

GENERAL PLAN



GENERAL PLAN

AND

ENVIRONMENTAL IMPACT REPORT

CITY OF SARATOGA

GENERAL PLAN CITIZENS ADVISORY COMMITTEE

Chairperson - Richard Siegfried

Area A - Dora Grens

Area B - Ian A. Webb

Area C - Joyce Hlava

Area D - Margaret Russell

Area E - J.E. (Bert) Toevs

Area F - Kathy McGoldrick

Area G - Robert H. Swanson,

Area H - Jo Ann Meggs

Area I - Annie Aird

Area J - Warren Heid

Area K - Greg Nellis

Area L - Link Bradley

Parks and Recreation Representative - Ed Gomersall



RESOLUTION NO. 430.2

RESOLUTION OF THE CITY COUNCIL OF SARATOGA

ADOPTING THE GENERAL PLAN

WHEREAS, the Planning Commission of this City has caused to be prepared a revised comprehensive, long-term General Plan for the development of this City, and of land outside of its boundaries which in the said Planning Commission's judgment bears relation to the City planning, pursuant to Article 5 of Chapter 3 of Title 7 of the Government Code of this State and pursuant to Article 6 of said Chapter and Title, said Planning Commission has considered said plan and held not public hearings thereon and has heretofore adopted a resolution approving said General Plan and recommending the same to the City Council and has transmitted said approved plan to this City Council, and

WHEREAS, thereafter this Council has held noticed public hearing on said plan as required by law, and has suggested certain modifications and changes to certain portions of the General Plan that had been considered by the Planning Commission during the course of its deliberations on the General Plan, and

WHEREAS, pursuant to the Environmental Quality Act of 1970 and the provisions of Chapter 3, Title 14, Division 6 of the California Administrative Code, and Resolution Series 653 of this City, a draft Environmental Impact Report has been prepared and completed and a notice of completion thereof filed with the Secretary of the Resources Agency of the State of California, and more than forty-five (45) days expiring from the date said filing, on or about the 4th day of May, 1983, this Council ha

held a public hearing on the proposed final Environmental Impact Report and thereafter said report having been certified by this Council as final and

WHEREAS, the City Council acknowledges that adoption of the proposed revised General Plan will have significant effects upon the environment as identified in the final environmental impact report, and hereby make the following findings:

(a) Goals and Policies have been incorporated into the General Plan to mitigate to an acceptable level or avoid the significant environmental effects as identified in the final EIR, including the following:

(1) Loss of agricultural lands and open spaces -- the Goals and Policies of the General Plan to be acted upon with appropriate ordinances and actions, will encourage renewal and discourage cancellation of Williamson Act contracts, encourage the use of school sites for recreation, and require exactions from development to maintain and preserve open space.

(2) Energy and natural resource use -- the goals and policies of the General Plan, particularly the conservation element, will encourage: the use of alternate forms of renewable energy sources, building designs that conserve energy, use of natural passive heating and cooling systems, tree preservation, minimize water use and degradation, and minimize disruption to soil and topography. These impacts will be further reduced by implementation of existing codes and ordinances.

(3) Traffic increases -- goals and policies of the General Plan encourage the use of energy efficient forms of transportation and use of pedestrian and bicycle trails as alternative transportation modes. There are policies to plan means of reducing traffic impacts and addressing cumulative impacts of certain heavily traveled roads.

(b) The General Plan contains goals and policies and land use designations for land within the sphere of influence of the City of Saratoga designed to mitigate adverse environmental effects of development in that area. However, such lands are within the responsibility and jurisdiction of the County of Santa Clara which, at the present time, has adopted regulations consistent with the General Plan. Other mitigation measures as contained in the General Plan should also be adopted by the County of Santa Clara with respect to these lands.

(c) To the extent that significant environmental effects identified in the final EIR have not been fully mitigated or avoided by the Goals and Policies of the General Plan, such effects are unavoidable since the mitigation of the cumulative impacts identified in the final EIR depend on the actions of other agencies and jurisdictions in regulating or requiring future development, particularly traffic congestion. Thus, no feasible mitigation measures can be incorporated by the General Plan for these impacts since Saratoga's contribution to these impacts is relatively small such mitigation measures are beyond the scope of the General Plan,

WHEREAS, after said public hearings hereinabove referred to, this Council considered the final Environmental Impact Report in conjunction with said General Plan, and in evaluating said General Plan and each element thereof, and deeming it in the best interests of this City that said General Plan be adopted.

NOW, THEREFORE, the City Council of the City of Saratoga hereby resolves as follows:

Section 1: This Council hereby finds that due and legal notice of public hearings on the hereinafter set forth General Plan and the hereir above referred to Environmental Impact Report, have been given as required by law and said public hearings on said General Plan both at the Planning Commission level and at this Council level have been held according to law.

Section 2: The City of Saratoga is divided into twelve (12) planning areas identified by the letters "A" through "L" as shown on Exhibit "A" and have boundaries as described in the chapter on Area Plans which is part of the General Plan (Exhibit "B"). The purpose of these planning areas is to allow the residents of these areas to expres the desires and concerns they have about future development in their area. A series of programs or guidelines to guide future development is contained in each area plan. These guidelines are to be used in conjunction with the Goals and Policies of the General Plan to determine what sort of development should take place in a particular planning area of the City. An area plan's guidelines may be overridden if a broader City goal can be accomplished by that override.

Section 3: The revised General Plan consists of the document noted as Exhibit "B" including:

- (a) Final EIR incorporated as part of the General Plan
- (b) Goals, Policies and Implementation Measures
- (c) The nine elements required by Section 65302 of the Government Code.
- (d) Area Plans for each of the twelve planning areas of the City.
- (e) The General Plan Map dated March 16, 1983 and entitled Saratoga General Plan
- (f) Appendices
 - (1) Basic Data
 - (2) Summary of the Northwestern Hillside Specific Plan
 - (3) Text dated June 22, 1973, entitled "Geotechnical Study Seismic Safety Element for the City of Saratoga", prepared by Fugro, Inc. and consisting of a more in-depth study of the seismic safety element.
 - (4) Text dated April 9, 1974, and entitled "Sphere of Influence Plan" consisting of 32 pages, representing that portion of said General Plan relating to the development of lands located outside of the present boundaries of this City but within this City's sphere of influence.
 - (5) Initial Environmental Assessment.

- (6) Comments and responses to the Draft General Plan/EIR.
- (7) The hazard overlay map dated March 16, 1983, and entitled Hazard Overlay Map.

Said General Plan as above outlined be and the same is hereby adopted as the General Plan of this City and all previous General Plans and amendments and additions thereto, are declared to be superseded by the within adopted plan.

The above and foregoing resolution was introduced at a regular meeting of the City Council of the City of Saratoga held on the 4th day of May, 1983, and thereafter was passed and adopted by the following vote:

AYES: Councilmembers Clevenger, Fanelli, Mallory, Moyles and Mayor Callon

NOES: None

ABSENT: None

ATTEST:

Luigi Callon

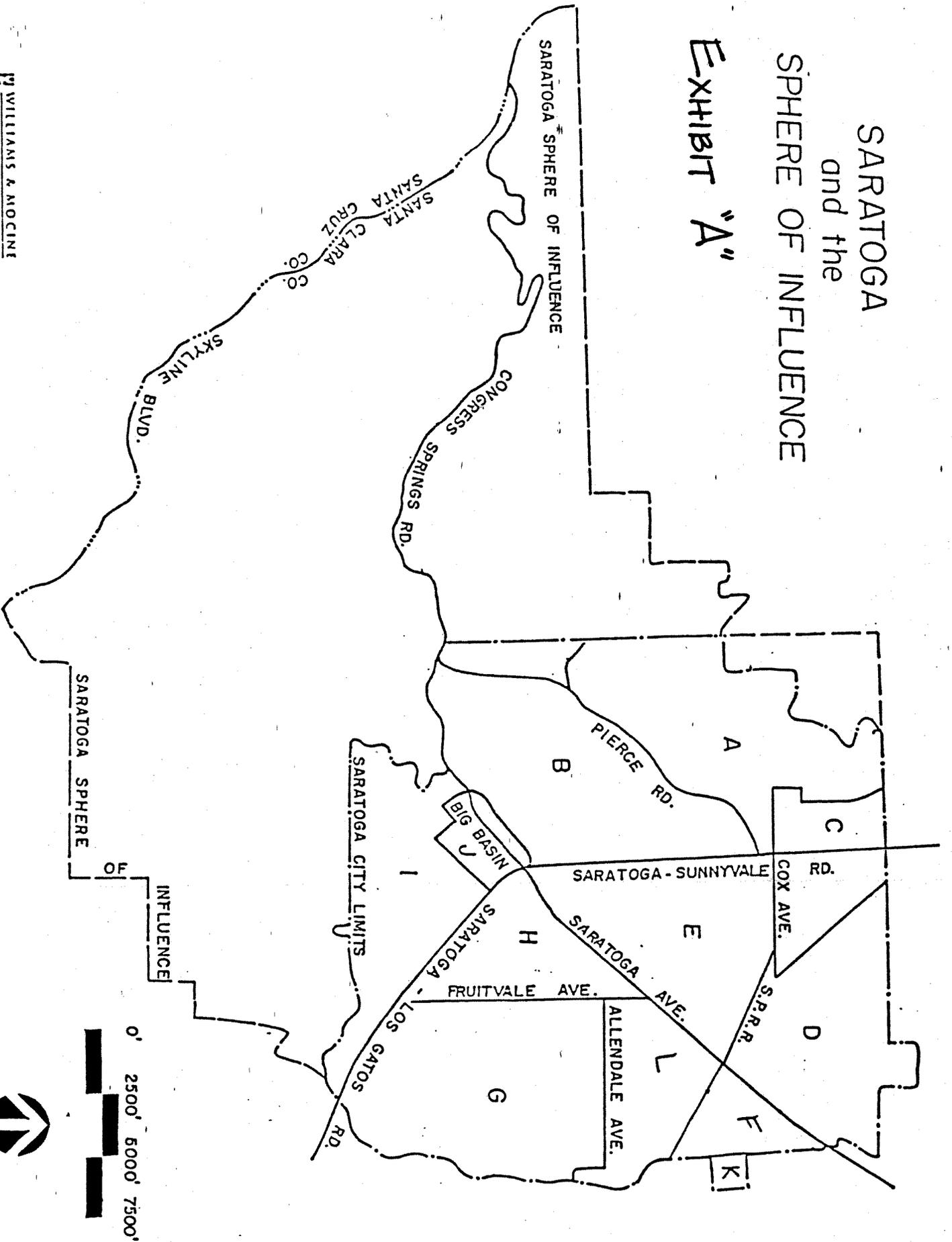
MAYOR

Grace E. Cory
CITY CLERK

THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.
ATTEST 5/5 19 83
CITY CLERK OF THE CITY OF SARATOGA
BY *Grace E. Cory*
DEPUTY CITY CLERK

