Clara County Fire Department to plan fire station locations to maintain or enhance current response levels.

Policy SAF-8.6 Identify and secure secondary emergency access in new and, when feasible, existing development in locations that are identified as Very High Fire Hazard Areas on the Town's Wildland Fire Severity Zone Map.

H. Police Service

Police protection for the Town of Los Gatos is provided by the Los Gatos/Monte Sereno Police Department. The Town is characterized as a relatively safe community with limited crime.

1. Background Information

The Los Gatos Police Department was established in 1926 and provides police protection services to the Town of Los Gatos. In 1995, the Town entered into a contract with the neighboring City of Monte Sereno to provide police protection services to this community. This ultimately resulted in renaming the Police Department the Los Gatos/Monte Sereno Police Department. The police department serves a combined population of approximately 35,000 residents, and even more when including the workforce of and visitors to Los Gatos. The department provides the following core services:

- Response to emergency and non-emergency calls for service from quality of life issues to property crimes and crimes against persons.
- Identification of criminal activity, including the thorough investigation and prosecution of crimes.
- Dispatch and records services.
- Recruiting, hiring and training of personnel.
- Crime prevention and community outreach.
- Traffic safety and enforcement, including safe routes to school, bike rodeos, helmet usage, and placement of radar trailers throughout the community.
- Maintenance of lost or stolen property, records, and criminal evidence.

- Community problem-solving and engagement.
- School Resource Officer services.
- Administration and fiscal management.

a. Facilities

The Los Gatos/Monte Sereno Police Department has two primary locations in Los Gatos. The Town's Civic Center complex serves as headquarters for police administration, records and dispatch. The new Police Operations building, which was completed in October 2009, houses police operations, including patrol operations, the investigations unit, and evidence storage. The operations captain, patrol sergeants, evidence technician and other support personnel are located at this site. The Police Operations building also houses a briefing room, training room, prisoner processing facility and Emergency Operations Center (EOC). The location of existing and proposed police facilities is shown in Figure SAF-6.

b. Service Standards

The Los Gatos/Monte Sereno Police Department has a performance objective of "providing a safe environment through timely response and police assistance." The department categorizes calls as Priority One, Priority Two, or Priority Three. Priority One calls involve either a serious emergency or public safety hazard. Priority Two calls are those that require immediate response, but are not an emergency. Priority Three calls are all non-emergency calls. While most calls responded to by the Los Gatos/Monte Sereno Police Department relate to incidences of vandalism, domestic disputes, theft and burglary, the department does receive and respond to crimes of violence, including robbery, sexual assault, violent assault, and murder.

2. Goals, Policies, and Actions

Goal SAF-9	**To reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from crime.**

Policies

Policy SAF-9.1 Support the Los Gatos/Monte Sereno Police Department to maintain adequate police staffing, performance levels, and facilities that serve the Town's existing and future population.

Policy SAF-9.2 Pursue community policing and other crime prevention measures for increased public safety.

Goal SAF-10 Promote coordination between land use planning and law enforcement.

Policies

Policy SAF-10.1 Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas and other public spaces shall be designed with maximum possible visual and aural exposure to community residents.

Policy SAF-10.2 Identify and mitigate law enforcement hazards during the project review and approval process.

12 HUMAN SERVICES ELEMENT

A. Introduction

Major land use and development decisions have important physical, economic, social, and environmental implications that must be considered by public officials during any planning process. A Human Services Element in the General Plan provides a venue for bringing human concerns into the physical planning process. Human Services are those services in the community, both public and private, designed especially to meet the social, health, safety, communication, education and artistic needs of people.

This Element expands upon the Town's role and responsibilities pertaining to the broad areas of human services and assessing needs for available resources. Through an effective Human Services Element the Town will be better able to assist individuals and families in achieving and maintaining high levels of social well-being, leading to a more positive and satisfied community.

The Town should be involved in meeting human needs, but may not necessarily be responsible for directly delivering all services. The Town recognizes the value of public and private agencies working together to effectively deliver services. The Town can be a leader in bringing agencies together and encouraging long-range planning. For services not directly provided by the Town, the Town may assume any of the following five roles to assist in developing more effective delivery of Human Services in Los Gatos: resource coordinator; educator; advocate; facilitator; and evaluator.

This Element is divided into the following sections:

- Youth Services
- Senior Services
- Schools
- Libraries
- Town Arts
- Public Health

Each of these components is divided into the following sections:

- **Background Information:** Provides background information about the various resources within Los Gatos.
- **Goals, Policies and Actions:** Provides guidance to the Town related to decisions affecting the resources addressed in this Element.

B. Public Health

The Town of Los Gatos wants to help ensure a healthy community through planning efforts that can directly enhance the wellness of the community.

1. Background

Public health and planning professionals now recognize that increasing individuals' physical activity is paramount to healthy populations, and that the built environment greatly influences lifestyle choices that promote such activity. Los Gatos strives to be an active, inclusive, and responsive community, where healthy habits are encouraged rather than discouraged by the environments we build. Goals, policies, and actions that promote active, healthy lifestyles are also found in the Land Use Element and Transportation Element.

Policies related to community health are also addressed in other sections of this General Plan, including:

- Emergency preparedness in the Safety Element.
- Parks and recreational opportunities in the Open Space Element.
- Water and air quality in the Environment and Sustainability Element.
- Fire and police services in the Safety Element.

2. Goals, Policies and Actions

Goal HS-1	**To ensure resources and programs are available for the health needs of the entire community, including youth and seniors.**

Policies

Policy HS-1.1 Encourage the retention of three nearby hospitals: El Camino Hospital Los Gatos, Good Samaritan Hospital, and Good Samaritan's Mission Oaks Campus.

Policy HS-1.2 Promote health services provided by other agencies to local residents.

Policy HS-1.3 Encourage a full array of health care professionals to locate their practices in Los Gatos.

Action

Action HS-1.1 Annually review programs the Town supports to assure they meet the health needs of target groups.

Action HS-1.2 Identify health services that are not readily available in Los Gatos and add them to the Town's economic vitality efforts.

Goal HS-2	**To foster all residents' health and well-being.**

Policies

Policy HS-2.1 Encourage safe and attractive places for recreational exercise within a half mile of every residence.

Policy HS-2.2 Encourage the continuation of a farmers market in Town and community gardens in appropriate locations.

Policy HS-2.3 Encourage pedestrian routes and sidewalks to be integrated into continuous networks.

Policy HS-2.4 Provide safe and convenient access to disposal sites for expired and unused pharmaceuticals, needles, and related items.

C. Youth Services

Having community activities and services catering to young persons 18 years of age or younger is important for families in Los Gatos. The Town of Los Gatos strives to be a youth-friendly community and recognizes that youth services must be identified and developed to foster a healthy and active environment for youth growing up in Los Gatos.

1. Background Information

Almost 30 percent of all households in Los Gatos have at least one youth under the age of 18. Young persons under the age of 18 represent approximately 20 percent of the total population in Los Gatos. Youth represent the future of Los Gatos, and providing and maintaining services for youth continues to be an important issue to the Town.

