

**FINAL REPORT**

**OPEN SPACE AND CONSERVATION ELEMENT 2007  
CITY OF SARATOGA, CALIFORNIA**

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**BACKGROUND REPORT AND  
GOALS, POLICIES, AND IMPLEMENTATION MEASURES**

**PREPARED FOR:  
CITY OF SARATOGA**

**June 6, 2007**

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**PREPARED FOR:  
CITY OF SARATOGA**

**PREPARED BY:  
DEBORAH UNGO-McCORMICK, UNGO-McCORMICK CONSULTING  
JERRY HAAG, URBAN PLANNER**

**JUNE 6, 2007**

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## INTRODUCTION

California cities and counties are required to adopt and maintain both Open Space and Conservation Elements as comprehensive parts of their General Plan. The Elements are required to identify existing open space and natural resources within a community and set forth goals and policies for the protection and preservation of these resources. Such resources include public and private open space, sensitive biological resources, flood hazards, agricultural lands, hillsides and others. As provided for in Government Code Section 65301, the General Plan may be adopted in any format deemed appropriate or convenient by the legislative body, including the combining of elements. For purposes of streamlining and combining the discussion of related issues, the City is combining the Open Space and Conservation Elements into a single functional element. The content of this single Element fulfills the requirements established in State law for both Open Space and Conservation Elements.

The City of Saratoga adopted its Open Space Element on August 7, 1974, in conjunction with the 1974 General Plan. This Element was last updated in 1993. The Conservation Element was adopted in 1983. In addition to these mandatory elements, the City adopted an Air Quality section of the General Plan in 1988 that includes goals and policies to reduce air pollutants.

The City's connection to the land and to the natural environment has a lengthy history. The City was founded and based on the lumber and wood product industry, later evolving as an agriculture, resort and artist center, all well tied to and based on the resources and the beauty of the natural environment. In the latter part of the last century, Saratoga became a single-family residential community. The City has been able to retain its identity and uniqueness by controlling the density and intensity of development and by preserving the greenery of private and

public gardens and yards, parks and hillside open spaces.

However, the continuing and rapid urban growth in the Bay Area affects Saratoga as well. The City's valley floor and foothills are dominated by development. Very few orchards and minimal agricultural lands have survived as reminders of the City's past. Due to the limited land available in the valley, development has been slowly encroaching into the hillsides and endangering this last remaining natural resource.

The City is facing continuous development pressures. The reality of increasing demands for housing and rising land values requires the City to reaffirm and clearly state its goals and policies regarding its open space and natural resources, and decide on the role of these resources in determining the character and quality of life for the community in the future.

The City of Saratoga has recently confirmed the community's appreciation and desire to preserve and enhance the City's existing character which includes small town residential, rural/semi-rural and open spaces in and around the City, through a community survey conducted in November/December 2005. As a follow up to this survey, the City Council decided to update and combine the Open Space and Conservation Elements, as needed, to reflect community goals, to make them internally consistent with other elements of the General Plan and to meet requirements of current state law.

### ***Saratoga Planning Area:***

The City of Saratoga is located in the westerly portion of Santa Clara County just southwest of the major metropolitan community of San Jose and approximately 35 miles south of San Francisco. Saratoga is found at the southerly end of the San Francisco Peninsula. A full description of its regional setting and planning area boundaries is contained in the Land Use Element

(See **Exhibits LU-1** and **LU-2** of the Land Use Element).

***Public Participation***

As part of the process of revising the Land Use and Open Space/Conservation Elements, City staff conducted numerous meetings of two advisory committees, the Land Use Element Advisory Committee and the Pedestrian, Equestrian and Bicycle Trails Advisory Committee. Following preparation of the draft elements in September 2006, four publicly noticed study sessions were held with the Planning Commission as well as two public hearings. The City Council held two publicly noticed study sessions. During this time period, the City posted the draft revised Elements on the City's website. The City Council adopted the Land Use and Open Space/Conservation Elements at a public hearing on June 6, 2007.



*Heritage Orchard*

## EXISTING OPEN SPACE RESOURCES

The State of California's Planning Law defines open space as any parcel or area of land or water which is essentially unimproved and devoted to an open space use and which is designated on a local, regional or state open space plan. (Government Code Section 65560.) Of particular relevance to Saratoga, the Planning Law states that open space includes, but is not limited to, the following:

- Open space for the preservation of natural resources, including, but not limited to, parks, recreation areas, areas required for the preservation of plants and animal life, habitat of fish and wildlife species, areas required for ecologic and other scientific study purposes, water courses, riparian corridors, watershed lands and utility easements.
- Open space used for the managed production of resources, including but not limited to, forest land, rangeland, vineyards, pastures, agricultural lands, and areas of economic importance for the production of food or fiber, areas required for the recharge of groundwater, streams, and areas containing major mineral deposits.
- Open space for outdoor recreation, including but not limited to, parks, recreation areas, areas of outstanding scenic, historic or cultural value, areas particularly suited for park and recreational purposes, access to water courses and areas which serve to link major recreation and open space areas, utility easements, trails and scenic roadways.
- Open space for public health and safety, including but not limited to areas which require special management or regulations because of hazardous or special condition such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas

presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for protection and enhancement of air quality.

- Open space for preservation of scenic viewsheds, including but, not limited to, areas of natural scenic views, ridgelines, hillsides, valleys, areas with natural vegetation, orchards and roadway, scenery.

Within the City of Saratoga Planning Area, there exists a diversity of open space lands which fall into each of the above-stated categories. A majority of the open space consists of hillsides and mountains in the southern and western areas of the City and Sphere of Influence. Most of this land is undeveloped and undisturbed. Small neighborhood parks and school sites serve the community.

The City's existing open space lands are diverse in scale, use and level of improvement. While most of the open space in the hillside is characterized by undeveloped and undisturbed land, the typical open spaces in the foothills and valley floor are landscaped and designed. The open space inventory is described and categorized in this Element, as follows:

### *Dedicated Open Space Lands*

This category includes parcels and easements dedicated as private or public open space, parks or scenic/open space easements. Most of the dedicated lands were acquired through subdivision approvals. These lands are designated as open space and are considered protected as such. This category includes over 250 acres of dedicated open spaces and easements.

### *Williamson Act Contracts*

In the City there are a number of agriculture sites of varying sizes, which are protected and restricted to agricultural or open space use only, as defined in the specific Williamson Act contracts. These lands add not only to the perception of open space within the City, but

also serve as a vital link between the modern City and its agricultural past.

Land area of agricultural lands currently under Williamson Act contracts total 109 acres. The minimum term for a contract is 10 years. However, some jurisdictions exercise the option of making the term longer, up to twenty years. Contracts renew automatically every year unless non-renewed. Upon request of non-renewal, contracts will expire 9 years from the anniversary date following the giving of a timely notice of non-renewal (See Government Code Sections 51244 & 5). At that time, the land may be developed in accordance with the standards of the zoning district in which the land is located.

In addition to the agricultural land within the City limits, there are several hundred acres of agricultural land under the Williamson Act contracts within the City's Sphere of Influence.

#### ***Private and Community Open Spaces.***

Private and Community open space land includes private properties with established open space use such as the Saratoga Country Club, Madronia Cemetery and Villa Montalvo. The Madronia Cemetery is maintained by a Cemetery District. Villa Montalvo, is operated in trust by the Montalvo Association and the trail lands are leased to the County on a long-term basis for public use.

#### ***Flood Easements***

Flood easements along creeks within Saratoga that preclude development, are under the jurisdiction of the Santa Clara Valley Water District. A few portions are dedicated and owned by the District but large portions are still privately owned. The creeks and flood easements are important natural resources which contribute to the beauty of Saratoga.

#### ***School Sites***

Saratoga is generally served by four elementary school districts, three high school districts and two community college districts. Only one of the

elementary school districts, Saratoga Union School District, is located entirely within the city. All other elementary school districts overlay other cities.

Currently, in addition to the public schools listed above, there are three private elementary (K-8) schools, and several nursery schools and daycare centers serving the Saratoga community. The total school site land area that serves the Saratoga residents is over 300 acres; over 100 acres of these areas are already devoted to open space and recreation use. School sites contribute to the sense of open space in the neighborhoods in which they are located. In addition, many school sites include playgrounds and playfields, some of which are used by the community through joint use agreements with the districts.

#### ***City Parks***

The City controls approximately 87 acres of parkland, of which 63 acres have been improved for park purposes. City parks are generally well-distributed throughout the community. Existing parks are described below, and include a mix of neighborhood, citywide and specialty parks.

- *Azule Park* includes 4.3 acres of city-owned land located at 12777 Goleta Avenue. Improvements include 2 playgrounds, one for 2-5 years olds and one for 6-12 year olds, one tennis court, 2 horseshoe pits, 4 barbecue areas, 2 drinking fountains, several park benches and picnic tables, perimeter pathway with 4 par course stations, grass turf area, security lighting and connection to the VTA crossing point over Hwy. 85.
- *Beauchamps Park* contains 2.0 acres and facing east on Beauchamps Lane between Crayside land and Bowhill Court. Improvements include children's play areas for 2-5 and 6-12 age appropriate equipment, 1 basketball hoop, 1 tennis court, 1 picnic table, pedestrian pathway, security lighting and an open turf area.
- *Bellgrove Park* is a linear 2 acre park that parallels State Route 85 and contains a children's play area and picnic tables.