SARATOGA and the SPHERE OF INFLUENCE

EXHIBIT "A"



WILLIAMS & MOCINE
CITY & REGIONAL PLANNING



RESOLUTION NO. 2055

Resolution of City Council of the City of Saratoga
Certifying the Final Environmental Impact Report
for the Revised General Plan

WHEREAS, a Draft Environmental Impact Report was prepared in accord with all applicable State and City Guidelines, and

WHEREAS, said DEIR was noticed in a paper of General Circulation and

WHEREAS, said DEIR was circulated for a period of thirty (30) days in accord with State and City EIR guidelines, and

WHEREAS, said document was made available to the public, and

WHEREAS, the City Council held public hearings on February 2, March 16 and April 6, and

WHEREAS, appropriate written responses were prepared for all comments:

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Saratoga does:

- (1) Certify the Final Environmental Impact Report as a complete and adequate document, and
- (2) That if the project were completed as proposed, said project would have an impact on the environment.

Passed and adopted by the Saratoga City Council on the 4th day of May, 1983, by the following vote:

AYES: Councilmembers Clevenger, Fanelli, Mallory, Moyles and Mayor Callon

NOES: None

ABSENT: None

Attest:

Grace E. Cory
G. Cory
Deputy City Clerk

Linda Callon
L. Callon
Mayor
THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

ATTEST 5/5, 1983
CITY CLERK OF THE CITY OF SARATOGA

BY Grace E. Cory
DEPUTY CITY CLERK

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4. Appendix D - Sphere of Influence Report 1974
5. Appendix E - Initial Environmental Assessment
6. Appendix F - Comments and Responses to the Draft
General Plan/EIR

****The General Plan Map is a separate wall-sized document****

CHAPTER 1

INTRODUCTION

INTRODUCTION TO GENERAL PLAN

The General Plan is the result of more than two years of effort by the General Plan Citizens Advisory Committee, the Planning Commission and City Council. Throughout the process the citizens participated through attendance in neighborhood meetings and public sessions before the Planning Commission and City Council. The document represents the wishes and desires of the citizens of Saratoga and will be the basis of future decisions within the City for the next five to ten years. The General Plan is a document that provides citizens, public bodies and staff the needed direction to make decisions about the future development and character of the City.

As stated above, the General Plan is a legal document required by the State of California which is comprised of maps and accompanying text. The General Plan charts the future of the City as expressed by the citizens and consists of goals, policies, action programs, area plans and basic information regarding the City of Saratoga. The plan constitutes the basis for all capital expenditures within the City as well as the annual operating budget adopted by the City Council.

Since the General Plan is the "forward looking" document of the City, the State has defined strict procedures and limitations on amending the Plan. The law clearly states "no mandatory element of a General Plan shall be amended more frequently than three times during any calen year, which amendment or amendments may occur at any time as determined by the legislative body." (Government Code Section 65461b)

The procedure for amending the General Plan is clearly defined in State law. There must be public hearings held before the Planning Commission and the City Council. The Planning Commission recommends approval of the proposed amendments to the City Council. The City Council is the final approving authority for all General Plan amendments.

The required public hearings are intended to gain as much public input on the proposed amendment as possible. Public notices are published in the Saratoga News ten days prior to the scheduled hearing dates. In the event the amendment is site specific, then all property owners within 500 feet of the subject property receive a written notice in the mail.

The procedure for amending any portion of the General Plan is intentionally lengthy in order to give the residents ample opportunity to express their opinions and concerns. The General Plan is a document developed by and for the residents of Saratoga.

The format of the General Plan was designed in such a manner to allow the citizens to ascertain the guiding goals and policies, without having to comb through the entire document. Chapter 2 is a list of all the goals and policies with a cross-reference of the major issues to the mandated elements. Chapter 3 contains a detailed description of all the elements of the Plan. Chapter 4 of the plan contains the area plans as developed by the area representatives on the General Plan Citizens Advisory Committee and as modified by the Planning Commission and City Council. Area plans allow specific development guidelines to focus on neighborhood concerns. These guidelines are to be used in conjunction with the Goals and Policies of the General Plan to determine what sort of development should take place in a particular planning area of the City. An area plan's guidelines may be overridden if a broader City goal can be accomplished by that override.

The Land Use Map is also an important part of the Plan. The Land Use Map indicates densities for residential development, major circulation patterns, and all land use designations within the City. The City is incorporating overlays depicting flood plains, hazardous fire zones and trails and pathways within Saratoga.

The basic data and background which support the General Plan and the Environmental Assessment are contained in Appendix A. Other important supporting information is contained in the remaining appendices.

SUMMARY - ENVIRONMENTAL IMPACT REPORT

Upon completion of an initial study as required by the California Environmental Quality Act (CEQA) it was determined that the proposed General Plan, which revises the 1974 General Plan might have a significant effect on the environment. (A copy of the initial study is attached as an appendix to this report.) Any project that might have a significant effect on the environment must have an Environmental Impact Report (EIR) prepared. Since many of the impacts and issues addressed in an EIR are also addressed in a General Plan, the State encourages the combination of both documents as part of a single planning process.

Combining the EIR with the General Plan allows the General Plan to be modified as environmental impacts are identified and mitigation measures are developed. The public also can make comments on the EIR through the General Plan public hearing process.

Section 15148 of the State EIR Guidelines requires a combined EIR/General Plan to address all the points required by Article 9 of the EIR Guidelines and to identify where in the document these points are covered. The description of the environmental setting of the City is contained in the Basic Data and Background section (Appendix A) of the General Plan. The project description, for the purposes of CEQA, consists of the goals and policies section as well as the development guidelines for each of the 12 planning areas. Environmental impacts, mitigation measures, and alternatives are discussed in the Environmental Assessment section.

It should be noted that an EIR for a General Plan will not be as specific as an EIR for an individual development project. State EIR Guidelines indicate that a General Plan EIR should... "Focus on the secondary effects that can be expected to follow from the adoption ..." (Section 15147). The initial study identified three major impact areas associated with the adoption of the General Plan.

1. Impacts on the physical environment due to development of vacant lands especially those in the hillsides. (These impacts have been addressed in the EIR for the Northwest Hillside Specific Plan, the EIR's for individual subdivisions in that area, and the Geotechnical Study of the General Plan.)
2. The cumulative impacts associated with development of the vacant or underdeveloped lands in terms of traffic, resource use and energy use.
3. The long term vs. short term use of these sites could also be an issue.

THE EIR for the General Plan can act as a resource document to assess some of the impacts of the individual development projects.

will follow. However, since the issues addressed in the General Plan are less specific than the issues and impacts associated with an individual land development project, further information and assessment through a mitigated Negative Declaration or a focused EIR may be required.

SARATOGA GENERAL PLAN REVIEW

INITIAL CITIZEN PARTICIPATION

The General Plan Citizens Advisory Committee held a series of twelve neighborhood outreach meetings, one for each of the planning areas identified for the General Plan.*

The meetings were widely publicized through direct mailings, flier distribution, newspaper articles, public notices, and the cooperation of several civic organizations and schools.

The meetings were located, when possible, in facilities within the planning areas. (See copy of schedule on following page.) Each meeting was conducted by the member of the Citizens Advisory Committee who represented the area; also attending as resource people were members of the Planning staff, City Council, Planning Commission, and Parks and Recreation Commission. Deducting the multiple attendance at several meetings by the resource people, it is estimated that over 650 people attended the twelve meetings.

The Citizens Advisory Committee prepared a questionnaire which was the focus of discussion at the meetings. The questionnaire was designed to solicit community views on a number of identified issues critical to Saratoga's future and also to draw out concerns that the committee may not have presupposed. (See copy of questionnaire, following.) Notes were taken of the oral comments, and attendees were also encouraged to turn in their completed questionnaires. Questionnaires were publicized as available at City Hall and other public locations for citizens unable to attend a meeting.

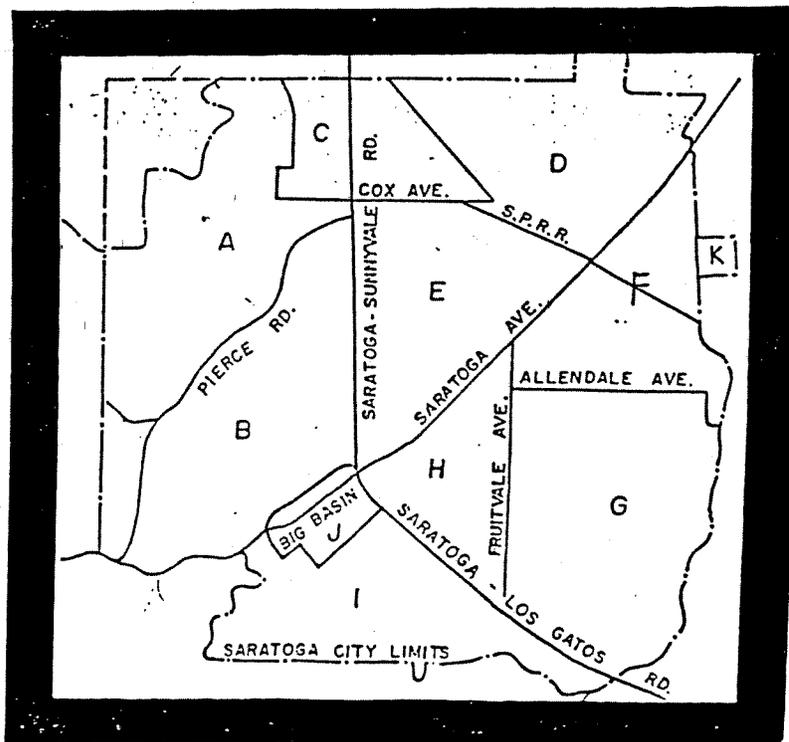
Following the meetings, each committee member compiled the response from his/her planning area, assembling oral and written comments, and developing a sense of majority and minority views in the area.

