

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

To focus the Planning Commission discussion during the Study Session, the Goals and Policies in the existing General Plan Conservation & Open Space Element have been reviewed and prioritized as follows:

- Goals and Policies that are color-coded **Yellow** are recommended for discussion during the Study Session. Suggestions for revisions are provided in the Explanation column of the Table.
- A Goal or Policy that is color-coded **Red** is recommended be removed during the General Plan Update process. This would be recommended where a Goal or Policy is no longer relevant for long range planning purposes.
- A Goal or Policy that is color-coded **Green** would remain in the 2040 General Plan.

In advance of the Study Session, commissioners should review the Conservation & Open Space Element and these recommendations within the Explanation column. If a commissioner believes that a **Red** or **Green** recommendation should be discussed during the Study Session, those considerations should be communicated at the start of the meeting.

Goal or Policy	Explanation
General Open Space	
Goal OSC 1: To provide and maintain open space resources of local and regional significance accessible to the public.	
Policy OSC 1.1: Prepare an open space management plan in conjunction with the Capital Improvements Program. The Plan would identify open space needs as well as the appropriate use and ongoing maintenance needs of open space areas.	
Policy OSC 1.2: Encourage and facilitate the participation of individuals, citizens, groups, civic organizations, and those having special needs, such as the physically disabled, in the open space planning process.	
IM OSC 1.a: The City shall prepare an open space management plan in conjunction with the Capital Improvement Program.	
Goal OSC 2: To preserve the City's existing character which includes small town residential, rural/semi-rural areas and open spaces.	<p>update this language to be consistent with changes already suggested for the Land Use Element as follows:</p> <p>Maintain the predominantly small-town residential character of Saratoga <u>which includes a mix of larger residential parcels, long established neighborhoods, scenic hillsides</u> and open space areas.</p>
Policy OSC 2.1: Ensure that all development proposals, public and private, are sensitive to the natural environment and the community's open space resources.	
IM OSC 2.a: The City shall continue to use the design review process to ensure that all	shortening the Implementation Measure:

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

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

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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Parks and Outdoor Recreation	
<p>Goal OSC 3: To provide and maintain parks and a variety of passive and active recreational sites which are located, designed, and improved to serve the needs of the residents, the community, and the neighborhoods of Saratoga.</p>	
<p>Policy OSC 3.1: Ensure that existing and future parks and dedicated open spaces remain part of the public domain in perpetuity.</p>	
<p>Policy OSC 3.2: Preserve open space and recreational resources provided on school sites and surplus school sites through joint use agreements, acquisition and/or land use controls.</p>	
<p>Policy OSC 3.3: Promote retention and dedication of land which provides room for a variety of passive and active recreational pursuits and offers important opportunities for the fulfillment of human and psychological needs, including:</p> <ol style="list-style-type: none"> 1. Areas of outstanding scenic value. 2. Areas of historic and cultural value. 3. Accessible areas particularly suited for parks and recreation purposes such as hiking, horseback riding, biking, swimming, tennis, ball fields and more. 4. Areas providing access to and links between major recreation, cultural and open space reservations, including trails, utility easements, banks of rivers and streams and scenic high-way corridors. 5. Areas with inherent qualities that humans find visually pleasing, beautiful, relaxing, stimulating or enjoyable. 	<p>simplify this Policy as follows:</p> <p>Promote retention and dedication of land which provides for a variety of passive and active recreational pursuits for people of all ages and offers important opportunities for our diverse community to enjoy the outdoor environment, including:</p> <ol style="list-style-type: none"> 1. Areas of outstanding scenic, historic and cultural value. 3. Accessible areas particularly suited for hiking, horseback riding, biking, swimming, tennis, ball fields and other recreational purposes. 4. Areas providing access and links between major recreation, cultural and open space areas, including parks, trails, publicly accessible easements, creeks and scenic roadway corridors. 5. Areas with inherent qualities that the community finds visually pleasing, beautiful, relaxing, stimulating or enjoyable.
<p>IM OSC 3.a: The City shall continue to encourage permanent dedication of easements and open space resources through the subdivision entitlement process.</p>	<p>Accept the following revision:</p> <p>The City shall continue to encourage permanent dedication of trail and public access easements and open space resources through the subdivision entitlement process.</p>
<p>Goal OSC 4: Strive to achieve a ratio of 5 acres of park and open space area per 1,000 residents.</p>	<p>Maintain a ratio of 5 acres or more of high quality park and open space area per 1,000 residents.</p>
<p>Policy OSC 4.1: Promote dedication of land for parks and recreational open space.</p>	
<p>IM OSC 4.a: The City shall continue to encourage permanent dedication of parks</p>	<p>The City shall continue to encourage permanent</p>

