

**CD-5.1 Rural Atmosphere Preservation**

Minimize development and preserve and enhance the rural atmosphere and natural plant and wildlife habitats in the hillsides.

**CD-5.2 Hillside Development Limitation**

Limit hillside development, specifically in VHFHSZ's, to mitigate wildfire risk.

**CD-5.3 Effective Visible Mass**

Reduce effective visible mass through such means as stepping structures up and down the hillside, following topographical contours, and limiting the height and mass of wall planes.

**CD-5.4 Hillside Area Environmental Analysis Requirement**

Require thorough environmental analysis for projects in hillside areas to ensure appropriate consideration of potential environmental impacts associated with projects.

**CD-5.5 Mountain and Hillside Viewshed Preservation**

Preserve and protect the natural state of the Santa Cruz Mountains and surrounding hillsides by discouraging development on and near the hillsides that impacts viewsheds.

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**CD-6**

Preserve the natural topography and ecosystems within the hillside area by regulating grading, site placement, fencing, landscaping, and lighting.

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**CD-6.1 Least Restrictive Development Areas**

**SUS**

All development, including those in VHFHSZ's, is required to adhere to the Least Restrictive Development Areas (LRDA) to ensure minimal disturbance of the natural environment and to avoid wildfire and geological hazards.

**CD-6.2 Ridge Line Grading Prohibition**

Protect the natural ridge lines as defined in the Hillside Development Standards and Guidelines by prohibiting any grading that would alter the natural ridge line.

**CD-6.3 Natural Land Contours**

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

**CD-6.4 Hillside Landscaping Design**

**SUS**

Hillside landscaping shall be designed to minimize formal landscaping and hardscapes and site them close to the residence, follow the natural topography, and preserve native trees, native plant and wildlife habitats, and migration corridors.

**CD-6.5 Lighting Design in Hillside Areas**

Outdoor lighting shall be limited and shielded so as not to be viewable from non-hillside areas and shall be of low intensity.

**CD-6.6 Hillside Fencing Design**

Fences in the hillsides should be of open design to allow passage of native wildlife.

## 6. Public Facilities, Services, and Infrastructure Element

Valley Water, the SJWC, and the Town of Los Gatos all have water conservation programs in place, including but not limited to the following:

- Los Gatos provides online tools and resources for homeowners and business owners on the Town website, including information on rebates through Valley Water;
- SJWC offers complimentary water check-ups, educational materials, and free low-flow devices; and
- Valley Water hosts a variety of informational resources at watersavings.org, including video tutorials and a calendar of classes and workshops.

The following goal and policies address the provision of water and water conservation efforts in Los Gatos.

<b>PFS-1</b>	<p>Ensure an adequate water supply for the Town's human, wildlife, and plant populations. #</p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p>
<b>PFS-1.1</b>	<p><b>Water Conservation Requirements</b></p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p> <p>Require that landscaping and hardscaping for all development is designed to minimize water usage and enhance water conservation.</p>
<b>PFS-1.2</b>	<p><b>Bay-Friendly Landscaping</b></p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p> <p>Require the use of the Bay-Friendly Landscaping Guidelines in addition to the landscaping standards in the GreenPoint Rated Building Guidelines for all new home construction and remodeled homes.</p>
<b>PFS-1.3</b>	<p><b>Water-Saving Devices</b></p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p> <p>Require the use of water-saving devices in new developments and plumbing-related remodels and develop incentives to encourage their installation in existing development.</p>
<b>PFS-1.4</b>	<p><b>Water-Efficient Irrigation Management Systems</b></p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p> <p>Require all new development to install water-efficient irrigation management systems and devices, such as evapotranspiration or soil moisture-based irrigation controls.</p>
<b>PFS-1.5</b>	<p><b>Sustainable Water Use</b></p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p> <p>Encourage the use of recycled and reclaimed water.</p>
<b>PFS-1.6</b>	<p><b>Recycled Water</b></p> <p style="background-color: #2c5e8c; color: white; padding: 2px 5px; display: inline-block;"><b>SUS</b></p> <p>Ensure proper provisions and conditions are in place for the use of recycled water in areas when this water becomes available.</p>
<b>PFS-1.7</b>	<p><b>Water Supply for Fire Safety</b></p> <p><u>Coordinate with local water providers to ensure and maintain the long-term sustainability of water supplies to meet current and anticipated future firefighting needs.</u></p>