Information on youth organizations, library services, family and community events, and Town policies for youth can be found on the Town's website in the *Youth and Teen Resources* section. The Town of Los Gatos provides the following youth services.

a. Youth Commission

Formed in 2004, the Los Gatos Youth Commission includes 20 young persons who live in Los Gatos and go to schools throughout Santa Clara County. Youth on this Commission are in grades 8 through 12 and are formally appointed by the Town Council. The Youth Commission represents the youth community of Los Gatos and is supported by the Los Gatos/Monte Sereno Police Department. The purpose of this Commission is

to increase communication between adults and youth in Los Gatos, to give youth an avenue for expressing their voice in Town affairs and on issues related to youth in Los Gatos, and to encourage them to make civic engagement part of their adult lives.

b. Community Services Commission

Two of the nine members appointed to the Community Services Commission in Los Gatos are high school students. The Community Services Commission advises the Town Council on housing and community development issues in Los Gatos. This Commission develops partnerships with public and private agencies that can help support various housing and community programs.

c. Parks Commission

Two of the nine members of the Parks Commission are youth. The Parks Commission advises the Town Council on issues related to public parks, trails, grounds, street trees, and Town beautification.

d. Los Gatos Library

The Los Gatos Library provides collections and services specifically oriented toward children and teens. The new library opening in 2012 will have expanded seating and study areas specifically for Los Gatos youth.

e. Community Unity

The Town's volunteer recruitment and coordination service provides targeted opportunities for youth and family volunteer projects, internships, and other services in Town parks, trails, government offices, and other agencies and programs.

2. Goals, Policies, and Actions

Goal HS-3	**To meet the needs of Los Gatos youth.**

Policies

Policy HS-3.1 The Town shall interact with applicable agencies and entities that provide youth services to ensure that the needs of children and teens are met.

Policy HS-3.2 The Town shall encourage a broad array of child care facilities and services to meet the economic, geographic, and demographic diversity of Los Gatos.

Action

Action HS-3.1 Town staff shall meet with agencies as needed to identify the needs of children in the community.

Goal HS-4	**To offer a wide range of youth programs and services within the Town.**

Policies

Policy HS-4.1 Continue to support organizations that offer recreational activities and events for youth.

Policy HS-4.2 Coordinate with public and private schools, local non-profits, service clubs, and other agencies to provide opportunities for youth to explore and enjoy sports, creative and performing arts, and future career paths.

Policy HS-4.3 Coordinate with local organizations to support and encourage youth and multi-generational volunteer opportunities.

Actions

Action HS-4.1 Coordinate with community partners to conduct a needs assessment for youth facilities, activities, employment

opportunities and programs; prioritize results; and implement as feasible.

Action HS-4.2 Encourage youth art by periodically displaying youth artwork in gallery space in the Town Council Chambers, Library, and the Civic Center.

Action HS-4.3 Continue to utilize traditional communication tools and new media and technology to promote youth programs.

Goal HS-5 To encourage civic involvement of all youth in the community.

Policies

Policy HS-5.1 Continue to encourage the Youth Commission to explore youth concerns and opportunities, facilitate community forums, and undertake special projects.

Policy HS-5.2 Continue to challenge the Youth Commission to develop new youth-oriented initiatives such as the Youth-Friendly Business Program.

Policy HS-5.3 Continue to work with community partners to provide a variety of programs and events for Town youth.

Policy HS-5.4 Encourage students and families to attend Council, Commission and other public agency meetings.

Policy HS-5.5 Recognize exemplary youth who are actively involved in civic and community activities, events, services and programs.

Policy HS-5.6 Engage youth in Town beautification and other civic improvement efforts.

Actions

Action HS-5.1 Create additional opportunities to involve the Youth Commission with other Town Commissions.

Action HS-5.2 Continue the Community Unity program to encourage youth and adult volunteer opportunities and access to resources.

Goal HS-6	**To promote safe, youth-friendly environments within the Town.**

Actions

Action HS-6.1 Work with the Town of Los Gatos Library, Police Department, and Los Gatos-Saratoga Recreation District to create a program to educate youth about internet use safety.

Action HS-6.2 Work with local schools and other community organizations to educate and encourage positive behavioral choices.

Action HS-6.3 Support continuation of positive parenting and family relationship courses and programs provided by regional agencies and other resources.

Goal HS-7	**To ensure that bicycling and walking is safe for youth throughout the Town.**

Policies

Policy HS-7.1 Promote educational programs for youth that encourage safe and fun bicycle commuting and recreational riding and pedestrian safety.

Policy HS-7.2 Promote the Safe Routes to School program, which supports safety improvements that encourage safe walking and bicycling to school.

Policy HS-7.3 Coordinate with local businesses, organizations and school districts to develop innovative programs, such as "Walking School Buses" and "Bicycle Trains" that encourage youth to commute to and from school in groups.

Actions

Action HS-7.1 Coordinate with local organizations and school districts to develop a program to offer bicycle and pedestrian safety and education classes for youth.

Action HS-7.2 Identify safety improvements that will allow for safe walking and bicycling to schools.

Action HS-7.3 Coordinate with schools and the police department to develop and implement a teen driver safety program.

D. Senior Services

Seniors, or persons age 65 and older, are a significant and growing population group in Los Gatos. In Santa Clara County, seniors are the fastest growing population segment, expected to number more than 300,000 by 2020. The Town of Los Gatos strives to be a senior friendly community and recognizes that, as this population group continues to grow and age, services must be identified and developed to accommodate the needs of older adults.

1. Background Information

The Los Gatos population is growing older. In 2010, the median age of the Los Gatos population is estimated to be 45 years, while in 1970 it was estimated to be 30 years. The older population is evidenced by the increasing

proportion of the Los Gatos population who are age 65 and older. According to the 2000 U.S. Census, the number of seniors in Los Gatos has increased from 11 percent of the total population in Los Gatos in 1970 to 15 percent by 2000. Currently, it is estimated that seniors represent 17 percent of the total population in Los Gatos and could be at 20 percent by 2020.

The Town of Los Gatos contracts with the Los Gatos-Saratoga Recreation District for services, information, and activities for seniors living in Los Gatos. Many of these services are provided at the Los Gatos Adult Recreation Center at 208 E. Main Street in Los Gatos.

a. Healthcare and Social Services

Los Gatos provides a majority of its healthcare and social service programs for seniors through the Los Gatos Adult Recreation Center. The Los Gatos-Monte Sereno Police Department also offers a daily senior check-in program called Operation C.A.R.E.

i. Los Gatos Adult Recreation Center

The Adult Recreation Center is a gathering place for seniors in Los Gatos and provides several senior healthcare and social services. The Center provides case management services to seniors. This service includes advice and referrals to social service agencies and assistance in completing applications for social services. The location of the Center is shown on Figure HS-1.

Through the Adult Recreation Center, volunteer counselors give assistance to seniors interested in drawing up a "durable power of attorney," or health care power of attorney. Volunteer counselors also provide other services such as neutral healthcare insurance advice and information and income tax assistance.

ii. Operation C.A.R.E. Program

Operation C.A.R.E., or Caring About Resident Elders, is a program run by the Los Gatos/Monte Sereno Police Department that offers a free, daily phone call to check-in on the welfare of seniors who may be living alone. A

Police Dispatcher will call at an agreed-upon time with the senior and if unable to reach the senior or any of the senior's emergency contacts, a Police Officer will be sent to the home to check on his/her welfare. Seniors can register for this free service through the Los Gatos/Monte Sereno Police Department.

b. Housing

The Town of Los Gatos strives to provide a variety of housing alternatives to allow seniors to live independently and age in place as they so choose. These housing types include not only single family homes, town homes, condominiums and apartments, but also life care communities, affordable housing, shared housing, and below market rate properties.

