

# Santa Clara County Open Space Authority

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Rev	<b>02</b>	
Date	<b>6/13/1996</b>	<b>Voice Vote</b>
Revised	<b>5/8/1997</b>	<b>Voice Vote</b>
Revised	<b>9/23/1999</b>	<b>99-19</b>

## 5 Year Plan

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### INTRODUCTION

#### OPEN SPACE AUTHORITY BACKGROUND

This is the first 5 Year Plan of the Santa Clara County Open Space Authority.

The Open Space Authority was created by the State legislature in response to efforts by citizens and local governments of Santa Clara County. The Open Space Authority is governed by a directly elected board of seven members. Funding for the Authority is derived from a benefit assessment on property within the Authority's boundaries (see map, opposite). This funding mechanism was approved by the Authority's Board of Directors after an advisory ballot measure by voters within the Authority in June 1994.

The Authority is comprised of the cities of Campbell, Milpitas, Morgan Hill, Santa Clara and San Jose, as well as unincorporated areas of Santa Clara County not within the Midpeninsula Regional Open Space District. (These cities and Santa Clara County are referred to as "participating jurisdictions" in the Plan,).

A portion of the assessment revenues is reserved for use by participating jurisdictions to supplement their open space efforts. After subtracting for general Authority operations, the balance of assessment revenues is divided, with 80% of the revenues allocated to the Authority (80% discretionary funding), and 20% allocated to the participating jurisdictions (20% funding program). The amount allocated to each jurisdiction is based on their percentage of the total number of parcels within the assessment district.

#### MISSION STATEMENT

The Authority's Mission Statement, adopted by the Board of Directors on March 23, 1995, establishes a vision for the future work of the Authority and for the preparation of this 5 Year Plan:

##### *Mission*

*To preserve, protect and manage, for the use and enjoyment of all people, a well-balanced system of urban and non-urban areas of outstanding scenic" recreational and agricultural importance.*

##### *Purposes*

*Preservation of Open Space and creation of greenbelts between communities, lands on the valley floor,*

Approved by the Board June 13, 1996

Revised September 23, 1999

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*hillsides, viewsheds and watersheds, baylands and riparian corridors, are immediate high priorities. These are needed to counter the continuing and serious conversion of these lands to urban uses, to preserve the quality of life in the County and to encourage outdoor recreation and continuing agricultural activities.*

*Development and implementation of land management policies that provide proper care of open space lands, allow public access appropriate to the nature of the land for recreation, are consistent with ecological values and compatible with agricultural uses.*

The 5 Year Plan is intended as a working document to assist the Authority in achieving its mission.

## **5 YEAR PLAN PURPOSE**

The 5 Year Plan serves as a document to guide the Authority's operations over the next five years, and at the same time, inform the public of the Authority's roles, policies and activities.

The Plan achieves the following goals:

- Establishes a definition of open space which can guide future Authority decisions.
- Presents a process for evaluating potential acquisitions.
- Establishes acquisition goals for the Plan's duration.
- Determines an approval system for the 20% Funding Program, which provides funding for participating jurisdictions' open space efforts.
- Illustrates general areas to be considered for open space acquisitions.
- Identifies policies to guide site maintenance once acquisition is complete, and
- Presents a five year expenditure plan based on potential revenues.

The 5 Year Plan is divided into three major sections:

- The Policies Section describes policies and procedures for evaluating and approving potential open space acquisitions and other Authority projects. In addition, maintenance and site development policies are presented.
- The Open Space Opportunities Maps identify general areas to be considered for acquisition, based on previous studies and recommendations by participating jurisdictions within the Authority. Since the Authority is not a land use regulatory agency, the maps included in the 5 Year Plan are reference documents only and not regulatory in nature.
- The 5 Year Expenditure Plan recommends yearly budgets for acquisition, site development/restoration, maintenance and general Authority operations.