- *Brookglen Park* contains 0.7 acres of land at 12734 Brookglen Court. Improvements include a children's playground, half-court basketball court, night lighting, climbing equipment, picnic tables and an open turf area.
- *Central Park or Heritage Orchard*, located near the Civic Center, is bounded on the north by Saratoga Avenue, on the south by Wildcat Creek and the Civic Center, and on the east by Fruitvale Avenue. It is a 17-acre site that contains a 14-acre orchard, the community library and the library parking lot.
- *Congress Springs Park*, located at 12970 Glen Brae Drive, contains 9.97 acres of land and is improved with multi-use fields, 2-5 and 6-12 year old children's play areas with age-appropriate play equipment, picnic tables and barbecue, an open turf practice field, concession stand, 2 restrooms, 2 drinking fountains, pedestrian path, benches and an off-street parking area.
- *El Quito Park* is located at 12855 Paseo Presada. This park contains 6.3 acres of land and has been developed with a picnic area with barbeques, a children's play area, a community garden, volleyball courts, ball/soccer fields, horseshoe pits and a fitness course. This park includes night lighting.
- *Foothill Park* contains a total of 3 acres of land (0.9 acres owned by the City and 2.1 acres of land owned by the school district), It fronts on Seaton Avenue, and facing north and south of the park is Foothill School. The City-owned portion includes benches and turf area.
- *Gardiner Park*, at 19085 Portos Drive, includes two children's playground areas, for 2-5 and 6-12 year-olds, benches and picnic tables, a drinking fountain, an open turf area and a pedestrian pathway on 2.1 acres of land.
- *Hakone Gardens* is a specialty park operated by a non-profit organization and consists of 15.5 acres of land located at 21000 Big Basin Way. It contains a picnic area, hillside and high trails, a bamboo park and water-strolling gardens, a Cultural Exchange Center, tea ceremonies, foundation offices, food service, restrooms and off-street parking. The park is one of 12 sites designated by the National Trust as part of the Trust's Save America's Treasures program. It is available for weddings and special events.
- *Historical Park*, includes .5 acre of park located at 20460 Saratoga-Los Gatos Road. It is the site of three of Saratoga's historic buildings: the Historical Heritage Museum, Saratoga's first library building (circa 1927), and the McWilliams House that was built in 1865 by the town's blacksmith. The site also contains a eucalyptus tree grove, off-street parking and security lighting.
- *Kevin Moran Park* includes 10.3 acres, of which 4 acres are developed, and is located at 12415 Scully Avenue. Improvements include picnic tables, benches, a drinking fountain, a basketball hoop, a perimeter pathway with 4 par course stations, a grass turf area, security lighting and a connection to a VTA crossing point over Hwy. 85.
- *Pollard and Quito* property. At the northeast corner of Quito Road and Pollard Road is a .6 acre open space parcel that contains an improved path.
- *Ravenwood Park* is located at 13830 Ravenwood Drive, across from Raven Court and includes a small tot playground area and benches on 0.45 acre.
- *San Marcos Wilderness Park* includes 10 acres of land between Sobey Road and Fruitvale Avenue at Crisp Avenue. This is a natural open space area with a trail that goes through it.
- *Springhill Court* property includes a 0.2 acre parcel at the end of Springhill Court that was dedicated to the city as park land as part of the development of the adjacent subdivision. The

parcel is in its natural state with no improvements.

- *Wildwood Park* is a 4.1 acre park located at 20764 Fourth Street that includes 2-5 and 6-12 year old children's play area with age appropriate play equipment, a volleyball area, horseshoe pits, bike paths, stage and amphitheatre, barbecues, drinking fountains, a grass turf area, a pedestrian pathway and security lighting.

In addition to City parks, there are several regional parks that, while not owned by the City of Saratoga, are located partially or wholly within its Sphere of Influence and/or immediately adjacent to its boundaries, and thus provide an additional source of parklands for the community. These parks include Villa Montalvo, Stevens Creek Park, Sanborn Skyline County Park and Fremont Older. (See discussion under Regional Parks).

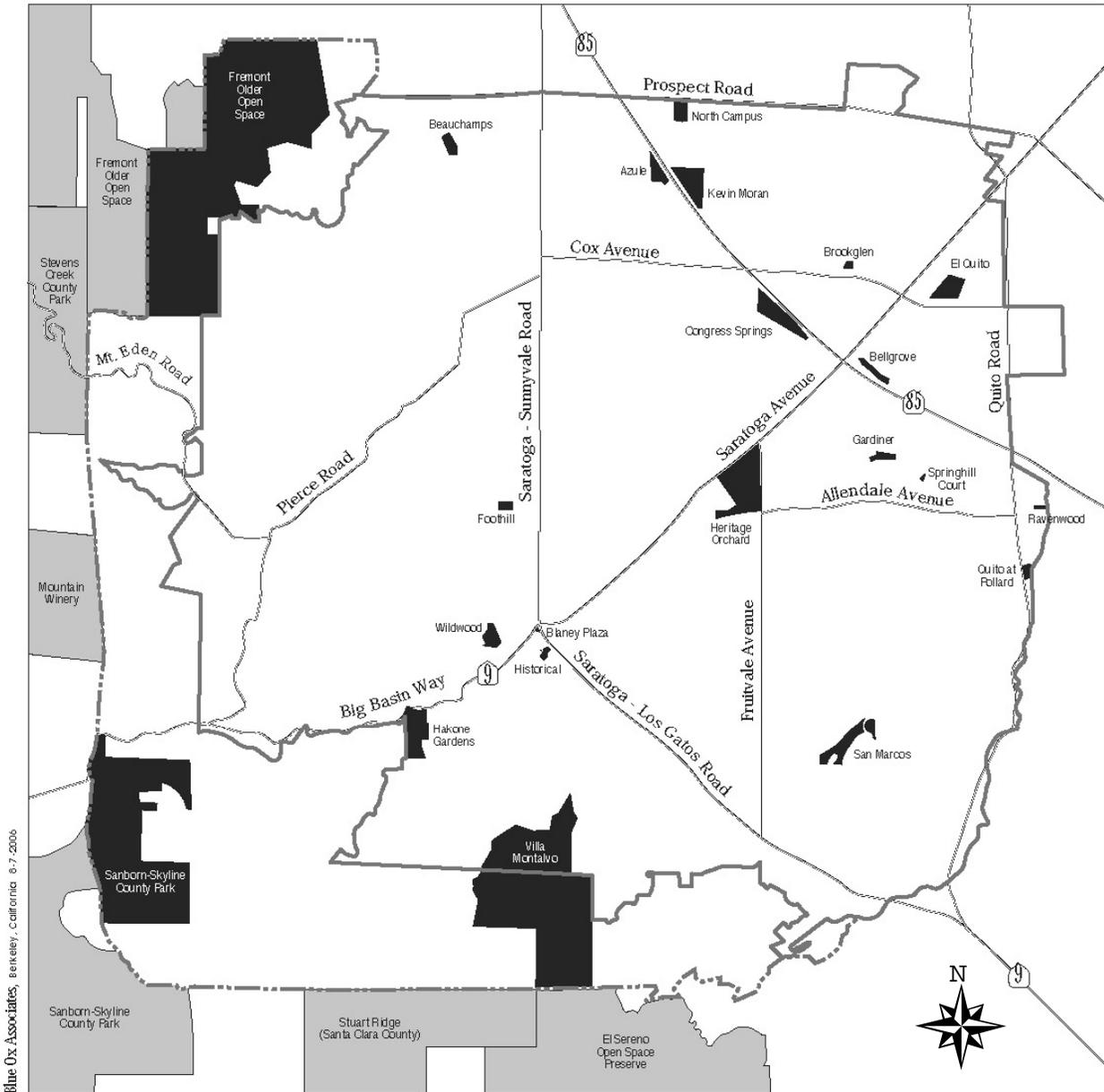
**Exhibit OSC-1** shows the location of existing Parks and Open Space Resources within or adjacent to the Saratoga Planning Area.



*Hakone Gardens*



*Azule Park*



Blue OX Associates, Berkeley, California 8-7-2006

SOURCE: City of Saratoga, July 2006.

**Exhibit OSC-1**  
**PARKS AND OPEN SPACE RESOURCES**

	City Limit
	Sphere of Influence
	Parks / OS within Sphere of Influence
	Parks / OS outside Sphere of Influence

0    1/4    1/2    1 mile

***Regional Parks and Open Spaces.***

Three major regional parks exist within, or partially within, the City's Planning Area and are accessible to Saratoga residents. The three parks are Montalvo Arboretum, Stevens Creek Park and Sanborn County Park. These parks total approximately 1,830 acres.

*Montalvo Arboretum* includes 175 acres of woodland in the hills straddling the southern boundary of the City. The majority of this open space is located within the County of Santa Clara unincorporated area, but is partially located within the City of Saratoga and is entirely within the City's Sphere of Influence. The land is operated in trust by the Montalvo Association and is leased to the County on a long term basis. The site contains the Arboretum and recreational open space. The Villa, which provides cultural and music activities and programs, is owned and operated by the Montalvo Association. The park is maintained by the County with Federal assistance.

*Upper Stevens Creek Park* is a multiple purpose park in Cupertino's Sphere of Influence. It is accessible to Saratoga residents by trail and scenic road. The park contains 655 acres including a 92-acre, non-power boating reservoir popular with fisherman and boaters, picnic areas, over 6 miles of single track and multi-use trails which connect with the Mid-Peninsula Open Space Fremont Older Preserve, and a 28 station roving archery course and range which is open to the public.

