



(Yes) w/ request FOR restrictive
CITY OF MORGAN HILL *more stringent modifications*

17555 Peak Avenue, Morgan Hill, California 95037-4128 • phone (408) 779-7259 • fax (408) 779-3117

DENNIS KENNEDY
MAYOR

THIS RELATES TO

8-29-06 Item No. 66

Supplemental Information No. 2

August 28, 2006

Chairman James Beall Jr. and
Members of the Board of Supervisors
Santa Clara County
County Government Center
70 West Hedding Street
San Jose, CA. 95110

Subject: County Viewshed Protection Plan

Dear Supervisor Beall and Members of the Board:

Unfortunately I have been called out of town on business matters and will be unable to attend your hearing on the draft Viewshed Protection Plan. I am sending this letter because the City of Morgan Hill appreciates your efforts to preserve our hillsides and, with a few exceptions, supports the draft Plan.

As you know, the City recently adopted an Urban Limit Line / Greenbelt Plan. That planning effort was guided by a 16 member Advisory Committee which included one of your Planning Commissioners. In addition, your Principal Planner Bill Shoe worked with our staff to support the work of that Committee. Our Plan, as well as the one you are currently considering, recognizes the value of our hillsides in defining our communities and the importance of minimizing the visual impacts of future hillside development.

Most of the draft amendments recommended by your Planning Commission are consistent with the recommendations in our Plan. **There are, however, three recommendations contained in our Plan which are not included in the draft Plan you are considering.** These recommendations address exemptions to design review, ridgeline development in general and inclusion of Finley Ridge in the area to be covered by the Plan.

1. We recommend that the Viewshed Plan be amended to require design review for all new development, irrespective of size, unless the structures are not visible from the valley floor. The draft Viewshed Protection Plan proposes design review not be required for houses less than 5,000 square feet in area, providing the building(s) meet

CENTENNIAL
Morgan Hill
1906-2006



REC'D SEP 06 2006

BD. SUP. *06AUG30am10:34

CITY OF MORGAN HILL

17555 Peak Avenue, Morgan Hill, California 95037-4128 • phone (408) 779-7259 • fax (408) 779-3117

B/S Chair ☒

BD of Supv. _____

Clerk _____

DENNIS KENNEDY
MAYOR

August 28, 2006

Chairman James Beall Jr. and
Members of the Board of Supervisors
Santa Clara County
County Government Center
70 West Hedding Street
San Jose, CA. 95110

Subject: County Viewshed Protection Plan

JIM
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cc: EA SUP
9/1/06 JS




certain minimum standards. Our experience in the Morgan Hill area is that houses less than 5,000 square feet can have a significant visual impact in certain hillside locations.

2. We recommend that that the Plan not allow ridgeline development, unless no other suitable location is possible. The draft Viewshed Plan proposes ridgeline development to be allowed on existing lots provided some form of mitigation of the visual impacts is incorporated. Again, it is our experience that the best form of mitigation of ridgeline visual impacts is to not allow building on the ridgelines, if at all possible. I understand the Board requested County staff and Planning Commission consider more restrictive provisions that would only allow ridgeline development if no other suitable building location is possible. This alternative regulation is consistent with existing Morgan Hill regulation and the recommendations of our Urban Limit Line / Greenbelt Study.

3. We recommend that the Board expand the Viewshed Plan area to include Finley Ridge, East of Morgan Hill. The draft Viewshed Plan would apply to the first set of hills on the east and west sides of the valley in the Morgan Hill area. During the development of our Study, much discussion focused on the visual impacts of new development on Finley Ridge. This ridge is located approximately 2.5 miles east of the valley floor. Because of its height and location, any development on Finley Ridge is silhouetted against the sky when viewed from the valley floor. As it is the second ridge from the valley floor, it is not proposed to be subject to your Viewshed Plan. At the County Planning Commission meetings, your staff was asked to evaluate the possibility of expanding County-wide the area to which the Viewshed Plan would apply. The visual impact of each new building on Finley Ridge, to the east, is readily apparent to all Morgan Hill residents and should be included in any viewshed planning.