The next step in the process was the further compilation by the total Citizens Advisory Committee of the responses from all twelve areas. The balance of this section of the report is the Committee's product. This community input has provided direction to assist the Committee in developing its recommendations for amendment of the General Plan objectives, policies, and programs.

* There were ten areas in the 1974 General Plan Report. Area K (Sunland Park) was annexed in February 1981, and Area F was divided into Kentfield and Quito Segments. The City Council, on October 7, 1981, officially separated Area F.

PLANNING AREA MEETINGS
GENERAL PLAN CITIZENS ADVISORY COMMITTEE

AREA	DATE	TIME/PLACE
K - Sunland Park	Friday March 27	7:00 p.m. Community Center Allendale Avenue
J - The Village (from Saratoga Creek to Aloha Avenue)	Monday March 30	7:30 p.m. Saratoga School Cafeteria 14592 Oak Street
G - Fruitvale - Sobey Road	Monday March 30	7:30 p.m. Redwood School Library 13925 Fruitvale Avenue
B - Congress Springs - Pierce Road	Tuesday March 31	7:30 p.m. Foothill School Cafeteria 13919 Lynde Avenue
F - Kentfield (from Fruitvale to S. P. tracks)	Thursday April 2	7:30 p.m. Redwood School Library 13925 Fruitvale Avenue
C - Blue Hills (from Fremont H.S.D. property to West Valley Corridor)	Thursday April 2	7:30 p.m. Blue Hills School Media Area 12300 De Sanka Avenue
F - Quito (east of S. P. tracks)	Thursday April 9	7:30 p.m. Westhope Presbyterian Church Social Hall 12850 Saratoga Avenue
H - Fruitvale West	Thursday April 9	7:30 p.m. Redwood School Library 13925 Fruitvale Avenue
I - Glen Una	Monday April 20	7:30 p.m. Saratoga School Cafeteria 14592 Oak Street
A - Mt. Eden (west of Pierce to City limits)	Monday April 20	8:00 p.m. Foothill School Cafeteria 13919 Lynde Avenue
D - Triangle North	Thursday April 23	7:30 p.m. Ascension Church Parish Center Miller at Prospect
E - Triangle South	Thursday April 23	7:30 p.m. Saratoga High School Cafeteria 20300 Herriman





Do You Care About SARATOGA?

WHAT SHOULD SARATOGA DO ABOUT:

- AFFORDABLE HOUSING?
- SURPLUS SCHOOL SITES?
- THE WEST VALLEY CORRIDOR?
- THE VILLAGE?
- AUTOMOBILE CIRCULATION AND OTHER MEANS OF TRANSPORTATION?
- THE VACANT PARCELS OF LAND IN THE CITY WHICH
AREN'T YET DEVELOPED?
- GENERATING ENOUGH REVENUE TO PROVIDE THE SERVICES YOU NEED?
- ANNEXATION AND DEVELOPMENT OF ADJACENT COUNTY LAND?

WHAT DO YOU THINK ?

Your City Council wants you to take part in a review of the General Plan which guides the future of Saratoga. Our current General Plan was adopted in 1974. Does it still meet the needs of our community? Are you satisfied with the way Saratoga has grown? Do we need to set some new goals?

The Council has appointed a Citizens Advisory Committee whose main task is to find out what you, the residents of Saratoga, think of your City. The Committee is holding neighborhood meetings throughout Saratoga and wants you to come. A schedule and map appear on the reverse side.

If you cannot attend the meeting in your area, you are welcome at any other. If you want to participate, but can't attend a meeting, you may obtain a questionnaire at City Hall, the Community and Village Libraries, your fire station, or call 867-3438.



WHAT'S YOUR OPINION?

-A QUESTIONNAIRE FROM THE SARATOGA GENERAL PLAN CITIZENS ADVISORY COMMITTEE

THE ISSUES RAISED IN THESE QUESTIONS PROVIDE THE FRAMEWORK FOR THIS EVENING'S DISCUSSION. IF YOU PREFER, YOU MAY WRITE YOUR COMMENTS ON THIS PAPER AND TURN IT IN AT THE MEETING'S CLOSE OR MAIL IT TO YOUR AREA REPRESENTATIVE OR THE PLANNING DEPARTMENT, CITY OF SARATOGA, 13777 FRUVALE AVENUE, SARATOGA, CA 95070

1. What positions should Saratoga take on housing alternatives? (multi-unit condominiums, subsidized, senior citizen, higher-density, etc.)
2. Can you suggest future uses for schools which may close due to declining enrollment?
3. What should be done with the West Valley Corridor? (auto traffic, public transit, trails and pathways, linear park, housing, etc.)
4. Are transportation and circulation needs being met? (autos, public transit, emergency vehicles, trails and pathways, etc.)
5. What would make the Village area a better place to operate a business, work, to shop, and to live?
6. Are there revenue-producing land uses which you feel the city should consider? ("think-tanks", co-op wineries, artisan center, hotel/bed and breakfast facilities, wholesale nurseries, dinner theater, etc.)
7. The city is evaluating our remaining parcels of vacant land in terms of future land use. Suggest what uses are proper for such sites in your area. (Are you willing to support additional publicly owned open space and recreational uses?)

Question #1. What positions should Saratoga take on housing alternatives? (multi-unit, condominiums, subsidized, senior citizen, higher-density, etc.)

The committee reviewed the discussion which occurred at the area meetings, and the comments expressed on the questionnaires, relative to question #1. An effort was made to organize the responses by type of housing alternative and to identify consensus. Minority statements, unless expressed in several areas, are generally not reported.

1. Single Family Detached, on Conventional Lots:

There is clear support citywide for continuation of the present type of housing. Undeveloped sites zoned for single family residential should remain so designated. Residents of Areas B and G recommended, respectively, that the lands of the Horticultural Foundation and the I.O.O.F. shall be developed as single family detached, if the present open space were to be developed.

2. Single Family Detached, Clustered to Preserve Open Space:

The majority of participants did not respond to this housing type. A minority thought that the clustered housing concept used to preserve open space should be investigated; it should not be coupled with increased density, however.

3. Single Family Attached:

Defined as duplexes or patio homes, where discussed there was general disapproval.

4. Condominiums in General:

A mixed vote seemed to develop on this issue. However, some support did exist in many areas for luxury style condominiums. In fact, if the description "luxury" were applied, some areas said a majority would approve. Three planning areas (A, F_k (L) and G) rejected the concept of condominium development and are opposed to the construction of condominiums in their areas. The concept was acceptable in area F_o only if the units are for senior citizens. Condominiums were favored in the Village area (J).

5. Rental Apartments in General:

Support is limited to the Village area. A minority in areas D and E favored more rentals for senior citizens.

6. Senior Citizen Housing:

There is qualified support for market-rate housing for seniors. Areas favorable to senior citizen housing are Area J (the Village) and Area F (Quito). Area F_k (L) opposes construction of senior citizen housing in that area. There is support in Areas F_o and J for a partial or full-care facility for seniors (common dining, on-site nursing, etc.)

7. Government-Subsidized Units:

All areas oppose subsidized housing, with the following exceptions:

- A. Area F_o will support subsidized units for senior citizens only;
- B. Areas C and E will support utilization of school sites for senior citizen housing.

In most areas, the Saratoga Housing Assistance and Rehabilitation Program (SHARP) was not discussed.

Question #2. Can you suggest future uses for schools which may close due to declining enrollment?

The majority of responses to this question supported preservation of the school buildings and properties by the school districts.

The Community recognizes that the school districts must use their resources to the optimum and that income must be produced by the surplus school sites. The City must work with each school district in developing plans beneficial to all parties concerned. (There was a strong expression from residents of Area I to keep Saratoga School on Oak Street open as a public elementary school.)

Leasing of the surplus schools was the most obvious alternative discussed. Suggestions for potential lessees were those that would allow maintenance of the community, recreational, and open space features of the property, e.g., private schools, community center, artisan center, and other comparable uses. Leasing to private businesses for office space, storage, research and

development functions, etc. was also favored, if performance standards were applied to prevent adverse traffic, noise, or other environmental impacts. Area D expressed concern that the uses of surplus schools be carefully monitored.

The minority view was expressed in areas A, B, C and E that conversion of the school buildings to rental housing for seniors would be appropriate. It was pointed out that leasing part of the same site to some kind of child-care facility could provide benefits to both the young and elderly age groups. A majority in area E favored keeping the land in public ownership, but felt new residential development could be a viable interim use, depending on the terms of the lease.

Some responses acknowledged that the financial condition of the school districts would necessitate the sale of some surplus sites. There were expressions of willingness to tax themselves for open space acquisition in planning areas C and FQ.

If the public ownership were not possible, support for sale of the property for residential development consistent with the surrounding neighborhood was expressed. A minority in area D favored condominiums for seniors.

If a school site which is the primary open space resource for the surrounding neighborhood is to be sold, consideration should be given to requiring as a condition of approval that the developer of the subsequent subdivision contribute a portion to the City for a park or public open space use.

Question #3. What should be done with the West Valley Corridor?
(Auto traffic, public transit, trails and pathways,
linear park, housing, etc.)

The Community voiced strong opinions on all sides of this issue. The General Plan Committee has compiled the input received, but may not be able to reconcile it to a single concensus. The data is summarized here.

Respondents in several planning areas (A, B, C, E, H, and J) supported preservation of the corridor for eventual auto use. Majority support for freeway use was expressed in areas A, B, C, E, and H. Residents of areas A, E, and H also supported the alternative of an expressway or parkway (preferably with the landscaped appearance of Foothill Expressway in Los Altos.)

A majority in areas H and J, and a minority in areas A and K, also approved of a multi-model use of the corridor, specifically the light rail and auto combination. Related to this concept,

areas A and J also spoke to the importance of preserving the full width of the corridor.