*Sanborn County Park* is a part of a larger regional Skyline Park. The Skyline Park contains 1,000 acres and extends from Sanborn Park to Skyline Boulevard. It is one of a series of multiple-purpose recreation areas and trails which complement Castle Rock State Park and create an undisturbed corridor along the scenic mountain highway. These trails are part of an even more extensive trail system that

links the Santa Clara and San Lorenzo valleys with Castle Rock State Park, Big Basin Redwoods State Park, and the Pacific Coast.

### ***Midpeninsula Regional Open Space District lands***

Midpeninsula Regional Open Space District (MROSD) is a governmental agency dedicated to the acquisition and protection of open space lands. The MROSD holdings include over 320 acres within Saratoga's Planning Area. Among them is Fremont Older Open Space, a 739-acre preserve located on the urban fringe and extending to Upper Stevens Creek Park to the north and west. This open space resource offers a variety of experiences to hikers, bicyclists, and equestrians.

### ***Trails***

Over the years, the City has encouraged the dedication of a comprehensive and interconnected system of multi-use trails in the community that link to the regional, county-wide trail system as well. The trails allow a range of bicycle riding, hiking, walking, jogging and equestrian uses as well as an alternative to motorized transport. Development of the trail system in Saratoga is guided by the 1974 Trails Master Plan that was updated and adopted by the City in 1991 as part of the Parks and Trails Master Plan. This plan was coordinated to complement the existing County Trails and Pathways Master Plan. The City has approximately 29 linear miles of existing and dedicated trails. In addition, there are approximately 12 linear miles of proposed trails.

**Exhibit OSC-2** shows the location of existing and proposed trails within Saratoga as shown on the City's Existing and Proposed Trails Map.

### ***Open Space Linkages***

The City's existing open spaces and parkland are currently spread throughout the valley areas and the hillsides. However, the continuity of open spaces and connections through trail systems are important in order to enhance the scenic value, provide public access, maintain existing wildlife pathways and ensure the enjoyment of the open space system. Especially important is the connection of public facilities and parkland through a multi-use trail system.

An example of these linkages is the Parker Ranch Loop, a segment of trail that connects Saratoga to the Fremont Older Open Space and which has a common boundary with Upper Stevens Creek Park's eastern boundary. The City is planning a trail that would link Saratoga trails to the County trail coming out of Stevens Creek County Park into the Mount Eden Valley. Similarly, the City is helping plan the Saratoga-to-the-Sea Trail which envisions a trailhead near Hakone Gardens that would connect Saratoga to Sanborn County Park and then to the Skyline-to-the-Sea Trail, a hike that begins at the Saratoga Gap on the crest of the Santa Cruz Mountains. The Skyline-to-the-Sea trail winds through redwood forests into Castle Rock State Park and down into Big Basin State Park. The trail terminates 34 miles from the mountain ridge on Waddell State Beach on the Pacific Ocean. The trail would connect through a 65-acre former quarry owned by the Santa Clara County Roads and Airports Department, which is on the eastern slope of the Santa Cruz Mountains between Saratoga and Sanborn County Park. The Santa Clara County Roads and Airports Department and the City of Saratoga will work together to enter into a joint use agreement once the County determines feasibility of developing a trail through the abandoned quarry.

### ***Military Facilities***

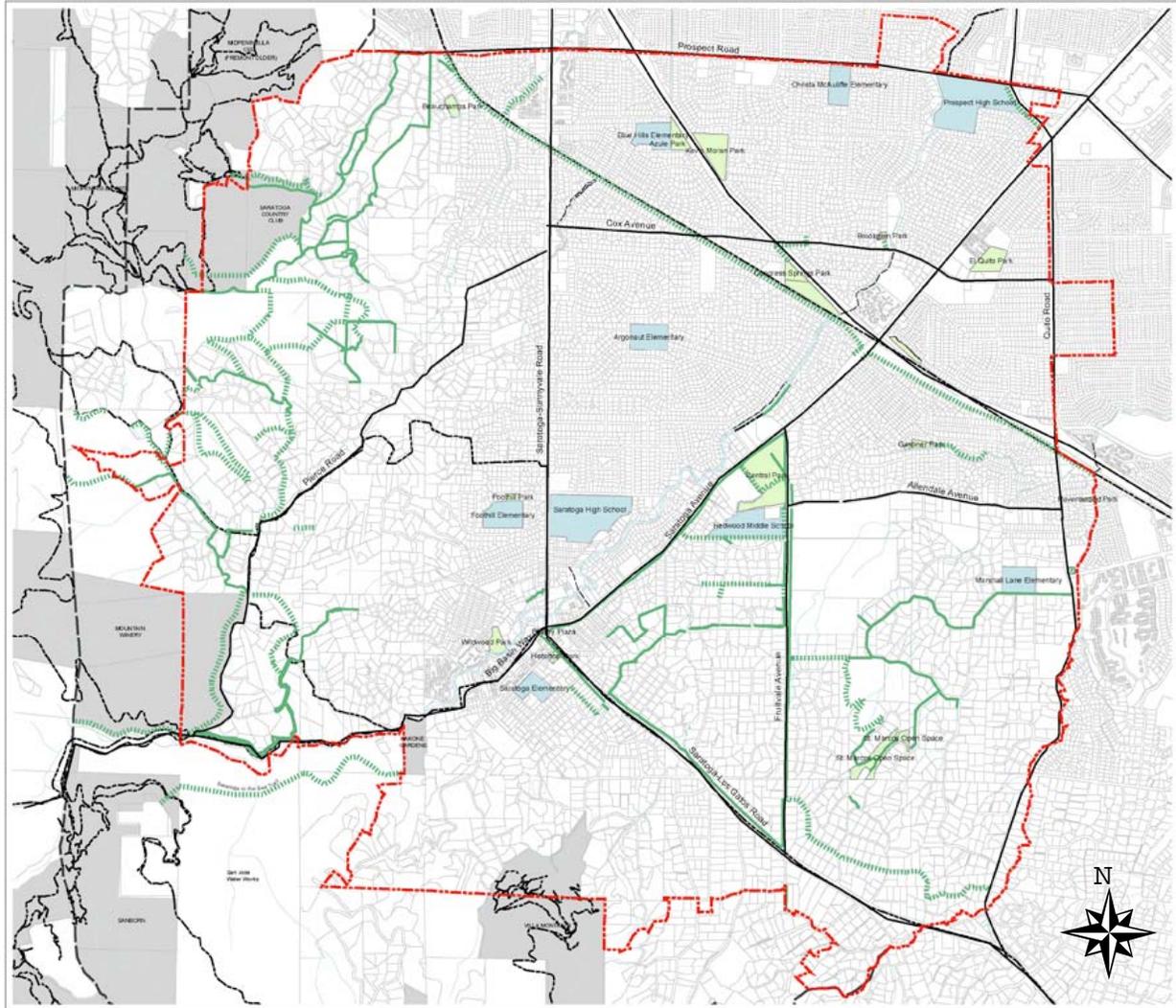
Section 65560 (b) of the California Government Code requires Open Space Elements to address "open space in support of the mission of military

installations, that comprises areas adjacent to military installations, military training routes and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands." No such military lands exist within or adjacent to the City of Saratoga.



*City trails*





**EXISTING AND PROPOSED TRAILS**

Exhibit OSC-2

**LEGEND**

- Existing City Trails
- - - - - Proposed City Trails
- Other Existing Public Trails
- - - - - Other Proposed Public Trails
- - - - - City Limits
- - - - - Sphere of Influence
- Arterials

- Saratoga Parks
- Other Park Resources
- Public Schools



## **RESOURCE AREAS**

### ***Undeveloped and Agricultural Lands***

There are two basic land resources to conserve in the Saratoga Planning Area undeveloped and agricultural lands. Approximately ninety percent of the land in the City is developed. In addition to the approximately 900 acres of undeveloped land in the incorporated City, there are approximately 700 acres in the Sphere of Influence that are essentially vacant. Most of these lands are located in hillside areas and are subject to significant constraints such as steep slopes and unstable soils

These hills, and further away, the mountains, are valuable scenic open spaces which balance the growing urbanized areas. The conservation of these unspoiled open spaces with their scenic views and undisturbed wildlife habitat and native plants, as a permanent greenbelt around the City, is essential for the preservation efforts of this portion of the City's rural character and well-being; Insensitive developments endanger this last valuable natural resource. The preservation of ecological balance is essential for a better quality of life in the future.

Agricultural uses in the City include more than 150 acres of land. Of this total, 109 acres have been designated agricultural preserves under the Williamson Act. The intent of this act is to avert the premature development of agricultural lands to non-agricultural uses through lowered property taxes on contracted land. The act permits a lower County tax assessment based on agricultural use rather than development potential. In defining agricultural uses as they relate to Williamson Act lands, Government Code Section 51205 further states that where the term 'agricultural use' is used, it shall also be deemed to include recreational and open space use.

### ***Mineral Extraction***

Mineral resources in the Saratoga vicinity are limited primarily to sandstone and shale. While there are several closed quarries within the Saratoga Planning area, currently there are no mines or quarries known to be operating in Saratoga or its Sphere of Influence. Quarries and reclamation plans for former quarries are regulated by the State of California Mining and Geology Board through the Surface Mining and Reclamation Act (SMARA) of 1975, as amended. Reuse of former quarry sites within the city limits is regulated through the use permit, design review and environmental review process.

### ***Geologic Hazards***

The land's capability to support development varies greatly throughout Saratoga and its Sphere of Influence. While many areas offer less constrained development sites, many others contain hazards such as soil erosion, landslides, soil subsidence, and severe earth shaking. Much of the Sphere of Influence, in particular, is characterized by unstable soil conditions made even more hazardous to development by the steepness of the terrain.