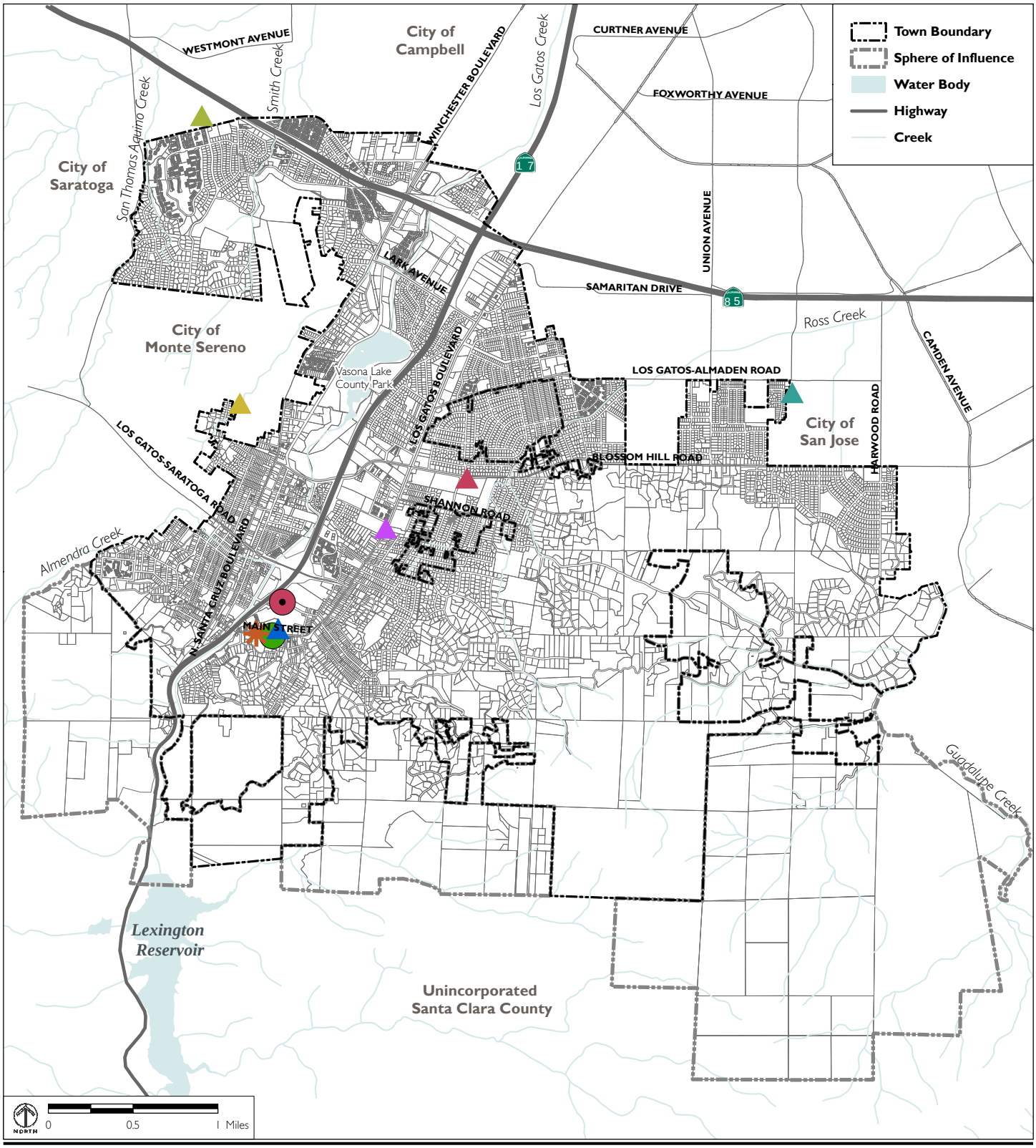
Villa Vasona, Blossom Hill, and Anne Way offer affordable senior units to Los Gatos residents, while the Terraces of Los Gatos, a senior residential care facility run by American Baptist Homes of the West, offers 59 beds and has independent living, assisted living, and skilled nursing programs on site. Twenty-nine of the senior units at the Terraces of Los Gatos are Below Market Price (BMP) units under the Town's BMP program.

The Town also has Los Gatos Meadows Life Care Retirement, run by Episcopal Senior Communities, which has 170 units of studios, apartments, and cottages that house approximately 200 residents.

The Town also supports a Housing Conservation Program which offers no-interest and low-interest loans to income-eligible Los Gatos residents, including seniors, for home rehabilitation projects. The program is administered by the Santa Clara County Housing and Community Development Department and makes home rehabilitation loans available to qualified Los Gatos renters and owners.

c. Transportation

The Santa Clara Valley Transportation Authority (VTA) operates up to six public transit bus lines that run through the Town and several park-and-ride



Source: Town of Los Gatos, 2010.

- Los Gatos Public Library
- The Venue Teen Center
- Los Gatos Adult Recreation Center
- Blossom Hill Elementary
- Daves Avenue Elementary
- Van Meter Elementary
- Rolling Hills Middle School
- Leigh High School
- Los Gatos High School

FIGURE HS-1

YOUTH AND SENIOR PUBLIC FACILITIES

lots. The community relies primarily on non-profit organizations to provide transportation services and education for seniors in Los Gatos. The OUTREACH Senior Transportation Program provides public paratransit services as an alternative for seniors who are unable to access or use fixed-route public transit. The American Association of Retired People (AARP) hosts a quarterly senior driver safety course called the 55 Alive Driver Safety Program.

The Los Gatos Adult Recreation Center in Los Gatos offers information on the OUTREACH Senior Transportation Program. The Center also provides discounted BART tickets for seniors in Los Gatos.

d. Recreational and Social Activities

The Los Gatos Adult Recreation Center is a central gathering place that often hosts local activities for seniors. The Center also publishes a free bi-monthly newsletter with information on local events, programs and announcements geared toward seniors.

The Center hosts a number of events for seniors in Los Gatos, including:

- A weekly Town-sponsored walking group to promote exercise;
- A weekly bingo night, sponsored by the Live Oak Senior Nutrition and Service Center;
- A Live Oak Nutrition Lunch, followed by a free movie, held on the fourth Wednesday of every month;
- A weekly board games and table games event, sponsored by the Los Gatos-Saratoga Recreation District's 55 (and over) Program;
- An annual Senior Thanksgiving dinner with food from local restaurants; and
- Senior picnics at local parks.

The Los Gatos-Saratoga Recreation District offers several classes geared toward seniors, ranging from dance and exercise to writing, language and

technology education. The Los Gatos-Saratoga Recreation District publishes a monthly newsletter and also organizes day and extended day trips for seniors. Information on such trips offered through other senior centers can also be obtained through the Los Gatos Adult Recreation Center.

The Los Gatos Public Library offers several programs and services for seniors, seven days a week. A monthly book club, Internet classes, a weekly knitting group, and quarterly evening programs featuring special guests are among the many free programs offered to all. The Library offers a variety of materials including a magnified and large type section.

Several non-profit agencies also provide assistance and support for seniors in Los Gatos. Senior programs managed by non-profit agencies include:

- Live Oak Adult Day Services
- Long-Term Care Ombudsman
- Operation Brown Bag
- The Health Place, San Jose State University's School of Nursing
- Meals On Wheels

2. Goals, Policies and Actions

Goal HS-8	**To ensure programs and facilities for social interaction for senior citizens.**

Policies

Policy HS-8.1 The Town shall act as a clearinghouse for social programs provided by other agencies and groups that provide aid for social problems.

Policy HS-8.2 Regularly consult with older adults and seniors on the services and programs they desire and need.

Policy HS-8.3 Encourage the Los Gatos-Saratoga Recreation District and other service providers to provide a wide variety of senior services and programs, including daily opportunities for seniors to have physical activity, social interaction, and mental stimulation.

Policy HS-8.4 Coordinate with local organizations to support opportunities for seniors to interact with youth in Los Gatos.