Again, on behalf of the Morgan Hill City Council, I would like to thank you all for your efforts to protect our scenic hillside resources and I appreciate your consideration of our recommendations.

Sincerely,



Dennis Kennedy
Mayor

C: Morgan Hill City Council
City Manager Ed Tewes
County Executive, Pete Kutas



Memorandum

Date: August 16, 2005

To: Santa Clara County Supervisors and aides

From: Brian Schmidt, Committee for Green Foothills

Re: Potential subjects for the forthcoming Land Use Workshop

The Committee for Green Foothills suggests the following potential subjects for the Land Use Workshop to be held at the end of this month:

Conducting environmental analysis for land use decisions that are not regulated by expert agencies. The de facto position of County staff is that if an expert agency does not regulate a particular environmental problem, that problem does not exist. Two examples would be wetlands that are not subject to regulation by federal agencies under the Clean Water Act, and cumulative effects of greenhouse gas emissions. In both cases, CEQA documents produced by County staff in the last year have said there is no requirement to impose feasible mitigations for impacts. Some wetlands escape regulation under the Clean Water Act because they are not directly connected to “navigable waters,” an issue that has nothing to do with the environmental value of those wetlands. The environmental impact from greenhouse gases is self-evident.

The County could resolve this issue by clarifying that it has to independently examine environmental impacts, and it can also examine why an expert agency does not regulate a problem – if the lack of regulation is for reasons unrelated to the issue’s environmental significance, then the County should analyze and require feasible mitigations. With regards to greenhouse gas emissions in particular, a no-impact standard for cumulative greenhouse gas emissions in Santa Clara County could lead to funding beneficial programs such as installing solar panels on County schools and hospitals, and increasing funding for public transportation. Analyzing environmental issues can lead to direct societal benefits.

Tightening General Plan restrictions on development in Ranchlands, Hillside, and Agricultural-zoned lands. Maintaining these areas as the least-developed and most agriculturally-productive parts of the County will be a tremendous challenge as ranchettes, monster mansions, and high-priced exurbs are pushed by developers. The County should consider changing the General Plan rules so that future subdivisions will not create lots too small for these areas, which currently can be as small as 20-acre parcels. Size limits on mansions and ridge-line protections have also been discussed as viable changes. Natural resource protections for riparian areas, wetlands, and endangered animals and plants could be added.

Ending certain process problems in land use planning. Examples include County staff making decisions on whether Negative Declarations are adequate when such decisions should be made by the Planning Commission, and scheduling public hearings weeks before written comments are due (which

guarantees that the oral comments will not be substantive), and failing to put all publicly-available environmental documents on the Planning Office website.

Managing land under conservation easements. Some arrangement should be worked out with the Open Space Authority and MROSD over conservation easements; those agencies are much more involved in these issues than the County is.

Regulating vineyards/wineries, greenhouses, and mushroom production. Vineyards are spreading in Santa Clara County, a welcome development in some places and worrying in others. Erosion, pollution from pesticides, and development from associated wineries need better regulation. Santa Clara County should compare policies with other wine-growing counties and adopt comparable standards that it currently lacks. Greenhouses and mushroom production also get into a gray area of permanent development. Mushroom farming done inside buildings is little different from any other industrial operation. Greenhouses constructed with all-cement floors and plants grown on trays also constitute permanent alteration to the land (other types of greenhouses are much less problematic). These issues would also be worth examining.



Jean Cohen <jeancohen@gmail.com>

County Open Space Initiative

1 message

Peter Drekmeier <pdrekmeier@earthlink.net>

Wed, Aug 10, 2005 at 2:30 PM

Friends,

There will be an opportunity to learn more about the Santa Clara County Open Space Initiative next Tuesday in Mountain View. It would be great if you could join us. Here are the details.

-Peter

Santa Clara County Open Space Initiative

Please join the Green Party for a presentation on the proposed Santa Clara County Open Space Initiative. Peter Drekmeier, Campaign Coordinator for PLAN (People for Land and Nature), will be our guest speaker.

