

The Planning Commission's final unanimous recommendation was to adopt the Draft 2040 General Plan with modifications and certify the Final EIR. The recommended modifications included:

1. In the Introduction, recommend approval of the General Plan Advisory Committee (GPAC) recommendations for the Vision and Guiding Principles to be modified to state:

The Town of Los Gatos is a welcoming, family-oriented, and safe community nestled in the beautiful foothills of the Santa Cruz Mountains. ~~The Town is a sustainable community that takes pride in its small-town character and provides a range of housing opportunities,~~ historic neighborhoods, local culture and arts, excellent schools, and a lively and accessible downtown. The Town is pedestrian friendly and Los Gatos offers a choice of mobility options, housing opportunities, and superior public facilities and services, governed by and an open and responsive local government that is fiscally sound. Los Gatos has a dynamic and thriving community, Los Gatos is committed to racial, social, and environmental justice and underscores its commitment to long-term well-being by embracing sustainability. economy that includes a mix of businesses throughout Town that serves all residents, workers, and visitors.

Community Vitality

Invigorate ~~downtown~~ Los Gatos as a special place for community gathering, commerce, and other activities for residents and visitors. Foster the economic vitality of all Los Gatos business locations. Preserve and enhance the Town's historic resources and character while guiding the community into the future.

Connectivity

Emphasize the importance of connecting all facets of the Town to build a strong sense of community through building design, walkability, and safe streets.

Diverse Neighborhoods

Foster appropriate investments to maintain and enhance diverse neighborhoods, housing opportunities, and infrastructure to meet the needs of all current and future residents.

Fiscal Stability / Responsibility

Provide high quality municipal services to the Los Gatos community while sustaining ~~the Town's~~ long term fiscal ~~health~~ well-being.

Government Transparency

Conduct governmental processes in an open manner and encourage public involvement in Town governance.

Inclusivity

~~Recognize~~ Value the importance of and promote ethnic, cultural, and socio-economic diversity and equity to enhance the quality of life in Los Gatos.

Mobility

Provide a well-connected transportation system that enables safe access for all transportation modes, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

Promote Public Safety

Maintain and enhance Los Gatos as a safe community through preparation and planning, education, and community design that is responsive to the full range of potential natural and man-made hazards and safety issues.

Protect Natural ResourcesEnvironment

Protect and enhance the natural ~~resources~~ environment and ~~scenic assets~~ biotic communities that define Los Gatos, including but not limited to open space preserves, recreational trails, surrounding hillsides, and natural waterways.

Sustainability

Manage, conserve, and preserve Los Gatos' natural environment for present and future generations. Identify and provide opportunities to enhance the Town' s sustainability policies and practices.

2. In the Introduction, modify Section 1.5 “The Los Gatos Community” to include additional information about the indigenous peoples in relation to the land that the Town of Los Gatos now occupies and the cultural history of the land, rather than only the topographical history;
3. Revisions as a result of review by the State Department of Forestry, included in Exhibit 8 and listed here:
 - Add reference to VHFHSZ’s in Policies CD-5.2 and CD-6.1.
 - New Policy PFS-1.7: “Water Supply for Fire Safety. Coordinate with local water providers to ensure and maintain the long-term sustainability of water supplies to meet current and anticipated future firefighting needs.”
 - Modified wording for Policies PFS-19.3 and PFS-20.1.
 - Modified wording for Policy HAZ-1.3.
 - Additional wording on page 9-4 to reference location of critical infrastructure listed in OAHMP.
 - New Policy 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.”
 - New Policy 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.”
 - New Policy HAZ-2.8: “Community Fire Breaks. Establish and maintain community fire breaks and fuel modification/reduction zones, including public and private road clearance.”
 - New Policy 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.”
 - Modified wording for Policy HAZ-3.5.
 - New Policy 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.”

- Modified wording for Hazards and Safety Element Implementation Programs C, G, and H.

4. Add a new Implementation Program in the Land Use Element as discussed in Section F of the Staff Report:

Five-year Land Use Element Review

The Town shall conduct a review of the Land Use Element every five years from the date of final approval, and revise and update as necessary. This review can include the following:

- Modify, add, or delete goals, policies, or programs to reflect notable changes in the Town over the previous period;
- Remove or modify programs that have been completed or require additional time;
- Modify or add new goals, policies, or programs to reflect changing needs within the Town;
- Conduct a fiscal analysis; and
- Modify to reflect applicable changes in State law.