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

resources through the subdivision entitlement process and other means.	dedication of recreational and open spaces through the subdivision entitlement process and other means.
IM OSC 4.a: The City shall continue to utilize the Park In-lieu Fee Program to assist in the acquisition and maintenance of parks.	There is an error in the existing Element where two Implementation Measures are both numbered as 4.a. This one will be revised to 4.b

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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Trails and Open Space Linkages	
<p>Goal OSC 5: A city-wide system of hiking, bicycling, and horseback riding trails shall be provided within the community which includes regional trail linkages with City, County, State, and regional parks, and other publicly owned open space lands.</p>	<p>use the word "equestrian" for consistency with the other General Plan Elements:</p> <p>A city-wide system of hiking, bicycling, and equestrian trails shall be provided within the community which includes regional trail linkages with City, County, State, and regional parks, and other publicly owned open space lands.</p>
<p>Circulation Goal CI.5b: Encourage equestrian and pedestrian trails and pathways pursuant to the Open Space and Conservation Element along roadways in areas where safety and aesthetics permit.</p>	<p>move this Goal from the Circulation Element to the Conservation & Open Space Element and make it a Policy and edit it accordingly.</p> <p>Policy 5.X: Encourage equestrian and pedestrian trails and pathways along roadways in areas where safety and aesthetics permit.</p>
<p>Policy OSC 5.1: The City shall continue to use the Parks and Trails Master Plan as a day-to-day guide for the development, maintenance and financing of trails in Saratoga.</p>	
<p>Policy OSC 5.2: The City shall promote the acquisition of trails through purchase, dedication, or gift.</p>	
<p>Policy OSC 5.3: Trail planning, acquisition, development, maintenance and management shall be coordinated among the various local and County volunteer agencies as well as local, regional, state, and federal agencies which provide trails or funding for trails.</p>	<p>Trail planning, acquisition, development, maintenance and management shall be coordinated among the various community supporters as well as government agencies</p>
<p>Policy OSC 5.4: Trails shall be established along traditional routes whenever feasible, consistent with the Parks and Trails Master Plan, and in a manner that insures linkages to existing and proposed trails.</p>	
<p>Policy OSC 5.5: Trail development, patrol, and maintenance responsibilities shall be coordinated with all entities involved in each trail segment. In most cases, development responsibilities shall be borne by the property owner with maintenance activities undertaken by the City.</p>	<p>Trail development and maintenance responsibilities shall be coordinated with all entities involved in each trail segment. In most cases, the cost of the construction of trail improvements shall be paid for by the property owner with maintenance activities undertaken by the City.</p>
<p>Policy OSC 5.6: Trails shall be located, designed, and developed with sensitivity to the resources and environmental hazards of the areas they traverse, as well as their potential impacts on adjacent lands and private property, including potential impacts to private property owners' privacy and security. Trails shall be designed to</p>	