The San Andreas Fault, which crosses through Saratoga's Sphere of Influence, presents another serious hazard to any development within the fault zone. A major earthquake along the San Andreas Fault is expected to occur in the next several decades. In 1906 Santa Cruz Mountain residents suffered losses resulting from ground displacement, ground shaking, and landslides. During smaller earthquakes the same phenomena may occur, however with far less intensity and to a far lesser extent.

The Safety and Seismic Safety Elements of the General Plan and the Hillside Specific Plan more specifically define the geologic hazards existing in Saratoga and its Sphere of Influence.

### ***Flood Plain and Flood Protection***

Saratoga is located in the North Central Flood Zone of the Santa Clara County Water District. Creeks in the City under District jurisdiction are Calabazas, Rodeo, Saratoga, Wildcat, and San Tomas. In general, flooding from these creeks has been confined to the relatively narrow flood plain directly adjacent to the creeks. **Exhibit OSC-3** shows the location and extent of the 100-year flood plain as identified by the Federal Emergency Management Agency (FEMA).

In the past, however, homes have been constructed in these flood plains which may be subject to severe damage. In January of 1982 a severe storm affecting the entire peninsula caused a significant amount of damage. More recent flooding has occurred in the lower lying areas of the City. Since 1982 several of the City's creeks have been widened and deepened to improve their water-carrying capacity.

The Water District's main activities in Saratoga have been the routine maintenance of channels, including silt removal, clearing of underbrush and other debris, and erosion control.

Saratoga discourages channelization of the natural watercourses, arguing that flood control systems should be developed that utilize natural systems, and enhancement and restoration of natural features that can diminish flood flows and rates of flow. In response to this, the Water District has suggested that adequate flood plains be established which would include less land on either side of the creek bed but would in some cases require some dike or levee construction paralleling its banks.

In mid-1974 the City passed a Resolution authorizing citizens to purchase flood insurance under the provision of the Federal Flood Insurance Program Act. In addition to the insurance, the City conditions subdivisions to

improve streams or drainage ways to prevent flooding. The Water District is notified of any proposed development that might impact a Water District stream.

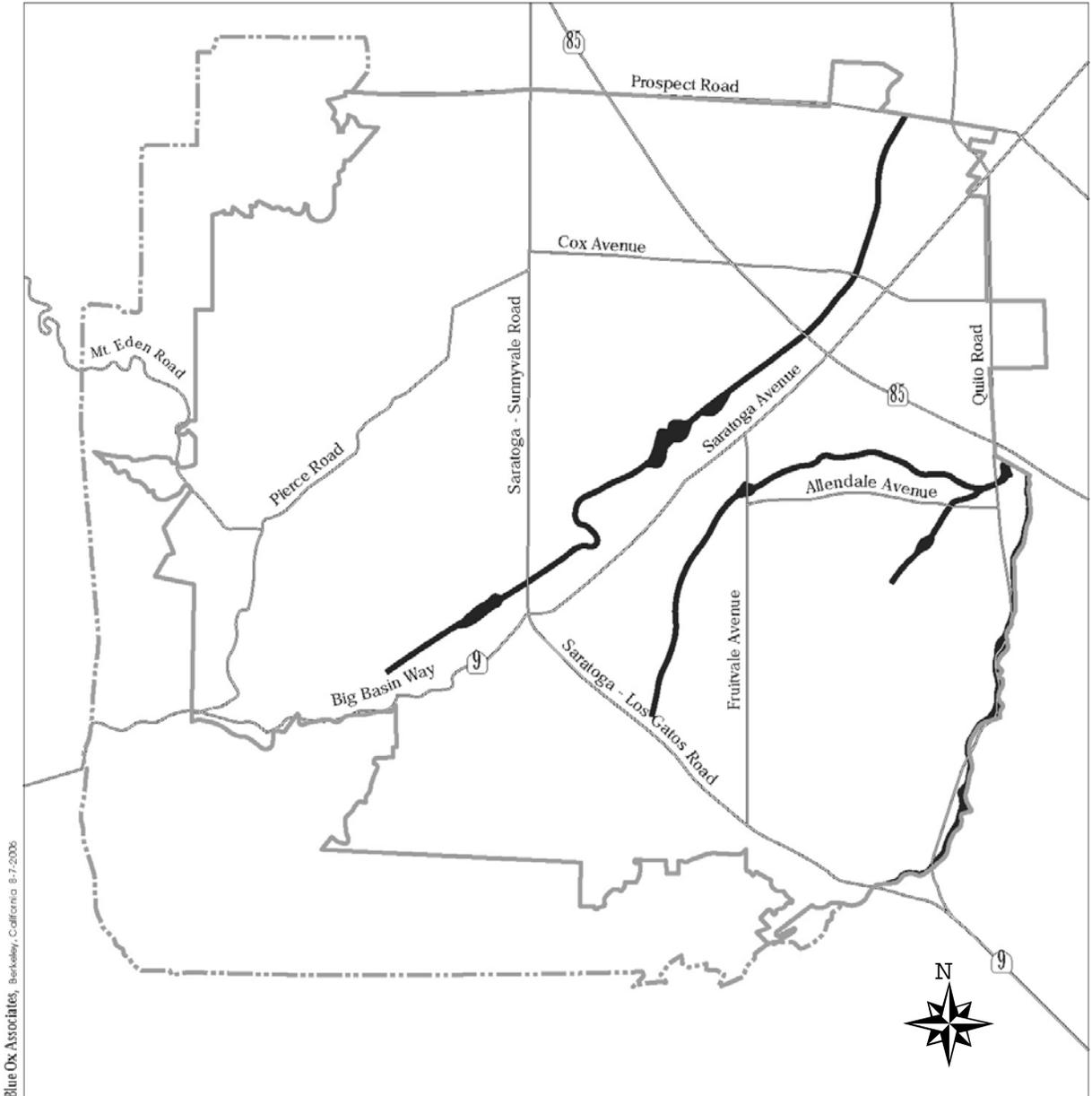
Development in Saratoga and its Sphere of Influence will have the potential to intensify runoff by adding more impervious surfaces, increasing stormwater flows to the local and regional flood control network. Continued cooperation between the City and the Water District will ensure the maintenance and protection of the flood control network.

### ***Fire Hazard Area***

Portions of the hillside areas and certain other areas of the City are considered high-risk fire areas by the Saratoga Fire District and the Central Santa Clara County Fire Protection District, which are the two fire protection special districts that provide fire suppression, fire prevention and emergency response to the City of Saratoga. The Fire Districts consider the hillside portions of the Saratoga planning area to be hazardous fire areas. In some instances, dwellings are, or could be, located near dense tree and brush areas with limited access for emergency equipment and in places where provision of a reliable and adequate water supply may not be available.

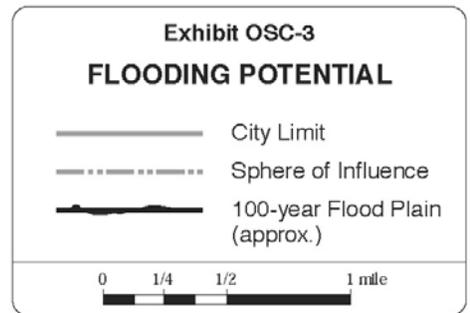
A map of the Fire Hazard Areas is included as **Exhibit OSC-4**.

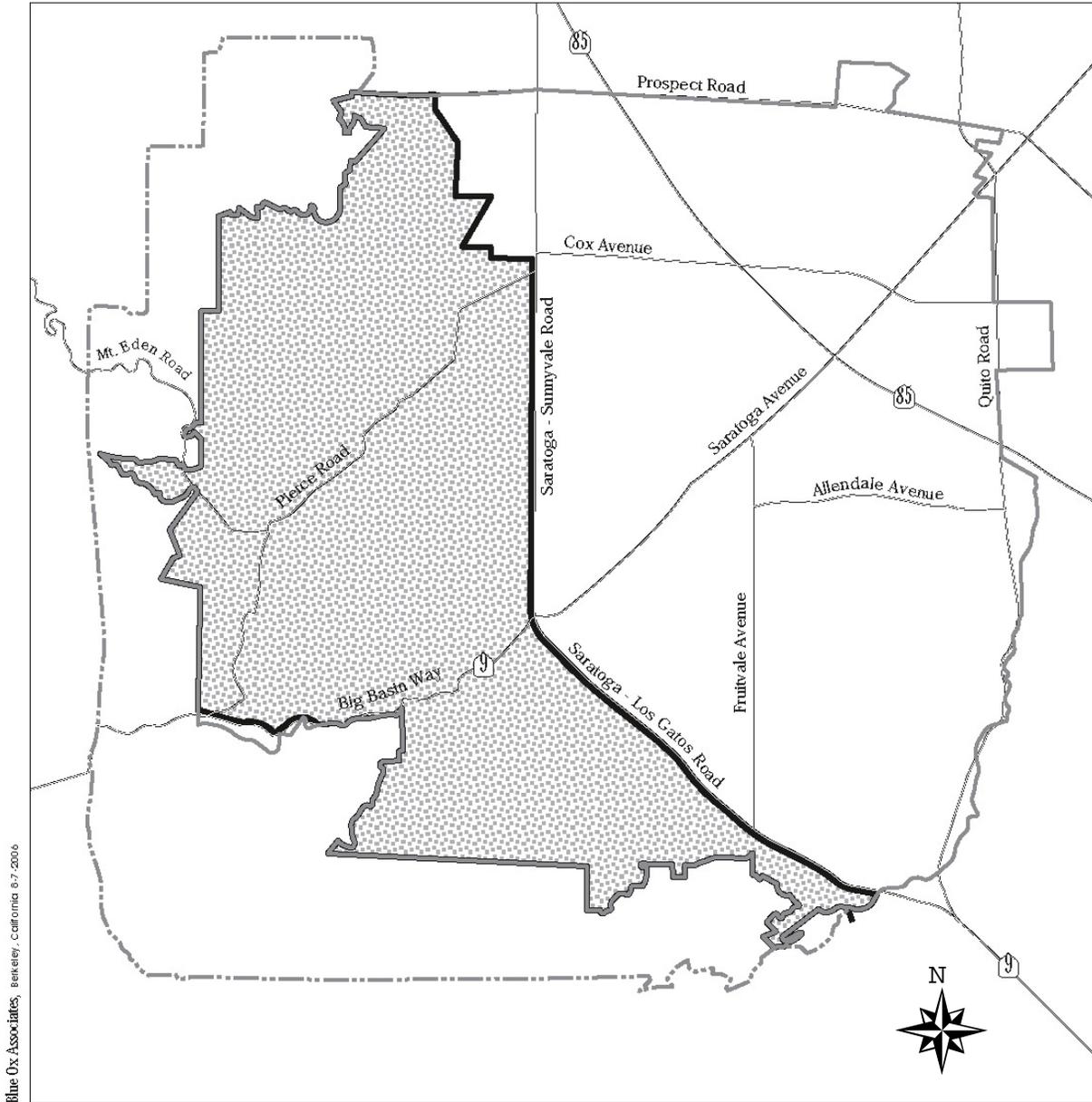
The Fire Districts and Saratoga Building Division continue to carefully review plans for development in hazardous fire areas to ensure that an adequate emergency response can be achieved, that building sprinklers and effective alarm systems are provided and that an adequate water supply with appropriate water pressure is available.