Light rail, in lieu of auto traffic, was favored by a majority in area K and a minority in areas A, C, D, and F_K(L).

Areas expressing majority opposition to auto traffic use in the corridor were G, D, F_K(L), F_Q, and K. Minorities in Areas A, B, and C were opposed to either the freeway use or to auto use in general.

Favoring the following alternative uses in lieu of auto use were:

<u>Use</u>	<u>Majority</u>	<u>Minority</u>
linear park	D, F _K (L)	A, C, F _Q , H, K
trails, pathways, bike paths		A, C, F _Q , (L), H, I
housing	F _K (L)	A, D, H, G

Area I did not take a position on the West Valley Corridor.

There was no reporting as to means of financing these uses.

Question #4. Are transportation and circulation needs being met?
(Autos, public transit, emergency vehicles, trails and pathways, etc.)

Almost all planning areas reported a strong request for improved public transit, speaking to more frequent service and changes in routing. Minibus service to connect neighborhoods with the Village was advocated.

Areas C, I, and J had majorities express a need for either additional, improved, or safer bicycle lanes. A minority in area F_K(L) concurred.

Implementation of the Trails and Pathways Plan was called for by majorities in areas A, C, E, F_Q, and J. Some support was also expressed in areas B and F_K(L).

A safe crossing on Saratoga-Sunnyvale Road to serve Argonaut Shopping Center and Argonaut School was a major concern of areas B and E. A majority favored installation of a traffic light at Blauer, a minority at Brandywine. Both areas pointed out that completion of the West Valley Corridor might improve the traffic conditions on Saratoga-Sunnyvale Road.

Planning Area A opposed additional east-west connecting roads in that area, contending these would adversely affect areas B and C as well. Pierce Road was recommended for designation as a heritage lane in order to retain its present character.

Complaints concerning the inadequacy of traffic circulation were noted about the following streets: Big Basin Way and the entire Village area, Saratoga-Los Gatos Road, Saratoga-Sunnyvale Road, Saratoga Avenue, and the Quito area in general.

Suggestions for traffic and circulation-related improvements in the Village have been summarized in the response to Question #5.

The balance of responses to this question were planning area specific. These constituted suggestions for improved street maintenance and landscaping, the need for sidewalks and foot-paths, new turn lanes, rerouting of trucks and through traffic, additional traffic lights, and the removal of collector designation and use from certain streets. It is recommended that these be evaluated during review of the circulation goals of the General Plan and the development of the action program for each planning area.

Question #5. What would make the Village a better place to operate a business, to work, to shop, and to live?

More parking was the overriding response of all who discussed this question. To improve the existing parking in the Village, citizens strongly advocated better lighting, more clearly-marked parking, and better access. Parking District #3 should be established.

The general improvement of traffic circulation in the Village was widely called for. Residents of Planning Areas B and J urged a stop light at Fourth and Big Basin Way. Other minor suggestions included better traffic policing, provision of left turn lanes, a limit on through traffic, additional crosswalks, and a proper controlled turn-around at the west end of Big Basin Way.

A bus stop on Big Basin Way was recommended by Areas J and H. Mini-bus service to the Village from Saratoga neighborhoods was suggested by residents in Areas A, E, H, and J.

With respect to the appearance of the Village, comments focused on preserving and promoting the "small town" atmosphere. That atmosphere could be enhanced by strict architectural standards, improved landscaping and maintenance, historic preservation measures, and amenities such as benches, kiosks, and creek vista points.

The economic viability of the Village would be strengthened if the City did not permit more competing shopping areas to be built elsewhere in Saratoga (a majority view of Planning Areas E, F, G and J). Area H favored provision of a full range of services in the Village; Area E called for more variety and diversity in land uses in the Village. A majority in Area E felt a department store would be desirable; minority suggestions for several other types of commercial uses were offered and noted.

Saratoga School on Oak Street should be preserved, in an alternate use if not as a public school.

Residential opportunities in the Village are important. A majority in Area E and minorities in Areas A and D favored more condominiums; Area J concurred, suggesting allowing more intensity of development. Living units on second floors above shops should be allowed (majority - Area J; minority - Areas A and H).

Note: The more detailed reporting of comments compiled by the committee during its work sessions will be reflected in the development of the new action program proposals for Planning Area J - the Village.

Question #6. Are there revenue-producing land uses which you feel the City should consider?

The majority of citizens responding seemed to accept the premise that the City could benefit from new revenue-producing land uses, but only if each proposed use was carefully evaluated. New uses should be compatible with the area's existing natural and built environment, should be designed with care, and have limited adverse impact (e.g., noise, traffic, etc.).

Commercial uses which respondents in several areas felt warranted consideration included: a "think tank," a cooperative winery, an artisan center, a hotel, bed and breakfast houses, wholesale nurseries, and a dinner theater. Limited interest was expressed in other uses: light industry, professional offices, a department store, a cultural center, a commercial orchard.

The appropriateness of these suggested uses for specific sites and planning areas will be determined as the General Plan Committee develops its recommendations for vacant, under-used, and surplus properties throughout the City.

It should be noted that there were a minority of citizens who expressed the belief that the City needed no new revenue-producing land uses.

Question #7. The City is evaluating our remaining parcels of vacant land in terms of future land use. Suggest what uses are proper for such sites in your area. (Are you willing to support additional publicly owned open space and recreational uses?)

At each of the planning area meetings, a working map was displayed which indicated lands in Saratoga that are undeveloped or that have the potential for redevelopment to a different or more intensive land use. The information accompanying the map explained present ownership, size of parcel, current general plan designation, and current zoning. The intent of the map was not to suggest that a change of land use was recommended or appropriate; rather, it has to point out that these are lands where a significant change is possible and general plan policies should either be reaffirmed or reconsidered.

Maps which focused on the lands within, or in proximity to, the respective planning areas were projected at the several meetings, to stimulate discussion about the lands most relevant to the area residents. Approval of the existing general plan designations or suggestions for alternative uses were recorded. Also noted were the plans of the property owners and the views of the City's Advisory Commissions where appropriate.

Recommendations concerning some parcels are incorporated into responses to other questions discussed herein (e.g., surplus schools, West Valley corridor). Others will be factored into the final recommendations produced by the General Plan Committee for each planning area's action program.

Question #8. Should the City encourage annexation and development of adjacent County lands?

The majority view throughout most of the City (with the exception of Planning Areas I and K) was opposition to further annexation and development of adjacent unincorporated lands. This view was premised on support for the existing constraints which County policies impose upon development of unincorporated hillside lands. Area E's expression of opposition to annexation included the suggestion that the City reduce the size of the designated urban service area within its sphere of influence, thus lessening its commitment to future City expansion. A minority view in Area F_K(L) suggested the deannexation of undeveloped lands which exceeded a 15% slope.

In some areas (A, B, C, D and G), qualifiers were added to the anti-annexation position, namely: annexation could be considered if it would improve the environment, if it would decrease the allowable density, if it would preserve open space, and if it would be at no cost to the City.

Majorities in Planning Areas I and K were not opposed to annexations, as long as the annexations did not impose additional expenses upon the City. Minorities in Areas B, C, and G concurred that if revenues exceeded costs, annexations should not be opposed.

Question #9. Does the character of present development in Saratoga give adequate attention to conservation of ...

This question addressed a number of community features within it, and the reporting of the responses is grouped accordingly. Few respondents gave unqualified approval that the City government was assuring that adequate attention was devoted to conserving all which was valued about Saratoga. Rather, several shortcomings were pointed out.

... open space?

There should be more careful monitoring of existing open space to assure the preservation of that which gives Saratoga its rural residential character. As an example, Areas A, B, and C were critical of the development and appearance along Saratoga-Sunnyvale Road, particularly at the Gateway and extending southward from Prospect Road to the railroad tracks. On a related issue, Area D was concerned about the impacts the development of the remaining open parcels along Saratoga Avenue would have upon its residential areas. Other areas spoke to the importance of maintaining or creating trails and pathways for enjoyment of open space (as well as improved pedestrian safety). The visibility

of large homes on the hillsides from the valley below was criticized.

... historic features?

When discussed, conservation of historic resources was generally supported in concept. Specific comments referred to the Village and the maintenance of its smalltown atmosphere and quaintness.

... "heritage lanes?"

The concept of preserving the rural character of Saratoga's older roads was generally endorsed. Although all Planning Areas did not single out the roads they would recommend for this designation, the following were suggested: Pierce, Sobey, Quito, Big Basin Way, Walnut, Alta Vista, Williams, and Victor Place.

... other physical characteristics you think are important to Saratoga?

Features singled out here (and the areas from which they were reported) were: preserve the oak trees (A); encourage rehabilitation of older homes (E); install a landscaped median and underground the utilities along Saratoga-Sunnyvale Road (C); landscape Fruitvale Avenue south of City Hall (G and H); consider the recommendation in the 1974 Village Plan to expand Blaney Plaza (J).

Question #10. Other Comments and concerns.

The following is a reporting of a number of other issues that were brought to the General Plan Committee's attention through the meetings and questionnaires. No consensus is derived. The issues are grouped by general topic, and the Planning Areas raising the issues are indicated in parentheses.

