



**TOWN OF LOS GATOS
PLANNING COMMISSION SPECIAL MEETING AGENDA
APRIL 25, 2022
110 EAST MAIN STREET
LOS GATOS, CA**

*Melanie Hanssen, Chair
Jeffrey Barnett, Vice Chair
Kylie Clark, Commissioner
Kathryn Janoff, Commissioner
Steven Raspe, Commissioner
Reza Tavana, Commissioner
Emily Thomas, Commissioner*

PARTICIPATION IN THE PUBLIC PROCESS

How to participate: The Town of Los Gatos strongly encourages your active participation in the public process, which is the cornerstone of democracy. If you wish to speak to an item on the agenda, please follow the participation instructions on page 2 of this agenda. If you wish to speak to an item NOT on the agenda, you may do so during the “Verbal Communications” period, by following the participation instructions on page 2 of this agenda. The time allocated to speakers may change to better facilitate the Planning Commission meeting.

Effective Proceedings: The purpose of the Planning Commission meeting is to conduct the business of the community in an effective and efficient manner. For the benefit of the community, the Town of Los Gatos asks that you follow the Town’s meeting guidelines while attending Planning Commission meetings and treat everyone with respect and dignity. This is done by following meeting guidelines set forth in State law and in the Town Code. Disruptive conduct is not tolerated, including but not limited to: addressing the Commissioners without first being recognized; interrupting speakers, Commissioners or Town staff; continuing to speak after the allotted time has expired; failing to relinquish the podium when directed to do so; and repetitiously addressing the same subject.

Deadlines for Public Comment and Presentations are as follows:

- Persons wishing to make an audio/visual presentation on any agenda item must submit the presentation electronically, either in person or via email, to the Planning Department by 1 p.m. or the Clerk’s Office no later than 3:00 p.m. on the day of the Planning Commission meeting.
- Persons wishing to submit written comments to be included in the materials provided to the Planning Commission must provide the comments to the Planning Department as follows:
 - For inclusion in the regular packet: by 11:00 a.m. the Friday before the meeting
 - For inclusion in any Addendum: by 11:00 a.m. the day before the meeting
 - For inclusion in any Desk Item: by 11:00 a.m. on the day of the meeting

***Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m.
Live and Archived Planning Commission meetings can be viewed by going to:
www.LosGatosCA.gov/TownYouTube***

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE CLERK DEPARTMENT AT (408) 354-6834. NOTIFICATION 48 HOURS BEFORE THE MEETING WILL ENABLE THE TOWN TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING [28 CFR §35.102-35.104]

IMPORTANT NOTICE REGARDING PLANNING COMMISSION SPECIAL MEETING

This meeting is being conducted utilizing teleconferencing and electronic means consistent with Government Code Section 54953, as Amended by Assembly Bill 361, in response to the state of emergency relating to COVID-19 and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.). Consistent with AB 361 and Town of Los Gatos Resolution 2021-044 this meeting will not be physically open to the public and the Council and/or Commissioners will be teleconferencing from remote locations. Members of the public can only participate in the meeting by joining the Zoom webinar (log in information provided below). The live stream of the meeting may be viewed on television and/or online at:

<https://meetings.municode.com/PublishPage/index?cid=LOSGATOS&ppid=ed97530d-9c22-4c95-961a-4d6a2c43b619&p=1>. **In accordance with Executive Order N-29-20, the public may only view the meeting on television and/or online and not in the Council Chambers.**

PARTICIPATION

If you are not interested in providing oral comments real-time during the meeting, you can view the live stream of the meeting on television (Comcast Channel 15) and/or online at <https://www.youtube.com/channel/UCFh35XRBWer1DPx-F7vvhcg>.

If you are interested in providing oral comments in real-time during the meeting, you must join the Zoom webinar at:

<https://losgatosca.gov.zoom.us/j/85781146334?pwd=SWg3emZDWtNsR1NWMys4UXVqTTBRUT09>.
Passcode: 269507.

Please be sure you have the most up-to-date version of the Zoom application should you choose to provide public comment during the meeting. Note that participants cannot turn their cameras on during the entire duration of the meeting.

During the meeting:

- When the Chair announces the item for which you wish to speak, click the “raise hand” feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand. If you are participating by calling in, press #2 on your telephone keypad to raise your hand.
- When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for speakers at a Council meeting.

If you are unable to participate in real-time, you may send an email to PlanningComment@losgatosca.gov with the subject line “Public Comment Item # ” (insert the item number relevant to your comment) or “Verbal Communications – Non Agenda Item.” Comments will be reviewed and distributed before the meeting if received by 11:00 a.m. on the day of the meeting. All comments received will become part of the record. The Chair has the option to modify this action on items based on comments received.

REMOTE LOCATION PARTICIPANTS

The following Planning Commissioners are listed to permit them to appear electronically or telephonically at the Planning Commission meeting: CHAIR MELANIE HANSSEN, VICE CHAIR JEFFREY BARNETT, COMMISSIONER KYLIE CLARK, COMMISSIONER KATHRYN JANOFF, COMMISSIONER STEVEN RASPE, COMMISSIONER REZA TAVANA, AND COMMISSIONER EMILY THOMAS. All votes during the teleconferencing session will be conducted by roll call vote.

TOWN OF LOS GATOS
PLANNING COMMISSION SPECIAL MEETING AGENDA
APRIL 25, 2022
7:00 PM

MEETING CALL TO ORDER

ROLL CALL

RULES OF DECORUM AND CIVILITY

To conduct the business of the community in an effective and efficient manner, please follow the meeting guidelines set forth in the Town Code and State law.

The Town does not tolerate disruptive conduct, which includes but is not limited to:

- Addressing the Planning Commission without first being recognized;
- Interrupting speakers, Planning Commissioners, or Town staff;
- Continuing to speak after the allotted time has expired;
- Failing to relinquish the microphone when directed to do so;
- Repetitiously addressing the same subject.

Town Policy does not allow speakers to cede their commenting time to another speaker. Disruption of the meeting may result in a violation of Penal Code Section 403.

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on any matter that is not listed on the agenda. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS *(Items appearing on the Consent Items are considered routine Town business and may be approved by one motion. Any member of the Commission may request to have an item removed from the Consent Items for comment and action. Members of the public may provide input on any or multiple Consent Item(s) when the Chair asks for public comments on the Consent Items. If you wish to comment, please follow the Participation Instructions contained on Page 2 of this agenda. If an item is removed, the Chair has the sole discretion to determine when the item will be heard.)*

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

1. Review and Make Recommendations on the Draft 2040 General Plan and Final Environmental Impact Report to the Town Council.

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time)*

Writings related to an item on the Planning Commission meeting agenda distributed to members of the Commission within 72 hours of the meeting are available for public inspection at the reference desk of the Los Gatos Town Library, located at 100 Villa Avenue; the Community Development Department and Clerk Department, both located at 110 E. Main Street; and are also available for review on the official Town of Los Gatos website. Copies of desk items distributed to members of the Commission at the meeting are available for review in the Town Council Chambers.

Note: The Town of Los Gatos has adopted the provisions of Code of Civil Procedure §1094.6; litigation challenging a decision of the Town Council must be brought within 90 days after the decision is announced unless a shorter time is required by State or Federal law.



**TOWN OF LOS GATOS
PLANNING COMMISSION
SPECIAL MEETING REPORT**

MEETING DATE: 4/25/2022

ITEM NO: 1

DATE: April 22, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Review and Make Recommendations on the Draft 2040 General Plan and Final Environmental Impact Report to the Town Council.

REMARKS:

On April 13, 2022, the Planning Commission received public comments on the Draft 2040 General Plan and Environmental Impact Report (EIR); and began the review of the Draft 2040 General Plan including the Introduction; Racial, Social and Environmental Justice Element; Mobility Element; and Public Facilities, Services, and Infrastructure Element.

The review included the following unanimous motions:

1. In the Introduction, recommend approval of the GPAC recommendations for the Vision and Guiding Principles (Exhibit 7, Item 1);
2. In the Introduction, modify Section 1.5 "The Los Gatos Community" to include additional information about the Ohlone 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. Adopt modifications recommended by staff in Exhibit 7 listed as Items 2 through 7;
4. 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;
5. 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." (Commissioner Barnett expressed concerned about change of these definitions, and has provided additional input in Exhibit 14);

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

REMARKS (continued):

6. 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.” (Exhibit 7, Item 17);
7. In the Racial, Social, and Environmental Justice Element, recommend the modifications in Exhibit 7 listed as Items 11, 15, and 18;
8. In the Mobility Element, recommend the modifications in Exhibit 7 listed as Items 62 and 63 as a single Implementation Program;
9. In the Mobility Element, recommend the modification in Exhibit 7 listed as Item 67;
10. In the Mobility Element, recommend a change to the timeframe of Implementation Program D to 2020-2025;
11. In the Public Facilities, Services, and Infrastructure Element, recommend a new definition of recycled and reclaimed water; and
12. In the Public Facilities, Services, and Infrastructure Element, recommend modified language of Implementation Program C to include consideration of alternative ground covers and a change to the timeframe to 2020-2025; and
13. In the Public Facilities, Services, and Infrastructure Element, recommend the modifications in Exhibit 7 listed as Items 70, 73, and 80.

Shortly before 11:30 p.m. the Planning Commission continued the discussion to a Special Meeting on April 25, 2022. At this meeting the Planning Commission will continue their discussion including review of:

- The Open Space, Parks, and Recreation Element;
- The Environment and Sustainability Element;
- The Hazards and Safety Element;
- The Land Use Element;
- The Community Design Element; and
- The Final EIR.

Exhibit 14 contains Planning Commissioner comments.

Exhibit 15 includes public comment received between 11:01 a.m., Wednesday, April 13, 2022, and 11:00 a.m. on Friday, April 22, 2022.

EXHIBITS:

Exhibits previously provided: (available online here: <http://losgatos2040.com/documents.html>)

1. Draft 2040 General Plan
2. Draft EIR
3. Revised NOA and Transportation section
4. Final EIR

Exhibits previously received with the April 13, 2022 Staff Report:

5. Draft Findings of Fact and Statement of Overriding Considerations
6. GPAC Recommended Changes to the Vision and Guiding Principles
7. Modifications Proposed in Public Comment
8. Board of Forestry Recommended Changes
9. Public Comments received between 11:01 a.m., Thursday, May 6, 2021, and 11:00 a.m., Monday, September 20, 2021
10. Public Comments received between 11:01 a.m., Monday, September 20, 2021, and 11:00 a.m., Thursday, April 7, 2022

Exhibit previously received with the April 13, 2022 Addendum:

11. Public Comments received between 11:01 a.m., Thursday, April 7, 2022, and 11:00 a.m., Monday, April 11, 2022

Exhibits previously received with the April 13, 2022 Desk Item:

12. Planning Commissioner Comments
13. Public Comments received between 11:01 a.m., Monday, April 11, 2022, and 11:00 a.m., Wednesday, April 13, 2022

Exhibits received with this Staff Report:

14. Planning Commissioner Comments
15. Public Comments received between 11:01 a.m., Wednesday, April 13, 2022, and 11:00 a.m., Friday, April 22, 2022

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From: Jeffrey Barnett
Sent: Wednesday, April 20, 2022 4:59 PM
To: Jennifer Armer
Subject: General Plan Review - Revised Definitions of Equity and Equality

Good afternoon, Jennifer.

At the April 13th meeting of the Planning Commission I requested an opportunity to review the changed definitions of the terms "equality" and "equity" proposed by Commissioner Clark in her written comments.

Having considered those terms as presently used in the Draft General Plan, I am in agreement with the change to the definition of "equity".

However, I do think it appropriate to include in the definition of "equality" a reference to equivalent "status and rights" in addition to the new language describing equal opportunity, levels of support and allocation of resources. The additional terms in the current draft emphasize nondiscrimination in the actions of the Town.

Thank you.

Jeffrey

From: Jeffrey Barnett

Sent: Friday, April 22, 2022 9:37 AM

To: Joel Paulson <jpaulson@losgatosca.gov>; Jennifer Armer <JArmer@losgatosca.gov>

Subject: PC Meeting 4.26.22 - Buildout Capacity

Dear Ms. Armer,

Thank you for your call yesterday.

I have some preliminary thoughts to add to the forthcoming discussion of the Land Use Element in the General Plan. Would you kindly present this email as a desk item in the Staff Report?

The attached spreadsheet presents an alternative of 2,484 units compared to the Town's revised total of 3,038 as that figure appears on Page 184 of the Staff Report. I have added to the Town's residential buildout of 3,038 an additional 166 hillside residential units. I believe that the Town may not have been consistent in the consideration of homes in these locations. This brings the capacity to 3,204 units.