5. Implement recommendation from Parks and Public Works Department staff to revise Figure 5-1 Bike Facilities in the following ways:

- Shannon Road from Los Gatos Blvd to Cherry Blossom Lane should be revised from “Proposed Class I” to “Proposed Class II;”
- Installation of Class IV bike lanes on Winchester from Blossom Hill Road to Wimbledon Drive should be updated to reflect recent improvements as “Existing Class IV;” and
- Blossom Hill Road between Los Gatos Boulevard and Highway 17 should be revised from “Proposed Class I/IV” to “Existing Class IV.”

6. Implement recommendation from Parks and Public Works Department staff to revise 5-3 Roadway Classifications in the following ways:

- Where the functional classification lines overlap Town Limits lines, make functional classification lines more visible;
- Bachman should be extended to University as a Neighborhood Collector;
- Bayview between Main and Pennsylvania should be a Neighborhood Collector;
- Netflix campus circulation (northeast of 85/Winchester) is shown as Arterial. It should be Local;
- Hicks should extend south to Town Limits as a Hillside Collector;
- Gateway should be a Neighborhood Collector;
- Longmeadow and Twin Oaks should be a Hillside Collector;
- South Kennedy should be extended to Kennedy as a Hillside Collector; and
- Union should be an Arterial.

7. Implement recommendation from Parks and Public Works Department staff to create a street classifications list, similar to that included as Appendix F of the 2020 General Plan EIR, should also be included in the 2040 General Plan in association with their representation in Figure 5-3.

8. For compliance with the Town’s Green Stormwater Infrastructure Plan, as

recommended by staff at the West Valley Clean Water Program and the Town's Parks and Public Works Department make the following changes:

- Policy PFS-3.2 Non-Point Source Control Programs
Promote and implement ~~Provide non-point source~~ pollution ~~source~~ control programs to reduce and control the discharge of pollutants into the storm drain system, as required by the Town's stormwater NPDES permit. Incorporate green stormwater infrastructure (GSI) elements, such as biotreatment or infiltration into private and public development to provide opportunities for stormwater collection and treatment, per the Town's GSI Plan.
- Add the following Implementation Programs to the Public Facilities, Services, and Infrastructure Element:
 - Incorporate Green Stormwater Infrastructure (GSI) elements, such as infiltration and biotreatment, into Town projects to provide opportunities for stormwater collection and treatment, per the Town's GSI Plan.
 - Modify the Town's Complete Streets Policy to include Green Stormwater Infrastructure.
- Add the following underlined text to the introduction paragraph for Section 8.10 Hydrology and Water Quality:

Maintaining water quality and availability is a high priority and a complex challenge that becomes more critical as supplies become more uncertain due to climate change and a growing population. Goals and policies in this section address the quality and reliability of the Town's long-term water supply, including during periods of drought. To maintain water quality, surface water and groundwater must be protected from the impacts of past and future development using methods such as low-impact development requirements and the careful regulation of sub-surface dewatering. The Town supports the efforts of regulatory bodies, such as the San Francisco Regional Water Quality Control Board, the agency that controls discharge to San Francisco Bay from stormwater and other sources. The San Francisco Bay Region Municipal Regional Stormwater NPDES Permit (MRP) requires the Town of Los Gatos to implement programs that reduce urban runoff pollution. The MRP regulates stormwater discharges into local creeks and the San Francisco Bay to protect water quality. The Town participates in the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP), along with twelve other cities and towns, the County of Santa Clara, and the Santa Clara Valley Water District to implement the requirements of the MRP. As required by the MRP, the Town has developed a Green Stormwater Infrastructure (GSI) Plan that describes how the Town will gradually transform its urban landscape and storm drainage systems from "gray" to "green"; that is, supplement traditional storm drain infrastructure, where stormwater runoff flows directly from impervious surfaces into storm drains and receiving waters, with a more resilient, sustainable system that reduces and slows runoff by dispersing it to vegetated areas, promotes infiltration and evapotranspiration, collects runoff for non-potable uses, and treats runoff using biotreatment and other GSI practices. The control of wastewater and stormwater is discussed in more detail in the Public Facilities, Services, and Infrastructure Element.
- Revise Policy ENV-17.5 to state:

Retain and use rainwater on municipal facility sites, to the extent possible.

Encourage rainwater harvesting and irrigation use in commercial and residential uses. Ensure that all development projects in Los Gatos maximize opportunities to filter, infiltrate, store, and reuse or evaporate stormwater runoff onsite.

