

# LA Now, Could be Los Gatos Soon...



## **Question presented:**

Should former Mirassou School parcel at 220 Belgatos Road be split in two to set the stage for removal of massive defensible space grass sports fields for 12 4 to 4.5M homes?

- **II. SUMMARY ARGUMENT**

- **Grass fields should not be split from school buildings:**
  - **1) Buffer zone to stop wildfire.**
  - **2) Staging ground for firefighters.**
  - **3) Split violates GP as first step to replace open space with homes.**
  - **4) SHS removed artificial turf & County considering this month.**
  - **5) Potential community center by purchasing land at 25% of FMV.**

- TOP TOWN PRIORITY:

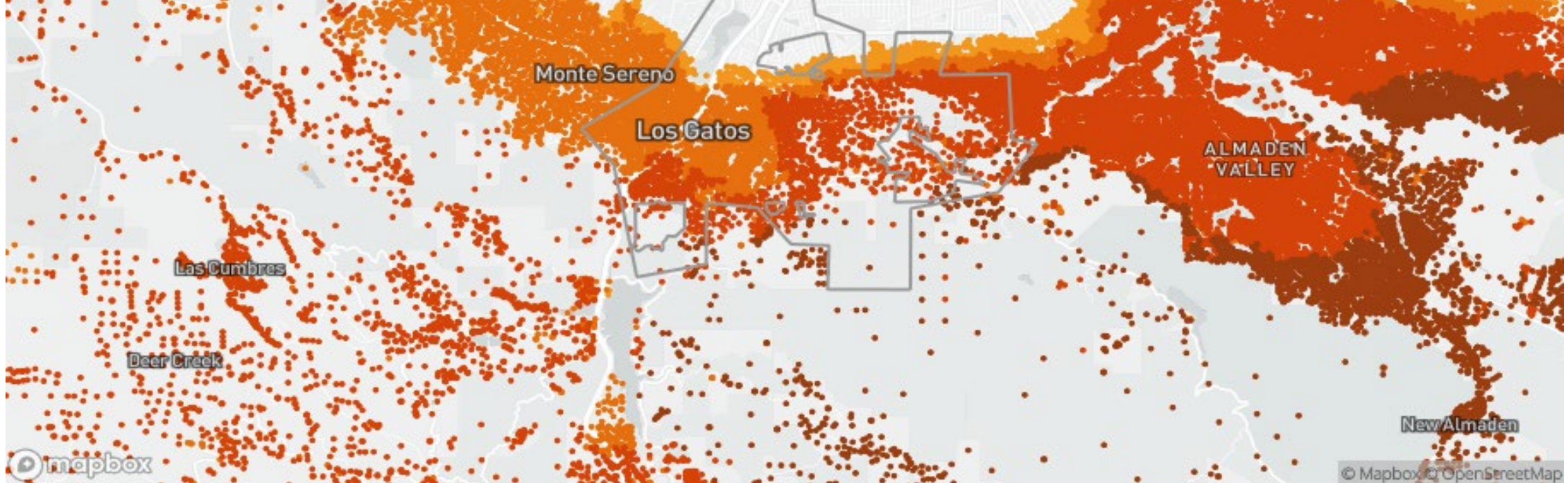
- **PROTECT AGAINST  
DEVASTATING WILDFIRES.**