From this number, I made reductions based on bullet points 1, 2 and 4 in the Staff Report. They are more particularly described on the spreadsheet at Columns E and F. I further reduced the buildout by 56, being half of the projected Central Business District housing of 113. The total of the reductions is 720. The buildout of 3204 less the deductions of 720 yields 2,484. This figure exceeds the RHNA number including the 15% buffer by 192 units. SB 9 contributions to the capacity are foreseeable but are not projected. The RHNA plus buffer figure would still be exceeded if the hillside units were removed.

The reduction of densities will somewhat ameliorate the problems of greenhouse gases, traffic, school crowding, water use and demands on public services.

Certainly the Land Use Element should be reviewed at least every five years and revised as necessary.

Thanks for your consideration.

Jeffrey A. Barnett

Requirements		Capacity	Figures	Reductions in Capacity	Reduction Figures	Net New Housing	Total Over RHNA	% over RHNA With Buffer
							With Buffer	
RHNA	1993	New and Redeveloped Under GP	2763	Low Density Residential	279	2484	192.05	0.075
15% buffer	298.95	ADUs: 25/year for 8 years	200	Medium Density Residential	327			
		Hillside Residential	166	Hillside Residential	0			
Total	2291.95	In process	75	High Density Residential	0			
		SB 9 Developments	?					
		Total Capacity Excluding SB 9	3204	Neighborhood Commercial	0			
		Amount over RHNA	912.05	Community Commercial to Neighborhood Commercial	58			
				Mixed Use	0			
				Central Business District	56			
				Office and Service Commercial	0			
				Total Reductions	720			

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From: Carrie Callaway
Sent: Wednesday, April 13, 2022 11:18 AM
To: Jennifer Armer
Cc: Council
Subject: Plant Based Education in Los Gatos

To the Town Council,

My name is Carrie Callaway and I live in Los Gatos. I am writing to ask that we include a plant-based education program to Section 8 Environmental and Sustainability section of the General Plan. I feel that it is important for residents of Los Gatos to be aware of the huge environmental benefits of a plant-based diet, and I'd like to see the Town fund education on this topic.

Thank you for your attention to this important topic for all Los Gatos residents.

Sincerely,

Carrie Callaway

From: Tony White

Sent: Wednesday, April 13, 2022 1:46 PM

To: Planning

Subject: Zoning changes

I am asking you to vote no on the General Plan.

The housing element with zoning changes, density and height increases will drastically change Los Gatos in a negative way.

Los Gatos will become another San Jose if the General Plan is approved.

Think about why you and others chose to move to Los Gatos.

I do not understand why Council would approve \$50,000. for a study on marijuana dispensaries but would not have a study on the financial impact of the General Plan.

I hope that the future of Los Gatos is not left in the hands of 5 Council members. Think the N40.

Any future dramatic changes to Los Gatos should be decided at the polls.

Once Los Gatos is gone - we can never get it back.

Tony White

From: Lisa Brancatelli

Sent: Wednesday, April 13, 2022 1:48 PM

To: GP2040

Cc: Colleen Haggerty

Subject: RE: Final Environmental Impact Report Available and Draft 2040 General Plan Scheduled for Review

Hello Jennifer,

Valley Water submitted a letter to the Town on September 13, 2021 with 28 comments and suggestions on the draft General Plan and draft EIR. Minor modifications have been incorporated into the Final EIR, but no changes have been made to the General Plan. The overall goal of the CEQA process is to avoid or minimize environmental impacts associated with new development. Although comments submitted by Valley Water did not raise to level of significant impacts under CEQA they still provide suggestions to minimize impacts of future development through the strengthening and clarification of policy language in the General Plan. Valley Water reiterates its previously submitted comments and requests the Planning Commission and Town Council update policy language in the draft General Plan to further expand water conservation efforts, protect water supplies, minimize the risk of flooding, and support the protection of riparian corridors.

Thank you,

LISA BRANCATELLI

ASSISTANT ENGINEER II (CIVIL)
Community Projects Review Unit

Santa Clara Valley Water District is now known as:



Clean Water • Healthy Environment • Flood Protection

5750 Almaden Expressway, San Jose CA 95118

www.valleywater.org

From: Hilary White
Sent: Wednesday, April 13, 2022 1:50 PM
To: Planning
Subject: 2040 General Plan

The draft 2040 General Plan is opening Los Gatos to uncontrolled housing and population growth by up zoning the entire town by 2x to 3x. The redesign ,by a small group of people, of new zoning areas, increased density and height requirements eliminates the safeguards that have kept Los Gatos a special town in the sprawl of Silicon Valley. The resulting increase of traffic and population along with the drain on financial resources and infrastructure is not realistically projected or studied by the draft 2040 GP or EIR. The creators of the 2040 GP do not fully understand the magnitude of what they are unleashing or they wish to fundamentally change Los Gatos.

In any event, a small group of people are rewriting the vision of Los Gatos without any concern for the resident's viewpoint. As a resident I say no to mini-North 40's springing up all over town. No to Middle Housing that changes the zoning and increases traffic in our neighborhoods and overcrowds our schools. No to the draft 2040 General Plan.

As a community we can work together to produce a more sustainable model for growth. Five Town Council Members should not decide the fate of our town when the change is so monumental and everlasting. A decision to transform the zoning and very town itself should be decided by the residents. I ask you to reject the proposed 2040 GP. It's time to start over and do better for Los Gatos.

Thank you,

Hilary White

From: Karyn Meadows
Sent: Wednesday, April 13, 2022 2:37 PM
To: GP2040
Subject: Remarks, suggestions, and thoughts on General Plan

Hello, thank you for including us in the planning meetings and commentary. I was able to personally attend the meeting due to covid concerns and immunity issues, but I wanted to ask a lot of questions. For reference, we live in the Belwood community of Los Gatos. Thank you!!

In terms of your bullet points:

-- We would support 1,993 units instead of 3,904 units. Due to water issues and fire risk, the lower number would be much easier to support.

-- Affordable housing vs high end dense housing - a balance is likely needed here. If affordable housing can be placed in the North 40 area, that would be ideal. But placing ADU's everywhere is likely not going to keep the small town feel that we all love and bought into when we purchased our homes. It will push out long-time homeowners that bought their homes to have privacy and quiet.

-- Protecting the environment in the face of growth is a key concern. Fire, water, and climate change issues all need to be considered. If you add 3904 units instead of 1993 units, these issues will be inherently more difficult to solve.

--How to phase-in new development - this one should be tracked along with infrastructure improvements. As infrastructure is planned and authorized, that would be the time to plan new development in those areas.

--Up-zoning single family lots - there are many single family areas that will be negatively impacted by up-zoning/lot splitting. It will take the small town feel away and cause a lot of long-time homeowners to move. If you add up-zoned planning in the North Forty or where density is already happening, that would make sense. In a quiet, suburban single-family area, not so much. CERTAINLY, it will drastically affect our community if you plan up-zoning on TOP of SB9. We do not support it.

-- How to count housing for SB9 - There is not enough information on how you would support applications for ADUs in the plan, other than the illustrations you showed. If a single family home is on a 10K lot with neighbors home 10" from the lot line, how would that work? We look at our neighborhood, which we've been in for 28 years and cannot imagine the loss of privacy if a neighbor wanted to add an exterior ADU. Serious concerns about noise, parking, water, privacy. We would love to see way more information on how this would be enacted and counted.

--Would you mix middle housing in established single family residential areas?

--What about water issues? There is not enough water now. Some of the plan includes parkways with trees, using trees as screening, and creating open spaces. All need to have water and any additional housing needs both potable water and a wastewater plan. How do you reconcile this?

--The fire risk in Los Gatos proper and also the hillsides/close to the hillsides needs to be considered with additional growth of both SB9 and middle housing. (<https://liveinlosgatosblog.com/los-gatos-fire-risk/>)

--How would you factor in ADUs to existing single family residential areas? What would be the requirements for space around an ADU?

--What about traffic impacts? Specifically on Blossom Hill as traffic enters from San Jose in the am and reverses in the pm?

--What about parking (in the ADU/existing single family residential areas)?

--There are a lot of figures that seem to show areas of hillside residential that are NOT hillside at all. For instance, Fig 4-18, Winchester Boulevard District, shows the area of Oka Lane/Mozart Dr as hillside residential. It is not a hillside, so why does it have that designation?

--How would it work specifically in areas of single family homes designated as Low Density Residential? If a home is sold, would you redo it with a missing middle housing, multi-family residential, duplexes, and/or small lot single-family homes?

--Your Mobility Element, specifically Multi-Use Trails, does not address maintaining wildlife protections as you open to multiple uses including bicycles and pedestrians. Please include it. Wildlife is a large part of why a lot of us continue to live here and we want to protect it.

--WRT the proposed Class III bikeways, you have drawn two at Belgatos Road and Belvue Road. There are a lot of people walking these streets so adding bikeways must be safe and not compete with people walking.

--On 6.14, Implementation Programs, you have a category under C for determining the appropriate use of artificial turf. This turf doesn't belong anywhere other than a dog park. It's made out of plastic that degrades and increases temperatures around it by as much as 10 degrees. It is NOT environmentally responsible to use at all.

--On 8.5 Climate Change/Greenhouse Gas Emissions, you might consider residential composting.

best, Karyn

From: MITZI ANDERSON
Sent: Wednesday, April 13, 2022 4:12 PM
To: Planning Comment
Subject: Public Comment Agenda 2040 GP

Los Gatos Planning Commissioners,

> The draft 2040 General Plan is opening Los Gatos to uncontrolled housing and population growth by up zoning the entire town by 2x to 3x. The redesign, by a small group of people, of new zoning areas, increased density and height requirements eliminates the safeguards that have kept Los Gatos a special town in the sprawl of Silicon Valley. The resulting increase of population and traffic along with the drain on financial resources, schools and basic infrastructure is not realistically projected or studied by the draft 2040 GP or EIR. The creators of the 2040 GP do not fully understand the magnitude of what they are unleashing or they wish to fundamentally change Los Gatos.

>

> In any event, a small group of people should not rewrite the vision of Los Gatos without any concern for the residents viewpoint. As a resident I say no to mini North 40's springing up all over town. No to Middle Housing that changes the zoning and increases traffic in our neighborhoods and overcrowds our schools. No to the draft 2040 General Plan.

>

> As a community we can work together to come up with a more sustainable model for growth. Five Town Council Members should not decide the fate of our town when the change is so monumental and everlasting. A decision to transform the zoning and very town itself should be decided by the residents. I ask you to reject the proposed 2040 GP. It's time to start over and do better for Los Gatos.

Sincerely,
Mitzi Anderson
Foster Road, Los Gatos

Sent from my iPhone

From: Kathleen Barry
Sent: Wednesday, April 13, 2022 5:05 PM
To: Planning Comment
Subject: General Plan 2040

Hello All,

Please find my attached letter.

Thank you,

Kathleen Barry

April 12, 2022

Subject: 2040 General Plan Residential Feedback

Attn: Los Gatos Planning Commissioners:

I am writing in regards to the 2040 General Plan. As a concerned resident, it seems as though this plan opens Los Gatos to uncontrolled housing population growth. I am not a fan of the increased density and height requirements. Los Gatos is special as a town and has been for years. We have been able to maintain it's charm and character it's always had-at least since I was born and raised here.

The shopping center with Jamba Juice was built with its dome-shaped corner, obstructing the mountain views. Now, there is the North 40, also with obstructing view of the mountains. The traffic is terrible, yet the North 40 isn't even completed and open yet. I drive down Los Gatos Boulevard every day to work. It is backed up both directions. I had an ambulance behind myself and several other cars trying to go south on Los Gatos Boulevard. The only place to go for them to get through was to turn into one of the office buildings on Los Gatos Boulevard. I am hoping I never need an ambulance with them coming south on Los Gatos Boulevard and an island in the middle and no where to turn. And, what will happen to our beautiful downtown shops and restaurants with the North 40?

It seems as community, there should be more input from the citizens. I don't see how the Council should have the capability of deciding what our town becomes over the next couple of decades. I would think they would welcome and encourage the citizens who live here and encourage they help build the plan for the future of the town we live in.

So far, I am saddened about the possibility of what the future of our town will look like. Equally, disappointed in our Council.

Sincerely,

Kathleen Barry

From: Catherine Roberts
Sent: Wednesday, April 13, 2022 9:48 PM
To: GP2040
Subject: Leigh High School

Please note, Leigh High School also serves Los Gatos residents. This is not acknowledged in the Draft 2040 plan, section 6-30 under Campbell Union High School District. Only Westmont and Prospect are mentioned. This is an oversight and should be fixed.

Thank you,

Catherine Roberts

Plant-Based Diet Promotion in Mountain View: **A Proposal by Residents and Advocates**

Date: October 9, 2019

Authors: Mohan Gurunathan, Mary Rubin, Amy Halpern-Laff, Katie Cantrell

Overview

Mountain View is preparing its Sustainability Action Plan (SAP-4) for the period 2019-2022. As encouraged by concerned residents, the plan includes the following initiative: *“Develop a resolution and outreach in support of a plant-based diet. (item S4.7)”* A total of \$10,000 was proposed by the city for a supporting program, to be spent over the course of two fiscal years (FY 20-21 and FY 21-22).