Policy HS-8.5 Encourage new development to include intergenerational spaces, such as cafés or family-oriented outdoor spaces.

Policy HS-8.6 Encourage the establishment and operation of a dedicated space for seniors.

Actions

Action HS-8.1 Annually review social programs offered by the Town and other agencies to determine if they meet the needs of seniors.

Action HS-8.2 Collaborate with the Los Gatos-Saratoga Recreation District and other local organizations to develop a program to provide additional recreational and fitness programs for seniors.

Action HS-8.3 Explore ways to increase the focus on senior needs in existing commissions and consider establishing a separate or broader commission focusing on senior issues.

Action HS-8.4 Develop or identify an existing facility for a full service senior center.

Action HS-8.5 Connect seniors with existing resources in the community.

Action HS-8.6 Annually set funding priorities which include funds for senior needs.

Action HS-8.7 Continue to utilize traditional communication tools and new media and technology to promote senior programs as best suited to meet their needs (e.g., larger type for ease of reading).

Goal HS-9 To improve mobility and access to care and services for seniors.

Policies

Policy HS-9.1 Ensure that seniors have convenient access to social and medical services, commercial areas, and transportation by coordinating with senior shuttle service providers.

Policy HS-9.2 Encourage all new senior housing developments to provide transportation services.

Policy HS-9.3 Encourage businesses and health care providers that serve seniors to locate in Town.

Action

Action HS-9.1 Seek funding and coordinate with Santa Clara Valley Transportation Authority (VTA) to provide lower, subsidized public transit fares for seniors.

Goal HS-10 To encourage a wide variety of types of senior housing, including independent living, residential care facilities, and affordable housing within the Town.

Policy

Policy HS-10.1 Encourage new development or substantial remodels to incorporate barrier-free design principles to ensure access for people of all ages and abilities.

Action

Action HS-10.1 Identify incentives for the development of a variety of types of senior housing, including independent living and residential care facilities.

Goal HS-11 To ensure safe environments for Los Gatos seniors.

Policies

Policy HS-11.1 Identify isolated seniors who may need assistance in natural disasters such as earthquakes or floods.

Policy HS-11.2 Continue daily public safety outreach and communications to seniors and their families requesting such support.

E. Schools

Quality education is important to the residents of the Town. However, while local land use and development decisions may impact school facilities, mitigation for school impacts required of developers may be limited by State legislation or other factors.

1. Background Information

Six different school districts serve the residents of the Town of Los Gatos. These are the Los Gatos Union School District, the Los Gatos-Saratoga Joint Union High School District, the Campbell Union School District, the Campbell Union High School District and the Cambrian Union Elementary District. In addition, nearby West Valley Community College, located in the

City of Saratoga, offers academic and career programs. The location of the elementary and high schools that serve Los Gatos students is shown on Figure HS-1. Elementary and high school district boundaries are shown in Figures HS-2 and HS-3, respectively.

a. Los Gatos Union School District

The Los Gatos Union School District has four elementary schools and one middle school providing educational services to the children of Los Gatos:

- Blossom Hill Elementary School (16400 Blossom Hill Road)
- Daves Avenue Elementary School (17770 Daves Avenue)
- Lexington Elementary School (19700 Old Santa Cruz Highway)
- Van Meter Elementary School (16445 Los Gatos Boulevard)
- Raymond J. Fisher Middle School (19195 Fisher Avenue)

All the elementary schools serve kindergarten through grade 5. Raymond J. Fisher Middle School serves Los Gatos students in grades 6 through 8.

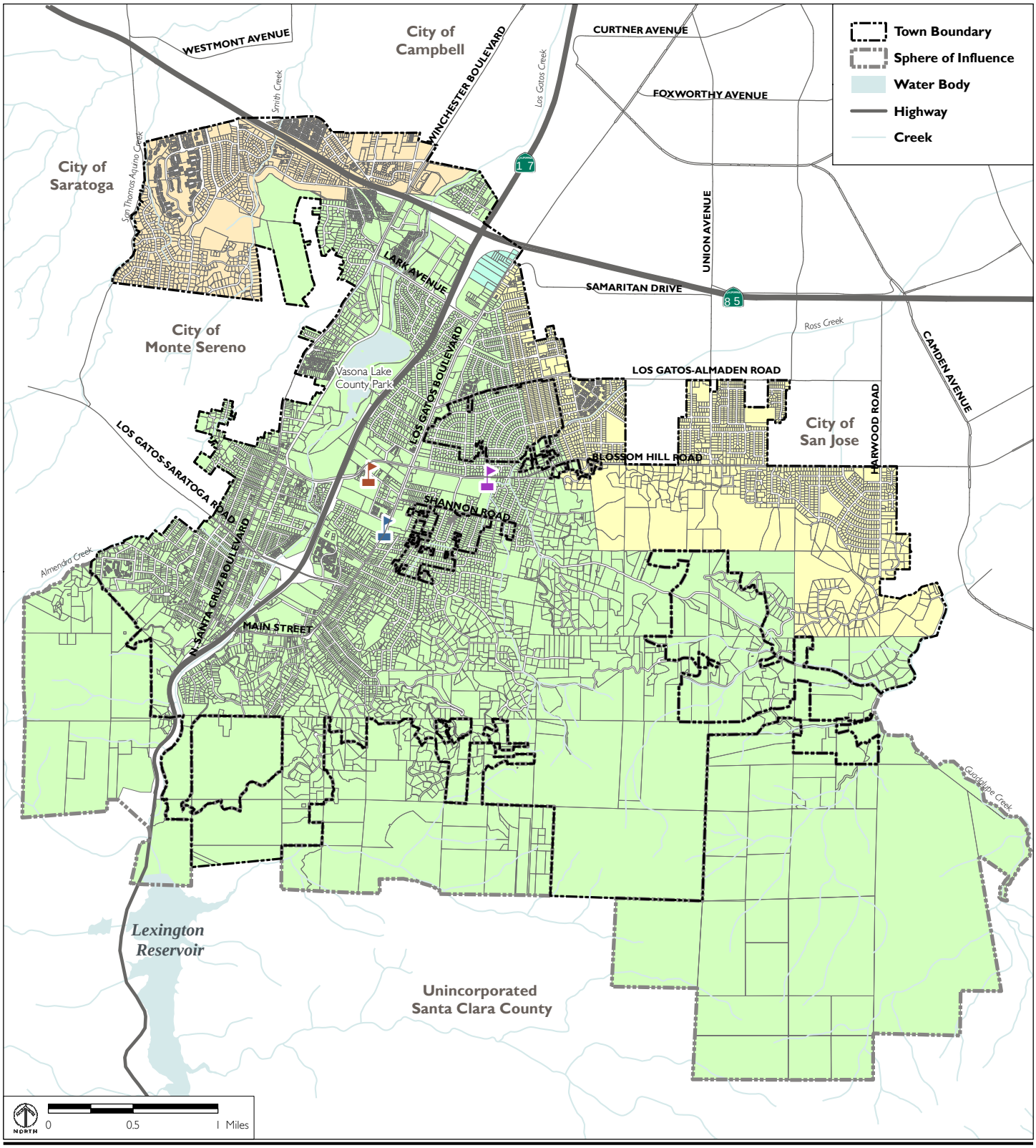
b. Los Gatos-Saratoga Joint Union High School District

The Los Gatos-Saratoga Union High School District has two high schools, Los Gatos High and Saratoga High, which serve over 3,100 students from unincorporated Santa Clara County as well as the communities of Los Gatos, Monte Sereno, and Saratoga. Each school offers grades 9 through 12.

c. Campbell Union School District

More than 7,300 students from the communities of Campbell, Los Gatos, Monte Sereno, San Jose, Santa Clara, and Saratoga attend the 12 schools within the Campbell Union School District. The four schools within the District that serve the Town of Los Gatos are Capri, Forest Hill, and Marshall Lane Elementary Schools, all of which offer kindergarten through grade 5, and Rolling Hills Middle School, which offers grades 5 through 8.