A. Development Policies

1. Keep Saratoga rural; don't try to emulate what is popular in other jurisdictions. (B)
2. Require better landscaping and more uniform setbacks along roadways. (FQ)
3. If it is unlikely that a total street will be improved, take a deferred improvement agreement as a condition of approval rather than requiring the developer to install the street improvements with his project. (I)
4. Improve the appearance of Saratoga-Sunnyvale Road. (C)

B. Land Use Policies

1. Don't allow use permits to be approved which are counter to General Plan intent; permitted and conditional uses indicated in the zoning ordinance should be consistent with the General Plan. (F_K(L) and D)
2. Make sure the General Plan Map and the zoning map are consistent. (J.)
3. Follow the intent of the Village Plan of 1974. (J)
4. A floodplain zone is needed. (F_K(L))
5. The P G & E installation at Mendelsohn and Piedmont is an eyesore. (I)
6. Home occupations are not appropriate if they disturb the neighborhood. (E)
7. Control lighting on private property if it disturbs neighbors. (I)
8. Protect residents from the noise emanating from certain commercial activities. (Hubbard & Johnson - C; Quito Shopping Center powersweeping - F_Q and D)

C. Fiscal Policies

1. Development fees should equal the actual costs to the City. (A)
2. Give more thorough attention to City finances. (E)
3. Seek authorization to increase taxes in lieu of seeking revenue from more commercial development. (D)
4. Impose a city sales tax of ½%. (E)
5. Provide economic incentives to encourage improvement of rundown buildings. (J)
6. Weigh the fiscal impacts of all suggested City programs. (E)

D. Public Services and Facilities

1. Improve police protection. (F_K(L))
2. Establish City's own police force. (C)
3. Several school districts providing service within one city creates problems. (D)

4. The enrollment policies and service area for West Valley College should be evaluated in light of traffic and other impacts on the surrounding community. (G)
5. The regularity of the flea markets held at West Valley College is objectionable. (H)
6. Institute weekly curbside recycling. (K)

E. Traffic and Circulation

1. Retain loop road concept. (A)
2. Regulate vehicle parking along streets. (B and D)
3. Install traffic light at Prospect and Lyle. (D)
4. The parking design at Quito Market is difficult to use. (D and H)
5. Traffic hazards were noted at:
 - a. Fruitvale Avenue south of West Valley College. (G)
 - b. Saratoga Avenue near Herriman. (H)
 - c. Quito Road at Paseo Lado. (K and FQ)
 - d. Both Cox and McCoy (lane striping needed). (FQ)
 - e. Quito and Westmont. (K)
 - f. Quito and Devon. (FQ)
6. Give a parking bonus for Village property owners who improve old buildings. (J)
7. Don't resurface Big Basin Way until Parking District #3 exists. (J)
8. Quito Road beautification is needed, including landscaping and bike path. (K)

F. City Administration

1. Establish more open communication between City and residents. (A)
2. Eliminate red tape at City Hall. (E)
3. Improve public noticing. (FK(L))
4. Stronger enforcement by City of conditions imposed on construction work (i.e., hours for equipment operation). (

C H A P T E R 2

GOALS, POLICIES, AND
IMPLEMENTATION MEASURES

GOALS, POLICIES, AND IMPLEMENTATION MEASURES

The following section is comprised of the goals and policies as established by the General Plan Citizens Advisory Committee and implementation measures to accomplish those goals and policies. Additionally, there is a one or two sentence description of the element from the State of California Code. The intent behind Chapter 2 is to give residents, Council and Commissioners the goals and policies in a brief and concise format. It will be necessary to review Chapter 3 for a lengthy discussion of each Element.

Besides the Element definition, and the goals, policies and implementation measures, there is a matrix which relates the major issues discussed during GPCAC meetings and the General Plan Element which addresses those issues.

Goals & Policies

The Goals and Policy Section of Chapter 2 should be interpreted as follows:

LAND USE ELEMENT (LU) Abbreviated to read (LU)

LU.1.0 Goal #1 under the Land Use Element

LU.1.1 Policy #1 which supports Goal #1 under the Land Use Element

LU.1.1 (Imp) Implementation Measure #1 which states how Policy #1 will be accomplished.

LAND USE ELEMENT (LU)

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

LU.1.0 Adhere to the adopted Saratoga Sphere of Influence Plan.

LU 1.1 Lands shall not be annexed to Saratoga unless they are contiguous to the existing City limits and it is determined by the City that public services can be provided without unrecoverable cost to the City and dilution of services to existing residents.

LU.1.1 (Imp) Annexation proposals shall be carefully studied to determine their economic and urban service impacts on the City.

LU 1.2 The City shall evaluate its designated unincorporated Urban Service Areas to determine if the areas are compatible with the County's Local Agency Formation Commission (LAFCO) Policies and are appropriate for annexation and urban development.

LU.1.2 (Imp) All four urban service areas to be studied to determine if further retraction of urban service area boundaries is required. These studies should be coordinated with LAFCO with public hearings before the Commission and Council

LU.2.0 Adhere to the adopted Northwestern Hillside Specific Plan which is incorporated herein by this reference.

LU.3.0 Enhance the unique historic character of the Village as the center of community activity, commerce, and vitality.

LU.3.1 The City shall encourage the designation of heritage resources and assure their protection, maintenance, and enhancement by the provisions of the heritage preservation ordinance.

SUPERSEDED

LU.3.1 (Imp) To be implemented by the Heritage Preservation Ordinance and the Heritage Preservation Commission.

LU.4.0 Encourage the economic viability of Saratoga's existing commercial areas and their accessibility by residents, keeping in mind the impact on the surrounding residential areas.

LU.4.1 Non-residential and industrial uses shall be buffered from other uses by methods such as setbacks, landscaping, berms and soundwalls.

LU.4.1 (Imp) Review the Design Review and Limited Industrial Ordinances to determine if increased setbacks and landscaping are required.

LU.4.2 Non-residential development shall be confined to sites presently designated on the General Plan for non-residential uses. Existing non-residential zoning shall not be expanded nor new non-residential zoning districts added.

LU.4.2 (Imp) (The policy is specific and does not require an implementation measure.)

LU.4.3 The City shall revise the zoning ordinance to allow bed and breakfast establishments as conditional uses in commercial or residential zoning districts where such uses have not previously been permitted and where such uses would be appropriate.

LU.4.3 (Imp) (The policy is specific and does not require an implementation measure.)

LU.5.0 The City shall use the design review process to assure that new construction and major additions thereto are compatible with the site and the adjacent surroundings.

LU.6.0 Relate new development and its land uses to presently planned street capacities so as to avoid excessive noise, traffic, and public safety hazards. If it is determined that existing streets need to be improved to accommodate a project, such improvements shall be in place or bonded for prior to issuance of building permits.

LU.6.1 Prior to initial approval, the decision making body shall consider the cumulative traffic impacts of single family residential projects of 4 or more.

SUPERSEDED

multi-family residential projects of eight or more units, and commercial projects designed for an occupancy load of more than 30 persons.

LU.6.1 (Imp) Applications for new subdivisions include reports that describe the cumulative traffic impacts from development of adjacent vacant properties.

LU.6.2 Proposed land uses and development proposals shall be evaluated against ordinance standards to assure that the related traffic, noise, light, appearance and intensity of use have limited adverse impact on the area.

LU.6.2 (Imp) (The policy is specific and does not require an implementation measure.)

LU.6.3 The capacity of existing streets shall be recognized prior to tentative building site or subdivision approval of any project. New development shall be designed to minimize disruption to the area caused by an increase in through or heavy traffic.

LU 6.3 (Imp) See LU.6.1 (Imp)

LU.6.4 The number of through streets connecting arterial and/or collector streets should be minimized. Collector streets that both begin and end at intersections with the same arterial street shall be encouraged.

LU.6.4 (Imp) Implement through subdivision approval process. Amend Subdivision Ordinance accordingly.

LU.7.0 Promote the long-term economic soundness of the City government through careful analysis of land use decisions and fiscal practices.

LU.7.1 The City shall consider the economic impacts of all land use decisions on the City.

LU.7.1 (Imp) (The policy is specific and does not require an implementation measure.)

SUPERSEDED

LU.7.2 The City shall adopt an ordinance which will authorize exactions in the form of improvements or fees required from developers to compensate the City for the direct and indirect economic effects that arise from proposed development and to insure implementation of this General Plan.

LU.7.2 (Imp) (The policy is specific and does not require an implementation measure.)

LU.8.0 Affirm that the City shall continue to be predominantly a community of single-family detached residences.

LU.8.1 Existing non-developed sites zoned single-family detached residential should remain so designated.

LU.8.1 (Imp) (The policy is specific and does not require an implementation measure.)

LU.8.2 Industrial land use in Saratoga shall be limited to existing sites.

LU.8.2 (Imp) (The policy is specific and does not require an implementation measure.)

SUPERSEDED

CIRCULATION AND SCENIC HIGHWAY ELEMENT (CI)

A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

A scenic highway element for the development, establishment, and protection of scenic highways pursuant to the provisions of Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code.

CI.1.0 Promote a balanced transportation system in Saratoga with attention to energy efficient transportation.

CI.1.1 The City shall encourage and participate in the County-wide implementation of a variety of modes of transport to serve Saratoga.

CI.1.1 (Imp) (The policy is specific and does not require an implementation measure.)

CI.1.2 The City shall work toward improved public transit, including more frequent service and access to the village.

CI.1.2 (Imp) Coordinate with County Transit on City efforts necessary to increase transit availability.

CI.1.3 The West Valley Corridor right-of-way shall be designated as a public use corridor.

CI.1.3 (Imp) (The policy is specific and does not require an implementation measure.)

CI.2.0 Facilitate the safe movement of vehicular traffic within and through the City, taking into consideration the environmental, historical, and residential integrity of the City.

CI.2.1 The City shall require public right-of-way to be offered and all private roads designated as collectors.

CI.2.1 (Imp) (The policy is specific and does not require an implementation measure.)

CI.2.2 For safety, every new or developing public or private cul-de-sac greater than 500 feet in length, and every new and developing residential area in the City with more than 15 residential lots on a cul-de-sac should have a primary and an emergency access.

CI.2.2 (Imp) Modify Subdivision Ordinance accordingly.

CI.2.3 Through collector streets shall be designed and aligned to minimize adverse impacts on the character of residential neighborhoods through which they pass.

CI.2.3 (Imp) Circulation design guidelines should be developed to be distributed to residential developers.

CI.2.4 The major traffic generators in the City should be provided with adequate access which is the least disruptive to local neighborhoods.

CI.2.4 (Imp) Circulation design guidelines should be developed to be distributed to commercial, industrial and institutional developers.

CI.2.5 Assessment Districts formed to improve existing streets shall be encouraged.

CI.2.5 (Imp) (The policy is specific and does not require an implementation measure.)

CI.2.6 If it is unlikely that a standard street will be totally improved, the City should take a deferred development agreement as a condition of approval for infill projects rather than requiring improvements concurrent with development.

CI.2.6 (Imp) Modify Subdivision Ordinance accordingly.