We applaud the inclusion of this action in SAP-4. However we do not feel this initiative is funded adequately in light of its high carbon-footprint reduction potential. As discussed below, plant based diet promotion is *the most cost effective* action we can take to reduce our community’s carbon emissions. Therefore we believe it deserves a larger proportion of the overall sustainability plan budget.

This document explains the urgency of this issue, presents a rationale for increasing funding, and provides concrete recommendations on implementing for a plant-based diet promotion initiative in Mountain View.

Urgency of Issue

The high consumption of animal products in the American diet is a leading contributor to climate change and many serious forms of environmental destruction, including: deforestation, wildlife extinction, ocean dead zones, water scarcity, methane emissions, etc. According to a [comprehensive 2018 study published in the journal Science](#), avoiding meat and dairy is the ‘single biggest way’ to reduce our impact on the planet. According to that same report, in order to keep climate change under 2 degrees, US citizens need to eat 90% less beef, 90% less pork, 60% less milk, and 50% less eggs, while eating 4-6 times more beans and pulses. [The UN has repeatedly urged world governments to advocate for meat reduction in order to save the environment](#). However, this message is completely ignored in many sustainability and carbon-footprint reduction programs. Why? Sometimes food emissions are considered “consumption” based, meaning that they are generated outside the geographic area of interest. But to ignore “consumption based” emissions makes little sense, since climate change is a global problem that knows no borders. Emissions generated anywhere will eventually cause our planet’s overall climate to warm. Ignoring consumption based emissions is analogous to being on a sinking ship, and bailing the water in your compartment to your neighbor’s compartment. It makes little difference when the entire ship is sinking.

Mountain View's draft of SAP-4 states the following high-level goals: *(yellow highlights added)*

Overall Direction

- Strive to achieve an Advanced or higher level of response.
- Identify and prioritize strategies to achieve the largest reduction in GHG emissions per funds spent.
- Return to the Council with specific initiatives to be undertaken as part of Sustainability Action Plan 4 (SAP-4).



Figure 1: Stated direction from SAP-4

Direction from the City Council was to enact the programs which result in the greatest reduction of carbon emissions per dollar spent, or “biggest bang for the buck.” Accordingly, Table 1 below shows the list of new proposed actions in SAP-4, sorted by *most* cost-effective (top) to *least* cost effective (bottom):

Task#	Action	Cost/Funding	Annual GHG Reduction (MT CO ₂ e)	Cost Effectiveness (\$/MT CO ₂ e)
S4.7	Develop a resolution and outreach in support of a plant-based diet	\$10,000	2,727	\$3
S4.1	Develop Community Climate Solutions platform and conduct outreach	\$15,000	1,425	\$7
T7.7	Facilitate an EV and EV charger group buy or discount program.	\$30,000	280	\$30
R2.6	Develop a Building Benchmarking and Disclosure Ordinance	\$250,000	5,850	\$30
R2.4	Explore a second Energy Upgrade Mountain View type of program.	\$260,000	322	\$21
S4.5	Run the Cool Block program in Mountain View neighborhoods	\$125,000	2,344	\$23
T6.7	Implement residential TDM program to reduce drive-alone travel	\$150,000	110	\$135
R2.5	Develop a City-funded fuel-switching rebate program for homes.	\$160,000	95	\$167
T2.16	Implement a Citywide Pilot Bicycle Facilities and Monitoring Program	\$2,500,000	1,225	\$205
R4.9	Conduct deep energy/electrification retrofit analysis of City facilities	\$50,000	1,883	\$470
P3.1	Expand use of electric landscaping equipment and test new models	\$10,000	0	\$2,380
T3.6	Develop rebate program for e-bikes and other mobility devices	\$130,000	84-313	\$96-\$137
T8.6	Explore development of downtown TDM pilot program.	\$480,000	300	\$490-\$600
T3.2	Develop guidelines and infrastructure for e-scooter share pilot	\$50,000	19	\$937-\$2,684
T6.1	Support expansion of TMA programs to serve new businesses.	\$0	TBD	\$0
T3.5	Develop a bike rack request program.	\$0	0	\$0
T3.7	Update the bicycle parking ordinance.	\$0	0	\$0
T7.3	Install additional EV chargers in downtown parking garages.	\$0	590	\$0
T7.8	Support SVCE program to install EV chargers in MUDs.	\$0	TBD	\$0
R3.1	Develop a reach code to support building electrification	\$0	TBD	\$0
R2.2	Promote SVCE's heat pump water heater incentive pilot.	\$0	15	\$0
R4.1	Analyze opportunities for electrification during renovations	\$0	TBD	\$0
R4.5	Develop LEED® Gold certification policy with LEED® Platinum analysis	\$0	TBD	\$0
R4.6	Develop electrification and renewable energy policy for City facilities	\$0	TBD	\$0
T8.1	Develop a Clean Fleets Policy.	\$0	TBD	\$0
T8.3	Develop a Fleet Electrification Plan.	\$0	TBD	\$0
R4.11	Implement an energy conservation campaign for City staff	\$0	TBD	\$0
T1.5	Develop a Strategic Transportation Sustainability Master Plan	\$150,000	0	N/A
T2.1	Conduct assessment to apply for Measure B grant funds.	\$15,000	0	N/A
T7.2	Evaluate pricing for EV charging at City-owned EV chargers.	\$0	0	N/A
T7.4	Develop an Electric Vehicle Action Plan.	\$0	0	N/A
T7.6	Evaluate vendor options for existing EV chargers at City facilities	TBD	0	N/A
T7.11	Review EV zoning recommendations from countywide study.	\$0	0	N/A

Table 1: List of new actions from SAP-4, sorted by cost effectiveness

The City's data analysis clearly indicates that promotion of a plant-based diet is **the** most cost effective action for reducing GHG emissions, in terms of dollars-per-megaton CO₂e reduced. As engaged and concerned citizens we must then ask: *why is it the least funded item on the list?*

A rational approach would be to identify the *most cost effective programs* and prioritize these programs in the budget allocation. However, the prioritization of programs in SAP-4 seems to run counter to this. Costly programs such as a Citywide Pilot Bicycle Program (at \$205/MTCO₂e!) are heavily funded, while the most cost effective programs are insufficiently funded. This goes directly against the guidance from the City Council.

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Council comments from September 16 meeting

In the Sustainability Committee meeting on Sept 16, 2019, Council members Hicks and Abe-Koga both recommended for staff to “take another look” at increasing the funding for plant-based promotion programs. Furthermore, Council member Hicks emphasized several times that consumption-based emissions should not be ignored. These statements are all consistent with the proposal for increased funds.

Staffing Proposal

We propose the inclusion of **1 Full Time Employee (FTE)** or Contract Employee to manage the Plant-based diet initiative and outreach programs. The scope of this position would include:

- Plan, manage and execute plant-based diet outreach programs (see proposed program list below)
- Seek grant-money and donor-matching funds where possible to offset City’s costs
- Work with local non-profits to leverage their resources and expertise, where possible
- Monitor effectiveness of the initiative and estimate the carbon emissions reduction due to the programs

The City might also consider having this person manage food-waste reduction programs, since this is a related topic and also an action discussed in SAP-4 (item Z1.9).

Note that it *is* entirely possible to measure the effectiveness of a plant-based diet program and the resulting GHG savings. This can be done by enrolling residents to sign up for the program, and sending regular email surveys to track their progress in reducing animal product consumption. Therefore, the idea that the impact of this program is “not easily measurable” is not a valid one.

Proposed Programs

The table below provides a list of recommended plant-based diet programs and their estimated costs.

<u>Item #</u>	<u>Program Description</u>	<u>Estimated Cost</u>	<u>Proposed</u>
			<u>Annual Budget</u> <u>(each FY)</u>
P1	Mandate that meals catered for City Council meetings will be plant-based, or at least		

	vegetarian. Highlight this in city communications and media.	Zero. \$0
P2	Create procurement guidelines for all city purchased foods and city catered events, mandating plant-based, or Default Veg . (Default Veg means that animal products are absent unless specifically requested..)	Minimal. Staff time to craft and disseminate new procurement guidelines and assess enforcement methods. \$0 (staff time only)
P3	Incorporate plant-based food promotion into all city sustainability materials and promotions.	Minimal. Staff time to draft and edit materials. \$0 (staff time only)
P4	Creation of steering committee to recommend branding and advertising strategies.	Minimal. Staff time to participate on steering committee \$0 (staff time only)
P5	Work with local school boards to disseminate education about plant-based diets. Work with school menu planners to ensure plant-based options are available.	Minimal. Staff time to liaise with school groups. \$0 (staff time only)
P6	Encourage Mountain View restaurants to offer plant-based specials and display promotional materials.	Minimal. Local non-profits can assist with this effort. \$0 (staff time only)

P7	Creation of custom branded marketing materials (brochures etc.) for residents, explaining the importance of plant-based diet.	\$500 - \$5000, depending on quantity and complexity. Potential for free/donated graphic design.	\$5000 (first year only)
P8	Plant-based cooking competition for residents, perhaps a "Chili Cookoff." Held once a year.	< \$500 for venue, prizes, and advertising.	\$500
P9	Value / Punch card program. Residents get a punch for each plant-based special ordered at local restaurants. After 10 punches, they get a free meal (with restaurant agreement) or entered into city raffle for a gift certificate.	Minimal. < \$500 to print punch cards and < \$500 for gift certificates.	\$1000
P10	Monthly email and online survey program to keep track of residents who pledge to reduce animal product consumption. Residents can sign up online, or at any of the other events in this list (films, cooking classes, etc.). This will allow the City to quantify GHG reduction resulting from this program.	~\$2000 for database setup, \$100/month for IT and maintenance. May be less if city IT support is available.	\$3200 first year \$1200 subsequent years
P11	Monthly free (or low-cost) plant-based cooking classes, sponsored by the City. 20 – 40 people per class.	\$300 /class. Assume they could be held at Rengstorff Community Center in the	\$3600

kitchen or other city venue.

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P12	<p>Monthly lecture and/or film series on diet, environment and nutrition. Advertised by the City.</p> <p>Free to the public.</p>	<p>\$25 to \$250 per event, depending on speaker and film license costs. Could be screened at the library,</p> <p>Community Center, Senior Center, etc. Possible grant money reimbursement available if City takes the lead.</p>	\$1500
P13	<p>Mountain View restaurant competition, participating restaurants feature plant-based specials over the course of a month and residents try the specials and vote for their favorite. The winning restaurant receives a prize and publicity. Could be done in conjunction with the VegFest.</p>	<p>\$200 - \$2000, depending on level of publicity</p>	\$1500
P14	<p>Free food-tasting events for the public, held once/month.</p>	<p><\$300 per event. Possible grant money reimbursement available if City takes the lead.</p>	\$3600
P15	<p>Hold a Mountain View Plant-based food festival, also known as a "VegFest". VegFest features local restaurants and organizations, speakers, food samples, etc.</p> <p>Similar events have been held in San Francisco, Oakland, Santa Cruz, Seattle and many other cities.</p>	<p>Ranges from net positive revenue to a cost of \$15,000 depending on the venue, sponsorships, vendor fees, etc. Local non-profits can assist with this effort.</p>	\$5000

<p>P16</p> <p>Advertising campaign to promote the initiative, including billboard, print and radio ads. Potential to have donor match funds for the advertising campaign.</p>	<p>\$5000 - \$15000, with potential for donated matching funds if City takes the lead.</p> <p>\$10,000</p>
<p>Total Proposed Budget for all programs (per Fiscal Year)</p>	<p>\$34,900 first year</p> <p>\$27,900 subsequent years</p>

The total requested funding over 3 years (in addition to staff time) is:

$$\$34,900 + \$27,900 + \$27,900 = \$90,700.$$

This is approximately 1.2% of the entire \$7.5MM budget allocated for SAP-4. Considering that plant-based diet promotion is *the most cost effective* action in the list, allocating 1.2% of the total budget should not be an unreasonable request. Especially considering that \$420,000 of the budget is still unallocated at this time.

Availability of grants and matching funds

The authors are connected with several non-profits and individual donors who could offer grants and matching funds if the City were to take the lead on some of the actions stated above. These additional sources of funding could be used to offset some of the City's costs, or to expand the initiative.

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Examples from other cities and organizations

While other cities have made statements and resolutions about diet change (such as "Meatless Monday" proclamations), we do not know of many examples where a city has made a significant commitment to promote diet sustainability among their residents. The UN has been urging governments to emphasize this issue for over a decade, yet the message has fallen on deaf ears. **We are proposing for Mountain View to be a leader and visionary in bringing this urgent issue to the forefront of the climate change discussion.** Our City's approach could become a model for other cities to follow. And we could be proud that our City is leading the charge on one of the most important environmental issues of our time.

Below is a list of actions and resolutions taken in other cities and organizations related to diet

sustainability. While these are all great examples, what we are proposing for Mountain View is more comprehensive.