Tuesday, August 16, 7:30pm

Location: The Clubhouse at the Willow Park Condominium, Intersection of W. Middlefield Road and Moffett Blvd., Mountain View
(Enter the parking area from Moffett Blvd., approximately 100 feet north of Middlefield.)

Information: Fred Duperrault, fredd@freeshell.org, (650) 691-1215

The proposed initiative amends the County General Plan. It applies to areas designated Ranchlands, Hillsides and Agriculture. It materially reduces the number of developable parcels, limits the size and scattering of development, prevents certain uses incompatible with agriculture and a rural environment, and safeguards scenic views. The purposes are to preserve remaining natural and historic resources, watersheds and the beauty of the County, and to maintain the high quality of life.

The measure increases the minimum new parcel size in the covered areas.

It provides for the merger of subsize parcels, in accordance with State law. Commercial feedlots, stadiums and arenas, motor vehicle courses, large churches and other group assemblages, and commercial and industrial uses other than to meet the needs of rural areas are not allowed. Special restrictions are imposed to preserve wetlands, riparian corridors and forests and to protect rare and endangered wildlife. An adequate, sustainable water supply is required for uses.

Buildings on a parcel must be located on a contiguous two-acre development "envelope", unless the County finds need for a larger area for permitted uses. In general, the maximum aggregate floor area on a parcel is limited to 1% of the parcel's area or 20,000 square feet, whichever is less. The Board may permit a substantial increase for agricultural use, recreation and natural resource extraction. Within the aggregate maximums, residential and residential accessory buildings (other than farm worker housing) may not have a maximum floor area that exceeds 8,000 square feet.

Scenic views and open space are safeguarded by barring structure from ridgelines and hilltops, unless there is no alternative. Buildings may not be located on slopes of 25% or more. Structures generally shall be located, designed and landscaped to minimize their visual impact from public parks and roads. Clustering of permitted developments is allowed if it will reduce visibility of the development.

By State law, the initiative could only be amended by the voters. It could not be repealed or weakened by a future Board. This gives it greater permanence. However, the Board can impose additional restrictions and requirements on development. Existing County regulations would remain in effect, except to the extent they were contrary to the initiative.

Nothing in the initiative, by its terms, is to be applied to preclude County compliance with any State housing requirement. Generally, the initiative would not be applicable if application would violate any current or future law or legal right.

Peter Drekmeier
Campaign Coordinator
People for Land and Nature (PLAN)
3921 East Bayshore Road
Palo Alto, CA 94303
pdrekmeier@earthlink.net
(650) 223-3306

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REC'D FEB 18 2005

BD. SUP. 705FEB15am11:25

B/S Chair _____

BD of Supv. ☒

Clerk _____

CITY of SARATOGA

13777 FRUITVALE AVENUE • SARATOGA, CALIFORNIA 95070 • (408) 868-1200

Incorporated October 22, 1956

SENT VIA FAX & US MAIL

February 14, 2005

COUNCIL MEMBERS:

Aileen Kao

Kathleen King

Norman Kline

Nick Streit

Ann Waltonsmith

Board of Supervisors
Santa Clara County
County Government Center
70 West Hedding Street
San Jose, CA 95110
(via facsimile)

Re: Viewshed Protection Referral, Agenda Item 14(b)

Dear Board of Supervisors,

The City of Saratoga is writing this letter in support of the viewshed protection referral signed by Supervisors Beall and Alvarado. This referral will be heard at your Board meeting on Tuesday, February 15. The City urges the Board of Supervisors to develop stronger and clearer guidelines and ordinances regarding hillside development and for the County to work with the cities in review of projects which are in hillside areas that lie within the sphere of influence of those cities. With the recent changes in LAFCO annexation policies, the County is now encouraging annexation of designated "pockets" in the hillside areas of Santa Clara County. Strengthening ordinances for hillside development and working with the cities on development applications will reduce incentives for developers and residents to oppose annexation because they believe they can obtain greater land use density under the County's ordinances than they could obtain if they applied the cities' general plan and zoning ordinances.