Blue Ox Associates, Berkeley, California 8-7-2006

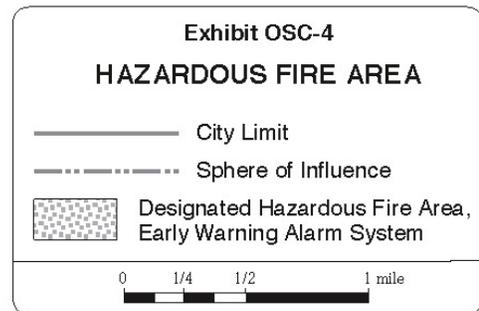
SOURCE: FEMA, Flood Insurance Rate Map, City of Saratoga, 3 July 1997.





Blue Ox Associates, Berkeley, California 6-7-2006

SOURCE: County of Santa Clara, 2006.



### ***Water Supply***

Domestic water is supplied to Saratoga primarily by the San Jose Water Company, a private company serving central Santa Clara County, including the City of Saratoga. Two small private water companies currently also supply water to portions of the city on Bohlman Road. Water is available from three sources: local groundwater, which is extracted via a series of wells, local surface water, primarily streams and runoff from local hillsides and imported water from Santa Clara Valley Water District. Well and stream water is purified at the San Jose Water Company treatment plant in Los Gatos. The San Jose Water Company does not supply water to areas more than one lift (300 feet) above the City's service system. Before more construction is allowed in portions of the Sphere of Influence or the western hillsides, additional water source(s) and an economical water distribution system must be identified that will allow a reliable delivery of an adequate supply and pressure of water for domestic and firefighting purposes.

The San Jose Water Company updated its Urban Water Management Plan (UWMP) in 2005. Based on population projections made by the Association of Bay Area Governments (an annual 1.5% growth rate), the UWMP found that the San Jose Water Company will have sufficient capacity of local water available to serve their service area until 2030. The UWMP found that water shortages would occur in the event of an extended, multi-year drought during this time period, but methods are included in the UWMP to ensure that adequate water service would continue. These methods include additional groundwater pumping, acquisition of additional imported water and implementation of water conservation techniques.

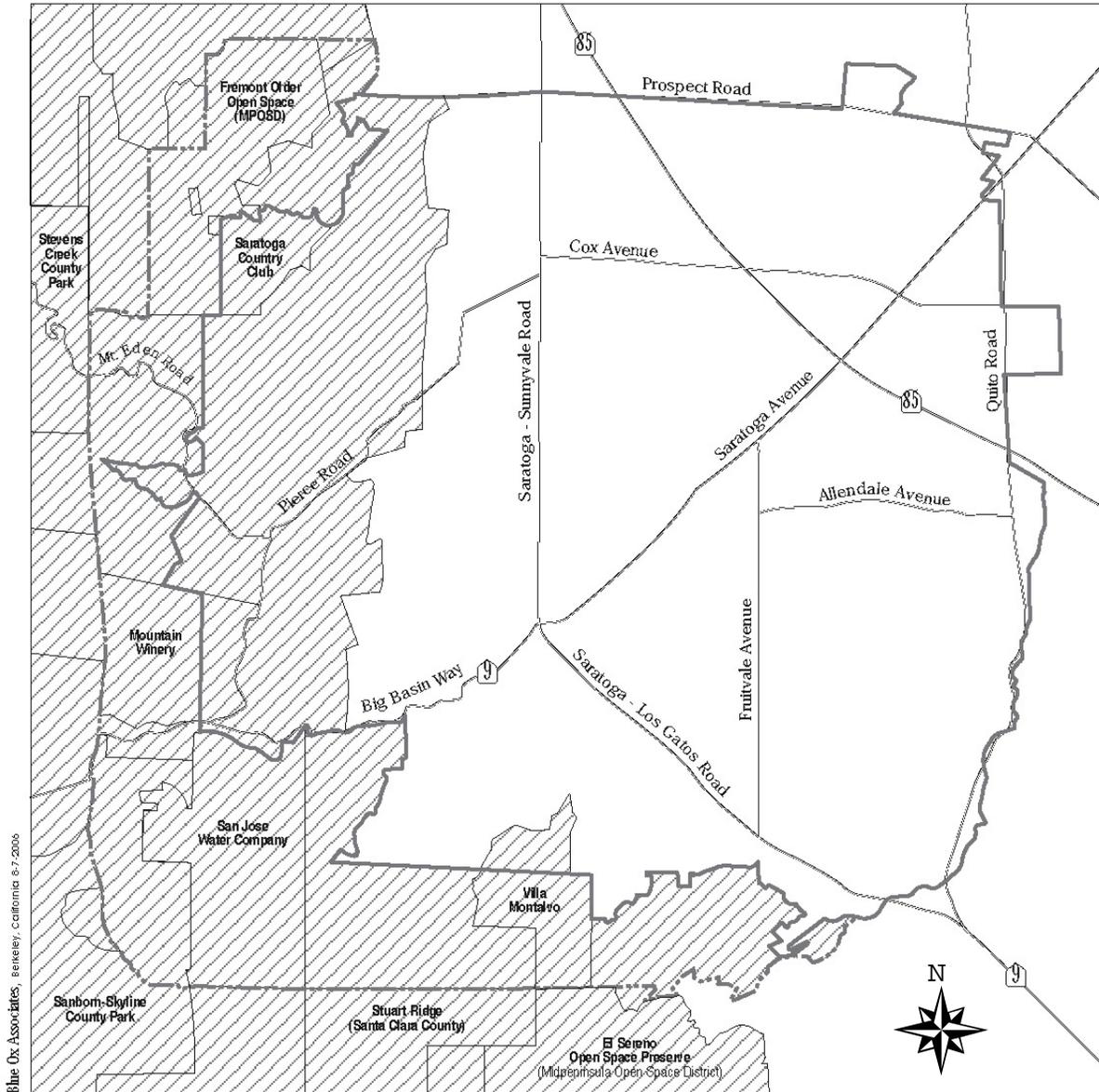
### ***Watershed Protection Areas***

Portions of the higher elevations of the Santa Cruz Mountains within the City's Sphere of Influence provide water runoff into local streams and recharge wells that provide a portion of the

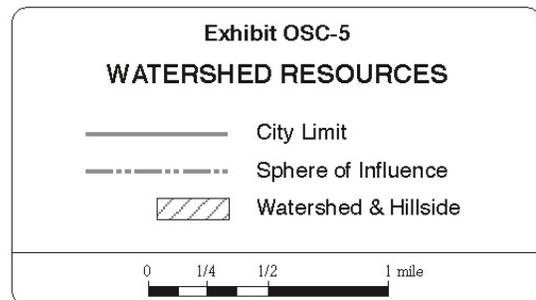
City's water supply. These areas should be protected from significant urbanization in order to maximize continued production of the local water supply. (See Exhibit OSC-5)

### ***Water Quality***

The City of Saratoga is a participating agency in the County of Santa Clara Non-Point Source Pollution Control Program. The purpose of this program is to protect lakes, river, creeks, streams and other bodies of water in compliance with National Pollutant Discharge Elimination System (NPDES) Permit requirements. Under this program local development projects, both public and privately funded, must incorporate Best Management Practices into each development in order to protect water quality during both construction and post-construction phases of a project. Adherence to water quality standards for development proposals is the responsibility of the City of Saratoga.



SOURCE: City of Saratoga, July 2006.



### ***Plant and Wildlife Species***

Saratoga and its Sphere of Influence are characterized by a diverse array of wildlife and plant species. The landscape varies on the foothill and mountain slopes from dry chaparral to larger woodland where stands of various oaks and native species predominate. Common to this area are the Live, Black, Valley, Blue, Tan Bark and Scrub Oaks, Madrona, Buckeye and California Bay Laurels. Strands of Douglas Fir forest and some groves of Coast Redwoods are found along many stretches of the Santa Clara Valley side of the ridge.