- [Berkeley and Emeryville have passed “Green Monday” resolutions](#), including:
 - Sourcing plant-based meals for city council meetings
 - Encouraging local restaurants to feature plant-based specials on Mondays
 - Featuring educational programming and displays at community centers and libraries
 - [New York City has implemented a Meatless Monday program](#) for all 1,700 public schools within the City. This program started in 2019 and mandates that all breakfast and lunch options are 100% vegetarian on Mondays. According to NYC mayor Bill de Blasio: *"Cutting back on meat a little will improve New Yorkers' health and reduce greenhouse gas emissions. We're expanding Meatless Mondays to all public schools to keep our lunch and planet green for generations to come."* [Mayor de Blasio actually intends to cut the city's purchasing of red meat by 50%](#) as part of his “Green New Deal” initiative.
 - The cities of [Santa Barbara](#) and [New York City](#) have both banned the sale of processed meat products (including hot dogs, bacon, salami, etc.) in schools. This is mostly health-related, since [processed meats have been found to significantly increase the risk of certain forms of cancer](#).
 - [Germany has banned the serving of meat at all official government functions](#), due to the unjustifiably large environmental impact .
 - [The University of Cambridge in the UK recently removed beef and lamb from their menus](#), to reduce their environmental impact. They estimate that this cuts their food-related emissions by one-third. [Goldsmiths University, also in the UK](#), is removing beef from their menus for the same reason.
 - Many cities and municipalities have passed food procurement policies that stipulate a reduction in meat and dairy purchasing. [Friends of the Earth has a great guide](#) that outlines the process and highlights cities that have incorporated food purchasing policies into their Climate Action Plans.
- Page 6 of 7
- The group “[Scientists for Less Meat](#)” is making an urgent call to all City mayors to enact policies that will reduce the amount of meat consumed in their city, and increase the proportion of plant-based foods.
 - [Harvard University recently committed to reduce their food-related GHG emissions by 25% before 2030, by emphasizing a shift towards plant-based foods](#).
 - This is based on a UN & World Resources Institute initiative called the “[Cool Food Pledge](#).”

- The city of Philadelphia has a ["Vegan Restaurant Week"](#) each year. This event is a collaboration between non-profits, the city, and restaurants.
- In Los Angeles there is an [initiative being considered to mandate at least one plant-based meal offering at all movie theaters, sports arenas, and LAX airport eateries.](#)
- A bill called AB 479 is currently under consideration in the California Assembly, and looks like it will pass (it has had unanimous support so far). This bill is called: ["AB-479 School meals: plant-based food and milk options: California School Plant Based Food and Beverage Program."](#) This bill will provide financial incentives to school systems which add more plant-based meal options to their menus.
- Many US cities, including San Jose, San Francisco, Los Angeles, Philadelphia, Cleveland, and numerous others have passed "Meatless Monday" resolutions. But these are all passive resolutions which have no educational or community outreach component, and no financial backing. As such, they have been largely ineffective.

We especially encourage Mountain View to consider adopting the ["Cool Food Pledge"](#). This is a pledge to reduce food-related emissions by 25% before 2030. This is a very tangible and realistic target for Mountain View and **our City could take a climate leadership role as the first city in the U.S. to make this pledge.**

Proposed Programs for the Town of Los Gatos

The table below provides a list of recommended plant-based diet programs to implement in the town of Los Gatos.

<u>Item #</u>	<u>Program Description</u>	<u>Estimated Cost</u>	<u>Proposed Annual Budget (each FY)</u>
P1	Create procurement guidelines for all town-purchased foods and city catered events, mandating plant-based, or Default Veg . (Default Veg means that animal products are absent unless specifically requested.) Have a plant-based vendor.	Minimal. Staff time to craft and disseminate new procurement guidelines and assess enforcement methods.	\$0 (staff time only)
P2	Incorporate plant-based food promotion into all town sustainability materials and promotions.	Minimal. Staff time to draft and edit materials.	\$0 (staff time only)
P3	Creation of steering committee to recommend branding and advertising strategies.	Minimal. Staff time to participate on steering committee	\$0 (staff time only)
P4	Work with local school boards to disseminate education about plant-based diets. Work with school menu planners to ensure plant-based options are available.	Minimal. Staff time to liaise with school groups.	\$0 (staff time only)
P5	Encourage Los Gatos restaurants to offer plant-based specials and display promotional materials.	Minimal. Local non-profits can assist with this effort.	\$0 (staff time only)
P6	Creation of custom branded marketing materials (brochures, etc.) for residents, explaining the importance of plant-based diet. Ask them to display at Chamber of Commerce. Get flyers/ brochures from non profits.	Free if we get flyers from non profits.	
P7	Plant-based cooking competition for residents, perhaps a "Chili Cookoff." Held once a year. Part of other climate events. Connect with Sur La Table.		
P8	Find an app residents can use to track how many plant based meals they eat in LG restaurants. After 10 visits, they get a free meal (with restaurant agreement) or entered into city raffle for a gift certificate.		
P9	Monthly email and online survey program to keep track of residents who pledge to reduce animal product consumption. Residents can sign up online, or at any of the other events in this list (films, cooking classes, etc.). This will allow the Town to quantify GHG reduction resulting from this program.	Non profit lists? VO? Green Monday?	

P10	Monthly free (or low-cost) plant-based cooking classes, sponsored by the City. 20 – 40 people per class. We can ask Mary Ellen as well as rotate and each of us, that wants to, can teach a class. We all have recipes we're excited to share.	\$300 /class? Assume they could be held at the Community Center in the kitchen or other city venue.	Free or lowcost Just cost for food.
P11	Monthly lecture and/or film series on diet, environment and nutrition. Advertised by the Town. Free to the public. Vidisha, doctors, etc. *But there is cost for film license. Prices do vary.	\$25 to \$250 per event, depending on speaker and film license costs. Could be screened at the library, Community Center, Senior Center, etc. Possible grant money reimbursement available if City takes the lead.	\$1500
P12	Restaurant competition, participating restaurants feature plant-based specials over the course of a month and residents try the specials and vote for their favorite. The winning restaurant receives a prize and publicity. Could be done in conjunction with the VegFest.	Hopefully no cost. Contact LG marketing group Polygon Marketing. Derek Thomas.	Free?
P13	Free food-tasting events for the public, held twice a year. Held at Farmers market? *Not sure of expense.	<\$300 per event. Possible grant money reimbursement available if City takes the lead.	\$600
P14	Hold a Los Gatos Plant-based food festival, also known as a " VegFest ". VegFest features local restaurants and organizations, speakers, food samples, etc. Similar events have been held in San Francisco, Oakland, Santa Cruz, Seattle and many other cities.	Ranges from net positive revenue to a cost of \$15,000 depending on the venue, sponsorships, vendor fees, etc. Local non-profits can assist with this effort. *Mountain Views price quote. Would it be the same for LG?	\$5000

•

From: Lisa Wade
Sent: Monday, April 18, 2022 10:57 AM
To: Jennifer Armer
Cc: Karen Rubio
Subject: Fwd: Planning Commission Info for General plan.

Dear planning commission,

Many cities and municipalities have passed food procurement policies that stipulate a reduction in meat and dairy purchasing. [Friends of the Earth has a great guide](#) that outlines the process and highlights cities that have incorporated food purchasing policies into their Climate Action Plans. I have included some attachments outlining some of the implementation programs other cities have adopted including San Francisco, New York City, and Mountain View. This is by no means an extensive list as other many cities and municipalities are taking steps to promote plant-based eating.

Many institutions also have policies for example [Harvard University recently committed to reduce their food-related GHG emissions by 25% before 2030, by emphasizing a shift towards plant-based foods.](#) This is based on a UN & World Resources Institute initiative called the "[Cool Food Pledge](#)."

Thank you!

Lisa Wade and Karen Rubio

LAW & POLITICS

Berkeley Becomes First US City To Phase Out All Animal Products It Serves

Berkeley has acknowledged meat and dairy's impact on public health and the climate crisis



by **Jemima Webber**

28th July 2021 Updated 2nd August 2021



Berkeley, California is working to reduce the city's intake of meat Credit: Adobe. Do not use without permission.

Reading Time: 2 minutes



Berkeley City Council has announced plans to decrease the animal-based food products it serves by 50 percent, and replace them with **plant-based** options by 2024.

It's part of the Californian's city's long-term goal of completely phasing out animal products, **The Daily Californian** reported.

Berkeley's shift to plant-based

The move makes Berkeley the first city in the US to pivot to a completely plant-based food purchasing program. The Californian city supplies meals to summer camps, senior centers, public events, and the jail, among others.

A 16-month campaign by animal rights organization **Direct Action Everywhere** (DxE) motivated the decision. DxE staged protests and sent letters to the City Council highlighting the environmental impact of animal agriculture. The group is pushing for similar policies in other cities like Chicago and San Francisco.

According to Berkeley's July 27 meeting agenda, the council believes the goal will 'accelerate the City's transition to plant-based diets'.

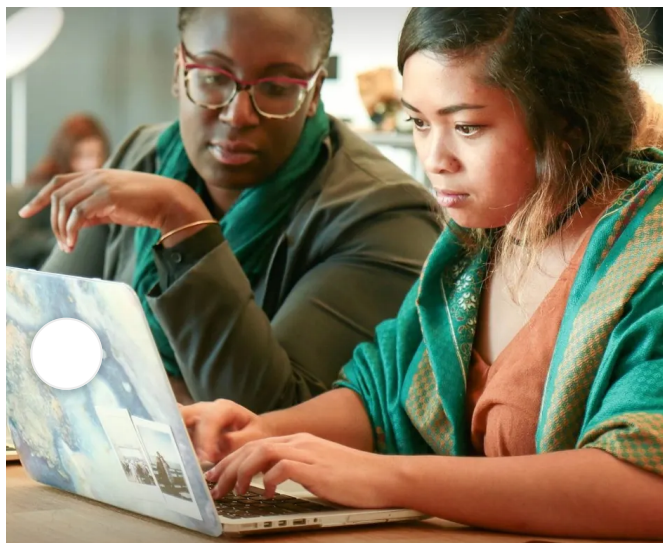
The agenda report pointed out meat and dairy's negative impact on greenhouse gas emissions, water scarcity, and 'catastrophic natural disasters'. It also noted issues surrounding food waste and diseases like diabetes and cancer.

Berkeley Mayor Jesse Arreguin and Councilmember Sophie Hahn authored the resolution.

"Streamlining the City of Berkeley's transition to plant-forward and plant-based meals advances the City's Strategic Plan Priority of being a global leader in addressing climate change, advancing environmental justice, and protecting the environment and supports the Climate Action Plan goal that a majority of food consumed in **Berkeley** be produced locally," the resolution says.



In the recent meeting, Arreguín said the initiative will further Berkeley's 'long tradition of promoting the humane treatment of animals'.



e In Veganism And Sustainability

Berkeley and animal rights

Berkeley made headlines in 2017 when it became the second city in the US (after West Hollywood) to ban the sale of fur.

Councilmember Kriss Worthington proposed the fur ban to 'foster a consciousness about the way we live in the world and create a more humane environment in [Berkeley]'.

The **proposal** noted that fur producers kill more than 30 million animals a year for their coats.

Quoting the Free Fur Berkeley's website, the proposal reads: "These animals are often victims of cruel conditions that include 'intense stress, distressed and repetitive movement, self-mutilation, and even cannibalism.'"



“With the availability of countless varieties of adequate fabrics, there is no need for this brutal industry.”

Councilmember Sophie Hahn introduced exemptions to the ban. She pushed for the sale of cowhide with hair, and sheep or lambskin with fleece to be permitted. She alleged that these items are by-products of the meat industry.

In 2019, Berkeley became the first city in the US to launch a **Green Monday** campaign. The weekly initiative aims to encourage plant-based eating.

Jemima Webber



Jemima is the deputy editor at Plant Based News. After going vegetarian in 2014 and vegan in 2017, she dived into the plant-based and sustainability scene, working as a writer and editor across leading vegan media platforms. Hailing from Newcastle, Australia, Jemima previously lived at a farm animal sanctuary during an eight-month volunteering stint. Now living in the Netherlands (with her dog Levi, of course), she is now studying a Bachelor of Psychological Science. Jemima is also a singer-songwriter, whose debut EP reached #1 on Australia's singer-songwriter chart on iTunes. **[More by Jemima Webber](#)**

Previous

Greggs Veganizes Its ‘Legendary’ Sausage, Bean, And Cheese Melts

Next

Pollution From Fish Factory Turns Lake In Argentina Neon Pink



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Berkeley Becomes The First U.S. City To Commit to Going Vegan



By **Tanuvi Joe**

Published on **Aug 1, 2021**

ANIMAL RIGHTS

CLIMATE CHANGE

VEGAN

Last updated **Jul 31, 2021**

The Berkeley City Council in California has voted to divert half of the city's spending money from animal-based foods to plant-based foods by 2024. Going forward, the Council will look to convert that spending into 100% pledging its commitment to plant-based foods and addressing the issue of climate change.