All of these schools are located near the northwest border of the Town in different cities.



Source: Town of Los Gatos, 2008.

Elementary School Districts

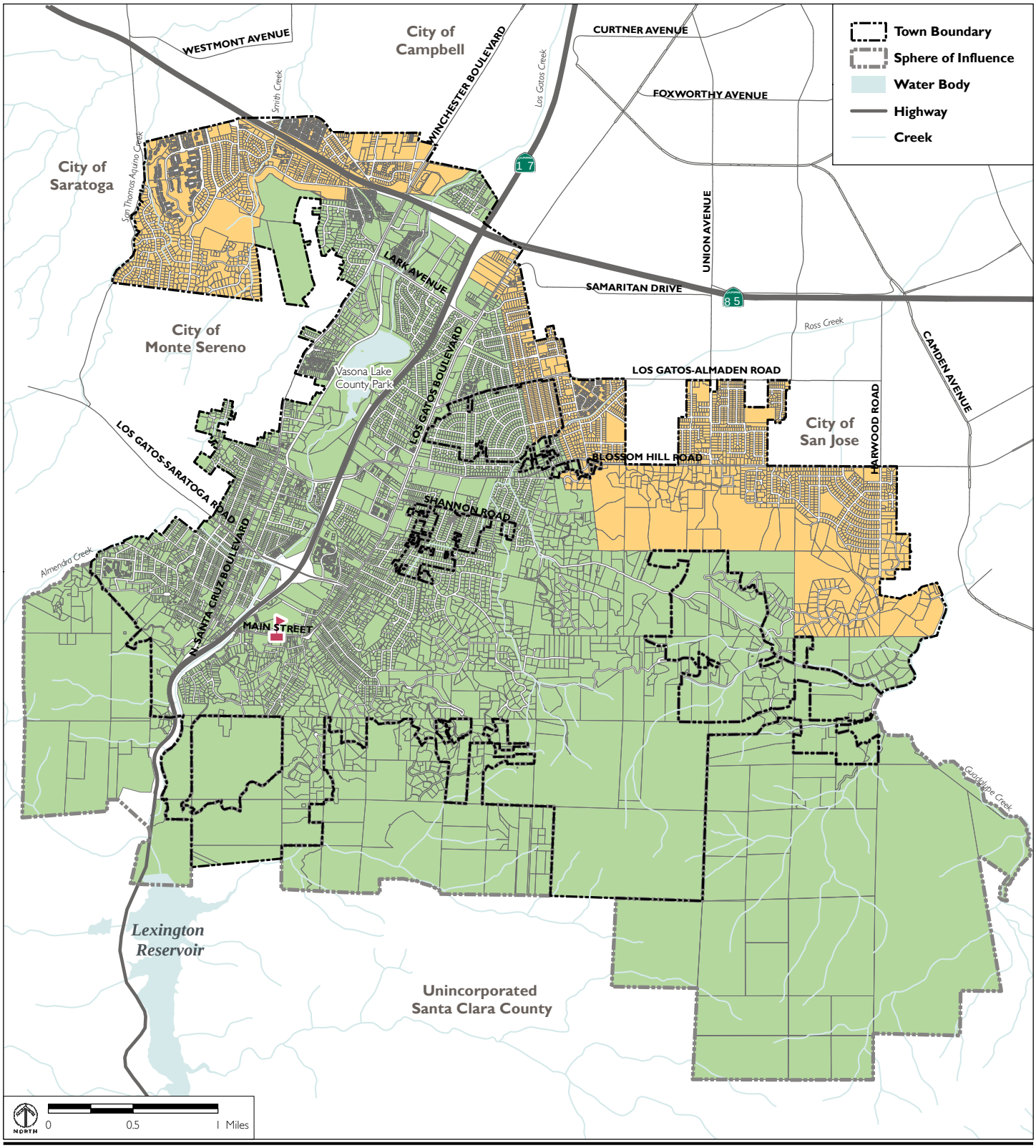
- Cambrian School District
- Campbell Union School District
- Los Gatos Union School District
- Union School District

Public Schools

- Blossom Hill Elementary
- Van Meter Elementary
- Raymond J. Fisher Middle

FIGURE HS-2

ELEMENTARY SCHOOLS AND SCHOOL DISTRICTS



Source: Town of Los Gatos, 2008.

High School Districts

- Campbell Union High School District
- Los Gatos-Saratoga Joint Union High School District

School

- Los Gatos High

FIGURE HS-3

HIGH SCHOOL AND SCHOOL DISTRICTS

d. Campbell Union High School District

Campbell Union High School District serves over 7,700 students at five campuses: Branham, Del Mar, Leigh, Prospect and Westmont High Schools. Both Leigh and Westmont High Schools serve residents of the Town of Los Gatos.

e. Union Elementary School District

Union Elementary School District serves approximately 4,400 students enrolled in eight elementary schools (K-5 grades) and two middle schools (serving 6-8 grades). The Alta Vista Elementary School serves Los Gatos students.

f. Cambrian Elementary School District

Cambrian Elementary School District serves approximately 3,142 students enrolled in four elementary schools (K-5 grades) and one middle school (serving 6-8 grades). The Farnham Elementary School is the only school in this district that serves Los Gatos students.

g. West Valley Community College

Located within the City of Saratoga and serving Los Gatos residents, West Valley Community College offers career programs, professional certificates and degree programs with preparation for transfer to four-year colleges and universities.

2. Goals, Policies and Actions

Goal HS-12	**To maintain a system of open communications between the Town, school districts, and the development community in order to coordinate the activities of each to achieve the highest quality of education for all public schools students.**

Policies

Policy HS-12.1 Encourage developers to engage in early discussions with the Town and school districts regarding a project, its potential impacts on schools and the potential to reduce impacts. These discussions should occur as early as possible in the project planning stage, preferably preceding land acquisition.

Policy HS-12.2 Cooperate with school districts in identifying and evaluating population and demographic changes that may impact schools.

Policy HS-12.3 Allow alternative uses of the sites and facilities of schools, subject to conditions that will protect the surrounding neighborhood.

Action

Action HS-12.1 Amend Town development applications to require applicants for residential projects to contact the affected school districts to discuss the impacts of the proposed development.

F. Libraries

The Town of Los Gatos has one public library located within the Town's Civic Center complex, which was built in 1964 when the population of the Town was approximately 9,000. Since that time, the population of the Town has grown to just over 30,000, with approximately 20,000 registered library card holders. The Los Gatos library provides a variety of services for people of all ages.

1. Background Information

To meet the community's growing library needs, the Town of Los Gatos is building a new, larger library that will be located on the southeast corner of

the Civic Center complex. The new library is expected to open in early 2012. The new two-story library will be approximately 30,000 square feet and will include: a separate space for children's story-telling programs; a separate teen room; reading and study areas for users of all ages; computer areas for research, Internet access and technology education; laptop areas; additional self-check out machines; and space for the Town's extensive history collection. The new library will also have more seating and added space for adult and youth book collections and multi-media collections.

The current library collection consists of books, audiobooks, magazines and periodicals, newspapers, DVDs, CDs, CD ROMs, video cassettes, microfilm and reference materials. A current collection of Los Gatos High School textbooks is also available for in-house use. The library also subscribes to computerized databases which provide access to thousands of archived newspapers, periodicals, primary source documents, reference works and media files. These databases are accessible on library computers and remotely using a library card number.