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

<p>City specifications, require minimal grading, and include effective erosion control measures.</p>	
<p>Policy OSC 5.7: The City shall regulate developments along designated trails in order to provide sufficient trail right-of-way and ensure that development adjacent to the corridors does not detract from the scenic and aesthetic qualities of the corridor.</p>	
<p>Policy OSC 5.8: The City shall not acquire, plan, or develop trail easements or public access easements along Wildcat Creek or Saratoga Creek, across single or multi-family land uses as designated in the Saratoga General Plan abutting said creeks, or adjacent to said creeks between the centerline there-of, and any single or multi-family designated property. This policy statement shall apply to Saratoga Creek from Prospect Avenue south to Tollgate Road, and to Wildcat Creek from Quito Road south to the Villa Montalvo Arboretum property line, with the exception of the section between: 1) Carnelian Glen Drive and Douglass Lane, 2) Gardiner Park and Springhill Court, 3) Crestbrook Drive and Via Monte Drive, and 4) Via Real Drive, as shown on the Trail System Map.</p>	<p>remove this Policy.</p> <p>CI 5.4: Pursue other potential rights-of-way such as Santa Clara Valley Water District and utility easements for bicycle, pedestrian, and/or equestrian trail development.</p>
<p>Policy OSC 5.9: Whenever feasible, trails shall be designed and developed to meet the accessibility needs of all segments of the population.</p>	
<p>Policy OSC 5.10: Trails shall be designed with adequate ingress and egress points to minimize the need for parking at trailheads. Where parking is provided, it shall be designed in a manner that is as unobtrusive as possible.</p>	
<p>IM OSC 5.a: The City shall update the Parks and Trails Master Plan on a periodic basis to ensure that it includes current information and continues to meet trail development Goals and Policies.</p>	<p>Accept the following revision:</p> <p>The City shall update the Parks and Trails Master Plan on a periodic basis to ensure that it includes current information and continues to meet parks and trail development Goals and Policies.</p>
<p>IM OSC 5.b: The City shall continue to require dedication of trails through the development and subdivision entitlement process.</p>	
<p>IM OSC 5.c: Continue to work with Santa Clara County and other agencies to support the implementation of the Saratoga-to-the-Sea Trail.</p>	

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Scenic Open Space Resources	
<p>Goal OSC 6: Preserve the hillside lands in their natural condition and inherent natural beauty.</p>	
<p>Policy OSC 6.1: Through the Land Use Element and Zoning Ordinance, designate lands in the hillier portions of the Saratoga Planning Area for open space managed resource production, which allows very low-density residential uses while maintaining a significant amount of open space.</p>	<p>remove this Policy.</p> <p>Currently only Congress Springs Park, the Library & Orchard property and the San Marcos Open Space area are designated OS-MR.</p> <p>Open Space Managed Resource (OS-MR) is defined as primarily orchards lands, water reservoirs, and lands that are under Williamson Act Contracts. Only single family dwellings or structures related to agricultural use are permitted.</p> <p>The hillier portions within the sphere of influence are designated as OS-H (Hillside Open Space), which apply stricter development standards.</p>
<p>Policy OSC 6.2: Public use and enjoyment of the unincorporated hillside areas for recreational purposes shall be encouraged through direct or indirect public land acquisition, encouraging both private and public recreational uses. Appropriate regulation of privately held lands to obtain maximum use of open space resources, such as the establishment of trail and open space easements, should be consistent with conservation of the natural environment.</p>	
<p>Policy OSC 6.3: Future land uses within the western hillside or any Sphere of Influence expansion area shall be reviewed by the City through the development review process to ensure consistency both with existing patterns of land use in the unincorporated hillside areas, and with the City’s desire to maintain the area as predominantly open space and rural.</p>	<p>Accept deletion:</p> <p>Future land uses within the western hillside or any Sphere of Influence expansion area shall be reviewed by the City through the development review process to ensure consistency both with existing patterns of land use in the unincorporated hillside areas, and with the City’s desire to maintain the area as predominantly open space.</p>
<p>IM OSC 6.a: The City shall continue to use the design review and subdivision entitlement process to ensure that all development proposals are designed in a manner that meets goals and policies for preservation of hillsides.</p>	
<p>Goal OSC 7: Preserve and protect existing view sheds, view corridors, and scenic open spaces.</p>	
<p>Policy OSC 7.1: Future land use proposals within the western hillside area shall be reviewed by the City through the development review and environmental review processes to ensure that</p>	<p>change this Policy to an Implementation Measure to follow Policy OSC 6.3.</p>

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

<p>improvements blend in with the natural environment. Criteria shall include but not be limited to the use of unobtrusive colors, controlled grading, limited disruption of natural vegetation, use of structural height limits, and structural design and density guidelines. Special consideration should be given to the eventual development of a canopy effect of tree growth.</p>	
<p>IM OSC 7.a: The City shall continue to use the design review and environmental review process to ensure that development proposals in the hillsides are compatible with the natural environment.</p>	