**Community Wildfire Protection Plan**

In 2016, Santa Clara County led the development of a countywide strategic plan, the Santa Clara County Community Wildfire Protection Plan (CWPP), to assist in protecting human life and reducing property loss due to wildfire. The CWPP outlines countywide issues and strategies and provides detailed information and specific projects for each of the 14 at risk communities within the county. For the Los Gatos hillside area, the Annex 9 of the CWPP provides community and parcel-level risk assessment, identifies critical infrastructure and community values at risk, creates mitigation projects, and prioritizes to proactively address wildfire risk. The CWPP is maintained by SCCFD.



*Additional policies relating to wildfire risk, assessment, and mitigation are covered Section 9.2 (Urban and Wildland Fire Hazards) in the Hazards and Safety Element.*

The following goals and policies guide fire protection efforts in Los Gatos.

**PFS-19**

Provide adequate fire protection and emergency medical response services to Town residents and businesses.

**PFS-19.1 First Response Travel Time**

Work with the SCCFD to ensure that first response travel time is maintained and enhanced where possible.

**PFS-19.2 Emergency Response Facilities and Personnel**

Work with the SCCFD to continue to increase the emergency response facilities and personnel necessary to meet residential and employment growth in the Town.

**PFS-19.3 Fire Safety Requirements for New Developments**

New development shall be required to incorporate and identify the location of the anticipated water supply, adequate emergency water flow, fire resistant design and materials, and evacuation routes.

**PFS-19.4 Emergency Vehicle Accessibility**

New development shall be accessible to emergency vehicles and shall not impede the ability of service providers to provide adequate emergency response.

**PFS-20**

Promote coordination between land use planning and fire protection.

**PFS-20.1 Adequate Roadways for Fire-Fighting Apparatus**

~~Build and R~~require that new, existing, and non-conforming roadways, specifically those in SRA and VHFHSZ areas that are adequate-constructed and updated to reflect contemporary fire safe standards in terms of width, radius, and grade in compliance with SCCFD requirements. At a minimum, new and improved roadways shall to accommodate SCCFD fire-fighting apparatus, while maintaining Los Gatos's neighborhoods and small-town character.

**PFS-20.2 Fire Hazard Mitigation in Project Review**

Identify and mitigate fire hazards during the project review and approval process.

## 9. Hazards and Safety Element

**Seismic Hazards, Primary.** Primary seismic hazards are those that occur as a result of the slip of a fault line below the earth’s surface. Primary seismic hazards typically include ground shaking and motion, and surface rupture.

**Seismic Hazards, Secondary.** Secondary seismic hazards are those that occur as a result of the primary ground shaking and surface rupture from an earthquake (primary seismic hazard). Secondary seismic hazards typically include landslides, rockslides, tsunamis, and liquefaction.

**Subsidence.** The sinking or settling of the ground surface, typically related to the withdrawal of fluids (e.g., groundwater, natural gas, or oil).

**Wildland Urban Interface (WUI).** Areas where homes or other structures are built near or among lands prone to wildland fire.

### 9.1 Emergency Preparedness, Response, and Recovery

All municipal governments are required to prepare for natural and manmade disasters. The Santa Clara County Operational Area Hazard Mitigation Plan (OAHMP) assesses Countywide risk for natural hazards and establishes mitigation measures, funding, and plan implementation actions for Los Gatos.

The Town of Los Gatos has adopted a comprehensive Emergency Operations Plan (EOP) that is an all-hazards document describing the Town’s incident management organization, compliance with relevant legal statutes and other relevant guidelines, outlines whole community engagement, establishes a continuity of government focus, and identifies critical components of the incident management structure. The Town also participates in volunteer emergency response training programs and has volunteer coordination plans in place.

The following goal and policies guide emergency preparedness, response, and recovery efforts by the Town of Los Gatos.