The Montalvo Arboretum covers 175 acres of woodland that extends up into the City's Sphere of Influence. Within the park confines there are almost two dozen identified plant species. The Arboretum offers citizens and visitors the finest opportunity available to view a comprehensive collection of native plants in their natural setting.

Since the Saratoga Planning Area contains two discrete habitat types—the urbanized area and hillside area, plant and wildlife species are described accordingly below.

#### ***Urbanized Areas***

The flatter portions of the Saratoga Planning Area exhibit plant and animal species typical of urbanized areas, including a combination of native and introduced trees, grasses and shrubs used for landscaping purposes. Undeveloped areas are typified by native grasses and ruderal species.

The one special status bird species that may still exist in the urbanized area is the burrowing owl, which is listed as a Species of Special Concern by the California Department of Fish and Game.

Local creeks and streams extending through the flatter, urbanized portion of the Saratoga Planning Area may include the California tiger salamander and red-legged frog. Both species are listed as Threatened under the Federal Endangered Species Act.

#### ***Hillside Area***

The Santa Cruz Mountains harbor many species of reptiles, amphibians, birds and mammals. In addition to the more common varieties, several rare species are known to live in these mountains or to regularly frequent the area in search of food and shelter.

The California Natural Diversity Data Base, maintained by the California Department of Fish and Game, lists several threatened and/or endangered plant and wildlife species that may be found in the hillside portion of the Saratoga Planning Area, including coho salmon, steelhead trout, Zayante band-winged grasshopper, California tiger salamander, California red-legged frog, Cooper's hawk, San Francisco garter snake, Alameda whipsnake, white-rayed pentachaeta, Ben Lomond spineflower, Marin western flax, Tiburon paintbrush, coyote ceanothus, Santa Clara Valley dudleya, Metcalf Canyon jewelflower, fountain thistle and San Mateo thorn-mint.

This list is based on secondary source material prepared by both the California Department of Fish and Game and the U.S. Fish and Wildlife Service. Open Space and Conservation Element goals and Policies require site specific surveys for sensitive biological species prior to actual development.

At the present time, the only wildlife preserve in the Saratoga area is the 175-acre Montalvo Arboretum which extends up into the City's Sphere of Influence. The Arboretum is an official Audubon Society sanctuary for birds; over seventy-five varieties of birds have been identified on the property, together with numerous varieties of rare plants and insects. The grounds of the Montalvo Arboretum are maintained by the Santa Clara County Parks Department.

#### ***Arbor Resources***

The City of Saratoga owes much of its beauty to the wooded hillsides and native and ornamental trees found throughout its neighborhoods. The

City of Saratoga has also historically recognized the importance of planting and preserving tree resources as an invaluable asset to the community in terms of increasing the natural scenic qualities of Saratoga, promoting natural ventilation, providing erosion and acoustic control and increasing property values. The preservation of such trees supports the health, safety and welfare of the City residents by preserving scenic beauty, preventing soil erosion, protecting against landslides, counteracting air pollutants, maintaining climactic balance and decreasing the effects of wind velocity.

**The Tree Protection Regulations:** The City has adopted, by reference, the 2001 version of the *International Society of Arborists Standards*. These standards, together with Saratoga's Tree Regulations (contained in Article 15-50 of the Saratoga Municipal Code), establish the basic standards and recommendations for the protection and preservation of trees in Saratoga. The City's Tree Regulations are designed to provide a stable and sustainable urban forest to preserve and protect significant historic heritage values and to enhance the unique aesthetic character and environment of the City. In addition, in recognition of the value the city places on the protection and preservation of trees, the City Council has adopted an ordinance that provides a process for designation of certain trees as heritage trees. Once designated, they will be listed as a designated resource, similar to other designated cultural resources discussed below.

### ***Cultural Resources***

Saratoga has a colorful history dating back to 1846 when Bill Campbell and his sons established a sawmill on Quito Creek. The discovery of mineral springs in the area soon prompted development of several luxurious spas, reminding local residents of similar Eastern spas. From this memory came Saratoga's name. Orchards were planted and covered the land, until the late 1940s when they began to be replaced by homes.

In recognition of the historic character of Saratoga, the City has adopted an Historic Preservation Ordinance to protect irreplaceable heritage resources. The Ordinance creates a Heritage Preservation Commission to inventory historic resources, recommend to the City Council specific resources which should have historic designations, and act as an advisory body to the City Council, Planning Commission, and other agencies as to the impact of proposed new development on historic resources. A list of designated local historic landmarks is available in the City's Community Development Department.

The following historic landmarks, which are included on National and State of California Historic Registers, exist within the Saratoga Planning Area:

- *The Warner Hutton House, located at 13777 Fruitvale Avenue.*
- *Paul Masson Mountain Winery, located on Pierce Road.*
- *Miller-Melone Ranch, located at 12795 Saratoga-Sunnyvale Road.*
- *The Saratoga Foothill Club, located at 20399 Park Place.*
- *The Saratoga Toll Road, generally located at beginning of Third Street and Big Basin Way.*
- *Villa Montalvo, located at 14800 Montalvo Road.*
- *The Welch-Hurst Building, located at 15800 Sanborn Road.*
- *Saratoga Village Library, located at 14410 Oak Street.*

. In addition to City landmarks dating back to the 19<sup>th</sup> century, several archeological sites have been identified in the Saratoga area. Two specific sites have been logged by the State Archeological Inventory Survey “on or near Saratoga Avenue, adjacent to the Saratoga High School”. Other, more general areas have been indicated by archeologists to contain potential sites requiring further investigation.



*Warner Hutton House*



*Saratoga Historical Park*



*Madronia Cemetery*

## **OPEN SPACE/RESOURCE PLAN**

The City of Saratoga intends to implement the following course of action to ensure that additional parks, trails and resource conservation areas are developed, protected and preserved.

### ***Park Standards***

The City shall seek to attain a park goal of five (5) acres of developed municipal parkland per 1,000 residents. This is based on the National Recreation and Park Association standard and is a common metric used by other communities in California to measure adequacy of parkland. Parks maintained by regional entities are not included in this goal.

### ***City Parks***

The City shall maintain, and where possible improve city owned lands as appropriate to increase the city's supply of public parks. In addition, the city will continue to encourage dedication of lands for park use with subdivisions of 4 or more parcels. In the year 2020, with a population estimated to be 33,300, the City would require 165.5 acres of parks. Currently there are 87 acres within the City. High land costs and the limited amount of undeveloped land will pose challenges to the City in seeking to attain its goal.

The City will face particular challenges in the northerly portion of Saratoga, which is currently deficient in the amount of parks, primarily due to planning policies in effect when this portion of Saratoga was subdivided in the 1950s and 1960s.

### ***City Trails***

Development of a comprehensive trail system has been a priority of the community for many years. The Existing and Proposed Trails Map identifies proposed trails which when completed will provide the community with a trail system network that provides open space linkages for greater access to recreation activities and natural

resources within and beyond City limits. The City continues to require dedication of trail easements as a condition of development adjacent to planned trails. (Refer to **Exhibit OSC-2**)

### ***Preservation of Natural Resources***

Preservation of natural resources, including agricultural resources, sensitive hillsides, rare, threatened and endangered plant and wildlife species, water resources and others has been a City priority for a number of years.



*San Marcos Open Space*

## **IMPLEMENTING THE OPEN SPACE/CONSERVATION ELEMENT**

The Open Space/Conservation Element can be implemented in a number of ways as identified below. Other implementation opportunities may be open to the City as well.

### ***Dedication of parks and trails***

The City can and should require dedication of both land for parks and trail easements whenever feasible when considering subdivision maps (parcel maps and tracts) and development proposals in the community. Dedication requirements should be imposed as needed to mitigate the impacts of proposed development. Where appropriate the City should also impose fees to assist in financing trail development.

### ***User fees and charges***

Recreational fee revenues are placed into the City's General Fund. The City may consider increasing the amount of such fees, as needed, to recover the full costs of providing both direct recreation services and a portion of the costs to maintain such facilities as well.

### ***Tax revenues***

The City could choose to pass one or more of the various taxes that would raise additional funds for the development and/or maintenance of park and other open space resources. Such fees include parcel taxes, utility taxes and others.

### ***Land use regulations***

In association with the Land Use Element, land use regulations can be developed to encourage on-going agricultural operations, limit development in and adjacent to flood

plain areas, limit development in areas that contain sensitive plant or wildlife species and protect watershed areas and scenic views. Land use regulations should be coordinated with amendments to the City's zoning ordinance to ensure effectiveness.

### ***State grants***

The State of California has adopted several bond programs in recent years that provide full or partial funding for park acquisition and development, trail development and similar recreational facilities. The City of Saratoga shall continue to explore opportunities for funding through these and other funding programs.

### ***Master Plan of Parks and Trails***

In 1991, the City adopted a Master Plan of Parks and Trails. This document provides important guidance for development of the City's parks and trails and includes a number of specific methods to expand park and recreation facilities within Saratoga. It will be updated as needed to meet current and future needs, and to ensure that it complements and provides linkages to the County Trails and Pathways Master Plan and Midpeninsula Open Space District trails system.

### ***Intergovernmental projects***

The City may elect to work with other local and regional agencies within Santa Clara County for the provision of parks, open spaces and other recreational facilities. Such agencies include but are not limited to Santa Clara County, the Santa Clara County Water District, the Midpeninsula Open Space District and other incorporated communities in the County.

## GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

The following goals, policies and implementation measures have been adopted to ensure that the vision of Saratoga can be achieved. The term “goal” designates a desired end state which the Land Use Element attempts to achieve. A policy is a specific statement that guides decision making. It indicates a commitment of the agency to a particular course of action. The term “Implementation Measure” describes specific methods or actions that the City can take to achieve each goal and related policies.

### *General Open Space*

**Goal OSC 1:** To provide and maintain open space resources of local and regional significance accessible to the public.

**Policy OSC 1.1:** Prepare an open space management plan in conjunction with the Capital Improvements Program. The Plan would identify open space needs as well as the appropriate use and ongoing maintenance needs of open space areas.

**Policy OSC 1.2:** Encourage and facilitate the participation of individuals, citizens, groups, civic organizations, and those having special needs, such as the physically disabled, in the open space planning process.

#### **Implementation:**

**OSC. 1.a.** The City shall prepare an open space management plan in conjunction with the Capital Improvement Program.

**Responsible Agency:** Community Development/Public Works/City Council

**Funding Source:** General Fund, Development Fees

**Time Frame:** TBD

**Related Policies:** OSC 1,1, 1.2

**Goal OSC 2:** To preserve the City’s existing character which includes small town residential, rural/semi-rural areas and open spaces.

**Policy OSC 2.1:** Ensure that all development proposals, public and private, are sensitive to the natural environment and the community’s open space resources.

#### **Implementation:**

**OSC.2.a.** The City shall continue to use the design review process to ensure that all development proposals are sensitive to the natural environment and consistent with the existing character of the community which includes small town residential, rural/semi-rural areas and open spaces.

**Responsible Agency:** Community Development/Planning Commission

**Funding Source:** Development Fees

**Time Frame:** Ongoing

**Related Policies:** OSC 2.1

### *Parks and Outdoor Recreation*

**Goal OSC 3:** To provide and maintain parks and a variety of passive and active recreational sites which are located, designed, and improved to serve the needs of the residents, the community, and the neighborhoods of Saratoga.

**Policy OSC 3.1:** Ensure that existing and future parks and dedicated open spaces remain part of the public domain in perpetuity.

**Policy OSC 3.2:** Preserve open space and recreational resources provided on school sites and surplus school sites through joint use agreements, acquisition and/or land use controls.

**Policy OSC 3.3:** Promote retention and dedication of land which provides room for a variety of passive and active recreational pursuits and offers important oppor-

tunities for the fulfillment of human and psychological needs, including:

1. Areas of outstanding scenic value.
2. Areas of historic and cultural value.
3. Accessible areas particularly suited for parks and recreation purposes such as hiking, horseback riding, biking, swimming, tennis, ball fields and more.
4. Areas providing access to and links between major recreation, cultural, and open space reservations, including trails, utility easements, banks of rivers and streams and scenic highway corridors.
5. Areas with inherent qualities that humans find visually pleasing, beautiful, relaxing, stimulating or enjoyable.

**Implementation:**

**OSC. 3.a.** The City shall continue to encourage permanent dedication of easements and open space resources through the subdivision entitlement process.

**Responsible Agency:** Community Development/Public Works/City Council  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Policies:** 3.1, 3.2

**Goal OSC 4:** Strive to achieve a ratio of 5 acres of park and open space area per 1,000 residents.

**Policy 4.1:** Promote dedication of land for parks and recreational open space.

**OSC. 4.a.** The City shall continue to encourage permanent dedication of parks resources through the subdivision entitlement process and other means.

**Responsible Agency:** Community Development/Public Works/City Council  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Policies:** 4.1

**OSC. 4.a.** The City shall continue to utilize the Park In-lieu Fee Program to assist in the acquisition and maintenance of parks.

**Responsible Agency:** Community Development/Public Works/City Council  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Policies:** 4.1

**Trails and Open Space Linkages**

**Goal OSC 5:** A city-wide system of hiking, bicycling, and horseback riding trails shall be provided within the community which includes regional trail linkages with City, County, State, and regional parks, and other publicly owned open space lands.

**Policy OSC 5.1:** The City shall continue to use the Parks and Trails Master Plan as a day-to-day guide for the development, maintenance and financing of trails in Saratoga.

**Policy OSC 5.2:** The City shall promote the acquisition of trails through purchase, dedication, or gift.

**Policy OSC 5.3:** Trail planning, acquisition, development, maintenance and management shall be coordinated among the various local and County volunteer agencies as well as local, regional, state, and federal agencies which provide trails or funding for trails.

**Policy OSC 5.4:** Trails shall be established along traditional routes whenever feasible, consistent with the Parks and Trails Master Plan, and in a manner that insures linkages to existing and proposed trails.

**Policy OSC 5.5:** Trail development, patrol, and maintenance responsibilities shall be coordinated with all entities involved in each trail segment. In most cases, development responsibilities shall be borne by the property owner with maintenance activities undertaken by the City.

**Policy OSC 5.6:** Trails shall be located, de-

signed, and developed with sensitivity to the resources and environmental hazards of the areas they traverse, as well as their potential impacts on adjacent lands and private property, including potential impacts to private property owners' privacy and security. Trails shall be designed to City specifications, require minimal grading, and include effective erosion control measures.

**Policy OSC 5.7:** The City shall regulate developments along designated trails in order to provide sufficient trail right-of-way and ensure that development adjacent to the corridors does not detract from the scenic and aesthetic qualities of the corridor.

**Policy OSC 5.8:** The City shall not acquire, plan, or develop trail easements or public access easements along Wildcat Creek or Saratoga Creek, across single or multi-family land uses as designated in the Saratoga General Plan abutting said creeks, or adjacent to said creeks between the centerline thereof, and any single or multi-family designated property. This policy statement shall apply to Saratoga Creek from Prospect Avenue south to Tollgate Road, and to Wildcat Creek from Quito Road south to the Villa Montalvo Arboretum property line, with the exception of the section between: 1) Carnelian Glen Drive and Douglass Lane, 2) Gardiner Park and Springhill Court, 3) Crestbrook Drive and Via Monte Drive, and 4) Via Real Drive, as shown on the Trail System Map.

**Policy OSC 5.9:** Whenever feasible, trails shall be designed and developed to meet the accessibility needs of all segments of the population.

**Policy OSC 5.10:** Trails shall be designed with adequate ingress and egress points to minimize the need for parking at trailheads. Where parking is provided, it shall be designed in a manner that is as unobtrusive as possible.

### **Implementation:**

**OSC. 5.a.** The City shall update the Parks and Trails Master Plan on a periodic basis to ensure that it includes current information and continues to meet trail development Goals and Policies.

**Responsible Agency:** Public Works/Trails and Pathway Committee/City Council  
**Funding Source:** Development Fees  
**Time Frame:** TBD  
**Ongoing Policies:** 5.1, 5.3, 5.4, 5.6, 5.8, 5.9, 5.10

**OSC. 5.b.** The City shall continue to require dedication of trails through the development and subdivision entitlement process.

**Responsible Agency:** Community Development/Public Works/City Council  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Policies:** 5.2, 5.4, 5.5, 5.7

**OSC. 5.c.** Continue to work with Santa Clara County and other agencies to support the implementation of the Saratoga-to-the-Sea Trail.

**Responsible Agency:** Community Development/Public Works/City Council  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Policies:** 5.4

### **Scenic Open Space Resources**

**Goal OSC 6:** Preserve the hillside lands in their natural condition and inherent natural beauty.

**Policy OSC 6.1:** Through the Land Use Element and Zoning Ordinance, designate lands in the hillier portions of the Saratoga Planning Area for open space- managed resource production, which allows very low-density residential uses while maintaining a significant amount of open space.

**Policy OSC 6.2:** Public use and enjoyment of the unincorporated hillside areas for recreational purposes shall be encouraged

through direct or indirect public land acquisition, encouraging both private and public recreational uses. Appropriate regulation of privately held lands to obtain maximum use of open space resources, such as the establishment of trail and open space easements, should be consistent with conservation of the natural environment.

**Policy OSC 6.3:** Future land uses within the western hillside or any Sphere of Influence expansion area shall be reviewed by the City through the development review process to ensure consistency both with existing patterns of land use in the unincorporated hillside areas, and with the City's desire to maintain the area as predominantly open space and rural.

**Implementation:**

**OSC.6.a.** The City shall continue to use the design review and subdivision entitlement process to ensure that all development proposals are designed in a manner that meets goals and policies for preservation of hillsides.

**Responsible Agency:** Community Development/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** 6.1, 6.2, 6.3

**Goal OSC 7:** Preserve and protect existing view sheds, view corridors, and scenic open spaces.

**Policy OSC 7.1:** Future land use proposals within the western hillside area shall be reviewed by the City through the development review and environmental review processes to ensure that improvements blend in with the natural environment. Criteria shall include but not be limited to the use of unobtrusive colors, controlled grading, limited disruption of natural vegetation, use of structural height limits, and structural design and density guidelines. Special consideration should be given to the eventual development of a canopy effect of tree growth.

**Implementation:**

**OSC.7.a.** The City shall continue to use the design review and environmental review process to ensure that development proposals in the hillsides are compatible with the natural environment.

**Responsible Agency:** Community Development/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** 7.1

**Agricultural Resources**

**Goal OSC 8:** Encourage preservation of land uses for open space and agriculture.

**Policy OSC 8.1:** In evaluating future land uses, efforts shall be made to maintain agricultural lands as a component of open space and to preserve the rural and agricultural heritage of Saratoga. The City shall discourage the cancellation of Williamson Act contracts.