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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Agricultural Resources	
Goal OSC 8: Encourage preservation of land uses for open space and agriculture.	
Policy OSC 8.1: In evaluating future land uses, efforts shall be made to maintain agricultural lands as a component of open space and to preserve the rural and agricultural heritage of Saratoga. The City shall discourage the cancellation of Williamson Act contracts.	In evaluating future land uses, efforts shall be made to maintain agricultural lands as a component of open space and to preserve the rural and agricultural heritage of Saratoga. The City shall encourage the renewal of Williamson Act contracts.
Policy OSC 8.2: Encourage land owners to enter into new Williamson Act Contracts.	
IM OSC 8.a: The City shall continue to apply the Agricultural Preserve Open Space Overlay District on lands that are under Williamson Act Contracts and generally discourage the removal of this classification.	Accept the following revision: The City shall continue to apply the Agricultural Preserve Open Space Overlay District on lands that are under Williamson Act Contracts.
IM OSC 8.b: The City shall inform its property owners through its Website and information handouts of the property tax reduction benefits of placing lands under Williamson Act contract for preservation of agriculture and open space lands.	

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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Watershed Protection and Water Quality	
Goal OSC 9: Protect existing watercourses in the community and enhance water quality in surface and subsurface water sources.	Accept the language as follows. Protect existing watercourses in the community and maintain water quality in surface and subsurface water sources.
Policy OSC 9.1: Retain surface watercourses in their natural condition to the greatest extent possible.	
Policy OSC 9.2: Concentrate development in those portions of the community least susceptible to soil erosion and minimize grading and the introduction of impervious surfaces. Where appropriate, consider the use of on-site detention or retention basins to minimize stormwater runoff from sites.	
IM OSC 9.a: The City shall coordinate review of development projects adjacent to watercourses with the Santa Clara Valley Water District and other applicable agencies.	
IM OSC 9.b: The City shall ensure erosion control measures are required with each development project as part of the development approval process.	
IM OSC 9.c: Amend the Zoning Ordinance and standard conditions of approval to require that all new developments are in compliance with storm-water pollution prevention best management practices.	delete this Implementation Measure since it has been incorporated into the zoning code 15-46.030 (a) (5)

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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Water Supply	
Goal OSC 10: Maximize efficiencies in the use of the City’s water supply.	
Policy OSC 10.1: Implement water conservation provisions of the San Jose Water Company’s Urban Water Management Plan.	
IM OSC 10.a: The City shall inform applicants of water conservation provisions and require that all new development proposals be in compliance with the water conservation provisions of the San Jose Urban Water Management Plan.	
IM OSC 10.b: The City shall require as part of the conditions of development approval that native drought-tolerant vegetation be used in proposed landscaping, whenever feasible.	<p>amend this Implementation Measure since Zoning Code Article 15-47 provides measures to reduce water waste in landscaping.</p> <p>The City shall continue to ensure compliance with the Water Efficient Landscaping ordinance as part of the development review process to require the use of native and drought-tolerant landscaping.</p>

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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Biological Resources	
Goal OSC 11: Protect and enhance sensitive vegetative and wildlife habitat in the Saratoga Planning area.	
Policy OSC 11.1: Minimize development that would encroach into important wildlife habitats, limit or restrict normal range areas, or restrict access to water food or shelter. This includes limitations on the installation of barrier fencing in hillside areas.	
Policy OSC 11.2: Through the development and CEQA process, preserve, protect, and maintain riparian habitats and creek corridors. This includes requiring biological surveys of parcels of land that could contain sensitive species or their habitats prior to allowing development on these parcels.	
Policy OSC 11.3: The design of parking lots shall be evaluated for opportunities to reduce large continuous expanses of asphalt and to promote the establishment of visually interesting and aesthetically pleasing parking lots.	<p>convert this to a new Implementation Measure as follows:</p> <p>The City shall encourage the use of pervious surfaces and onsite detention for new parking area to reduce the amount of storm water runoff from new development.</p>
Policy OSC 11.4: The City should provide information and assistance to the public in the preservation and care of native trees whose existence can be threatened by environmental stress and development.	<p>Accept revision to this Policy since the City website contains information on tree preservation and care:</p> <p>Continue to provide information and assistance to the public through City publications and the City website for the preservation and care of native trees whose existence can be threatened by environmental stress and development.</p> <p>FROM GEOFF: Parking lots shall be designed with the least amount of pavement area to provide opportunities for native plantings and wildlife habitat.</p>
Policy OSC 11.5: Mature vegetation shall be preserved wherever possible.	
IM OSC 11.a: The City shall continue to utilize the design review and environmental review process for all development applications to ensure that projects are designed in a manner that minimizes disruption to important wildlife, riparian and plant habitats.	
IM OSC 11.b: The City shall continue to require that all projects conform to the City's Tree	