<b>HAZ-1</b>	Ensure the community is prepared for health, natural, and human-caused hazards and can respond quickly and effectively.
<b>HAZ-1.1</b>	<p><b>Emergency Preparedness Planning</b></p> <p>Coordinate with regional agencies and incorporate emergency preparedness into appropriate Town planning efforts, including plans for preparation, communications, response, providing adequate access for emergency equipment, and evacuations in the case of an emergency.</p>
<b>HAZ-1.2</b>	<p><b>Evacuation Routes</b></p> <p>Coordinate with Santa Clara County Fire and the Los Gatos – Monte Sereno Police Department and incorporate emergency access and evacuation planning into all planning efforts.</p>
<b>HAZ-1.3</b>	<p><b>Community Information and Education</b></p> <p>Provide <u>regular and redundant</u> community <u>emergency</u> awareness information, <u>training</u>, and education about potential health, natural, and human-caused hazards in Los Gatos and how to responsibly prepare for or mitigate them.</p>
<b>HAZ-1.4</b>	<p><b>Siting of Essential Facilities</b></p> <p>The Town shall not site essential facilities, public safety or emergency service facilities, special occupancy structures, or hazardous materials storage facilities on property subject to the following hazard designations, as defined in the Santa Clara County OAHMP, unless the</p>

structure is designed to mitigate the hazard or if no other viable option for siting is available to serve the need identified:

- The 500-year flood zone;
- Seismic hazard areas and fault zones;
- Areas subject to liquefaction, landslide, or seiche hazards; and
- Areas designated as a very high fire severity zone.

**HAZ-1.5 Identify Isolated Seniors**

Require the identification of isolated seniors who may need assistance in natural disasters such as fires, earthquakes, or floods.

## 9.2 Urban and Wildland Fire Hazards

Santa Clara County, including Los Gatos, has a high potential for devastating wildland fires. As future climate change-related impacts increase, such as dry thunderstorms and droughts, there will be greater potential for more frequent and more intense wildfires, along with the potential for these fires to release significant quantities of Greenhouse Gases and particulate matter into the atmosphere. To comprehensively tackle urban and wildland fire prevention, strong land use policies and mitigation measures are necessary to protect the health and safety of residents, minimize the loss of life, and minimize property damage and damage to infrastructure. These efforts contribute to the community's ability to be resilient and adapt to climate change effects, including more intense weather events.

Wildfires are becoming an all too regular event in California, and both urban and wildland fires are a threat to the Town of Los Gatos. Wildfires that burn exclusively in uninhabited natural areas generally pose little risk to lives or property, although the smoke from such fires may cause respiratory problems for people nearby. Fires that occur along the wildland-urban interface (WUI) are much more of a hazard, as they can spread into urbanized areas. Wildfire risk is dependent on several factors, including the amount and type of vegetation in the area, weather, and local topography. Factors such as narrow, winding roads and vegetation also slow response to fires, increasing the risk of spread. Based on the increased potential for devastating wildfires in Santa Clara County and the Town of Los Gatos, CAL FIRE developed and adopted "Fire Hazard Severity Zone" maps. These maps highlight that most of the County is located within the "high" fire severity zone, with smaller portions of the County within the "moderate" and "very high" fire severity zones. Figure 9-1 illustrates the fire hazard severity zones in the Los Gatos area. More than half of the southern portion of the Town is in the Very High Fire Hazard Severity Zone, with most of the areas to the south in the High or Moderate zones.

The Town must therefore strongly incorporate fire hazard mitigation into its land use decisions and requirements to protect residents and property. The Santa Clara County OAHMP, the Santa Clara County Community Wildfire Protection Plan (CWPP), the Los Gatos Annex 9 of the CWPP, and the Los Gatos Ad Hoc Wildfire Committee Report all include techniques for reducing wildfire risk for Los Gatos through land use decisions, inter-agency coordination, community programs, and emergency response improvements. These plans work in coordination with the Los Gatos General Plan to provide a comprehensive framework for mitigating fire risk in Los Gatos and Santa Clara County. The OAHMP (page 45 of the OAHMP) also provides additional information on the location of critical infrastructure and facilities in SRA's and VHFHSZ's within the Town. The findings of the OAHMP note that the Town currently does not have gaps in services areas related to wildfire hazards.

The Santa Clara County Fire Department provides emergency response services to the Town; further information on their services is available in the Public Facilities, Services, and Infrastructure Element. Utilities in California have begun to address their contributions to wildfire risk by reducing vegetation near vulnerable powerlines, evaluating old infrastructure, and implementing Public Safety Power Shutoffs. These shutoffs are conducted by local energy providers such as PG&E when dry hot weather combined with strong erratic wind patterns leads to a

## 9. Hazards and Safety Element

high probability of downed power lines inducing devastating fires. The power shutoffs are an attempt to minimize fires caused by downed power lines in communities across California. Local efforts are needed as well.