## **5 YEAR PLAN PROCESS**

In 1995, the Authority Board of Directors assigned its Citizens Advisory Committee (CAC) the task of preparing the Authority's 5 Year Plan for the Board's approval.

The process of preparing the Plan has encouraged input from a broad range of individuals and agencies. The CAC reflects the diversity of interests and opinions within the Authority. All of the CAC's meetings

## **Santa Clara County Open Space Authority**

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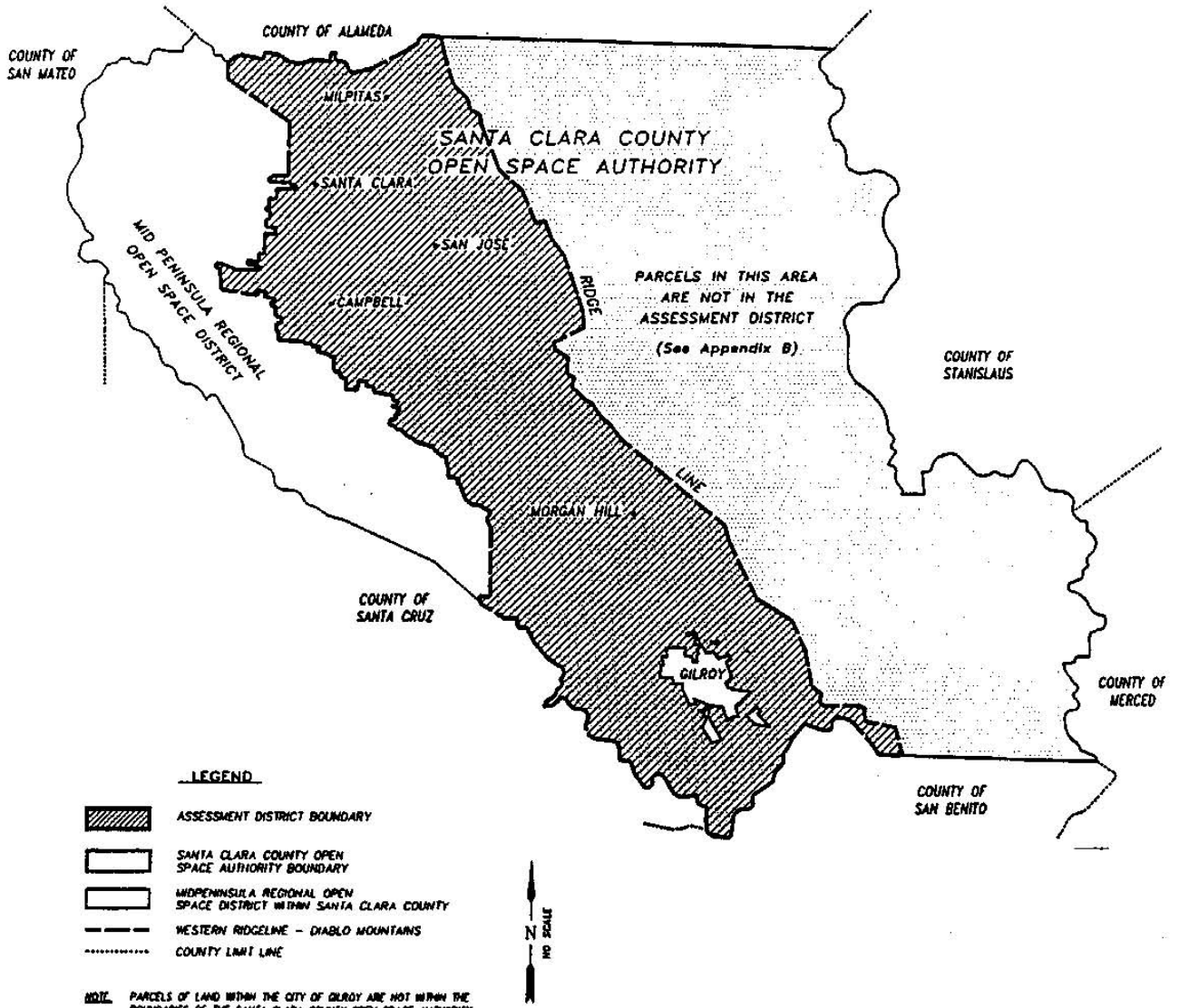
regarding the 5 Year Plan have been open to the public.