The library also holds an extensive collection of historical artifacts and information, with emphasis on the Town of Los Gatos and surrounding areas. Original photographs and newspapers are available, along with copies of death certificates and profiles of historic homes. The library provides access to research on the original "Rancho Rinconada de Los Gatos," the Hernandez and Peralta families, grantees of the land, the John Lyndon family, and other early settlers who were important in the founding of the Town.

The library's History Collection includes information on local authors, such as Colonel Charles Erskine Scott Wood, Sara Bard Field and Ruth Comfort Mitchell. The library also owns signed first editions of many local authors.

The digitized collection of nearly 4,000 historic photographs includes the Hamsher Collection, donated to the library in the mid-1950s, the entire

photo collection of the Museum of Los Gatos, and many other images donated by long-time Los Gatos families.

In addition to reference and checkout services, the library offers story-times after-school programs; volunteer reading programs; book discussion groups; knitting groups; computer and internet access; wireless internet access; internet classes; summer reading programs; and Friends of the Library programs, featuring special speakers, artists and performers. Reference Librarians are also available to assist in locating materials in the Library. All programs are open to the public and are free of charge.

2. Goals, Policies and Actions

Goal HS-13	**To provide a library facility that will accommodate library services to meet the educational and informational needs of the community.**

Policies

Policy HS-13.1 Ensure that all residents have access to library services, including access to technology resources.

Policy HS-13.2 Maintain the library as an important activity center within the community.

Action

Action HS-13.1 Investigate various funding mechanisms for ongoing operation and expansion of the library facility, services, and programs.

G. Arts and Cultural Enrichment

The Town of Los Gatos has a rich history as a center of arts and literature and the home to both historical and contemporary artists of renown. And today, Los Gatos maintains a thriving arts community that is invaluable to

people of all ages in the Town. The Town has committed to protecting and promoting its cultural resources, including theaters, museums, art galleries, and public art. The Town also strives to further attract and encourage performing arts in Los Gatos, including live theater, music, and dance, as well as the literary arts, including author events and poetry.

1. Programs and Facilities

Los Gatos's Arts and Culture Commission is actively involved in promoting cultural events and public art displays in the Town. The Arts and Culture Commission is an advisory group to the Town Council and works to encourage the development of music, drama, art, and other cultural and creative activities in Town.

The Town supports a wide variety of cultural experiences including the Music in the Park Summer Concert Series, the annual July Fourth musical celebration, and public art in the Council Chambers and throughout the community. Many of these efforts are supported or led by a Council-appointed Arts Commission.

Los Gatos has two museums – the Art Museum of Los Gatos, located in a historic former firehouse on Tait Avenue, and the History Museum of Los Gatos, located in the Forbes Mill annex. While the Town owns these two buildings, collections and operations of these museums are managed by a non-profit organization.

The Town also supports art-related, non-profit organizations which host various music and arts programming. In addition, the Town appointed a Los Gatos Poet Laureate for the construction and opening of the new library, a new tradition which will likely continue to support the literary arts in Los Gatos.

2. Goals, Policies and Actions

Goal HS-14	**To enrich the Town by making visual arts, the performing arts, literary arts and other cultural amenities more accessible to the Town's residents.**

Policies

Policy HS-14.1 Encourage public art in all new commercial development.

Policy HS-14.2 Encourage art-related uses (theaters, museums, art galleries) in new and remodeled retail development.

Policy HS-14.3 Limit the conversion of museums and theaters to non-art related uses.

Policy HS-14.4 Continue to support community-based, outdoor musical and other arts programs.

Policy HS-14.5 Encourage new or expanded public and private facilities to host performing arts events for youth and the broader community.

Policy HS-14.6 Encourage private/public funding, development, and operation of cultural amenities, activities, and centers consistent with the small town character of Los Gatos.

Policy HS-14.7 Encourage all local arts groups and artists to collaborate and partner across disciplines, media, and venues for a richer and more diverse cultural experience.

Actions

Action HS-14.1 Develop design guidelines to encourage incorporation of art and art-related uses in new and remodel developments.

Action HS-14.2 Study the feasibility of a performing arts center for the Town, including options for location and financing.

13 GENERAL PLAN PREPARERS

A. Town Council, Planning Commission, and Town Staff

The 2020 General Plan was reviewed and evaluated by the Los Gatos Town Council, Planning Commission, and Town staff. These included:

1. Town Council Members

Dianne McNutt, Mayor
Joe Pirzynski, Vice Mayor
Barbara Spector, Council Member
Steve Rice, Council Member
Mike Wasserman, Council Member

2. Planning Commission Members

John Bourgeois, Chair
Marico Sayoc, Vice Chair
Thomas O'Donnell, Planning Commissioner
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Scott Seaman, Police Chief
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Suzanne Davis, Senior Planner

B. Advisory Committees

1. General Plan Committee

Joe Pirzynski, Vice Mayor
Barbara Spector, Town Council Member
Tom O'Donnell, Planning Commission Chair
John Bourgeois, Planning Commission Vice Chair
Marcia Jensen, Planning Commissioner
Barbara Cardillo, Community Member
Chuck Sloan, Community Member
Jane Ogle, Community Member

2. General Plan Advisory Committee

Joe Pirzynski, Vice Mayor
Barbara Spector, Town Council Member
Tom O'Donnell, Planning Commission Chair
John Bourgeois, Planning Commission Vice Chair
Marcia Jensen, Planning Commissioner
Barbara Cardillo, Community Member
Chuck Sloan, Community Member
Jane Ogle, Community Member
Gordon Yamate, Community Member
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14 GLOSSARY OF TERMS

A. Abbreviations

AARP:	American Association of Retired People
AB:	Assembly Bill
ABAG:	Association of Bay Area Governments
ADT:	Average Daily Traffic
ALS:	Advanced Life Support
BAAQMD:	Bay Area Air Quality Management District
BMP:	best management practices
CAA:	Clean Air Act
CalFire:	California Department of Forestry and Fire Protection
Cal-IPC:	California Invasive Plant Council
CalEPA:	California Environmental Protection Agency
CAP:	Climate Action Plan
CARB:	California Air Resources Board
CDF:	California Department of Forestry
CDFG:	California Department of Fish and Game
CEQA:	California Environmental Quality Act
CGS:	California Geological Survey
CH_4:	methane
CIP:	Capital Improvements Program
CMA:	Santa Clara County Congestion Management Agency
CMP:	Congestion Management Program
CNDDB:	California Natural Diversity Database
CNEL:	Community Noise Equivalent Level
CO:	carbon monoxide
CO_2:	carbon dioxide
CO_2e:	carbon dioxide equivalent
Db:	decibel
dBA:	A-weighted decibels
DOT:	California Department of Transportation
DPM:	diesel particulate matter

DTSC:	California EPA, Department of Toxic Substances Control
EIR:	Environmental Impact Report
EMS:	Emergency Medical Service
EOC:	Emergency Operations Center
EOP:	Emergency Operations Plan
EPA:	U.S. Environmental Protection Agency
EV:	electric vehicle
FAR:	floor area ratio
FEMA:	Federal Emergency Management Agency
GHG:	greenhouse gas
GPAC:	General Plan Advisory Committee
GPC:	General Plan Committee
HFC:	hydrofluorocarbon
HOV:	High Occupancy Vehicle
HUD:	U.S. Department of Housing and Urban Development
LAFCo:	Local Agency Formation Commission
L_{dn}:	day-night average sound level
LEED:	Leadership in Energy and Environmental Design
L_{eq}:	equivalent sound level
L_{max}:	maximum sound level
LOS:	level of service
MGD:	million gallons per day
MPO:	metropolitan planning organization
MROSD:	Midpeninsula Regional Open Space District
MTC:	Metropolitan Transportation Commission