The following goals and policies will guide the management of urban and wildland fire hazards.

### HAZ-2

Incorporate fire safety precautions as an integral consideration in planning development. #

#### HAZ-2.1

##### **New Development in Fire Hazard Areas**

Require new development, including additions to existing structures, located in or adjacent to fire hazard areas to minimize hazards to life and property, by using fire preventive site design, access, fire-safe landscaping, building materials, and incorporating defensible space and other fire suppression techniques.

#### HAZ-2.2

##### **Fire Safety Improvements**

Encourage fire safety improvements for existing homes and commercial buildings.

#### HAZ-2.3

##### **Adequate Water Storage for Fire Protection**

During the development review process, carefully consider the adequacy of water storage for fire protection.

#### HAZ-2.4

##### **Secondary Emergency Access**

Provide secondary emergency access as required by the Santa Clara County Fire Department.

#### HAZ-2.5

##### **Fire Buffer Zones**

Designate Fire Buffer Zones in collaboration with Santa Clara County Fire Department between urban areas in Town and the hillsides.

#### HAZ-2.6

##### **Vegetative Hazards**

Reduce the wildfire risks to existing and newly developed transportation networks through regular clearance and maintenance of vegetation adjacent to public roadways to current State and/or locally adopted fire safety standards for vegetation clearance in SRA's or VHFHSZ's.

#### HAZ-2.7

##### **Wildfire Response**

Following a large and/or destructive fire in Los Gatos or the region, the Town shall reassess standards and other requirements for new development and redevelopment and revise these requirements to ensure a high level of community resilience to fire events.

#### HAZ-2.8

##### **Community Fire Breaks**

Establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance.

#### HAZ-2.9

##### **Fire Safety Development Precautions**

Establish that minimum requisite firefighting services and infrastructure are ubiquitous throughout its Town, including but not limited to: high-visibility street signage and house numbers, appropriate street widths and building clearances for firefighting equipment and vehicles, high water pressure at all fire hydrants, and driving signage indicating rights-of-way with no outlets.



*Additional policies relating to fire protection, fire station information, and service standards are covered Section 6.8 (Fire Protection) Figure 6-2 (SCCFD Facilities) in the Public Facilities, Services, and Infrastructure Element.*

HAZ-3

Reduce the potential for injuries, damage to property, economic and social displacement, and loss of life resulting from fire hazards. #

**HAZ-3.1 Fire Hazard Preparedness**

Minimize exposure to wildland and urban fire hazards through proactive code enforcement, public education programs, use of modern fire prevention measures, quick and safe access for emergency equipment and evacuation, and emergency management preparation.

**HAZ-3.2 Neighborhood Fire Emergency Planning**

Coordinate neighborhood fire emergency planning for WUI areas.

**HAZ-3.3 Fire Emergency Water Supply**

Coordinate with emergency, fire, and medical services to ensure water supply is available for fire emergencies.

**HAZ-3.4 Development Restrictions**

Restrict development in areas with inadequate water flow or emergency access.

**HAZ-3.5 Flammable Vegetative Material**

Monitor and remove excessive buildup of flammable vegetative materials on Town properties and along critical public and private ingress/egress routes within the SRA and or the VHFHSZ's in the WUI.

**HAZ-3.6 Utility Access**

Ensure that utility providers have the ability to monitor, inspect, replace, and move equipment that may pose a fire hazard.

**HAZ-3.7 Community Evacuation Trainings**

Continue to conduct regular evacuation trainings with single-access community HOAs, residents, and the Wildfire Ad Hoc Committee; encourage residents in single-access communities to maintain emergency supplies for at least three days.

## 9.3 Geological and Seismic Hazards

The San Francisco Bay Area is in one of the most active seismic regions in the United States. Los Gatos is near several active faults including the San Andreas, Hayward, and Calaveras Faults. Figure 9-2 shows faults, most of which are quaternary faults, within the Town Los Gatos, while Figure 9-3 shows the proximity of active major faults to Los Gatos. Ground shaking is the primary risk in an earthquake and can set off a chain reaction of secondary landslides and liquefaction, or loss of soil strength. As shown in Figure 9-4, most ground shaking risk in Los Gatos is in the northern half of the Town, with a higher risk area centered south of Los Gatos-Saratoga Road and west of Highway 17.