**Policy OSC 8.2:** Encourage land owners to enter into new Williamson Act Contracts.

**Implementation:**

**OSC.8.a.** The City shall continue to apply the Agricultural Preserve Open Space Overlay District on lands that are under Williamson Act Contracts and generally discourage the removal of this classification.

**Responsible Agency:** Community Development Dept/Planning Commission  
**Funding Source:** N/A  
**Time Frame:** Ongoing  
**Related Policies:** OSC 8.1

**OSC.8.b.** The City shall inform its property owners through its Website and information

handouts of the property tax reduction benefits of placing lands under Williamson Act contract for preservation of agriculture and open space lands.

**Responsible Agency:** Community Development Dept/Planning Commission  
**Funding Source:** N/A  
**Time Frame:** Ongoing  
**Related Policies:** OSC 8.2

### ***Watershed Protection and Water Quality***

**Goal OSC 9:** Protect existing watercourses in the community and enhance water quality in surface and subsurface water sources.

**Policy OSC 9.1:** Retain surface watercourses in their natural condition to the greatest extent possible.

**Policy OSC 9.2:** Concentrate development in those portions of the community least susceptible to soil erosion and minimize grading and the introduction of impervious surfaces. Where appropriate, consider the use of on-site detention or retention basins to minimize stormwater runoff from sites.

**Policy OSC 9.3:** Implement land use controls to protect watershed lands on the upper elevations of hillsides.

### **Implementation:**

**OSC.9.a.** The City shall coordinate review of development projects adjacent to watercourses with the Santa Clara Valley Water District and other applicable agencies.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC 9.1

**OSC.9.b.** The City shall ensure erosion control measures are required with each development project as part of the development approval process.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC 9.1, 9.2, 9.3

**OSC.9.c.** Amend the Zoning Ordinance and standard conditions of approval to require that all new developments are in compliance with stormwater pollution prevention best management practices.

**Responsible Agency:** Community Development Department  
**Funding Source:** General Fund  
**Time Frame:** FY 2008-2009  
**Related Policies:** OSC 9.1 - 9.3

### ***Water Supply***

**Goal OSC 10:** Maximize efficiencies in the use of the City's water supply.

**Policy OSC 10.1:** Implement water conservation provisions of the San Jose Water Company's Urban Water Management Plan.

**OSC.10.a.** The City shall inform applicants of water conservation provisions and require that all new development proposals be in compliance with the water conservation provisions of the San Jose Urban Water Management Plan.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC 10.1

**OSC.10.b.** The City shall require as part of the conditions of development approval that native drought-tolerant vegetation be used in proposed landscaping, whenever feasible.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing

**Related Policies:** OSC 10.1

### **Biological Resources**

**Goal OSC 11:** Protect and enhance sensitive vegetative and wildlife habitat in the Saratoga Planning area.

**Policy OSC 11.1:** Minimize development that would encroach into important wildlife habitats, limit or restrict normal range areas, or restrict access to water food or shelter. This includes limitations on the installation of barrier fencing in hillside areas.

**Policy OSC 11.2:** Through the development and CEQA process, preserve, protect, and maintain riparian habitats and creek corridors. This includes requiring biological surveys of parcels of land that could contain sensitive species or their habitats prior to allowing development on these parcels.

**Policy OSC 11.3:** The design of parking lots shall be evaluated for opportunities to reduce large continuous expanses of asphalt and to promote the establishment of visually interesting and aesthetically pleasing parking lots.

**Policy OSC 11.4:** The City should provide information and assistance to the public in the preservation and care of native trees whose existence can be threatened by environmental stress and development.

**Policy OSC 11.5:** Mature vegetation shall be preserved wherever possible.

### **Implementation:**

**OSC.11.a.** The City shall continue to utilize the design review and environmental review process for all development applications to ensure that projects are designed in a manner that minimizes disruption to important wildlife, riparian and plant habitats.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC 11.1, 11.2, 11.5

**OSC.11.b.** The City shall continue to require that all projects conform to the City's Tree Ordinance.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC 11.3, 11.4, 11.5

### **Arbor Resources**

**Goal OSC 12:** Support appropriate management for sustaining the health and increasing the extent of arbor resources in the City. The specific vision is to increase overall tree cover, tree health and consequent tree benefits in an equitable, cost beneficial and sustainable manner.

**Policy OSC 12.1:** Development projects should include the preservation of protected trees and other significant trees. Any adverse affect on the health and longevity of native oak trees, protected or other significant trees should be avoided through appropriate design measures and construction practices. When tree preservation is not feasible, individual development projects shall include appropriate tree replacement as approved by the City.

**Policy OSC 12.2:** Trees used for new or replacement plantings should be selected primarily for low water use characteristics.

**Policy OSC 12.3:** To further protect and enhance the City's arbor resources built on the City's Tree Regulations, the City should continue its support of tree protection programs.

**Policy OSC 12.4:** It is the City's policy that forested lands in the City's Sphere of Influence shall be managed to maximize envi-

ronmental protection and to discourage logging to the maximum extent possible, consistent with proper fire protection standards and practices.

**Implementation:**

**OSC.12:** The City shall continue to require that all development projects conform to the City's Tree Ordinance. The preservation of existing trees shall be ensured through the collection of security deposits.

**Responsible Agency:** Community Development Department/Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC 12.1, 2.2

**Goal OSC 13:** The preservation of native and other plant species indicative of Saratoga's cultural heritage shall be given priority over development and provide for the perpetuation of such species.

**Policy OSC 13.1:** To further preserve the City's inventory of arbor resources, the City should encourage owners to consider formal designation of heritage trees.

**Policy OSC 13.2:** The City shall encourage public knowledge, understanding and appreciation of the City's past and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the City's heritage resources, particularly as it relates to the designation and preservation of heritage trees. This can be done by publicizing information about heritage trees and the benefits of designation of heritage trees on the City's Website.

**Policy OSC 13.3:** Fire safety shall be an important consideration when evaluating the preservation of native vegetation.

**Implementation:**

**OSC.13.a.** Continue to utilize the design review process, Historic Preservation Ordinance and Tree Ordinance to ensure preservation of significant arbor resources.

**Responsible Agency:** Community Development Department/Heritage Preservation Commission /Planning Commission  
**Funding Source:** Development Fees  
**Time Frame:** Ongoing  
**Related Policies:** OSC.13.1,13.2,13.3

**Cultural Resources**

**Goal OSC 14:** Through coordination with and implementation of other related General Plan Policies, encourage preservation of the City's heritage by providing for the protection of irreplaceable historic and cultural resources representing significant elements of City and regional history. (*Refer to Historic Character Land Use Element Policies and Implementation Program*).

**Policy OSC 14.1:** Support activities/events that highlight Saratoga's rich history as the "Valley of the Heart's Delight", such as the yearly Mustard Walk event at the Central Park or Heritage Orchard.

**Implementation:**

**OSC.14.a.** Update Historic Resources Inventory and Landmark List, and publish on the City Website information regarding incentives for preservation of heritage properties, such as the Mills Act Program. (*See Land Use Element for additional related Implementation Measures*)

**Responsible Agency:** Community Development Department/Heritage Preservation Commission  
**Funding Source:** General Fund  
**Time Frame:** Ongoing  
**Related Policies:** OSC 14.1

### **Air Quality**

*(Note: The following goals and policies are included to supplement the goals and policies contained in the Air Quality Section of the General Plan.)*

**Goal OSC 15:** Improve local and regional air quality by ensuring that all development projects incorporate all feasible measures to reduce air pollutants.

**Policy OSC 15.1:** Require development projects to comply with Bay Area Air Quality Management District (BAAQMD) measures to reduce dust emissions due to grading and construction activities.

**Policy OSC 15.2:** Encourage use of trip demand measures as part of major commercial and office development projects to reduce dependence on automobile use.

#### **Implementation:**

**OSC.15.a.** Include a condition of approval for all new development projects that requires compliance with the BAAQMD dust emission reduction measures.

**Responsible Agency:** Community Development Dept/Planning Commission

**Funding Source:** Development Fees

**Time Frame:** FY 2007-2008

**Related Policies:** OSC 15.1, 15.2

**OSC.15.b.** Work with applicants of all new major commercial, office and mixed use projects to include trip demand measures in their projects.

**Responsible Agency:** Community Development Dept/Planning Commission

**Funding Source:** General Plan Fund

**Time Frame:** Development Fees

**Related Policies:** OSC 15.1, 15.2

### **Mineral Resources**

**Goal OSC 16:** Encourage conservation of significant natural resources that exist in the Saratoga Planning Area.

**Policy 16.1:** Mineral extraction in the Saratoga Planning Area shall be regulated and supervised to minimize physical and visual damage to the existing environment.

#### **Implementation:**

**OSC.16.a.** Quarries within City limits shall comply with the requirements of the State Mining And Reclamation Act (SMARA) of 1975, as amended. Proposals for new quarries within City limits shall also be regulated through the City's use permit process and other applicable provisions of the City Municipal Code.

**Responsible Agency:** Community Development Dept/Planning Commission

**Funding Source:** Development Fees

**Time Frame:** Ongoing

**Related Policies:** OSC 16.1

**OSC. 16.b.** Work with Santa Clara County to assure that mining operations outside the City limits are consistent with the City's General Plan, that restoration plans are adequate, and that mining activities are not extended into undisturbed lands without adequate documentation of economic purpose and environmental impacts and mitigations.

**Responsible Agency:** Community Development Dept/Planning Commission

**Funding Source:** Development Fees

**Time Frame:** Ongoing

**Related Policies:** OSC 16.1



*Arbor resources in Saratoga*