CI.2.7 Prior to further development of major residential (4 or more single-family units; 8 or more multi-family units) or major commercial (more than 30 person occupancy) projects along the City's major arterials, the impacts of increased traffic shall be studied and a plan for minimizing these impacts shall be developed to the extent feasible.

CI.2.7 (Imp) (The policy is specific and does not require an implementation measure.)

CI.3.0 Protect the aesthetic, historic and remaining rural qualities of Saratoga through street design and landscaping.

CI.3.1 Minimum City street standards shall be adopted based on location, terrain, character of areas and the anticipated function of the roadway.

CI.3.1 (Imp) Develop general street standard criteria based on varying physical factors and make part of the Subdivision Ordinance.

CI.3.2 Conventional City street development standards, as described in the City's Subdivision Ordinance, should be allowed to vary in order to preserve environment sensitive roadside features where traffic safety will permit such variations.

CI.3.2 (Imp) Modify Subdivision Ordinance according

CI.3.3 The function of a street shall be recognized in advance of construction, and design criteria used to minimize disruption to the area caused by through heavy traffic.

CI.3.3 (Imp) Implement through Subdivision Ordinar

CI.3.4 The City shall encourage the planting of trees and plan the development of landscaped medians along major arterials.

CI.3.4 (Imp) (The policy is specific and does not require an implementation measure.)

CI.4.0 Strive for aesthetically pleasing views from all roads in Saratoga and the Sphere of Influence.

CI.4.1 The City shall adopt an ordinance requiring the review of the design, placement, and setbacks of all new fences, walls, and accessory structures that would be visible from and on lots adjacent to, the City's arterial streets prior to the construction or issuance of building permits for those new fences, walls and accessory structures. The purpose of the ordinance is the enhancement of the scenic character of the views from these roads.

CI.4.1 (Imp) (The policy is specific and does not require an implementation measure.)

CI.4.2 The City shall rigorously enforce ordinances to prevent the use of non-conforming roadside signs on all roads and highways within the City. This shall include the use of all signs whether they be erected by private individuals or business enterprises.

CI.4.2 (Imp) Implement through Sign Ordinance. Reduce authorization time limits for signs in the scenic highway corridor.

CI.4.3 The City shall require increased setbacks of up to 100 feet for structures, walls or fences to be located on lots adjacent to officially designated scenic highways where it is determined by the City that increased setbacks are necessary to preserve the scenic qualities of the highway.

CI.4.3 (Imp) Modify Zoning Ordinance accordingly.

CI.4.4 The setback and landscaping requirements establish in the Zoning Ordinance for commercial and multi-family residential structures on corner lots adjacent to arterial streets may be increased to reduce the visual impact of such structures and to enhance the appearance of important intersections. The City shall determine the extent and configuration of the landscaped areas necessary to create attractive developments on such corner lots through the design review process.

CI.4.4 (Imp) Modify Zoning Ordinance accordingly.

CI.5.0 Use presently planned street capacities in determining land uses and acceptable development densities. If it is determined that existing streets need to be improved to accommodate a project, such improvements shall be in place or bonded for prior to issuance of building permits.

CI.5.1 The City shall require adequate access in keeping with the density of development.

CI.5.1 (Imp) Implement the Subdivision Ordinance

CI.5.2 The City shall establish a minimum acceptable level of service for streets during peak travel periods. Developments which will have the potential to lower the level of service below the standards be changed so that the acceptable level of service shall be maintained.

CI.5.2 (Imp) Develop level of service criteria based on accepted traffic engineering methods. Service criteria shall be developed for arterials, collectors, and feeder streets and made part of the Circulation Element of the General Plan.

CI.6.0 Integrate safe bicycling, walking, and horseback riding into the total transportation system.

CI.6.1 Bicycle lanes shall be designated only where a road can accommodate them safely.

CI.6.1 (Imp) Modify trails and pathways portion of General Plan to include bicycle lanes and implement safety criteria.

CI.6.2 Parking shall be prohibited in designated bicycle lanes on thoroughfares and collector streets.

CI.6.2 (Imp) Adopt required ordinance.

CI.6.3 Where economically feasible, the bicycle route system should connect with the bicycle routes of adjacent communities, thereby increasing their accessibility to Saratogans.

CI.6.3 (Imp) Study existing bicycle route systems and determine the necessary modifications appropriate to the City's adopted trails and pathways.

CI.6.4 Rights-of-way of the West Valley Corridor, expressway, Santa Clara Valley Water District and utilities shall be used for trails wherever feasible.

CI.6.4 (Imp) (The policy is specific and does not require an implementation measure.)

CI.6.5 Encourage equestrian and pedestrian trails and pathways along roadways in areas where safety and aesthetics permit. Equestrian pathways should relate to the equestrian zones.

CI.6.5 (Imp) Review trails and pathways portion of General Plan to ensure consistency with this policy.

CI.6.6 Motorized vehicular traffic shall be prohibited on trails, pathways, parks and dedicated open space areas except for maintenance and emergency purposes.

CI.6.6 (Imp) Develop, adopt and enforce an ordinance prohibiting motorized vehicles on trails, pathways and parks.

CI.6.7 Assure implementation of the City's trails system requiring trail dedication, construction, and a method of trail maintenance as part of the subdivision or site plan review process.

CI.6.7 Implemented through Subdivision Ordinance.

CI.6.8 Trails, sidewalks or separated pathways should be provided in areas where needed to provide safe pedestrian access to schools, along arterial streets and along collector streets.

CI.6.8 (Imp) Review trails and pathways plan to determine if adequate access is provided to schools and along streets.

CI.6.9 Encourage the trails policies noted in the Specific Plan for the Northwest Hillsides.

CI.6.9 (Imp) Include these policies as part of the Circulation Element.

CI.6.10 Bike paths should be placed on both sides of Sara Sunnyvale Road where traffic safety permits.

CI.6.10 (Imp) (The policy is specific and does not require an implementation measure.)

CI.6.11 The City will retain all existing and dedicated trails and pathways until it is determined that these trails and pathways are not necessary to accomplish the goals of the trails and pathway plan of the circulation element.

CI.6.11 (Imp) (The policy is specific and does not require an implementation measure.)

CI.6.12 Review the present equestrian zones and analyze their consistency with the trails and pathways plan of the circulation element.

CI.6.12 (Imp) (The policy is specific and does not require an implementation measure.)

CI.7.0 Develop a circulation plan to show logical means of egress and ingress to undeveloped areas of the City and its Urban Service Area.

CI.8.0 Encourage the preservation of the width and appearance of those roads designated as heritage resources by the City.

CI.8.1 Encourage residents of streets and roads believed to have historic merit to nominate those rights of way for designation as heritage lanes.

CI.8.1 (Imp) Implement through Heritage Preservation Commission.

CI.8.2 The designation of a heritage lane shall not preclude City action necessary to guarantee safe access for emergency vehicles while maintaining the integrity of the existing heritage lane.

CI.8.2 (Imp) Implement through Subdivision Ordinance

CI.9.0 Minimize the City's financial risks for maintenance of streets and roads.

CI.9.1 Prior to accepting any dedication of streets, the financial risks of maintenance costs shall be evaluated. Based on this evaluation, the City shall determine if the dedication of the street will be accepted.

CI.9.1 (Imp) (The policy is specific and does not require an implementation measure.)

CI.10.0 Traffic impacts that could create excessive noise, safety hazards, and air pollution shall be mitigated. The City shall use the standards established by the State of California and in effect on February 14, 1983, to determine what constitutes excessive noise, safety hazards, and air pollution until the City adopts its own standards or more restrictive standards are adopted by the State.

SUPERSEDED

REPEALED

SUPERSEDED

OPEN SPACE ELEMENT (OS)

To assure that cities and counties recognize that open space land is a limited and valuable resource which must be conserved wherever possible. To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program. (Government Code, Section 65562.)

- OS.1.0 Preserve the low density and natural character of Saratoga by the inclusion of permanent open space and landscaping within the City.
- OS.1.1 Further development in Saratoga shall, through plan requirements, preserve open space as much as possible.
- OS.1.1 (Imp) Implement through the Subdivision and Design Review Ordinances.
- OS.1.2 Site planning for development in Saratoga shall protect the natural environment.
- OS.1.2 (Imp) Implement by compliance with CEQA and current City codes and ordinances.
- OS.1.3 When property in the City's open space inventory is proposed for development, the City shall consider the effect of its development on the open space of the City, and shall strive to assure preservation of that which gives Saratoga its rural and residential character.
- OS.1.3 (Imp) (The policy is specific and does not require an implementation measure.)
- OS.1.4 The City owned orchard land (Central Park), bounded by Wildcat Creek and Fruitvale and Saratoga Avenues, shall be designated as an historic resource under the heritage preservation ordinance.
- OS.1.4 (Imp) Refer to the Heritage Preservation Commission.

SUPERSEDED

SUPERSEDED

OS.2.0 Use open space to protect human life and property from hazards such as wildfires, earthquake destruction, landslides and flooding.

OS.2.1 Because of their open space and aesthetic value creeks shall be preserved as nearly as possible in their natural state, and consistent with the protection of adjacent properties.

OS.2.1 (Imp) Continue enforcement of existing flood control regulations. This will supplement the flood plain map which is part of this General Plan.

OS.3.0 Strive to preserve open space and recreational resources provided by other agencies serving the Community, when the continuation of that service is in jeopardy.

OS.3.1 School sites should also provide open space and recreation resources for the City.

OS.3.1 (Imp) (The policy is specific and does not require an implementation measure.)

OS.3.2 The City shall review proposed interim uses of surplus school sites to determine if the impact generated by the proposed uses will have significant adverse effects, particularly in terms of noise traffic, and parking on adjacent residential areas.

OS.3.2 (Imp) (The policy is specific and does not require an implementation measure.)

OS.3.3 If public ownership of school sites is not possible, restrict the use of the property to residential development at a density not higher than the surrounding residential neighborhood and zoning with the exception of Saratoga School on Oak Street. Being adjacent to multiple residential zoning, the site shall have a use with a minimum impact on the surrounding neighborhood and the evaluation of the use should be determined at such time there is a change in ownership.

OS.3.3 (Imp) (The policy is specific and does not require an implementation measure.)

OS.4.0 Provide public open space and recreation areas accessible to all residents, particularly those in the more densely developed residential areas.