N_2O:	nitrous oxide
NFIP:	National Flood Insurance Program
NTC:	Neighborhood Traffic Calming
OSP:	Open Space Preserve
PFC:	perfluorocarbon
PPW:	Town of Los Gatos Parks and Public Works Department
PM:	suspended particulate matter
PM_{10}:	particulate matter of 10 micrometers or less in size
$PM_{2.5}$:	particulate matter of 2.5 micrometers or less in size
RWQCB:	Regional Water Quality Control Board
SB:	Senate Bill
SCVWD:	Santa Clara Valley Water District
SF_6:	sulfur hexafluoride
SMSA:	Standard Metropolitan Statistical Area
SOI:	sphere of influence
SRI:	Solar Reflectance Index
TAC:	Toxic Air Contaminant
TDM:	transportation demand management
TMDL:	total maximum daily loads
VLR:	Vasona Light Rail
VMT:	vehicle miles traveled
VOC:	volatile organic compound
VTA:	Santa Clara Valley Transportation Authority
WVCR:	West Valley Collection and Recycling
WVSD:	West Valley Sanitation District

B. Terms and Definitions

The following terms and definitions are used throughout this General Plan.

Acreage, Net. The portion of a site that can actually be built upon, which is the area remaining after dedication of ultimate rights-of-way for:

- Exterior boundary streets.
- Flood ways.
- Public parks and other open space developed to meet minimum standards required by Town Code.
- Utility Easements and rights-of-way may not be counted as net acreage.

Action. An action is a program, implementation measure, procedure, or technique intended to help to achieve a specified goal. (See "Goal.")

Adaptive Plant Species. Non-native plant species that require low maintenance and thrive well in their environment.

Archaeological Resource. Material evidence of past human activity found below the surface of the ground or water, portions of which may be visible above the surface.

Assisted Living Facilities. Assisted living facilities provide a level of care that is between independent living and nursing care homes for seniors who only need some support for daily activities. Assisted living facilities often provide assistance for daily activities of seniors in otherwise independent senior housing, including support for such activities as cooking, laundry, bathing, housekeeping and taking medication.

Bay-Friendly Landscaping Guidelines. Guidelines, developed by Stopwaste.org of Alameda County focused specifically on San Francisco Bay Area green landscaping and widely recognized throughout the Bay Area. These guidelines promote a context-sensitive approach focusing on site planning, stormwater and site drainage, earthwork and soil health, materials, irrigation, planting and maintenance. The Bay-Friendly Landscaping

Guidelines have been adopted by many cities, counties and regional agencies/organizations throughout the San Francisco Bay Area including Santa Clara County and the City of San Jose. For more information on the Bay-Friendly Landscaping Guidelines, go to www.stopwaste.org.

Best Management Practices (BMP). A set of management strategies that most successfully and/or efficiently lead to a particular goal. For example, stormwater best management practices (BMPs) might be management practices (such as nutrient management) or structural practices (such as terraces) designed to reduce the quantities of pollutants (such as sediment, nitrogen, phosphorus and animal wastes) that are washed by rain and snow melt from farms.

Bicycle Path (Class I facility). A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.

Bicycle Lane (Class II facility). A corridor expressly reserved for bicycles identified by pavement markings or lane stripes on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Route (Class III facility). A facility shared with motorists and identified only by signs; a bicycle route has no pavement markings or lane stripes.

California Invasive Plant Council (Cal-IPC). The California Invasive Plant Council (Cal-IPC) is a statewide non-profit organization whose mission is to protect California wildlands from invasive plants through restoration, research, and education. The Cal-IPC maintains the California Invasive Plant Inventory, which is widely referenced by government agencies and private entities throughout California and is included in the GreenPoint Rated Building Guidelines and the Bay-Friendly Landscaping Guidelines.

California Environmental Quality Act (CEQA). Legislation (California Public Resources Code section 21000 et seq.) passed in 1970 by which projects are reviewed for the purpose of evaluating potential environmental impacts of new development to the State.

Capital Improvements Program (CIP). A Capital Improvements Program (CIP) is administered by a City or Town. A CIP schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.

Climate Action Plan (CAP). Plan by which jurisdictions identify and evaluate feasible and effective policies to reduce their greenhouse gas emissions through a combination of public and private sector policies and programs. By taking a proactive approach to planning, jurisdictions can lower their greenhouse gas emissions, reduce their energy costs, protect air quality and public health and improve the economy and environment.

Community Noise Equivalent Level (CNEL). A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Complete Streets. Street that is designed to be shared by cars, transit, bicyclists, and pedestrians. Complete Streets include facilities that provide space for all transportation modes and often include sidewalks, bicycle lanes, street trees, and landscaping.

Conditional Use Permit (CUP). A permit issued by Town staff subject to the discretionary and conditional review of an activity, function, or operation on a site or in a building or facility for consistency with the Town Code.

Continuum of Care. Refers to the interconnected, full range of services available to seniors, which allows for ease of transfer between facilities as the needs of seniors transition from independent living facilities to nursing care homes and all services available in between.

Cool Roof/Pavement. A cool roof or pavement is generally light-colored and reflects and emits the sun's heat back to the sky instead of transferring it to the building below or to the immediate surrounding area.

Coordinate. To solicit input and consultation from an outside agency or organization.

Cultural Resources. As defined by CEQA, includes historic, archaeological and paleontological resources, such as historic buildings, sites, or districts, as well as human remains.

dB. Decibel; an unit used to express the relative intensity of a sound as it is heard by the human ear. The threshold of human hearing is 0 dB. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

dBA. The "A-weighted" scale for measuring sound in decibels; weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

Density. The amount of development on a property. (See also "Density, Residential" and "Floor Area Ratio.")

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acre. (See "Acreage, Net.")

Development. The physical extension and/or construction of land uses. Development activities may include: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover.

Development Policy for In-Fill Projects. Information on this policy is available at the following link: http://www.losgatosca.gov/documents/Community%20Development/Planning/Policies/In-Fill%20Projects.pdf

Downtown. The historic commercial heart of Los Gatos. Downtown encompasses the southwest section of Town and is generally bounded by Blossom Hill Road and Pine Avenue to the north; Glen Ridge Avenue to the west; Wood Road, College Avenue, and Cleland Avenue to the south; and Los Gatos Boulevard to the east. Downtown includes the Central Business District General Plan land use designation, shown on the General Plan land use map.

Dual Plumbing. Plumbing that uses two independent piping systems that deliver potable water for consumption and reclaimed water for irrigation. Also known as "purple pipes."

Dwelling Unit. The place of customary abode of a person or household which is either considered to be real property under State law or cannot be easily moved.

Element. California State Government Code Section 65302 requires each General Plan to contain seven separate "elements," similar to chapters that set goals, policies and actions for each mandated subject. Topics can sometimes be combined or included into other elements, as allowed by State law. Other elements are optional.

Emergency Access. A road or trail with removable barriers that is capable of accommodating vehicles and fire apparatus and can be utilized for evacuation or emergency response functions.

Energy or Water Efficiency Audit. An evaluation, by a trained professional, of the energy or water efficiency of a building, often done when a building is sold or prior to substantial remodels.

Environmental Impact Report (EIR). A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action and identifies alternatives or other measures to avoid or reduce those impacts. (See "California Environmental Quality Act.")

Fault. A fracture in the earth's crust that forms a boundary between rock masses that have shifted.