# The Mercury News

1/12/25

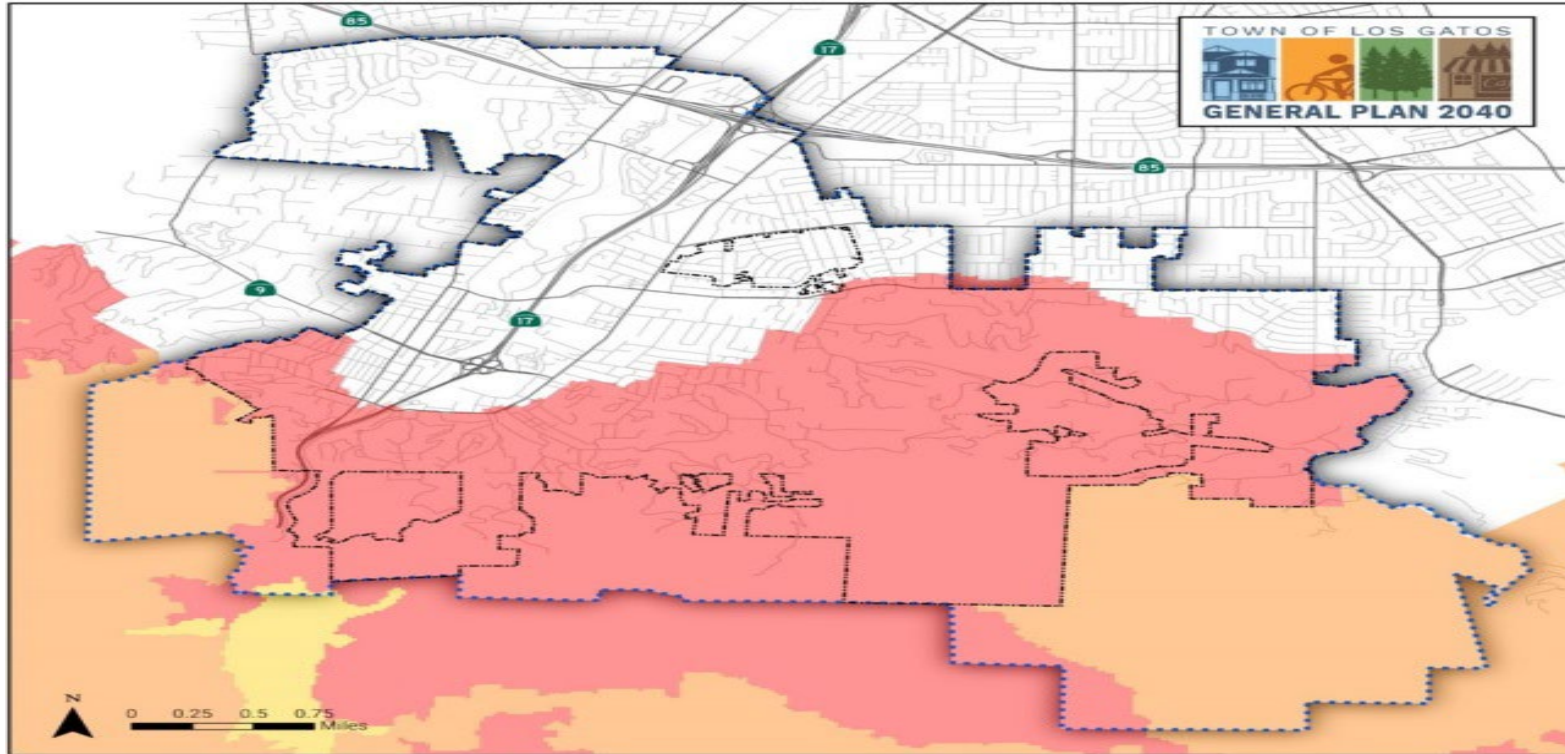


[From Oakland to Saratoga, Los Angeles infernos are a reminder of Bay Area's wildfire vulnerability](#)



**6,622** properties in Los Gatos that have some risk of being affected by wildfire over the next 30 years. This represents **58%** of all properties in Los Gatos.

# From LG's GP



**Fire Hazard Class**

- Moderate**
- High**
- Very High**

**Town of Los Gatos**

**Planning Area/  
Sphere of Influence**

*NOTE: All fire hazard areas noted are covered by the Wildland Urban Interface (WUI) for Santa Clara County*

From LG's GP 9.2 Urban and Wild Fire Hazards

The Town must therefore strongly incorporate fire hazard mitigation into its land use decisions...