As the West Valley Cities continue to independently evaluate whether annexation is appropriate for their community, it is important that the County encourage annexation by applying the cities' development criteria as outlined in the County General Plan.

Sincerely,

Kathleen M. King
Mayor, City of Saratoga

CC: Pete Kutas, Jr. County Executive, Santa Clara County
Saratoga City Council
Dave Anderson, City Manager

cc: all sups 2/16/05 J9

12/16/04 HLUET
ITEM NO. 5

STANFORD
UNIVERSITY



ROBERT C. REIDY
Vice Provost for Land and Buildings

December 15, 2004

Supervisor Don Gage, Chairperson and
Housing, Land Use, Environment and Transportation Committee
County of Santa Clara
County Government Center
70 West Hedding Street
San Jose, California 95110

Dear Chairperson Gage and Members of the Housing, Land Use, Environment and
Transportation Committee:

On the December 16, 2004 Agenda is a report from the Environmental Resources
Agency on the feasibility of a General Plan Maintenance Fee (GPMF). (Referral from
June 22, 2004 Board of Supervisors' meeting, Item No. 29), Item #5.

We are writing to you today in support of staff's recommendation to, "Pay for the
general plan update entirely with general fund appropriations in accordance with past
practice." As they state in their staff report, "Development activity in Santa Clara
County is modest *except at Stanford University, which already pays for community
planning, general use permit and related costs [emphasis added]*. Planning and
construction application fees would have to be raised significantly, therefore, to cover
the cost of updating the General Plan if it were not borne by the general fund,..."

At the direction of Supervisor Liz Kniss, staff surveyed all 58 counties in California and
51 cities in the 4 county region. Of those responding, (39 counties and 33 cities) most
(72% of counties and 58% of cities) do not charge a General Plan Maintenance Fee to
project applicants. The reason for this is clear; comprehensive long-range planning
activities benefit all residents, including, as stated in the staff report, "...future
generations and unrepresented stakeholders."

Stanford was responsible for paying County expenses to secure 2 million academic
square feet and 1.5 million square feet of student housing. These expenses included
staff and consultant costs for the preparation of the Community Plan, EIR and the
General Use Permit (GUP), and totaled \$1.4 million.

Post approval monitoring by County staff (including Planning staff, Counsel, and staff
from the Department of Parks and Recreation) has totaled over \$850,000 to date. These
expenses are above and beyond ASA application fees and Building Permit fees.

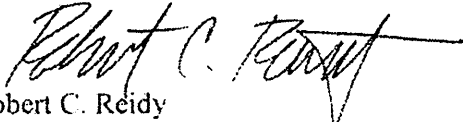
Government Code Section 66014 allows cities and counties to include all cost
reasonably necessary to prepare and revise plans and policies that the local agency is
required to adopt before it can make any necessary findings and determinations related
to the application for which the fee was charged. Fees are not to exceed the reasonable
cost of providing the service for which the fee is charged.

12/16/04 - CC EA Sup, P. Kuttas, Co Counsel / fr.
Distributed at HLUET to Cmte
Land and Buildings

Stanford met its financial obligations for the preparation of the Community Plan and General Use Permit and continues to ensure full cost recovery through the current fee structures. We do not believe that it is reasonable to levy an additional fee.

Thank you for consideration of our thoughts on this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert C. Reidy", with a long horizontal flourish extending to the right.

Robert C. Reidy
Vice Provost for Land and Buildings

Cc: Supervisor Liz Kniss
Supervisor James Beall
Tim Chow, Director, Environmental Resources Agency
Charles Carter, Director, Stanford Land Use & Environmental Planning Office
Jack Cleary, Director, Stanford Project Management



**Robert Girard
Stanford Law School
Stanford, CA 94305**

MAY 22 2003

May 20, 2003

Supervisor James Beall
Santa Clara County Board of Supervisors
70 W. Hedding Street
San Jose, CA 95110

Dear Jim:

Thank you for meeting with us about the Santa Clara County land use initiative. We value your interest and support for a measure that would better safeguard the County's remaining natural qualities and wildlife, open spaces, scenic beauty and farm lands. County controls need to be extended, made more protective, more definite, and given greater permanence. As you emphasized, they also need to be enforced more effectively.