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Ordinance.	
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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Arbor Resources	
<p>Goal OSC 12: Support appropriate management for sustaining the health and increasing the extent of arbor resources in the City. The specific vision is to increase overall tree cover, tree health and consequent tree benefits in an equitable, cost beneficial and sustainable manner.</p>	<p>break out this Goal into both a Goal and a Policy as follows:</p> <p>Goal: Increase overall tree cover, tree health and consequent tree benefits in an equitable, cost beneficial and sustainable manner.</p> <p>Policy: Support appropriate management for sustaining the health and increasing the extent of arbor resources in the City.</p>
<p>Policy OSC 12.1: Development projects should include the preservation of protected trees and other significant trees. Any adverse affect on the health and longevity of native oak trees, protected or other significant trees should be avoided through appropriate design measures and construction practices. When tree preservation is not feasible, individual development projects shall include appropriate tree replacement as approved by the City.</p>	
<p>Policy OSC 12.2: Trees used for new or replacement plantings should be selected primarily for low water use characteristics.</p>	
<p>Policy OSC 12.3: To further protect and enhance the City’s arbor resources built on the City’s Tree Regulations, the City should continue its support of tree protection programs.</p>	<p>edit this Policy for clarity as follows:</p> <p>Continue to support tree protection programs and enforce the City’s Tree Regulations to protect and enhance the City’s arbor resources .</p>
<p>Policy OSC 12.4: It is the City’s policy that forested lands in the City’s Sphere of Influence shall be managed to maximize environmental protection and to discourage logging to the maximum extent possible, consistent with proper fire protection standards and practices.</p>	<p>edit this Policy for clarity as follows:</p> <p>Forested lands in the City’s Sphere of Influence shall be managed to maximize environmental protection and to discourage logging to the maximum extent possible, consistent with proper fire protection standards and practices.</p>
<p>IM OSC 12: The City shall continue to require that all development projects conform to the City’s Tree Ordinance. The preservation of existing trees shall be ensured through the collection of security deposits.</p>	
<p>NEW Implementation Measure 12.b</p>	<p>Ensure maintenance of the City’s Tree City USA designation in conformance with the requirements of the Tree City USA program standards.</p>
<p>New Implementation Measure 12.c</p>	<p>Continue to partner with Our City Forest to encourage voluntary installation of new trees on residential properties and promote the program in City publications and the City’s website.</p>