SUPERSEDED

SUPERSEDED

OS.4.1

The park dedication and in lieu provisions of the subdivision ordinance shall be an important mechanism by which the City can provide for recreational areas and open space within the community.

OS.4.1 (Imp) Implemented through the Subdivision Ordinance.

OS.5.0

Create distinctive, attractive entrances to the City, particularly in conjunction with new development and redevelopment.

OS.5.1

Action should be taken to enhance the appearance of the City's entrances. Development or redevelopment plans for projects in or near City entrances should include extensive landscaping and structures or signs that are inviting.

OS.5.1 (Imp) Modify Ordinance to increase landscaping for City entrances.

SUPERSEDED

SUPERSEDED

CONSERVATION ELEMENT (CO)

A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

CO.1.0 Control the density of development in hill areas, including the Sphere of Influence, to protect the unique quality of City's mountainous backdrop and to protect the aesthetic qualities of the City.

CO.1.1 The importance of the views of the mountains and hills from Saratoga shall be reviewed when considering a development application within the City and its Sphere of Influence.

CO.1.1 (Imp) This policy is currently implemented through the Design Review Ordinance. The Ordinance implementing the Northwestern Hillside Specific also addresses this issue.

CO.2.0 Conserve natural vegetative and significant topographic features which exist in Saratoga and its Sphere of Influence.

CO.2.1 Mineral extraction in the City and its Sphere of Influence shall be regulated and supervised to minimize physical and visual damage to the existing environment.

CO.2.1 (Imp) Implemented through limited Industrial Ordinance and Grading Ordinance. Use permit and revegetation program shall be required for all uses.

CO.2.2 The City shall encourage renewal of Williamson Act Contracts.

CO.2.2 (Imp) Conform to Robinson Bill - AB 207

CO.2.3 Williamson Act contract cancellations shall be discouraged to the maximum extent feasible.

CO.2.3 (Imp) See CO 2.2 (Imp)

CO.2.4 Through implementation of the Tree Preservation Ordinance, the City shall control the removal or destruction of trees.

CO.2.4 (Imp) (The policy is specific and does not require an implementation measure)

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CO.2.5 In the process of all new development, particular care shall be taken to preserve native oaks, measuring at least ten inches in diameter at twenty-four inches above the ground, and other significant trees by careful siting of all improvements.

CO.2.5 (Imp) Modify the Tree Preservation Ordinance to require tree removal permits for native oaks measuring 10 inches in diameter or greater.

CO.3.0 Preserve the quality of the natural environment and the character of the City through appropriate regulation of site development.

CO.3.1 The City shall strive to protect wildlife and wildlife habitats when considering proposals, for development or plans for active recreation.

CO.3.1 (Imp) (The policy is specific and does not require an implementation measure.)

CO.3.2 This policy has been reworded and relocated as CO.8.0; see page 2-20.

CO.3.3 The City shall minimize the impact that development may have on the quality of water within the City and its Sphere of Influence, including the application of strict standards to sanitation services to avoid ground water contamination.

CO.3.3 (Imp) Adhere to the provisions of CEQA and coordinate with the various public agencies concerned with water quality (County Health, S.C.V.W.D., San Joaquin Water Works, etc.)

CO.3.4 The City shall minimize the impact that development may have on the quantity of water consumed by the development.

CO.3.4 (Imp) City shall require when feasible that native vegetation be used in landscaping and requiring water use mitigation measures as conditions of development approval.

CO.3.5 Watersheds shall be protected by stringent erosion control during development and by minimizing grading to the fullest extent possible.

CO.3.5 (Imp) Implementation through Grading Ordinance and through building site approval conditions. Coordinate with Evergreen Resource Conservation District.

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CO.3.6 Maximum impervious coverage limits used by the (shall be evaluated and, if necessary, revised to ensure that runoff due to new development will not create flooding or erosion impacts.

CO.3.6 (Imp) (The policy is specific and does not require an implementation measure.)

CO.4.0 Encourage energy conservation, maximum energy efficiency, the utilization of renewable energy resources, keeping aesthetics in mind, in order to reduce dependence on non-renewable resources for satisfying basic and non-basic energy needs.

CO.4.1 Consider developing an Energy Element within the General Plan to form the basis for energy conservation ordinances.

CO.4.1 (Imp) (The policy is specific and does not require implementation measure)

CO.4.2 Promote cooperation and coordination with federal, state, regional, and local governmental and private agencies in seeking to formulate and implement energy planning programs.

CO.4.2 (Imp) Continue support of existing Cal SECDA Agreement sharing solar and conservation information. Make this part of Energy Element.

CO.4.3 Facilitate dissemination of information on energy conservation techniques and alternative energy sources.

CO.4.3 (Imp) Coordinate with PG&E and collect energy conservation pamphlets for public distribution. Develop staff expertise in conservation techniques.

CO.4.4 The City will continue to support voluntary recycling efforts.

CO.4.4 (Imp) Continue to allow the existing recycling center to operate on city property.

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CO.5.0 Protect historical and archaeological values and significant geographic landmarks from destruction by development whenever possible.

CO.5.1 The natural beauty of the ridgelines shall be protected as prescribed in the Northwestern Hillside Specific Plan. Only minimum cut and fill should be permitted.

CO.5.1 (Imp) To be implemented by the NHR Ordinan

CO.5.2 Encourage the preservation of the Saratoga School building on Oak Street for its historical value.

CO.5.2 (Imp) (The policy is specific and does not require an implementation measure.)

CO.6.0 Protect the existing rural atmosphere of Saratoga by carefully considering the visual impact of new developments.

CO.7.0 Enhance built-up areas with landscaping and maintenance, especially in commercial areas and along streets.

CO.7.1 Encourage the formation of assessment districts to improve and maintain landscaping throughout the City

CO.7.1 (Imp) (The policy is specific and does not require an implementation measure.)

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CO.8.0(Goal) Preserve the quality of Saratoga's air resources and protect the citizens from the potentially harmful effects of air pollution.

CO.8.1(Policy) Impacts on air quality shall be evaluated in connection with development proposals and highway construction.

CO.8.1(Imp) Appropriate mitigation measures for air quality impacts shall be identified and implemented through the City's environmental review and permit-issuing procedures.

CO.8.2(Policy) Coordinate air quality planning efforts with other jurisdictions and with local, regional and state air quality agencies.

CO.8.2(Imp) The City should maintain and provide to BAAQMD and other agencies data regarding land use and potential development, public transit needs, sensitive receptors, and other issues related to air quality in Saratoga.

CO.8.3(Policy) Encourage the monitoring of air pollutants in Saratoga on a continuous basis.

CO.8.3(Imp) The City shall ask BAAQMD, Caltrans and private developers, if appropriate, to assist in the financing, installation and operation of an air quality monitoring station in Saratoga.

CO.8.4(Policy) Encourage the reduction of local sources of air pollution such as dust, smoke and vehicle emissions.

CO.8.4(Imp) The City shall enforce existing regulations relating to air quality and promote public education and awareness of air quality issues.

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SAFETY

The summary of goals, policies and implementation programs for the Safety Element is located within the Element itself on pages 45-50. The Element is located in this binder, immediately after the Conservation Element between pages 3-42 and 3-51.

NOISE (N)

A noise element which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity.

N.1.0 Protect Saratoga residents from excessive noise.

N.1.1 The City shall maintain and enforce the noise standards specified in the City's noise ordinance.

N.1.1 (Imp) Review existing Noise Ordinance and determine if it needs to be modified.

N.1.2 The City shall work with the appropriate agencies to develop and implement a plan to protect residential areas that are located adjacent to the West Valley Corridor right-of-way from excessive noise.

N.1.2 (Imp) (The policy is specific and does not require an implementation measure.)

HOUSING

The Housing Element is located in this binder, immediately after the Noise Element, between page 3-54 and Chapter 4, Area Plans. The summary of goals, policies and implementation programs is located within the Element, on pages 44-47.

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GENERAL PLAN
ELEMENTS

	Land Use	Conservation	Circulation/ Scenic Highway	Open Space	Seismic Safety/Safety		Housing	Noise	Specific Plan
<u>ISSUES - Discussed by GPCAC</u>									
<u>Housing Alternatives - Density</u>	X						X		
<u>Future Use of School Sites</u>	X			X					
<u>West Valley Corridor</u>	X		X						
<u>Circulation - Vehicular, Public</u>	X		X						X
<u>Transit, Trails and Pathways</u>	X		X						X
<u>Village/Commercial Lands</u>	X	X	X						
<u>Revenue Producing Lands</u>	X		X						
<u>Vacant Parcels</u>	X	X		X			X		X
<u>Future Expansion of City Limit</u>	X								
<u>Protection of: Open Space; Parks; Heritage Resources</u>	X			X					X
<u>Development Standards</u>	X		X		X		X	X	
<u>Energy</u>	X	X							X
<u>Aesthetics</u>	X		X						X

ISSUE STATEMENTS AND POLICIES

This section relates General Plan policies to the issue statements described in the matrix and the questionnaire. Each question raised in the initial citizen participation phase is listed and then followed by the coded policies that relate to that issue. Used in conjunction with the Goals and Policies Section, the reader can determine how the citizens of Saratoga plan to deal with the issues raised.

Issue Statement #1 - What positions should Saratoga take on housing alternatives? (multi-unit, condominiums, subsidized, senior citizen, higher-density, etc.)

Addressed in Housing Element

Issue Statement #2 - Can you suggest future uses for schools which may close due to declining enrollment?

OS.1.3, OS.3.1, OS.3.2, OS.3.3, OS.3.4

Issue Statement #3 - What should be done with the West Valley Corridor? (auto traffic, public transit, trails and pathways, linear park, housing, etc.)

CO.3.2, CI.1.2, CI.6.4

Issue Statement #4 - Are transportation and circulation needs being met? (autos, public transit, emergency vehicles, trails and pathways, etc.)