Activists-driven change

The new decision by the Council was driven by a 16-month advocacy campaign by the Berkeley-based grassroots animal rights organization Direct Action Everywhere (DxE). Other groups including Extinction Rebellion Oakland, The Animal Save Movement, East Bay Animal PAC, PETA, and The Suitcase Clinic joined the DxE in its efforts.

The DxE called for the move to ditch animal-based foods citing concerns like the industry being responsible for releasing massive amounts of GHGs and a leading cause for deforestation. A study showed that if animal agriculture were to come to an end, it would stabilize GHGs for 30 years, meaning 70% of carbon emissions would be offset by 2100.

In addition, the industry inflicts tremendous cruelty on animals and by confining them in small facilities, these places are becoming breeding grounds for future pandemics.



Source: Direct Action Everywhere

Plant-Based for the win

Taking these reasons into account, the Berkeley City Council passed a resolution to take 50% of the city's spending on animal-based foods like meat, dairy, and eggs and use it for plant-based foods, a commitment it hopes to achieve by 2024.

In addition, in the future, it plans to use 100% of these funds on plant-based foods, a goal it will review on June 30, 2022.

The resolution states: "A wealth of scientific research underscores the urgency of substantially reducing meat and dairy consumption, which accounts for more than half of all food-related GHG emissions. It is clear that the world cannot meet global greenhouse gas reduction targets without significantly curbing the consumption of animal products. High-meat-eating nations like the United States, which consumes 2.6 times more meat than the global per capita average, must help shoulder this responsibility."

”

This is a very important step for the city to take as part of our broader climate efforts, as well as building on our long tradition promoting the humane treatment of animals here in the city of Berkeley

Jesse Arreguín, mayor of Berkeley



Source: Direct Action Everywhere

The decision aims to reinforce the city's commitment to mitigating the effects of climate change and helps Berkeley establish itself as a climate action leader.

In a statement, Mayor Jesse Arreguín said: "This is a very important step for the city to take as part of our broader climate efforts, as well as building on our long tradition promoting the humane treatment of animals here in the city of Berkeley."

According to recent data, consumers in the U.S. are increasingly favouring plant-based foods as the sector’s retail sales have skyrocketed to double-digits reaching US\$7 billion in 2020 alone.

Consistent climate action

In the past, the city was among the first few to take the lead in recycling initiatives and in 2013, became the first U.S. city to pledge to divest from fossil fuel companies.

“The public is rising up and taking action against the destructiveness of animal agriculture,” said Almira Tanner, a Berkeley resident and DxE’s lead organizer. “We’re hopeful this historic step can spur a wave of legislation to protect all life on Earth while we still have time.”

The DxE activists have been advocating for change in Chicago as well and in San Francisco last year, was instrumental in passing a law that called for a 50% cut in plant-based food purchasing in jails and public hospitals. It was even behind the ban on the sale of fur in Berkeley and San Francisco along with a statewide ban signed by Gavin Newsom, the governor of California.

Recently, Hawaii became the first U.S. state to declare a climate emergency. U.S. president Joe Biden also showed his commitment to tackling climate change by pledging to slash carbon emissions in the country by half by 2030.

Elsewhere, similar actions are being undertaken for the benefit of animals like France and Germany banning the use of inhumane methods to kill unwanted male chicks, E.U. committing to remove all animal cages by 2027 and Israel became the first country to ban the sale of fur in the fashion sector.

Read: *U.S. Animal Agriculture Subsidies Soared In 2020 Despite Climate & Health Damage*

Lead image courtesy of Direct Action Everywhere.



Tanuvi Joe - 496 Posts



Born and bred in India and dedicated to the cause of sustainability, Tanuvi Joe believes in the power of storytelling. Through her travels and conversations with people, she raises awareness and provides her readers with innovative ways to align themselves towards a kinder way of living that does more good than harm to the planet. Tanuvi has a background in Journalism, Tourism, and Sustainability, and in her free time, this plant parent surrounds herself with books and rants away on her blog Ruffling Wings.

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Animal Law Update

California Enacts Law Requiring Plant-Based Options in State Facilities

By Nicole Pallotta, Academic Outreach Manager

December 10, 2018

In September 2018, California Governor Jerry Brown signed **SB 1138** [↗](#), a law that makes California the first state in the nation to require prisons, hospitals, nursing homes, and other state-operated facilities to offer plant-based meals. The law defines plant-based meals as “entire meals that contain no animal products or byproducts, including meat, poultry, fish, dairy, or eggs.”

According to **Senator Nancy Brown** [↗](#), the bill’s author, “Americans have shown a growing interest in low-meat and no-meat diets... But people who are confined to prisons, hospitals or other healthcare facilities aren’t always given the opportunity to choose non-meat options.”

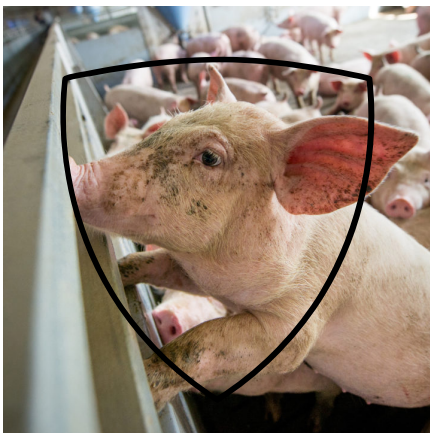
In addition to the importance of access to plant-based meals for individuals in these facilities, “offering plant-based options in these institutions gives California a chance to further its climate protection and water conservation goals.”

The Los Angeles City Council is also **considering legislation** [↗](#) that, if approved, would require all movie theaters and large-scale entertainment venues that sell food to provide at least one vegan protein entrée option on their menus. This law would include concessions at city-operated venues, parks, the Los Angeles Zoo, Meals on Wheels programs, and Los Angeles International Airport restaurants.

Councilman Paul Koretz, who introduced this proposal on December 5, 2018, said combating climate change is his chief motivation, and cited several studies linking the meat and dairy industries and the environment.

Further Reading:

- Rosengard, David B. “**Three Hots and a Cot and a Lot of Talk’: Discussing Federal Rights-Based Avenues for Prisoner Access to Vegan Meals** [↗](#).” (23 Animal L. [i] (2016-2017)



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Tags: **Chicken** | **Cow** | **Pig** Location: **California**

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Animal Legal Defense Fund, National Headquarters

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MEATLESS CITIES

A Workshop on How Cities Can Help Lead the Transition to a Plant-Forward Food System

Session 3

Procurement Policies

June 16, 2021 | 12:00 – 1:00 PM

POLICY OPTIONS

Numerous cities have adopted policies to reduce the amount of meat products that they purchase, as well as pushed for facilities to explore and provide alternative, plant-based offerings.

Good Food Purchasing Program (GFPP). The GFPP is aimed at changing the way public institutions purchase food, including by incorporating animal welfare and environmental sustainability standards into their procurement policies. A number of cities have pledged to adhere to the GFPP, including Berkeley (CA), Los Angeles (CA), Oakland (CA), San Francisco (CA), Washington, DC, Chicago (IL), Boston (MA), Cincinnati (OH), and Austin (TX), in addition to numerous institutions within these cities. Though the program is voluntary, participating cities have collectively shifted millions of dollars towards suppliers aligned with the program's values.

Procurement Commitments. Various cities have adopted commitments to reduce the amount of animal-based food products they purchase. For example:

- Berkeley (CA) was the first city to adopt a progressive new food purchasing policy committing to replace 50% of the city's animal-based food purchasing with plant-based alternatives (Vision 2025 for Sustainable Food Policies).
- New York (NY) has committed to reducing the city's beef purchases by 50% and phasing out all purchase of processed meat by 2030 (NYC Green New Deal).
- San Francisco (CA) passed a resolution committing to reduce purchases of animal products in jails by 50% in 2024 and in hospitals by 15% in 2023.

Meatless Mondays. School districts in several cities have adopted Meatless Mondays, including Baltimore City Public Schools (MD), Buffalo Public School District (NY), and New York City Public Schools (NY).

Vegetarian & Vegan Food Options. Various cities have pushed for greater availability of plant-based food options. For example:

- The school districts in Berkeley (CA) and New York (NY) now offer plant-based option at every meal, and four schools in New York (NY) are fully vegetarian.
- Berkeley (CA) also requires vegan-only food to be served at city events and meetings on Mondays.
- Looking beyond city facilities, Los Angeles has introduced legislation that would require entertainment and travel venues to put at least one vegan dish on their menus.

Notably, states appear to be responding positively to these local procurement initiatives with plant-forward policies of their own. In 2018, California passed a law requiring hospitals, prisons, nursing homes, and other state facilities to provide at least one vegan meal option. In 2019, New York State passed similar legislation requiring hospitals to make plant-based meals and snacks available to patients and to list the vegan options on all written materials and menus.



POTENTIAL CHALLENGES

Despite potential political opposition, none of the above-mentioned examples of procurement policies enacted by cities appear to have been challenged in the courts as unlawful.

However, the source of procurement funding could pose legal challenges. Food purchased by local agencies using federal dollars must follow federal procurement guidelines, and food purchased using state funds must follow state procurement guidelines. To the extent that cities are relying on state or federal funding to purchase food, these guidelines could potentially limit their ability to reduce their procurement of animal-based food products.

Moreover, geographically preferential laws have been challenged under the Dormant Commerce Clause on the basis that they discriminate against commerce from other states. If procurement policies favoring plant-based products over meat products were implemented, parties in states that rely heavily on the meat industry might bring these challenges.

QUESTION FOR DISCUSSION

1. How effective are procurement policies in helping cities reduce their consumption of meat? Can they be effective in influencing consumer behavior?
2. How might procurement policies be designed to overcome or otherwise minimize the risk of potential legal challenges?
3. City policies aimed at reducing the procurement of animal-based food appear to have been largely focused on city facilities. To what extent can cities require non-public institutions and businesses to reduce their procurement of meat and other animal-based foods or otherwise require them to offer plant-based options? What challenges would cities face?
4. What are the political challenges to changes in procurement policies? How might political opposition to procurement policies be overcome?



green queen

Home > Vegan >

NYC's Plant-Based Mayor Initiates Vegan Fridays At All City's Public Schools



By **Amy Buxton**

Published on **Feb 7, 2022**

Last updated **Feb 9, 2022**

VEGAN

KIDS

VEGAN DINING

Photo by Eric Adams' campaign.

3 Mins Read

History was made last week in New York. For the first time, all public schools will be required to serve only vegan food in their cafeterias once a week. The move follows the successful implementation of Meatless Mondays and Fridays throughout the district. Vegan Fridays will be a permanent change to school menus designed to expose the 930,000 public school children to healthy meals.

The plant-based protocol was brought in by Mayor Eric Adams, fresh after being sworn in last month. A vegan himself, the official has pledged to work with the Department for Education (DOE) to make schools healthier. Menus will be available to view on the DOE website a month in advance. Adams credits his own veganism with reversing his diabetes diagnosis.



Photo by Katerina Holmes from Pexels.

Building on a good foundation

Vegan meals have already been available to New York students. Milk is still required by law to be served with all meals. Children can choose to not drink it, but the USDA has made its availability compulsory. The same applies to Vegan Fridays.

“DOE is committed to the health and well-being of all children, and it is imperative to have a consistent nutrition and full diet every day to enable students to succeed both in and out of the classroom,” Associated Press secretary-general, Jenna Lyle, said in a statement. “We are pleased that New York students will be able to expand their healthy and nutritious dietary options by gradually introducing a vegan-focused menu on Friday following the success of Meatless Monday and Friday.” Lyle added that “Menu items other than vegan are available upon request.”

NY schools’ Meatless Mondays were initiated in 2019. They provided a good infrastructure base for adding Vegan Fridays into the mix and removing all animal products. “Plant-based options at school mean a healthy diet and a healthy life, and improve the quality of life for thousands of students in New York City,” Adams said in a statement. “All students have access to healthy foods that prevent debilitating health. I’m excited to see that I can do it. ”



Photo by Anastasia Shuraeva from Pexels.

Teaching the younger generations

As parents become less wary about plant-based nutrition and increasingly health orientated, eating meat-free at home is becoming more widespread. However, when implementing change in schools, there can be backlash.

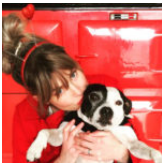
When the Mayor of Lyon, France, decided to take meat off the menu of all the schools under his purview, both the French government and public described the move as an outrage. It was cited as an insult to French farmers and butchers and parents joined the outcry as well. The public anger did not sway Mayor Doucet, who stuck to his initiative, which he cited as being entirely driven by health concerns.

France has a contentious relationship with meat alternatives. Last year it was reported that the government made its feelings known about cultivated meat, with declarations that it was not natural and would never be served in schools.