# LG's GP

## 9.2 Urban and Wildland Fire Hazards

Santa Clara County, including Los Gatos, has a **high potential for devastating wildland fires...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. (emphases added)



- **Defensible Space**

- **First first line of defense for your home against wildfire.**

- NO FUEL; NO FIRE

- NO FUEL IN SPORTS FIELDS





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# LOSS OF BUFFER ZONE & STAGING AREA

With the additional proposed areas:

- Neighborhood compatibility
  - Lot sizes 11,000 sf to 13,000 sf
- 12 total single family detached homes
  - One onsite below market rate homes

## SITE PLAN





Burned remains of Paradise Elementary school on Nov. 9, 2018, in Paradise.

# TO FIGHT FIRE 5M GALLONS OF WATER AT BELGATOS ROAD WATER TANKS BUILT IN 2018.



2018 Built 2 2.5M gallon tensioned concrete reservoirs.



# BELGATOS WATER TANKS



# KEEP PROPERTY INTACT AS AN ICP

- [https://www.caloes.ca.gov/wp-content/uploads/Preparedness/Documents/California-Emergency-Management\\_A-Guide-for-Districts-and-Sites\\_Final-05-11-23-2.pdf](https://www.caloes.ca.gov/wp-content/uploads/Preparedness/Documents/California-Emergency-Management_A-Guide-for-Districts-and-Sites_Final-05-11-23-2.pdf)

## **CALIFORNIA EMERGENCY MANAGEMENT FOR SCHOOLS:**

- A Guide for Districts and Sites
- An Incident Command Post (ICP) is in or near incident. For a school, ICP is in administrative office, conference room, or front of the school if working with first responders. ICP serves as the initial command post.
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- **NAYLOR ACT: EDUCATION CODE 17485:**

- Legislature concerned about loss of playing fields.
- Act allows gov agencies to acquire school property to keep playing fields & for recreational and open-space purposes.

- USD USED NAYLOR ACT EXCEPTION WITH A PROPERTY EXCHANGE.
- DENY SPLIT & REQUIRE USD TO OFFER LAND TO TOWN & COUNTY AT 25% OF FMV.
- COMMUNITY CENTER, COMMAND & CONTROL CENTER, KEEP PLAYING FIELDS & MASSIVE DEFENSIBLE SPACE.

# GRASS FIELDS BENEFIT KIDS

- <https://www.unicef.org/armenia/en/stories/necessity-urban-green-space-childrens-optimal-development>
- *Green spaces benefit children's physical, mental and social development.*
- <https://www.childhealthdata.org/docs/nsch-docs/california-pdf.pdf>
- 30.5% of California's children overweight or obese. Percentage increased since 2003.

<https://trending-topics.keenan.com/outside-use-of-school-facilities>

- California Education Code encourages school districts to make facilities available for community use.
- <https://www.cde.ca.gov/ls/fa/sf/ccaregulations.asp#:~:text=The%20Civic%20Center%20Act%20authorizes,civic%20center%2C%20for%20specified%20purposes>.
- **Civic Center Act - Effective January 1, 2025**
- The Civic Center Act authorizes, and in some instances requires, school district to allow use of school facilities or grounds as a civic center.

- USD failed to maintain fields for community benefit.

<https://www.nbcbayarea.com/investigations/disposal-school-artificial-turf-field-environmental-concerns/3747744/>

- **INVESTIGATIVE UNIT**
- **Disposal of school's artificial turf field highlights growing environmental concerns**
- Santa Clara County Supervisors considering artificial turf ban on county land.



- LOT SPLIT VIOLATES THE GP:
- 1) Increases risk of fire damage.
- 2) Loss of open space and sports fields.
- 3) Not affordable housing.
- 4) Development not better for the environment, sustainability or water shed.

# CONCLUSION

- DENY LOT SPLIT.  
WRONG DEVELOPMENT,  
AT WRONG PLACE AT  
WRONG TIME.