In the Hillside, Ranchland and Agricultural Districts, we believe that the number of developable parcels, existing and future, needs to be reduced. This can be accomplished, in part, by increasing the minimum parcel size, limiting certificates of compliance to those strictly required by State law, and restricting lot line adjustments so that resulting parcels comply with all the requirements for new parcels.

Existing subsize parcels should be merged, to the extent State law permits. Where merger is not available, a minimum area for development equal to the minimum new parcel size or the area of contiguous parcels in common ownership should be required.

Development standards should be strengthened to keep development off steeper slopes, out of flood plains, and off parcels without adequate, sustainable water, including in times of drought. There is certainly no right to develop on every parcel, even though not suitable for development.

The bulk and the "scatteration" of development that is permitted needs to be limited. Generally, buildings should be confined to relatively small, contiguous "development envelopes" – say two acres. The maximum total floor area for residences and other buildings on a parcel should be set at reasonably low levels. (For both development envelopes and maximum floor areas flexibility can be provided by permitting the County to increase the size in certain situations involving agriculture or necessary government or public utility facilities.) Clustering of otherwise permissible development should be provided, at least up to specified limits, where it reduces visibility of development or, in agricultural districts, maintains land for agriculture.

To protect open space and scenic views, structures should be kept off ridgelines and hilltops, unless there is no other practicable alternative, as well as off steep slopes. Buildings should be located on parcels so as to minimize their visibility. They should use materials, landscaping, and lighting to make them as unobtrusive as possible. Grading and landfilling should be carefully regulated to preserve natural landforms.

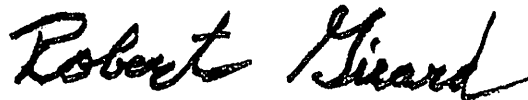
There are certain land uses that generally should be excluded in rural areas, unless approved by the voters; for example, commercial, industrial and institutional uses that do not primarily meet needs of the local rural community or County agriculture; motor vehicle tracks and courses; and theme or amusement parks. Even stricter controls should be imposed in riparian corridors, wetlands, critical wildlife habitats, and forested areas.

To the maximum extent, the above measures would use and build upon existing County General Plan provisions. To the extent incorporated in an initiative, even those provisions could be weakened only by a vote of the people. Citizens further should be given a role in enforcement, in view of limited County resources, to obtain injunctive relief against violations of the General Plan.

Enclosed please find an outline, in somewhat greater detail, of the provisions we think might well be included in the Initiative. We would very much appreciate your reaction and further thinking with respect to those proposals, and generally to the contents of the measure, if possible before the middle of July. We would begin drafting the initiative in full detail then. Our expectation would be to finish the Initiative text by October 1, then submit the signatures around January 1, but the timing is flexible to respond to your needs.

Again, thank you

Respectfully,



Robert Girard
Craig Breon (Santa Clara Valley Audubon Society)
Ernest Goitein (P.L.A.N.)
Brian Schmidt (Committee for Green Foothills)
Bill Michel (Sierra Club)

P.S. Jim, all of the above organizations are working with priority and effectively, I trust, against the Coe Park reservoir. Ernest Goitein has written to you about this in more detail and he will write further. Craig Breon will write about a special insider role he is using against the project.

OUTLINE - POSSIBLE AMENDMENTS TO SANTA CLARA COUNTY GENERAL PLAN LAND USE PROVISIONS

I. Hillside Districts:

Minimum Parcel Size:

The basic minimum parcel size would continue to be 160 acres. However, where development is clustered the slope density formula would be amended to increase minimum parcel sizes, starting at 40 acres on 10% slopes rather than 20 acres, and reaching 160 acres at 36% slope rather than 50% slope.