The U.K. appears to be fairing a little better. It has just seen the first launch of the first Plant Based School Kitchen partnership. It came about after the headteacher of the school in question decided to switch up the menu to reflect planetary health, as well as solid nutrition for all students.

Lead Photo by the Eric Adams Campaign.

- 
- kids food
- school lunches
- vegan food



Amy Buxton - 443 Posts

A long-term committed ethical vegan and Green Queen's resident plant-based reporter, Amy juggles raising a family and maintaining her editorial career, while also campaigning for increased mental health awareness in the professional world. Known for her love of searing honesty, in addition to recipe developing, animal welfare and (often lacklustre) attempts at handicrafts, she's hands-on and guided by her veganism in all aspects of life. She's also extremely proud to be raising a next-generation vegan baby.



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City of Mountain View



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Plant-Based Eating



Want to learn more about the many benefits of plant-based eating?

Want to support Mountain View's amazing restaurants? The City's sustainability team launched a plant-based eating program that will focus on promoting healthy and ethical food choices, supporting equitable access to healthy food, and spreading awareness of the positive health and environmental impacts of a plant-based diet.

We will be hosting quarterly public events, featuring cooking demonstrations, film screenings, and community speakers. Local restaurants will also be invited to promote plant-based eating

opportunities here in Mountain View. Finally, the City Council is expected to consider a resolution in support of plant-based eating by the end of the year.

Looking for ways to get started?

Recipes:

- [Vegan baking recipes from Minimalist Baker](#)
- [Meatless Alphabet from Acterra](#)
- [Zero Waste Chef recipe index](#)
- [Veggie burger recipe from Love and Lemons](#)
- [10 African inspired vegan recipes from Afro Eats](#)

Resources:

- [Meatless Monday](#)
- [Green Monday](#)
- [Forks Over Knives beginner's guide](#)
- [Acterra's plant-forward eating resources](#)
- [Acterra's Healthy Plate, Healthy Planet fact sheet](#)
- [What science says about the benefits of a plant-based diet](#)
(Discover, June 2020)
- [Emissions from the livestock sector \(FFAC\)](#)
- [10 weeks to vegan challenge & resources](#)
- [10 million black vegan women movement](#)

News and Events

Your Ideas

Plant-Based Eating Fall Challenge

Past Event: Community Garden Workshop - Sunday March 6th



15 Dec 2021



As part of our plant-based eating series, the City of Mountain View was proud to host our first community gardening event. This in-person workshop instructed participants on how to start their own garden, no matter their gardening experience or the size of their space. Home gardens allow you to take full advantage of Mountain View's unique climate, where you can grow your own fruits, vegetables, and herbs year-round! The workshop covered planting seasons, water-conscious gardening, how to make the most of your space from container pots to garden beds, and a hands-on planting activity. The event took place at the Soil & Water Garden, a learning-focused community garden at Heritage Park.

Learn more about the [Soil & Water Garden](#).

Past Event: The Positive Environmental Impacts of a Plant-Based Diet



24 Sep 2021



For the third event in our plant-based eating series, Monica Chen, Executive Director of the Factory Farming Awareness Coalition, shared about the environmental impacts of our food choices. Through an engaging and informative presentation, Monica shared how to make a big difference for the environment and your own health by including more plant-based foods in your diet.

The Factory Farming Awareness Coalition is an educational nonprofit that contributes to the eradication of factory farming through a range of educational programs. Every year they educate and empower thousands of people about the social justice, health, and environmental impacts of our food system.

You can watch a recording of the event [here](#).

Past Event: Plant-Based Eating Cooking Demonstration



24 Sep 2021



As part of our Plant-Based Eating program, the City of Mountain View hosted our first plant-based eating cooking demonstration on September 7th. You can find recipes from the event [here](#).

We were grateful to be joined by chef Alex Bury. Alex was trained as a classical (non-vegetarian) chef at the world-renowned Culinary Institute of America. In 2001, she opened a restaurant in California called Sparks with an entirely plant-based menu. Sparks quickly became well-known for its outstanding food, even among non-vegans. Alex is now a professional fundraiser and serves as Vice President of Development for the international organization Vegan Outreach. When she's not raising money to change how animals are treated she jumps back into the kitchen: She has taught healthy cooking techniques and recipes at Whole Foods Market, for the McDougall Program (a nationally renowned preventative health program), and for local groups and companies since 2000. Alex

is now based in Anchorage, Alaska, where she enjoys pancakes with wild Alaska blueberries and searching for the best soy cappuccino in the 49th state!

Past Event: City of Mountain View x Food Empowerment Project



04 Nov 2021

The poster features a light grey background with a top-down view of various plant-based ingredients like almonds, seeds, and a smoothie bottle. A circular portrait of Lauren Ornelas is centered. Text is in Spanish, announcing a virtual presentation on July 8th at 6:30 PM via Zoom. The bottom section has a green background with white text providing more details and a website link.

 CITY OF MOUNTAIN VIEW

8 DE JULIO | 6:30 PM | ZOOM

PRESENTACIÓN VIRTUAL

EL FOOD EMPOWERMENT PROJECT Y
LA CIUDAD DE MOUNTAIN VIEW PRESENTA



LAUREN ORNELAS, FUNDADORA
FOOD EMPOWERMENT PROJECT

¡Únase a nosotros en el lanzamiento de nuestra nueva iniciativa de alimentación a base de plantas! El Food Empowerment Project busca crear un mundo más justo y sostenible reconociendo el poder de las opciones alimenticias de cada individuo.

MountainView.Gov/PlantBasedEating

The City of Mountain View kicked off our new Plant-Based Eating initiative with the founder of the Food Empowerment Project, Lauren Ornelas. The Food Empowerment Project seeks to create a more just and sustainable world by recognizing the power of one's food choices. They encourage healthy food choices that reflect a more compassionate society by spotlighting the abuse of animals on farms, the depletion of natural resources, unfair working conditions for produce workers, and the unavailability of healthy foods in low-income areas.

By making informed choices, we can prevent injustices against animals, people, and the environment. Food Empowerment Project also works to discourage negligent corporations from pushing unhealthy foods into low-income areas and empower people to make healthier choices by growing their own fruits and vegetables. In all of their work, Food Empowerment Project seeks specifically to empower those with the fewest resources.

You can watch a recording of the event [here](#).

Page last updated: 13 Apr 2022, 01:37 PM



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Proposed Programs for the Town of Los Gatos

The table below provides a list of recommended plant-based diet programs to implement in the town of Los Gatos.

<u>Item #</u>	<u>Program Description</u>	<u>Estimated Cost</u>	<u>Proposed Annual Budget (each FY)</u>
P1	Create procurement guidelines for all town-purchased foods and city catered events, mandating plant-based, or Default Veg . (Default Veg means that animal products are absent unless specifically requested.) Have a plant-based vendor.	Minimal. Staff time to craft and disseminate new procurement guidelines and assess enforcement methods.	\$0 (staff time only)
P2	Incorporate plant-based food promotion into all town sustainability materials and promotions.	Minimal. Staff time to draft and edit materials.	\$0 (staff time only)
P3	Creation of steering committee to recommend branding and advertising strategies.	Minimal. Staff time to participate on steering committee	\$0 (staff time only)
P4	Work with local school boards to disseminate education about plant-based diets. Work with school menu planners to ensure plant-based options are available.	Minimal. Staff time to liaise with school groups.	\$0 (staff time only)
P5	Encourage Los Gatos restaurants to offer plant-based specials and display promotional materials.	Minimal. Local non-profits can assist with this effort.	\$0 (staff time only)
P6	Creation of custom branded marketing materials (brochures, etc.) for residents, explaining the importance of plant-based diet. Ask them to display at Chamber of Commerce. Get flyers/ brochures from non profits.	Free if we get flyers from non profits.	
P7	Plant-based cooking competition for residents, perhaps a "Chili Cookoff." Held once a year. Part of other climate events. Connect with Sur La Table.		
P8	Find an app residents can use to track how many plant based meals they eat in LG restaurants. After 10 visits, they get a free meal (with restaurant agreement) or entered into city raffle for a gift certificate.		
P9	Monthly email and online survey program to keep track of residents who pledge to reduce animal product consumption. Residents can sign up online, or at any of the other events in this list (films, cooking classes, etc.). This will allow the Town to quantify GHG reduction resulting from this program.	Non profit lists? VO? Green Monday?	

P10	Monthly free (or low-cost) plant-based cooking classes, sponsored by the City. 20 – 40 people per class. We can ask Mary Ellen as well as rotate and each of us, that wants to, can teach a class. We all have recipes we're excited to share.	\$300 /class? Assume they could be held at the Community Center in the kitchen or other city venue.	Free or lowcost Just cost for food.
P11	Monthly lecture and/or film series on diet, environment and nutrition. Advertised by the Town. Free to the public. Vidisha, doctors, etc. *But there is cost for film license. Prices do vary.	\$25 to \$250 per event, depending on speaker and film license costs. Could be screened at the library, Community Center, Senior Center, etc. Possible grant money reimbursement available if City takes the lead.	\$1500
P12	Restaurant competition, participating restaurants feature plant-based specials over the course of a month and residents try the specials and vote for their favorite. The winning restaurant receives a prize and publicity. Could be done in conjunction with the VegFest.	Hopefully no cost. Contact LG marketing group Polygon Marketing. Derek Thomas.	Free?
P13	Free food-tasting events for the public, held twice a year. Held at Farmers market? *Not sure of expense.	<\$300 per event. Possible grant money reimbursement available if City takes the lead.	\$600
P14	Hold a Los Gatos Plant-based food festival, also known as a " VegFest ". VegFest features local restaurants and organizations, speakers, food samples, etc. Similar events have been held in San Francisco, Oakland, Santa Cruz, Seattle and many other cities.	Ranges from net positive revenue to a cost of \$15,000 depending on the venue, sponsorships, vendor fees, etc. Local non-profits can assist with this effort. *Mountain Views price quote. Would it be the same for LG?	\$5000

•

From: Lisa Wade
Sent: Monday, April 18, 2022 5:45 PM
To: Jennifer Armer
Cc: Karen Rubio
Subject: Correction Plant-Based Environmental Talk is on Friday

Dear Planning Commission Members,

I realized that the talk is actually on Friday, April 22 (not Thursday as stated in my earlier email.)

I apologize for any confusion.

<https://losgatosca.libcal.com/event/8998488>

This is a zoom talk hosted by Los Gatos Library and Plant-Based Advocates. We have an excellent speaker Mohan Gurunathan who will explain the scientific basis for eating plant-based as a powerful solution to climate change.

Mohan is a popular environmental speaker. He has presented to silicon valley companies and environmental events such as the Santa Clara University's tURN climate event <https://www.scu.edu/turn/>

The talk will be on April 22 at 5 pm

Hope to see you there!

You can register here:

<https://losgatosca.libcal.com/event/8998488>

From: Pat Sharp
Sent: Wednesday, April 20, 2022 8:55 AM
To: GP2040
Subject: Housing Element

To the Planning Commission

I do not want to see the housing element of almost 4000 units in our plan. Given the drought, congested streets and schools, we cannot afford to exceed the state mandated 1900 or so required. And the city should work with the developers so that affordable housing is in fact delivered. The North 40 did not deliver affordable housing except for the senior leasing facility.

I have lived here for more than 30 years and hope we can be thoughtful in our city planning. Thank you for your efforts.

Pat Sharp
Harding Avenue

Sent from my iPhone

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**TOWN OF LOS GATOS
PLANNING COMMISSION
SPECIAL MEETING REPORT**

MEETING DATE: 4/25/2022

ITEM NO: 1

DESK ITEM

DATE: April 25, 2022
TO: Planning Commission
FROM: Joel Paulson, Community Development Director
SUBJECT: Review and Make Recommendations on the Draft 2040 General Plan and Final Environmental Impact Report to the Town Council.

REMARKS:

Exhibit 16 includes public comment received between 11:01 a.m., Friday, April 22, 2022, and 11:00 a.m. on Monday, April 25, 2022.