9. In the Racial, Social, and Environmental Justice Element, add a new Implementation Program, “Research the viability of increasing support for the acceptance of food vouchers at local food retailers and farmers markets” to implement Policy RSEJ-4.1;
10. In the Racial, Social, and Environmental Justice Element, modify definitions for equality and equity, to state “Equality. The state of being equal, especially in status, rights, and opportunities. Equal opportunity, levels of support, and allocation of resources, regardless of different circumstances.” and “Equity. Fairness or justice in the way people are treated. Differing allocation of opportunities, levels of support, and resources based on each person or group’s circumstances and needs, thereby reaching an equal outcome.”;
11. In the Racial, Social, and Environmental Justice Element, modify Policy RSEJ-6.2 to state, “Support leadership development programs for historically marginalized and socially disadvantaged individuals and groups to enhance effective engagement in Town processes.”;
12. In the Racial, Social, and Environmental Justice Element, revise Policy RSEJ-1.4 to state, “Encourage development and improved access to affordable housing opportunities for all community members.”;
13. In the Racial, Social, and Environmental Justice Element, revise Policy RSEJ-2.7 to state, “~~Develop and~~ Implement and require cultural proficiency and anti-bias training for all Town employees and support similar training efforts undertaken by the business community.”;
14. In the Racial, Social, and Environmental Justice Element, revise Policy RSEJ-6.3 to state, “~~Develop, provide, p~~Promote, and implement new and innovative approaches to facilitate communication between members of the community and Town elected officials and staff members.”;
15. In the Mobility Element, add a new Implementation Program to work with VTA to identify locations for and implementation of in-lane bus stopping at key locations with merge challenges and where queue jump treatments for busses at intersections would be possible and effective, and pursue funding for design and implementation of queue jump treatments from new development, either through individual project contributions or the Town’s Transportation Impact Fee program.
16. In the Mobility Element, add a definition of Traffic Impact Policy to the Glossary;
17. In the Mobility Element, change to the timeframe of Implementation Program D to 2020-2025;
18. In the Public Facilities, Services, and Infrastructure Element, include a new definition of recycled and reclaimed water. *From the California Water Code staff provides the following definitions:*
 - “Reclaimed Water” is a wastewater which as a result of treatment is suitable for uses other than potable use; and
 - “Recycled water” means water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur and is therefore considered a valuable resource.
19. In the Public Facilities, Services, and Infrastructure Element, modify language of

Implementation Program C to include consideration of alternative ground covers and a change to the timeframe to 2020-2025;

20. In the Public Facilities, Services, and Infrastructure Element, Section 6.3, clarify the second paragraph under Natural Drainage Systems. All creeks listed except Smith and San Tomas Aquino Creek flow to the Guadalupe River and the Guadalupe River is not within the Town limits;
21. In the Public Facilities, Services, and Infrastructure Element, on page 6-15, move Figure 6-1 "Recreation Locations" to the end of the section so it doesn't break up the discussion of recreation and social activities;
22. In the Public Facilities, Services, and Infrastructure Element, revise Implementation Program L Outdoor Lighting Standards to state, "Establish outdoor lighting standards in the Town Code to address energy efficiency, dark sky conservation, and healthy ecosystems.";
23. In the Open Space, Parks, and Recreation Element, revise Policy OSPR-2.1 to state, "Preserve the natural open space character of hillside lands, including natural topography, ~~natural~~ native vegetation, wildlife habitats and migration corridors, and viewsheds.";
24. In the Open Space, Parks, and Recreation Element, revise Goal OSP-5 to state, "Preserve and enhance Los Gatos Creek, Los Gatos Creek Trail, and Ross Creek as open space amenities, which are critical to protecting biological resources.";
25. In the Open Space, Parks, and Recreation Element, remove "provided on a full cost recovery basis" from the first paragraph under Recreational Services on page 7-7;
26. In the Environment and Sustainability Element, define the term "designated creek.";
27. In the Environment and Sustainability Element, revise the definition of "Ecosystem" in the Key Terms Section to state, "A community or group of living organisms that live in and interact with each other in a specific physical environment.";
28. In the Environment and Sustainability Element, revise Policy ENV-7.6 to state, "Consider alternative methods prior to utilizing herbicides and pesticides on Town property as one tool within a comprehensive integrated pest management framework to minimize potential damage to native plants, birds, and other wildlife" and add "Integrated Pest Management (IPM)" to the list of key terms;
29. In the Environment and Sustainability Element, revise Policy ENV-7.7 to state, "Require that herbicides and pesticides used in areas adjacent to creeks and other water bodies are approved for use in aquatic habitats, working towards minimized potential damage to public health, native plants, birds, and other wildlife."
30. In the Environment and Sustainability Element, revise Policy ENV-7.11 to state, "Require the design of building, street, landscape, and parking area lighting to improves safety, energy efficiency, protection of the night skies (dark sky protections), biological resources, and environmental soundness." (note that "improves" revised to "improve");
31. In the Environment and Sustainability Element, revise "Groundwater Management" section on page 8-19 as follows:

Valley Water manages the groundwater sub-basin with the primary objectives to recharge the basin, conserve water, increase water supply, and prevent waste or reduction of the water supply. Historically, over-extraction of the groundwater sub-basin has resulted in occurrences of subsidence in Santa Clara County. Subsidence occurs when underground water levels drop and clay layers compact, resulting in the

sinking of the ground surface and a loss of aquifer capacity. To avoid any further subsidence and loss of aquifer capacity, Valley Water works to maintain the sub-basin by augmenting natural percolation of rainfall and local stream runoff with via managed aquifer recharge using local and imported surface water. Valley Water's managed supports a recharge program that includes 18 major recharge systems with in-stream and off-stream facilities. In addition to directly replenishing groundwater, Valley Water reduces the need for groundwater pumping through treated and untreated surface water deliveries, water conservation, and recycled water programs.

Based on these efforts, permanent subsidence was effectively halted around 1970, and groundwater levels recovered to sustainable levels. In 2019, Valley Water's Groundwater Management Plan was approved by the Department of Water Resources as an Alternative to a Groundwater Sustainability Plan for Sustainable Groundwater Management Act compliance. While groundwater levels and storage decline during droughts, Valley Water's comprehensive groundwater management activities provide for subsequent recovery, and groundwater in the sub-basin is sustainably managed. Valley Water operates a treated groundwater recharge/surface water reinjection program that promotes treated groundwater reuse from the clean-up of contaminated sites and recharges groundwater from local and imported surface water. Based on these efforts, the groundwater elevation in the groundwater sub-basin has been rising steadily for the past 40 years. As stated in the 2017 Valley Water Annual Groundwater Management Report, the groundwater supply has reached a "normal" stage (stage 1) of the District's Water Shortage Contingency Plan and indicates good water supply conditions.

32. In the Environment and Sustainability Element, revise second paragraph of the "Groundwater Quality" section on page 8-22 as follows:
A few water quality problems have been detected in the sub-basin. High mineral salt concentrations have been identified in the upper aquifer zone along San Francisco Bay, the lower aquifer zone underlying Palo Alto, ~~and the southeastern portion of the forebay area of the Santa Clara Valley sub-basin. Nitrate concentrations in the South County (Coyote and Llagas sub-basins) are e.~~ Elevated and high nitrate concentrations are sporadically observed in the Santa Clara Valley Sub-basin. ~~Monitoring continuously, installing physical barriers to runoff, and treating water properly are key activities used throughout the wastewater treatment and water conveyance system to maintain water quality standards. D~~ However, drinking water standards are met at public water supply wells without the use of treatment methods beyond disinfection. Valley Water and public water suppliers conduct extensive monitoring of groundwater quality to understand conditions and trends and work with regulatory agencies to protect groundwater quality.
33. In the Environment and Sustainability Element, revise Policy ENV-16.4 to state, "Conserve existing creeks and avoid disturbances, including fencing, lighting, structures, hydrological barriers, and roads, to these areas."
34. In the Environment and Sustainability Element, revise Policy ENV-16.3 to state, "Cooperate with Valley Water and other agencies to protect watersheds, groundwater, and riparian habitats from degradation."

35. In the Environment and Sustainability Element, revise Policy ENV-17.8 to state, “Encourage Low-Impact Development (LID) measures to limit the amount of impervious surface in new development and redevelopment to maintain or increase the retention, treatment, and infiltration of urban stormwater runoff from pre-development conditions. LID measures should also apply to major remodeling projects and to public and recreation projects where possible.”;
36. In the Environment and Sustainability Element, revise Policy ENV-19.1 to state, “Require all new noise-sensitive developments, and sound- or noise-generating uses near open space, to provide a noise study prepared by a licensed acoustician with recommendations for reducing noise impacts to the maximum allowed level in the Noise Ordinance.”;
37. In the Environment and Sustainability Element, add a new Implementation Program, as recommended by public comment, but with the language modified to state, “Plant Based Education: Develop and implement a plan ~~Implement programs~~ to educate and support residents about the environmental, economic, and social benefits of shifting to a plant-based diet, examples of which may include informational materials, educational programs, community events, coordination with schools and businesses, or guidelines for procurement ~~which includes improved health, curbing greenhouse gas emissions, reducing biodiversity loss and deforestation, reducing water usage, and reversing pollution of our air, land, and water.~~”
38. In the Environment and Sustainability Element modify Implementation Program M to include linkages between movement corridors;
39. In the Environment and Sustainability Element modify the existing language about the indigenous peoples on page 8-17 of the Draft 2040 General Plan as suggested by Commissioner Clark:
- Policy ENV-13.8, “Support a community sense of stewardship for historic and cultural resources through supporting talks, tours, and other programs that increase awareness and promote Los Gatos as a destination with historic cultural resources and through including Ohlone people in the conversation and planning.”
 - Section 8.8, “Los Gatos is in an area once occupied by the Ohlone (or Costanoan) people, which extends from the point where the San Joaquin and Sacramento rivers flow into the San Francisco Bay to Point Sur, with the interior Coastal Ranges most likely constituting the inland boundary. Before colonization outside contact, Ohlone lived in base camps of tule reed houses and seasonal specialized camps. Ohlone ate food gained by hunting, gathering, and fishing. Mussels were particularly important to their diet, as well as sea mammals and acorns.