Recommendations have been incorporated from the Cities and County and from the Authority's Technical Advisory Committee (TAC) whose members represent all of the participating jurisdictions within the Authority's boundaries.

Upon Board direction, a Draft 5 Year Plan was released for public review and comment. Special public meetings were held on the Draft 5 Year Plan in Morgan Hill on May 13, and in Milpitas on May 20, 1996. Public hearings were held on the Draft Plan during regular Board meetings, on May 23, and June 13, 1996. The Plan was adopted by the Board of Directors after the public hearing on June 13.

The 5 Year Plan qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). See the Appendix for a copy of the Notice of Exemption.

**SANTA CLARA COUNTY OPEN SPACE AUTHORITY**  
 COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



**Barryman & Heniger**  
 222 Broadway, Inc. • Heniger & Roy, Inc.

THE LINES AND DIMENSIONS OF EACH LOT OR PARCEL WITHIN THE PROPOSED ASSESSMENT DISTRICT ARE THOSE LINES AND DIMENSIONS SHOWN ON THE MAPS OF THE ASSESSOR OF THE COUNTY OF SANTA CLARA, CALIFORNIA.

**1**

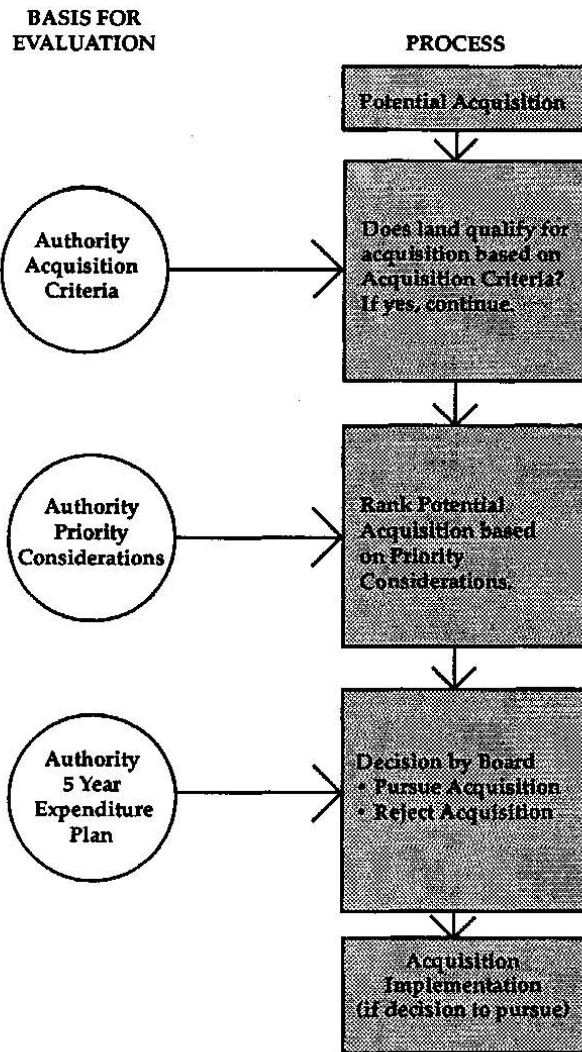
**DEFINITION OF OPEN SPACE**

The following definition of open space shall be used by the Authority in establishing and communicating to the public its policies and activities.