The region around the Lexington Reservoir also has higher risk of ground shaking should an earthquake occur. Figure 9-5 focusing on secondary seismic hazards, shows that landslides are a risk in most of the southern and eastern portions of the Town, and liquefaction risk is centered along Highway 17. Implementation of applicable building codes and geotechnical investigations will minimize potential loss of life and damage to property from primary and secondary seismic hazards and siting essential structures and services outside high-risk areas will enable faster emergency response after an earthquake.



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and storage of these materials.

### 9.7 Implementation Programs

Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
<b>A Plan Review</b> Annually review and refresh key staff on the contents of the Los Gatos Hazards and Safety Element, the Santa Clara OAHMP, and the Los Gatos HMP to ensure processes and procedures are streamlined and coordinated.	HAZ-1.1	Town Manager			■	
	HAZ-1.2					
	HAZ-1.3					
	HAZ-1.4	Community Development				
	HAZ-1.5	Parks and Public Works Police Department SCC Fire Department				
<b>B Review Emergency Services</b> Regularly review the adequacy of emergency services in the Town. Plan and develop law enforcement infrastructure and technology according to overall need and Town growth.	HAZ-1.1	Town Manager				■
		Police Department				
		SCC Fire Department				
<b>C <del>Develop</del> Evacuation Protocols Routes and Planning</b> <u>Develop, evaluate, maintain, and update evacuation routes and protocols for high-risk fire hazard areas, SRA's, and VHFHSZ's that are consistent with AB 747 and local ordinances (Title 14, CCR, Division 1.5, Chapter 7, Subchapter 2, Articles 2 and 3 (commencing with section 1273.00)). As necessary prepare improvement plans that identify appropriate mitigation measures to further implementation of evacuation routes.</u>	HAZ-1.1	Town Manager	■			■
	HAZ-1.2					
	HAZ-4.4					
	HAZ-5.1	Police Department				
	HAZ-5.2 HAZ-5.3	SCC Fire Department				
<b>D Emergency Drills</b> Conduct emergency hazard drills with key stakeholder organizations, community groups and organizations, outside agencies, and local and County officials across the community to improve preparedness for known threats and hazards.	HAZ-1.3	Town Manager				■
	HAZ-1.4					
		Police Department SCC Fire Department				



Programs	Implements Which Policy(ies)	Responsible	2020 – 2025	2026 – 2040	Annual	Ongoing
		Supporting Department(s)				
<b>E Hazard Preparedness</b> Coordinate with regional agencies to update and distribute information on how to prepare for and lessen the potential impact of earthquakes, floods, fires, public health emergency, and other safety hazards. Help and encourage all households to prepare for two weeks of self-sufficiency	HAZ-1.3	Town Manager Police Department SCC Fire Department	■			
<b>F Fire Safety Education</b> Provide public education on fire safety, including wildland and structural fire prevention, evacuation protocols, and guidelines for defensible space and other hazards around structures.	HAZ-1.4 HAZ-2.2 HAZ-3.2 HAZ-3.5	Town Manager Community Development Fire Department				■
<b>G Wildfire Development ChecklistProtection Plan</b> Create a checklist for applicants to complete and submit a fire protection plan to assess and mitigate fire risks for all new development within SRA's and VHFHSZ's. Fire protection plans shall include: <ol style="list-style-type: none"> <li>1. Risk analysis;</li> <li>2. Fire response capabilities assessment;</li> <li>3. Fire safety requirements (i.e., defensible space, infrastructure, and building ignition resistance);</li> <li>4. Mitigation measures and design considerations for nonconforming fuel modification;</li> <li>5. Wildfire education strategies; and</li> <li>1.6. Plan maintenance and limitations. to ensure that wildfire mitigation standards are included.</li> </ol>	HAZ-2.1	SCC Fire Department Community Development	■			
<b>H Review of Fire Related Ordinances</b> Update the Town's development standards to either directly adopt or meet the minimum standards of title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations) for SRAs and/or VHFHSZs.	HAZ-2.1 HAZ-2.2 HAZ-2.9	Town Manager SCC Fire Department	■			■

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