LU.6.2, LU.6.3, LU.6.4, CI.1.1, CI.1.2, CI.1.4, CI.2.2, CI.2.3, CI.2.4, CI.2.5, CI.2.6, CI.3.3, CI.5.1, CI.5.2, CI.6.1, CI.6.2, CI.6.3, CI.6.4, CI.6.5, CI.6.6, CI.6.7, CI.6.8, CI.6.9, CI.6.10, CI.6.11, CI.9.4

Issue Statement #5 - What would make the Village area a better place to operate a business, to work, to shop, and to live?

OS.3.3, LU.5.1, LU.3.1, CO.7.1, CI.2.4, CI.5.1

Issue Statement #6 - Are there revenue-producing land uses which you feel the city should consider? ("think-tanks", co-op wineries, artisan center, hotel/bed and breakfast facilities, wholesale nurseries, dinner theater, etc.)

H.3.2, LU.4.1, LU.4.2, LU.4.3

Issue Statement #7 - The City is evaluating our remaining parcels of vacant land in terms of future land use. Suggest what uses are proper for such sites in your area. (Are you willing to support additional publicly owned open space and recreational uses?)

OS.1.1, OS.1.3, OS.3.1, OS.3.2, OS.3.3, OS.3.4, CO.2.2, CO.2.3, LU.6.1, LU.4.3

Issue Statement #8 - Should the City encourage annexation and development of adjacent county lands?

LU.1.1, LU.1.2

Issue Statement #9 - Does the character of present development in Saratoga give adequate attention to conservation of open space? of historic features? of "heritage lanes"? of other physical characteristics you think are important to Saratoga?

CO.1.1, CO.2.1, CO.2.4, CO.2.5, CO.3.1, CO.3.2, CO.3.3, CO.3.4, CO.3.5, CO.5.1, OS.1.1, OS.1.2, OS.1.3, OS.1.4, OS.2.1, OS.2.2, OS.4.1, LU.3.1

Issue Statement #10 - Other comments or concerns. (Development Policy Energy & Aesthetics)

CO.1.2, CO.2.4, CO.2.5, CO.4.1, CO.4.2, CO.4.3, CO.4.4, OS.2.2, OS.2.3, LU.5.1, N.1.1, CI.2.1, CI.2.6, CI.3.1, CI.3.2, CI.4.1, CI.4.2, CI.6.1, CI.6.2, CI.6.10

CHAPTER 3

GENERAL PLAN ELEMENTS

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LAND USE ELEMENT

The land uses permitted in Saratoga are broken down into 5 broad categories: residential, commercial, industrial, open space, and community facilities. These categories are then broken into subcategories. State law requires "... a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan." The information is presented on the General Plan Map and is further described in the following sections.

Residential

Residential land use is broken down into 6 subcategories. The first 4 categories allow single-family dwellings, horticultural and agricultural use, and accessory uses compatible with single-family dwellings. The fifth category allows multi-family dwellings, single-family dwellings, horticultural and agricultural use, and accessory uses compatible with residential use. In residential areas, it is understood that other uses such as schools can be allowed. The sixth category would allow multi family densities in various zoning districts if the site is designated P-D residential and upon receipt of a use permit. Flexibility in terms of density and development would be allowed in the area if a project furthered the goals of the Housing Element. The six subcategories and the density and intensity of the uses permitted in these subcategories are as follows:

- A. Hillside Conservation Single Family - Maximum density of .5 DU/net acre or 1.55 people/acre. Maximum intensity of building and impervious surface coverage: 15,000 square feet or 25% of site area, whichever is less.
- B. Very Low Density Single Family - Maximum density of 1.09 DU/net acre or 3.38 people/acre. Maximum intensity of building and impervious surface coverage: 35% of site area.
- C. Low Density Single Family - Maximum density of 2.18 DU/net acre or 6.76 people/acre. Maximum intensity of building and impervious surface coverage: 45% of site area.
- D. Medium Density Single Family -
 - 1. M-10 - maximum density of 4.35 DU/net acre or 13.5 people/acre.
 - 2. M-12,5 - maximum density of 3.48 DU/net acre or 10.8 people/acre.
 - 3. M-15 - maximum density of 2.90 DU/net acre or 9.0 people/acre.

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In all cases above, the maximum intensity of building and impervious surface coverage is: 50%-60% of site area.

- E. Multi-family - Maximum density of 14.5 DU/net acre or 27-45 people/acre. Maximum intensity of building coverage: 40% of site area.
- F. P-D (Planned Development) Residential - 4.35 to 12.45 DU/net acre or 13.5 to 38.6 people/acre. Maximum intensity of building coverage: 25% - 35% of site area. All projects proposed on sites with this designation shall require use permit approval as provided for in Article 16 of the zoning ordinance.

It should be noted that any discussion of the number of people per acre is not meant to act as a limit to family size or maximum number of people that would be permitted to live on a site. The population densities given are meant only to act as a guide to the average number of people likely to occupy a given area.

Commercial

Commercial land use is broken down into four subcategories. The first two are traditional commercial categories that allow typical retail commercial and office uses. These facilities serve the community and/or their immediate neighborhood. They are not regional in orientation and tend to be located in relatively small complexes. The fourth subcategory allows a mix of residential and commercial use upon receipt of a use permit. The four subcategories and the density and intensity of the uses permitted in these subcategories are as follows:

- A. Retail Commercial - 4.35 to 8.7 commercial lots/acre, a maximum density of 14.5 DU/net acre (if use permit granted) or 27-45 people/acre. Maximum intensity of building coverage: 60% - 100% of site area.
- B. Professional Administrative - 3.63 commercial lots/net acre 8.7 to 10.89 DU/net acre (if use permit granted) or 27-33.8 people/acre. Maximum intensity of building coverage: 50% of site area.

- C. Gateway Landscaping - The purpose of this category is to create attractive entrances to the City in conjunction with commercial development. A minimum of 1,500 square feet of a site adjacent to a street or streets shall be devoted to landscaping. The City shall determine the exact configuration of this landscaped area through the design review process but, as a guideline, a 10 foot landscaping strip should extend along any street frontage.
- D. P-D (Planned Development) Mixed - 4.35 commercial lots/net acre 8.7 to 10.89 DU/net acre or 27-33.8 people/acre. Maximum intensity of building coverage: 60% of site area. All projects proposed on sites with this designation shall require use permit approval as provided for in Article 16 of this zoning ordinance.

Open Space

Open space land use is broken down into seven subcategories. The first four are taken from the designations suggested in Government Code Section 65560(b) regarding the Open Space Element. The Hillside Open Space subcategory was taken from the Santa Clara County General Plan and is used only in the Sphere of Influence area. The 1st subcategory was not covered in the Government Code.

These subcategories are further described in the Open Space Element of this General Plan. The density and intensity of the uses permitted in these subcategories are as follows:

- A. Natural Resource Preservation - This subcategory consists primarily of scenic easements granted upon approval of several subdivisions in the northwestern hillsides which protect significant topographic and vegetation features in that area. Some wildlife habitat is also preserved through these easements. No structures or paving are allowed in these areas.
- B. Managed Resource Production - This subcategory consists primarily of the orchard lands and water reservoirs within the City. Single family dwellings associated with agricultural use are permitted at a maximum density of 0.4 DU/acre or 1.24 people/acre. Only structures directly related to the maintenance of these open space uses are permitted on the sites.
- C. Outdoor recreation - This subcategory consists of City or County parks or lands designated for those uses. Only recreational facilities (i.e. playground equipment, recreational courts, etc.), structures necessary to support the parks or structures of particular historic value are permitted in these areas. These sites are considered to be of particular value for recreation purposes. Some parks preserve significant vegetation features such as Hakone Gardens and Villa Montalvo County Park.

- D. Public Health and Safety Preservation - This subcategory consists primarily of flood plain areas, their streams and fault zone or landslide easements. No structures are allowed in these areas. These areas also preserve natural resources such as streams and geologic features created by faults and landslides.
- E. Hillside Open Space - This subcategory was taken from the County General Plan and covers all areas within Saratoga's Sphere of Influence that are not designated as parks. This subcategory allows uses which "support and enhance a rural character", promote wise use of natural resources and avoid natural hazards. Uses include: agriculture, mineral extraction, parks and low density recreational facilities, land in its natural state, wildlife refuges and very low intensity residential development. Other support uses related to the uses already listed may also be permitted. Density of development allows from between 1 DU/20 acres to 1 DU/160 acres based on a slope density formula subject to stringent criteria. These criteria will become part of the Sphere of Influence portion of the General Plan.
- F. Private Ownership - Only one site falls under this category. The Saratoga Country Club Golf Course. The use is described in the Basic Data section of the General Plan. It should be noted that there is a significant amount of private open space on large residential lots which are mapped as residential uses.

Community Facilities

Community Facility land use is broken down into three major subcategories which are further broken down into minor subcategories. These uses are described below.

- A. School/Open Space Resource - Elementary schools, junior high schools, high schools, and the West Valley Community College are the uses that make up this subcategory. The open space and recreation areas of these sites are part of the City's open space inventory and help supplement City park use. Only school facilities or uses compatible with those facilities and adjacent uses are permitted. Intensity of building is governed by the zoning districts in which the schools are located. Allowable building coverage varies and is regulated by use permit.
- B. Public Facilities - The Civic Center, the Community Library, and two fire stations are included in this subcategory. They are institutional uses under government control (other than school districts) that provide a public service. Building

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intensity is governed by the Zoning Ordinance through the use permit process. Allowable building intensity varies.

- C. Quasi-Public Facilities - This subcategory contains religious uses (churches, synagogues, religious schools, and the novitiate) convalescent homes, the cemetery, the electrical substation, and the Odd Fellows Home. These are institutional uses that provide a public service but are not controlled by publicly elected governing board. Allowable building intensity varies and is governed by the Zoning Ordinance. All uses or their expansions are evaluated through the use permit process and must comply with criteria indicating their compatibility with adjacent uses.

Industrial

There is only one category of industrial use - light industry. Wineries and related accessory uses are permitted under this designation. One industrial lot per 10 acres net is permitted with a maximum building coverage of 30%. Excavation of natural materials could be permitted under this designation if potential adverse impacts on the air and water quality, safety, and overall quality of adjacent environments are mitigated.

Overall Height Limit

No structure shall be over two stories in height except for structures located within the Village boundary as defined in the Village Area Plan. In the Village, structure height will be limited based on compatibility with existing structures and the natural environment.

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