Floor Area Ratio (FAR). The size of a building in square feet (gross floor area) divided by net land area, expressed as a decimal number. For example, a 60,000-square-foot building on a 120,000-square-foot parcel would have a floor area ratio of 0.50. The FAR generally is used in calculating the building intensity of residential and non-residential development. It is not related to the height of the building.

Gateway. An area located where a major street meets the town limit. It is a point along a roadway at which a pedestrian, motorist, or cyclist gains a sense of having entered the town.

General Plan. A compendium of Town policies in the form of maps and accompanying text and adopted by the Town Council regarding its long-term development. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301. In California, the General Plan has seven mandatory elements (Circulation,

Conservation, Housing, Land Use, Noise, Open Space, Public Safety) and may include any number of optional elements.

Goal. A description of the general desired results that Los Gatos seeks to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that the Town and its residents wish to maintain or develop.

Green Roofs. A roof that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. Green roofs capture and filter stormwater as well as reduce heat loss through the roof, providing additional insulation for the building.

Greenhouse Gases (GHGs). Gases that are emitted into the atmosphere through both natural and man-made processes and remain trapped in the atmosphere.

GreenPoint Rated Building Guidelines. Widely-recognized green building standards specific to the San Francisco Bay Area and developed by Build-It-Green in partnership with Stopwaste.org of Alameda County. These guidelines have already been adopted by the Town of Los Gatos. These guidelines address the design, construction, and operation of new homes and remodels. For more information on the GreenPoint Rated Building Guidelines, go to www.builditgreen.org/greenpoint-rated/guidelines.

Groundwater. Water that exists beneath the earth's surface, typically found between saturated soils and rock and is used to supply wells and springs.

Habitat. The physical location or type of environment in which an organism or biological population lives or occurs.

Heat Island. An urban area that is significantly warmer in temperature than surrounding rural areas because of heat released by exposed urban infrastructure, such as pavement and rooftop surfaces.

Historic Resource. The Town recognizes an historic resource as follows: any structure/site that is located within an historic district; or any structure/site that is historically designated; or any primary structure constructed prior to 1941, unless the Town has determined that the structure has no historic significance or architecture merit.

Household. All persons occupying a single dwelling unit.

Invasive Plants. Plants introduced by humans into a region, often spreading aggressively and destroying wildlife habitat.

Land Use. The occupation or utilization of an area of land for any human activity or purpose.

Land Use Designation. One specific category in a classification series of appropriate use of properties. A designation has an associated list of applied land use and management policies.

Leadership in Energy and Environmental Design (LEED). The green building certification system developed by the U.S. Green Building Council, a non-profit organization devoted to developing cost-efficient and energy-saving green buildings throughout the U.S. LEED uses a point system to rate the energy-efficiency of the design, construction and operation of new construction and the renovation of existing buildings. LEED offers four ratings for qualified buildings, from lowest to highest rating: Certified, Silver, Gold and Platinum. For more information on LEED, go to www.usgbc.org.

Least Restrictive Development Area (LRDA). Areas designated in the Los Gatos Hillside Specific Plan where development is not prohibited.

Level of Service (LOS) Standard. A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Level of Service (LOS) for Traffic. A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as driver dissatisfaction, delay, and maneuverability.

Lifecycle Cost Analysis. Comprehensive investigation and valuation of the environmental impacts of a given product or service caused or necessitated by its existence.

Mixed Use. Any mixture of land uses, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

Mobile Home. A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit.

Mobile Home Park. A residential development designed and developed for occupancy by mobile homes and manufactured housing. Home sites within a mobile home park may be rented or leased by park residents, or the park may be owned in common by all residents.

Multi-Modal Transportation. Refers to various modes of travel other than driving, including public transit, walking, bicycling, and other alternative modes of transportation.

Multi-Use Facility. A facility shared for multiple activities and/or utilized by multiple types of users. For example, a trail accessible to and utilized by pedestrians, bicyclists and equestrians. A multi-use field would have facilities that could be used for more than one sport and could be available for informal pick-up games or organized play.

Native Plant Species. Plants that occur naturally in a region without direct or indirect human interference.

Parcel. A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Passive Solar Heating and Cooling. Refers to the natural heating and cooling process that occurs as a result of a building's site design and layout. Passive solar heating and cooling can be achieved, for example, when a building is designed to optimize air-movement for ventilation. Passive solar heating and cooling can also be achieved when a building includes solar heating systems, such as a solarium, or passive cooling systems, such as strategic tree shading and building orientations.

Pedestrian-Oriented Design. An approach to architectural design intended to facilitate movement on foot in an area, as opposed to design that primarily serves automobile movement. Examples of pedestrian-oriented design include pathways following the most direct route from sidewalk to front door, continuous building streetwalls with shop windows, outdoor cafes, street trees and benches, and architectural enhancement in the first two floors that are at human scale.

Planning Area. The land area addressed by a municipality's General Plan. The Planning Area does not lead to regulatory powers outside of the Town limit. Los Gatos's planning area is the same as its sphere of influence (SOI). The unincorporated land within the Town of Los Gatos will remain under the jurisdiction of the County of Santa Clara unless annexed to the Town. (See also "Sphere of Influence.")

Policy. A policy specific statement that guides decision-making as the Town works to achieve a goal. Such policies, once adopted, represent statements of Town regulation and require no further implementation. The General Plan's policies set out the standards that will be used by Town staff, the Planning

Commission, and Town Council in their review of land development projects and in decision-making processes. (See "Action.")

Roundabout. A circular road junction or intersection at which traffic slows and enters a one-way stream around a central median island.

Sensitive Receptors. Land uses sensitive to noise, odor, and particulate matter such as residential areas, hospitals, convalescent homes, and facilities and schools.

Specific Plan. Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan with a particular focus on land uses, circulation, and infrastructure. A Specific Plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence (SOI). Under State law, the term used for the area outside of the Town limit that plans for the probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCo). (See also "Planning Area.")

Title 24. Title 24, Part 6 of the California Code of Regulations establishes the Energy Efficiency Standards for Residential and Nonresidential Buildings. These standards were adopted in response to a legislative mandate to reduce California's energy usage. Energy efficiency standards for residential buildings generally relate to the building envelope, HVAC, water heating and lighting. Standards for nonresidential buildings generally relate to the building envelope, mechanical systems, and indoor and outdoor lighting. For more information on Title 24, go to www.energy.ca.gov/title24.

Town. Town with a capital "T" generally refers to the Los Gatos Town government or administration. Town with a lower case "t" may mean any town or may refer to the geographical area of Los Gatos.

Town Limit. The legal boundaries of the geographical area subject to the jurisdiction of Los Gatos's Town government. For example, development applications for properties located within the town limit are reviewed by the Town.

Traffic Calming. Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- Narrow streets
- Tight turning radii
- Sidewalk bulbouts
- Parking bays
- Textured paving at intersections
- On-street parking

Unincorporated Area. Property located outside of the Town limit. Development in the unincorporated area is subject to County jurisdiction.

Water Efficiency Landscaping Ordinance. Los Gatos ordinance which promotes conservation and the efficient use of water and encourages the use of recycled water for irrigation. All new commercial and residential developments greater than five units are subject to this ordinance.

Watershed. The land area extending from the topographic high points where water collects, such as ridges, down to the topographic low point where the area drains into a creek, river, bay, ocean, or other waterbody.

Wastewater. Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

Zoning. The division of a Town by ordinance or other legislative regulation into districts, or zones, which specify allowable uses for real property and size

restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

Zoning District. A designated area of the Town for which prescribed land use requirements and building and development standards are or will be established.