EXHIBITS:

Exhibits previously provided: (available online here: <http://losgatos2040.com/documents.html>)

1. Draft 2040 General Plan
2. Draft EIR
3. Revised NOA and Transportation section
4. Final EIR

Exhibits previously received with the April 13, 2022 Staff Report:

5. Draft Findings of Fact and Statement of Overriding Considerations
6. GPAC Recommended Changes to the Vision and Guiding Principles
7. Modifications Proposed in Public Comment
8. Board of Forestry Recommended Changes
9. Public Comments received between 11:01 a.m., Thursday, May 6, 2021, and 11:00 a.m., Monday, September 20, 2021
10. Public Comments received between 11:01 a.m., Monday, September 20, 2021, and 11:00 a.m., Thursday, April 7, 2022

PREPARED BY: Jennifer Armer, AICP
Planning Manager

Reviewed by: Community Development Director

PAGE 2 OF 2

SUBJECT: Draft 2040 General Plan and Final EIR

DATE: April 25, 2022

Exhibit previously received with the April 13, 2022 Addendum:

11. Public Comments received between 11:01 a.m., Thursday, April 7, 2022, and 11:00 a.m., Monday, April 11, 2022

Exhibits previously received with the April 13, 2022 Desk Item:

12. Planning Commissioner Comments
13. Public Comments received between 11:01 a.m., Monday, April 11, 2022, and 11:00 a.m., Wednesday, April 13, 2022

Exhibits previously received with the April 25, 2022 Staff Report:

14. Planning Commissioner Comments
15. Public Comments received between 11:01 a.m., Wednesday, April 13, 2022, and 11:00 a.m., Friday, April 22, 2022

Exhibit received with this Desk Item:

16. Public Comments received between 11:01 a.m., Friday, April 22, 2022, and 11:00 a.m. on Monday, April 25, 2022

From: Jak Van Nada
Sent: Monday, April 25, 2022 5:05 AM
To: Shelley Neis; Town Manager; Joel Paulson
Subject: Please Include for the Planning Commission Meeting of 4/25/22

The Los Gatos Community Alliance (LGCA) continues to advocate that a Fiscal Impact Analysis (FIA) of the 2040 General Plan be completed before the Planning Commission or Town Council take any action. **The FIA presented in the Alternative Land Use study did not evaluate the development in the 2040 General Plan.** We have attached a recent presentation that we gave at the Democracy Tent meeting on 4-18-22, which outlines our concerns.

Of special note:

- Using the actual historical growth rates in Salaries, Pension and Benefit costs would add nearly \$34 million to the cumulative deficit of the General Fund Balance over the next 5 years
- The General Fund would be completely wiped out by 2026 and have a deficit balance greater than -\$23 million at the end of 2027
- The potential for driving the deficit even higher with more development than necessary to meet the RHNA requirement is very high. Without an FIA, the Town cannot accurately forecast our Financial Future.
- The Town Has Refused To Do A Thoughtful Fiscal Impact Analysis, Yet They Have Agreed To A “High-Level” Report Based On Faulty Data
- The General Plan is the primary tool for guiding future development in the Town of Los Gatos for the next 20 years
- The General Plan is the framework of making CHOICES about growth, housing, transportation, neighborhood improvement and service delivery.
- A Fiscal Impact Analysis documents the General Fund revenues and costs and capital investment that are attributable to alternative land use scenarios considered by the General Plan Update process.

- Just like an Environmental Impact report documents the environmental impacts, a FIA documents the fiscal impacts.

For more information, please review our presentation attached. If you would like more information, please contact me at the address below, or, have the Town's Finance Commission do an analysis for you. A three minute speech would not adequately explain the problems.

--

Jak Van Nada -

Los Gatos Community Alliance

Facts Matter; Transparency Matters; Honesty Matters

www.lgca.town





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Why A Fiscal Impact Analysis?

Looking Backwards To See Forward

Facts Matter; Transparency Matters; Honesty Matters

1



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It's Not So Much What You See
But What You Don't See

Facts Matter; Transparency Matters; Honesty Matters

2



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This Presentation Is To Show You What You Aren't Seeing

Facts Matter; Transparency Matters; Honesty Matters

3



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Data Used For This Report

- 2021 ACFR - Annual Comprehensive Financial Report
- Draft 2040 General Plan
- Mid-Year Budget Report - July 1 - December 31, 2021
- Five Year Forecast

Facts Matter; Transparency Matters; Honesty Matters

Compound Annual Growth Rate (CAGR) Calculations	2016	2018	2021	Actual CAGR 2016- 2021	Actual CAGR 2018- 2021	Total Growth 2016-2021						
Salaries & Wages	14.5	16.1	20.3	6.9%	8.1%	40%						
Retirement Benefits	3.6	4.3	6.4	12.2%	14.2%	78%						
Other employee benefits	3.2	3.3	5.6	12.0%	19.5%	76%						
Total Salaries, Wages, Benefits	21.3	23.7	32.3	8.7%	11.0%	52%						
Full Time Equivalent (FTE) Headcount	144	148	150	0.8%	0.4%	4%						
Salaries, Wages & Benefits per FTE Head	148	160	203	6.5%	8.2%	37%						
Actuals (A) & Town Staff Forecast (F) - Base Case with 2% COLA	2016A	2017A	2018A	2019A	2020A	2021A	2022F	2023F	2024F	2025F	2026F	2027F
Salaries & Wages	14.5	14.8	16.1	17.9	19.3	20.3	20.6	20.6	21.2	21.8	22.3	22.8
Retirement Benefits	3.6	3.9	4.3	5.3	6.1	6.4	6.6	6.9	7.3	7.7	7.6	7.9
Other employee benefits	3.2	3.2	3.3	3.6	3.6	3.7	3.8	4.0	4.1	4.2	4.3	4.4
Total Salaries, Wages, Benefits	21.3	21.9	23.7	26.8	29.0	30.4	31.0	31.5	32.6	33.7	34.2	35.1
FTE Headcount	144	146	148	149	150	150	150					
Salaries, Wages & Benefits per FTE head (\$k)	148	150	160	180	193	203	207					
General Fund Increase (decrease)			3.3	7.5	-8.6	-7.1	-1.5	-1.6	-2.0	-2.4	-2.1	-2.3
General Fund Balance		27.2	30.4	37.9	29.3	22.2	20.8	19.2	17.2	14.8	12.7	10.4
Revised Forecast (\$ million)								2023F*	2024F*	2025F*	2026F*	2027F*
Salaries & Wages - actuals and forecast using 6.9% 5-year actual historical CAGR for 2023 forward								22.0	23.6	25.2	26.9	28.8
Pension - actuals and forecast using 12.2% 5-year actual historical CAGR for 2023 forward								7.4	8.3	9.3	10.5	11.7
All Other Benefits - actuals and forecast using 6.9% 5-year actual historical CAGR for 2023 forward								4.3	4.8	5.3	6.0	6.7
Total Salaries, Pension & Wages - actuals and forecast using 5- year actual historical CAGR for 2023 forward								33.7	36.6	39.9	43.4	47.2
Difference from Town staff forecast								(2.2)	(4.0)	(6.2)	(9.2)	(12.1)
Cumulative difference from Town staff forecast								(2.2)	(6.2)	(12.4)	(21.6)	(33.7)
Revised General Fund Balance								17.0	10.9	2.4	(8.9)	(23.3)



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The Town Is Forecasting Deficits

- In The Next 5 Years The Town Staff Is Forecasting That The General Fund Balance Will Decrease by 50% - From \$20.8M At The End Of 2022 To \$10.4M At The End Of 2027
- The Town Staff Forecast Assumed An Annual Growth Rate Of Just 2% For Salaries, Pension and Benefits.

Facts Matter; Transparency Matters; Honesty Matters

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- However, over the last 5 years salaries, wages and benefit costs have actually grown at 8.7% annually
- That is more than 4 times the growth rate the Town Staff is forecasting.
- Over the last 3 years the actual growth rate has accelerated to 11%
- We Are Entering An Inflationary Period
- What Happens If We Change The Forecast Assumption From 2% To 8.7%?

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Modified Forecast Using Historical Growth Rates

- Using the actual historical growth rates in Salaries, Pension and Benefit costs would add nearly \$34 million to the cumulative deficit over the next 5 years
- The General Fund would be completely wiped out by 2026 and have a deficit balance greater than -\$23 million at the end of 2027

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Town Spending on Headcount Has Increased Dramatically in the Last 5 Years

- Salaries Have Grown 6.9% per Year (up 40% in 5 years)
- Pension Expense has grown 12.1% per year (up 78% in 5 years)
- Benefits have grown 12.0 % per year (up 76% in 5 years)
- Total of the 3 costs have grown 11% per year (up 52% in 5 years)
- While headcount has grown by only 0.4% per year (up 4% in 5 years)

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The Numbers

Revised Forecast (\$ million)					2023F*	2024F*	2025F*	2026F*	2027F*
Salaries & Wages - actuals and forecast using 6.9% 5-year actual historical CAGR for 2023 forward					22.0	23.6	25.2	26.9	28.8
Pension - actuals and forecast using 12.2% 5-year actual historical CAGR for 2023 forward					7.4	8.3	9.3	10.5	11.7
All Other Benefits - actuals and forecast using 6.9% 5-year actual historical CAGR for 2023 forward					4.3	4.8	5.3	6.0	6.7
Total Salaries, Pension & Wages - actuals and forecast using 5-year actual historical CAGR for 2023 forward					33.7	36.6	39.9	43.4	47.2
Difference from Town staff forecast					-2.2	-4.0	-6.2	-9.2	-12.1
Cumulative difference from Town staff forecast					-2.2	-6.2	-12.4	-21.6	-33.7
Revised General Fund Balance					17.0	10.9	2.4	-8.9	-23.3



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Some Concerns

- The ACFR of 2021 Said There Was A Salary Increase of 1% Plus A Bonus of 2%.
- Salaries, Wages and Benefits Actually Increased By 8.7% Over 5 Years, But Accelerated To 11% In The Last 3 Years.
- Unfortunately, You Won't See That Noted Anywhere In The ACFR.
- The Town Has Refused To Do A Thoughtful Fiscal Impact Analysis. Yet They Have Agreed To A "High-Level" Report Based On Faulty Data. Mr. Koen will tell you more shortly.
- The Council Pushed The Mute Button When Brought To A Council Meeting

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Concerns, Cont'd

- The 2016 Council Rejected A \$4.8M Annual Sales Tax That 64% Of Those Polled By The Town Was Approved – That Would Total \$29M For Los Gatos Today.
- In 2016, we found the OPEB buried in Footnote 10 - \$12.5 M
- The Town Council Is In Charge, Not The Staff.
- We Gave The Town Council A Finance Commission Available to Them At Any Time.

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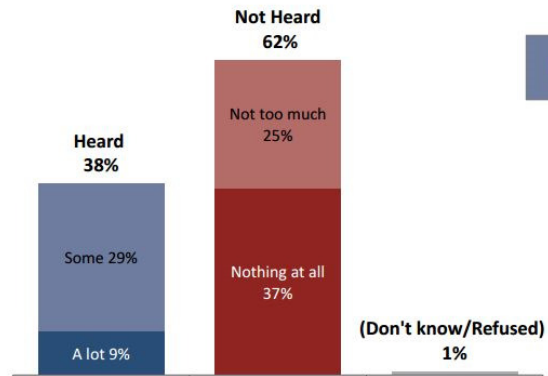


Awareness of General Plan



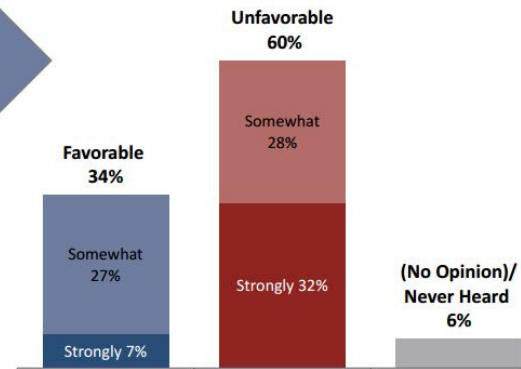
More than a third of voters have heard something about the General Plan, and among those who are familiar it is overwhelmingly unpopular.

How much, if anything, have you heard or seen recently about the Los Gatos 2040 General Plan?
Have you heard a lot, some, not too much, or nothing at all?



Heard (n=158)

And do you have a favorable or unfavorable opinion of the Los Gatos 2040 General Plan?



Q12 and 15.

21-8285 Los Gatos 2040 General Plan | 10

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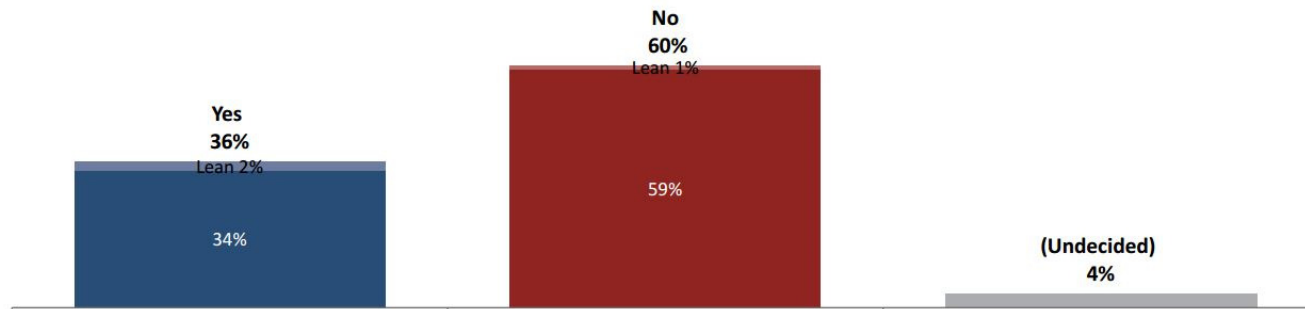


Informed Referendum Vote Preference



If the Town Council adopts the 2040 General Plan, voters may have an opportunity on a future ballot to vote in a referendum to approve or reject the plan.