Certificates of Compliance:

As required by State law, the County shall not grant certificates of compliance except as strictly required by State law, and subject to all relevant permissible conditions. Certificates give no right to develop.

Lot Line Adjustment:

As required by State law, the County shall not permit lot line adjustments if the adjusted parcels would not comply with the General Plan, including minimum parcel size.

Open-Space Easements:

An open-space easement shall be required for each parcel with respect to which development is permitted.

Merger of "Subsize" Parcels:

Contiguous "subsize" parcels in common ownership shall be merged or, where that is not permitted, treated as though a single parcel up to the minimum parcel size for purposes of development, in accordance with State law.

Development Standards:

1) No building site on slopes greater than [25%?] [30%?], 2) No greenhouses on slopes of 15% or more, 3) Adequate, sustainable long-term water supply required, 4) Development, or conversion to agriculture, is not permitted on or adjacent to wetlands if it will reduce materially the quantity or biological quality of wetlands, 5) Development or conversion to agriculture not permitted where critical wildlife habitat or connecting corridor will be impaired, 6) No building may be located within 150 feet of riparian corridor.

Permissible uses (subject to other County restrictions):

- 1) Low density residential.
- 2) Industrial uses only to meet agricultural needs of local rural areas; processing of agricultural produce grown in County; energy, mineral and water extraction, storage and production from natural resources of the County.
- 3) Commercial uses limited to: agriculture (excluding commercial feed lots); sale of agricultural products, a major portion of which were grown in County; animal rearing, training, custodianship; neighborhood stores and services to meet unmet needs of local rural communities; home occupations; outdoor recreation (but not golf courses, motor vehicle tracks, or amusement parks); accommodations for short term occupancy for persons engaged in outdoor recreation; health care; communications facilities if no other locations available; occasional short term events (rodeos, horse shows, concerts) that do not cause long term environmental harm.



COMMITTEE FOR
GREEN FOOTHILLS



November 18, 2002

Board of Supervisors
Santa Clara County
70 West Hedding St.
San Jose, CA 95110

RE: Recommendations regarding the Viewshed and Greenbelt Project for 2002 Work Plan

Dear Chairman Gage and Members of the Board,

On behalf of the Committee for Green Foothills, Greenbelt Alliance and Santa Clara Valley Audubon Society, we are writing to follow up on our comments at the September 25th, 2002 Land Use Workshop and our January 25, 2002 letter regarding Santa Clara County Work Plan priorities.

Staff has been working diligently on many of the issues raised and much progress has been made towards protecting County open space and natural resources. We thank the Board and staff for this strong effort to create new policy, which moves the County substantially closer to achieving the resource protection goals established in the Santa Clara County General Plan. Our organizations are glad to be assisting you in this effort.

We want to take this opportunity to focus on one particular goal over which the Board expressed concern last September. It was the need to create stronger and more uniform protections for the County's ridgelines and hillsides, based on a number of examples of visually scarring homes that were allowed under the current County Hillsides standards. The three work items identified by staff for the Viewshed and Greenbelt Project portion of the 2002 Work Plan do not include the key goal of establishing protections for the County's ridgelines and viewsheds. The 2002 Work Plan should take on the issue of countywide viewshed protections; we are concerned that if it is not addressed now it will be overlooked.

The Board set protection of viewsheds, ridgelines and hillsides as a priority

In response to the viewshed issues raised in September 2001, the Board included Viewsheds and Greenbelt Areas as a priority in the 2002 Land Use Work Plan, specifically: *"review appropriate means of furthering County policies to protect viewsheds, hillsides, ridgelines and greenbelts from impacts of development. Includes (a) priority-setting studies, (b) measure focused specifically on ridgelines and hillsides protection and (c) possible greenbelt studies with Morgan Hill and others concerning land use preservation methods."* (January 29, 2002, Planning Office's 2002 Work Plan report – inventory of Planning Office Projects and Activities.)