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

<p>Goal OSC 13: The preservation of native and other plant species indicative of Saratoga's cultural heritage shall be given priority over development and provide for the perpetuation of such species.</p>	<p>edit this Goal for clarity as follows: The preservation of native tree species indicative of Saratoga's cultural heritage shall be given priority over development to provide for the perpetuation of such species.</p>
<p>Policy OSC 13.1: To further preserve the City's inventory of arbor resources, the City should encourage owners to consider formal designation of heritage trees.</p>	
<p>Policy OSC 13.2: The City shall encourage public knowledge, understanding and appreciation of the City's past and foster civic and neighborhood pride and sense of identity based upon the recognition and use of the City's heritage resources, particularly as it relates to the designation and preservation of heritage trees. This can be done by publicizing information about heritage trees and the benefits of designation of heritage trees on the City's Website.</p>	<p>convert a portion of this Policy into an Implementation Measure as follows: Implementation Measure: Use the City's website to publicize information about heritage trees and the benefits of designation of heritage trees.</p>
<p>Policy OSC 13.3: Fire safety shall be an important consideration when evaluating the preservation of native vegetation.</p>	
<p>IM OSC 13.a: Continue to utilize the design review process, Historic Preservation Ordinance and Tree Ordinance to ensure preservation of significant arbor resources.</p>	
<p>Cultural Resources</p>	
<p>Goal OSC 14: Through coordination with and implementation of other related General Plan Policies, encourage preservation of the City's heritage by providing for the protection of irreplaceable historic and cultural resources representing significant elements of City and regional history. (Refer to Historic Character Land Use Element Policies and Implementation Program).</p>	<p>update this Goal as follows: Through coordination with and implementation of other related General Plan Policies, encourage preservation of the City's heritage by providing for the protection of irreplaceable historic and cultural resources representing significant elements of City and regional history.</p>
<p>Policy OSC 14.1: Support activities/events that highlight Saratoga's rich history as the "Valley of the Heart's Delight", such as the yearly Mustard Walk event at the Central Park or Heritage Orchard.</p>	<p>update this policy as follows: Support activities and events that highlight Saratoga's rich history such as the "Valley of the Heart's Delight", and the annual Blossom Festival event at the Central Park or Heritage Orchard.</p>
<p>IM OSC 14.a: Update Historic Resources Inventory and Landmark List, and publish on the City Website information regarding incentives for preservation of heritage properties, such as the</p>	<p>modify this Implementation Measure as follows: Periodically update the Heritage Resource Inventory and Designated Landmark Structures list, and</p>

City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Mills Act Program. (See Land Use Element for additional related Implementation Measures)	publish on the City Website information regarding incentives for preservation of heritage properties, such as the Mills Act Program. (See Land Use Element for additional related Implementation Measures)
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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

Air Quality	
(Note: Air Quality Goals and Policies are presently located in multiple GP Elements; the GPU process can consolidate them.)	These Goals, Policies and Implementation Measures are the same as presented in the Land Use Study Session. It is recommended that they be grouped together and only be located in the Land Use Element. Therefore, the Commissioners may wish to delete them from the Open Space and Conservation Element.
Goal OSC 15: Improve local and regional air quality by ensuring all development projects incorporate all feasible measures to reduce air pollutants.	Accept the following language in place of the existing language: Support regional efforts to improve air quality by reducing emissions from both stationary and non-stationary sources.
Policy LU 15.1: Require development projects to comply with Bay Area Air Quality Management District (BAAQMD) measures to reduce fugitive dust emissions due to grading and construction activities.	Accept keeping in Land Use Element.
Policy LU 15.2: Encourage use of trip demand measures as part of major commercial and office development projects to reduce dependence on auto use.	Accept keeping in Land Use Element.
Policy LU 15.3: Discourage the use of wood burning fireplaces by limiting to one per residence, including outdoor/patio fireplaces.	Accept keeping in Land Use Element. This policy will be reviewed as part of the Environmental Analysis process for the General Plan Update. It is recommended that this policy be changed to an Implementation measure and modified to align with the Bay Area Air Quality Management District’s Model Ordinance for Wood-burning Devices updated in 2012 as follows: Prohibit the installation of new indoor or outdoor wood burning fireplaces in accordance with the Bay Area Air Quality Management District’s guidelines for wood-burning devices.
IM OSC 15.a: Include a condition of approval for all new development projects that requires compliance with the BAAQMD dust emission reduction measures.	Move to Land Use Element.
IM OSC 15.b: Work with applicants of all new major commercial, office and mixed use projects to include trip demand measures in their projects.	Move to Land Use Element.

Mineral Resources	
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City of Saratoga Study Session March 27, 2018

General Plan Policy Review: Conservation and Open Space Element Goals and Policies

<p>Goal OSC 16: Encourage conservation of significant natural resources that exist in the Saratoga Planning Area.</p>	
<p>Policy OSC 16.1: Mineral extraction in the Saratoga Planning Area shall be regulated and supervised to minimize physical and visual damage to the existing environment.</p>	
<p>IM OSC 16.a: Quarries within City limits shall comply with the requirements of the State Mining And Reclamation Act (SMARA) of 1975, as amended. Proposals for new quarries within City limits shall also be regulated through the City's use permit process and other applicable provisions of the City Municipal Code.</p>	<p>remove this Implementation Measure. The City no longer has active quarries, nor is there desire to allow new quarries.</p>

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