Seven Franciscan missions were built in Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually forced brought into the mission system. After the establishment of the missions, the Ohlone population was decimated dwindled from roughly 10,000 people in 1770 to 1,300 in 1814. In 1973, the population of people with Ohlone descent was estimated at fewer than 300 after what is widely cited as a genocide. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize, maintain, and pass on ~~aspects of~~ their culture.”

- *Staff recommends the use of “indigenous people” rather than “Ohlone.”*

40. In the Hazards and Safety Element, explain within Section 9.2 that according to CALFIRE, 95 percent of all fires are caused by people (e.g., arson, escaped debris burns, and equipment use) and this is why "Fires that occur along the wildland-urban interface (WUI) are much more of a hazard..." It is also important to note that a high fire hazard severity zone does not describe the risk of a fire start, but rather describes potential impacts to natural ecosystems, known as fire severity;
41. In the Hazards and Safety Element, revise the discussion regarding dam inundation in Section 9.4 – Flood and Inundation Hazards to note that the Town of Los Gatos is also within the inundation area of Vasona Dam;
42. Modify definition of "equity," in addition to the modifications to that definition agreed upon at the previous meeting, to include a reference to "status and rights."
43. In the Land Use Element, modify land use designation of the property at 15810 Los Gatos Boulevard, APN 523-01-001, from Low Density Residential to Mixed-Use Commercial to be more in line with existing use;
44. In the Land Use Element, revise Policy LU-3.2 to state, "Projects shall be evaluated and the Town shall apply appropriate mitigation measures and/or conditions of approval to reduce impacts on the environment, urban services, and wildfire risk, including utilities, police, and fire."
45. In the Land Use Element, revise Goal LU-6 to state, "Ensure housing in the hillsides will not adversely affect the natural environment, migration and biological corridors, or endanger public health and safety."
46. In the Land Use Element, add an Implementation Program to support a modification of the North 40 Specific Plan to allow up to 40 dwelling units per acre to be consistent with the Mixed-Use land use designation on Los Gatos Boulevard.;
47. In the Community Design Element, revise Policy CD-2.12 to state, "If feasible, require native, non-invasive, or non-fire-prone street trees to be installed for all new developments, to enhance neighborhood character and identity and to maximize shade coverage when mature.";
48. In the Community Design Element, revise Policy CD-2.40 to state, "Ensure that public improvements and private development provide landscaped Town gateways that create visual connections between the natural hillsides and open space areas and the community of Los Gatos with native, non-invasive, or non-fire-prone plant species."
49. In the Community Design Element, r Revise Policy CD-9.9 to state, "To soften the appearance of hardscape, incorporate landscaped medians using edible food producing, drought tolerant, native, non-invasive, or non-fire-prone plants, landscape buffers, and street trees."
50. In the Community Design Element, revise Modify Policy CD-11.6 to note that new trail connections located on or open to Valley Water property must be open to the general public and permitted by Valley Water and with the addition of the word "public" between "secondary" and "access" in Policy CD-11.6;
51. In the Community Design Element, add a new Implementation Program to study implementation of the Mills Act;
52. In the Community Design Element, add a definition of "rafters." *Staff recommends the following definition, "Rafters: One of several long, inclined, structural members such as wooden beams used in the construction of pitched roofs, supporting the roof-covering, e.g. laths and tiles."*

53. In the Land Use Element, modify the maximum allowed residential densities in the following ways:

- Remove residential density from the Office Professional and Service Commercial designations;
- Reduce maximum allowed residential density in the Low Density Residential designation from 12 to 10 dwelling units per acre; and
- Reduce maximum allowed residential density in the Medium Density Residential designation from 24 to 22 dwelling units per acre.