The staff report goes further to state that *"Scenic resource protection and related goals and policies of the current General Plan define this general subject to be a significant component of maintaining the quality of life of the County, both for natural resource conservation a viewshed protection. Additional studies are necessary before priorities and recommendations can be made concerning the need for additional policy and/or regulations and the extent of their applicability."* (January 29, 2002, Planning Office's 2002 Work Plan report – inventory of Planning Office Projects and Activities.)

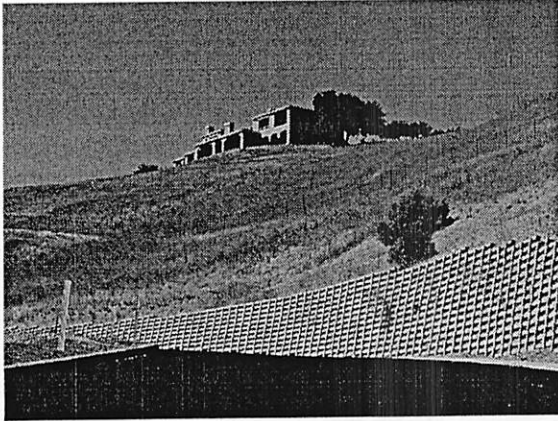
Santa Clara County's hillsides provide a dramatic natural backdrop for our urban areas. Given that existing Hillside zoning does adequately protect these assets, the County should ensure that hillside protections are moved forward as directed in the 2002 Work Plan.

Committee for Green Foothills
3921 East Bayshore Road
Palo Alto, CA 94303
650-968-7243 phone
www.GreenFoothills.org

Greenbelt Alliance
1922 The Alameda, Ste. 213
San Jose, CA 95126
408-983-0856 phone
www.greenbelt.org

Santa Clara Valley Audubon Society
22221 McClellan Road
Cupertino, CA 95014
408-252-3747 phone
www.scvas.org

In our September 20, 2002 comments we showed pictures of invasive roadcuts, and scarring ridgeline development.



These homes, part of Calero Lake Estates, make no attempt to blend into the hillside. They dominate the ridgeline. In addition, more than half a mile of retaining walls (and highly visible roadcuts), such as the one seen in the photo, were needed to construct Country View Road, which currently provides access to only three houses.

Unfortunately, to date, protection of County hillsides has been addressed in a piecemeal fashion, with more protective measures established only for portions of the County. For example, the more protective d-1 and d-2 combining zoning districts apply only to the West Valley Hillsides (north of Los Gatos) and the Milpitas Hills.

Policy direction for the Board to consider

The Town of Danville has developed a progressive Scenic Hillside Ordinance, which Santa Clara County may find helpful when reviewing its own hillside policies. Danville created their ordinance to protect the hills and ridges of the Town, because of their physical dominance, comprising a large part of the natural open space and scenic resources of the community. Their goal was to retain the natural character of the hillside and ridgeline areas, and to preserve the predominant views both from and of the hillside and ridgeline areas. Their ordinance states the following goals *"passive open space is desirable and necessary to maintain the quality of life enjoyed by the residents of the community ...and the retention of scenic hillsides and ridgelines in as near a natural state as is feasible consistent with the rights granted by law to property owners to develop their properties is important to the community's aesthetic qualities and will preserve a desirable visual identity of the Town."*

To enforce this policy objective, their ordinance reads, *"No development is permitted within one hundred feet (100') (measured vertically) of the centerline of a major ridgeline."* And *"The subdivision of lands identified as Major Ridgeline or Scenic Hillside Areas shall not result in the creation of a building site within one-hundred feet (measured vertically) below the centerline of a Major Ridgeline..."*

We urge the County to move forward with the viewshed goals established in the 2002 Work Plan and we hope that the example provided of Danville's ordinance could be used to guide this important effort.

Thank you for your consideration.

Sincerely,

Denise Dade
Legislative Advocate
Committee for Green Foothills

Anne Crealock
South Bay Field Representative
Greenbelt Alliance

Kelly Crowley
Environmental Advocate
Santa Clara Valley Audubon Society