If the election were held today, would you vote yes to approve or no to reject the proposed 2040 General Plan?



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What If The General Plan Costs More \$\$?

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Fiscal Impact Analysis

APRIL 2022

General Plan and Fiscal Impact Analysis

- The General Plan is the primary tool for guiding future development in the Town of Los Gatos for the next 20 years
- The General Plan is the framework of making CHOICES about growth, housing, transportation, neighborhood improvement and service delivery.
- A Fiscal Impact Analysis documents the General Fund revenues and costs and capital investment that are attributable to alternative land use scenarios considered by the General Plan Update process.
- Just like an Environmental Impact report documents the environmental impacts, a FIA documents the fiscal impacts.

Does Growth Impact Operations?

- The Town provides services and infrastructure to residents and workers as reflected in the Town's budget
- Residents and workers consume services, and pay for those services through taxes and fees
- Therefore, new growth will consume additional services and pay additional taxes and fees
- Big Question – What is the balance of new costs and revenues from new growth?
- A Fiscal Impact Analysis will provide the answer

Alternative Population Growth Scenarios

The Draft General Plan contains by far the highest Compound Annual Growth Rate (CAGR) assumption

Population Growth Scenarios	2018 Population (Estimate)	2040 Population (Projected)	Growth 2018 to 2040	CAGR 2018-2040
ABAG Projections 2040	31,472	33,050	1,578	0.2%
Alternative A: Low Growth	30,995	33,769	2,774	0.4%
Alternative B: Medium Growth	30,995	35,533	4,538	0.6%
Alternative C: Medium-High Growth	30,995	36,522	5,527	0.7%
Alternative D: High Growth	30,995	38,617	7,622	1.0%
General Plan	30,995	39,966	8,971	1.2%

So What Is A Fiscal Impact Analysis (FIA)?

- A fiscal impact analysis is a test to see whether or not the growth-related demand for services and infrastructure, as reflected in the city's budget expenditures, will be balanced by the additional revenues generated by growth

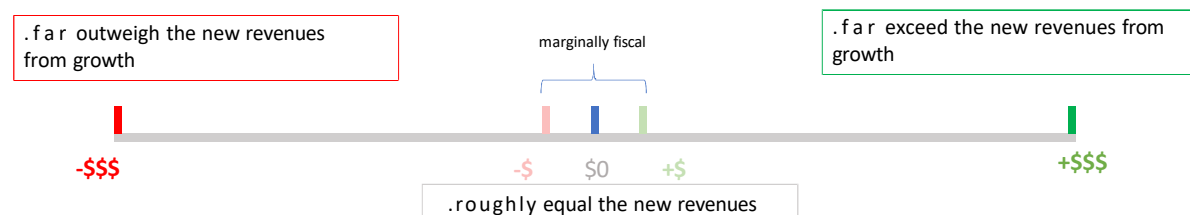


A FIA Provides Support To Decision Makers and Community Stakeholders

- Identifies projected changes to local services and revenues
- Helps define achievable levels of service
- Projects capital facility needs
- Clarifies development policy impacts
- Calculates revenues and helps in the development of revenue strategies
- Encourages “what if” questions
- Promotes public education of the connection between land use and fiscal conditions.

What Will The Findings Tell Us?

The costs that will be required to scale operations and/or provide new infrastructure to accommodate growth projected in the General Plan.



- There are **many potential interpretations** for the range of fiscal results
- The fiscal results **do not** provide a projection of future budget levels

Alternative Mix of Housing Analyzed

	Alt. A	Alt. B	Alt. C	Alt. D	General Plan
Net New Dwellings	681	1,416	1,828	2,700	2,763
Pending/Approved Dwelling Units	475	475	475	475	475
Subtotal	1,156	1,891	2,303	3,175	3,238
Accessory Dwelling Unit (ADU)	-	-	-	-	500
Total Residential Units	1,156	1,891	2,303	3,175	3,738
Single Family	391	328	371	550	550
Multi-Family	765	1,563	1,932	2,625	3,188
Below-Market Purchase (BMP) Units	149	238	293	464	847
BMP Units: % of Total Residential	13%	13%	13%	15%	23%

FIA Development Assumptions

Land Use Designation	Alternative D: High Growth						
	Redevelopment Percent		Density Range (DU/AC)		Typical Density (DU/AC)		FAR
	Outside OA	Inside OA	Outside OA	Inside OA	Outside OA	Inside OA	
LDR	10%	15%	5 to 12	12 to 20	10	16	0.75
MDR	15%	15%	14 to 24	14 to 24	20	20	1
HDR	15%	20%	20 to 30	30 to 40	26	36	1.5
NC	15%	15%	20 to 30	20 to 30	26	26	1
MU	15%	20%	30 to 40	30 to 40	36	36	1.5

- Redevelopment percentage is the percentage of the total area under each land use designation assumed to be redeveloped within the 2040 planning period



2040 General Plan

- Density changes Town wide

Land Use Designation	Density Range (du/ac)		Typical Density		Redevelopment Assumptions		Draft General Plan	
	Existing General Plan	Draft General Plan	Existing General Plan	Draft General Plan	Derived Draft GP Total Units	Assumed Redevelp %	New Housing (redev)	New Housing (vacant)
Low Density Residential	0 to 5	1 to 12	4	12	1,680	5%	84	283
Medium Density Residential	5 to 12	14 to 24	10	20	3,430	10%	343	224
High Density Residential	12 to 20	30 to 40	18	36	1,787	15%	268	110
Neighborhood Commercial	10 to 20	10 to 20	16	18	910	10%	91	26
Community Commercial	0	20 to 30	0	26	1,040	15%	156	
Mixed-Use	10 to 20	30 to 40	16	36	3,025	20%	605	126
Central Business District	10 to 20	20 to 30	16	26	753	15%	113	21
Office Professional	0	30 to 40	0	36	1,700	15%	255	4
Service Commercial	0	20 to 30	0	26	293	15%	44	10
Subtotal					14,618		1,959	804
Housing Units, New and Redeveloped								2,763
Housing Units, ADUs								500
Subtotal								3,263
Housing Units, Existing Projects								475
Total								3,738

Comparison of Alternatives – Net Fiscal Impact

	Alt. A	Alt. B	Alt. C	Alt. D	General Plan
Annual Revenues	\$ 4,320,000	\$ 5,796,000	\$ 6,564,000	\$ 8,378,000	???
Annual Costs	\$ (3,710,000)	\$ (5,280,000)	\$ (6,264,000)	\$ (8,413,000)	???
Net Fiscal Impact	\$ 610,000	\$ 516,000	\$ 300,000	\$ (35,000)	???
Residential Net Impact	\$ 190,000	\$ 96,000	\$ (120,000)	\$ (455,000)	???
Non-residential Net Impact	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000

- Alternative C – 2,303 units – annual revenues exceed annual costs by \$300,000
- Alternative D – 3,175 units – annual costs exceed annual revenues by \$35,000
- General Plan – Unknown but must be worse than Alt D given higher growth and housing mix shift



Alternative D							
	Total	Single Family	Multi-Family	Commercial	Industrial	Office	Institutional
REVENUES							
Property Tax	\$3,419,046	\$744,996	\$2,186,673	\$391,559	\$29,284	\$60,067	\$6,467
Property Tax in lieu of VLF	\$915,576	\$199,500	\$585,563	\$104,854	\$7,842	\$16,085	\$1,732
Sales Tax	\$1,178,463	\$213,283	\$598,593	\$290,125	\$11,293	\$64,645	\$524
Franchise Fees	\$477,885	\$75,883	\$362,169	\$23,001	\$6,671	\$9,852	\$310
Transient Occupancy Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other taxes	\$272,131	\$43,211	\$206,236	\$13,098	\$3,799	\$5,610	\$176
Licenses and Permits	\$657,495	\$104,403	\$498,287	\$31,646	\$9,179	\$13,555	\$426
Intergovernmental	\$228,500	\$39,583	\$188,917	\$0	\$0	\$0	\$0
Town Services	\$841,339	\$133,595	\$637,614	\$40,494	\$11,745	\$17,345	\$545
Fines and Forfeitures	\$92,376	\$14,644	\$69,891	\$4,528	\$1,313	\$1,939	\$61
Interest Earnings and Rents	\$121,642	\$23,534	\$80,524	\$13,372	\$1,231	\$2,839	\$153
Other Revenues	\$69,232	\$10,993	\$52,468	\$3,332	\$966	\$1,427	\$45
Transfers in	\$104,680	\$16,622	\$79,333	\$5,038	\$1,461	\$2,158	\$68
TOTAL REVENUES	\$8,378,365	\$1,620,237	\$5,546,267	\$921,048	\$84,785	\$195,521	\$10,507
EXPENDITURES							
General Government	\$1,426,709	\$223,897	\$1,068,600	\$90,283	\$17,380	\$25,712	\$836
Community Development	\$1,138,904	\$177,787	\$848,529	\$80,834	\$12,504	\$18,523	\$726
Police Dept.	\$3,289,855	\$512,610	\$2,446,546	\$237,738	\$36,776	\$54,478	\$1,707
Library	\$570,505	\$90,590	\$432,361	\$27,459	\$7,964	\$11,761	\$370
Parks and Public Works	\$479,596	\$76,028	\$362,859	\$23,507	\$6,818	\$10,068	\$316
Transfers Out	\$1,507,050	\$239,303	\$1,142,128	\$72,536	\$21,039	\$31,069	\$977
TOTAL EXPENDITURES	\$8,412,619	\$1,320,214	\$6,301,023	\$532,357	\$102,482	\$151,612	\$4,932
TOTAL BUDGET NET (DEFICIT)/SURPLUS	(\$34,253)	\$300,023	(\$754,755)	\$388,691	(\$17,697)	\$43,910	\$5,575

- The mix of single family VS. multi-family units has a material impact on the fiscal analysis

Major Shortcomings of The Town's FIA

- The fiscal analysis did not study the 2040 Draft General Plan –
 - Studied the impact of adding **3,175 total units** including **464 BMP** units and **0 ADU's**
 - 2040 GP consists of **3,738 total units** including **847 BMP** units and **500 ADU's**
- No base case or downside case scenarios were presented – consultants stated “consider a best-case scenario over the long run”
- Amount of property tax revenues and sales tax is extremely dependent on the mix of units in each land use alternative
- The revenue generating potential of development will decline as Prop 13 limits the escalation of assessed values compared to inflation of municipal service costs

Major Shortcomings of The Town's FIA

- The analysis is for full buildout at one point in time and does not consider effects of inflation over 20-year period, which will affect the Town's revenues and costs differently
 - From FY 2018 -21 total salaries, wages and benefits increased at a 11% CAGR VS Total General Fund Revenues increased at 1.8% CAGR
 - A 20 year build out of cost/revenue trends by year is required to determine fiscal impacts of inflation and growth
- The analysis is based on pre-pandemic financial information and does not reflect the Town's current budget and most recent five- year outlook
 - Five-year outlook is projecting annual operative deficits each year and a cumulative deficit of \$10.4m

Major Shortcomings of The Town's FIA

- Analysis did not evaluate current departmental capacity nor additional staff or facilities needed to support planned growth
 - Police and Fire safety costs are highly variable with growth
- Analysis did not evaluate the Town's ability to maintain service standards
 - A negative fiscal impact would suggest the Town would must reduce service standards

Major Shortcomings of The Town's FIA

- The analysis did not expand beyond the General Fund to the Appropriated Reserves Fund (GFAR) which is used to fund capital projects
 - Money transferred from the General Fund to GFAR
 - FY 19 - \$2.8m, FY 20 - \$8.1m, FY 21 - \$3.4m
 - Ability to fund \$80.0m of unfunded capital projects
- The analysis did not address cost of increasing facilities and infrastructure capabilities resulting from 2040 GP growth
 - A 25% growth in VMT will require more street and road maintenance expenditures
 - Storm water system is outdated, shallow and undersized

But....not all is lost.....some obvious conclusions

- Less residential growth is better – limit to RHNA 1,993 plus required buffer
- Land use mix should be planned to generate a fiscally neutral outcome – will be challenging given mix of BMP to total units
- Residential growth focused in Opportunity Areas will have a different fiscal impact than growth Town wide
- Commercial growth such as work/live units would appear to have a net positive fiscal impact
- Given the difference in historical growth rates in salary, wages and benefits vs total revenues, impact of inflation and large unfunded capital needs, substantial new sources of revenues will need to be found
 - How much and how quickly can be answered by a proper FIA.



In Closing – two key questions that need to be asked

- How do we really know if the 2040 draft General Plan is Fiscally Stable and Responsible?
- Who benefits from NOT doing a FIA of the 2040 General Plan ?



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Thank you