Open Space is an area of land or water that provides or can provide for:

- The preservation or restoration of the natural environment. Environmental restoration is defined as the improvement or rehabilitation of degraded ecosystems.
- Outdoor recreation, defined as leisure activity for the use and enjoyment of the outdoors with minimal structures and environmentally compatible development of the land.
- Agriculture, defined as growth of food, fiber or plant material.
- Greenbelts and urban buffers.
- The preservation of significant scenic resources and viewsheds.

**AUTHORITY ACQUISITION  
EVALUATION PROCESS**



## 2 ACQUISITION

### GENERAL ACQUISITION POLICIES

The following policies apply to the Authority's 80% discretionary funding. See page 21 for 20% funding program guidelines.

#### Acquisition Goals

The Authority shall establish five year goals for acquisition of open space. These goals will be reviewed on an annual basis by the Board and may be revised accordingly in the Annual Report. The current five year goals are as noted below:

The Authority should complete at least one acquisition representing each of the following open space goals during the five year period of this Plan:

- Hillside preservation – is visible from the valley floor.
- Valley floor preservation that includes wetlands, baylands, riparian corridors or other unique habitats.
- Agricultural preservation.
- Segment of regionally significant trail.
- Segment of a greenbelt between cities.
- Urban open space, defined as open space consistent with the Authority's Criteria for Acquisition and located within the sphere of influence of the Authority's participating cities. This goal may be achieved through the 20% funding program and/ or the 80% discretionary funding.

#### Geographical Distribution of Open Space

The Authority should strive to achieve a geographical distribution of open space throughout the Authority's boundaries.

#### Acquisition Process

All lands being considered for acquisition will follow the acquisition priority ranking process as outlined in this plan. (See flow chart, opposite.) The priority ranking will occur, at a minimum, on an annual basis. An Acquisition Evaluation Checklist and Summary Evaluation Report shall be prepared by the General Manager or designated staff for each property being considered for acquisition.

The Board may appoint the CAC to prioritize potential acquisitions based on the checklists and summary reports. Final priority ranking for potential acquisitions may be adjusted to help achieve the acquisition goals. Final ranking shall be approved by the Board.

#### Discussion with Landowners

The General Manager or designated staff is authorized to contact property owners to inform them of the mission and purpose of the Authority, and to discuss, in a general manner, acquisition goals as well as the owners' intents for potential future use of the property.

# **Santa Clara County Open Space Authority**

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Any actual negotiations with property owners must be authorized by the Board.

## **Emergency or Opportunity Acquisitions**

Emergency or opportunity acquisitions that have not been evaluated as a part of the annual evaluation process may also be considered at any time by the Board. Emergency or opportunity acquisitions shall be evaluated and comparatively ranked using the same process as all other potential acquisitions.

## **Independent Appraisal**

If the Board wishes to pursue negotiations, the Authority shall have the property appraised by at least one independent appraiser to determine "fair market value". The Authority should not pay more than fair market value for acquisitions.

## **Willing Landowners**

The Authority respects the rights of private landowners. While it can exercise the power of Eminent Domain as provided by the Public Resources Code, the Authority intends to acquire land and easements through purchase and donation from willing landowners.

## **Closed Session**

Pursuant to the Brown Act, the Board may meet in closed session with its negotiator before the purchase, sale, exchange, or lease of real property. Before the closed session the Authority shall publicly identify the real properties involved and the persons with whom it is negotiating.

## **Public Comment**

Prior to finalizing any acquisition, the Board shall make public the terms of any proposed acquisition agreement, including cost, legal land description and landowners, and will allow for public comment regarding the acquisition. This may occur as an agenda item at a regularly scheduled Board meeting or at a specially scheduled public hearing. The Authority welcomes recommendations from the public regarding lands that may be appropriate to consider for acquisition.

## **Historic & Cultural Resources**

The Authority may acquire land with historic, archeological, or cultural resources provided that the land is eligible for acquisition based on the Acquisition Criteria.

## **Gifts**

The Authority may seek and accept gifts of personal and real property that are located either inside or outside Authority boundaries. The Authority will consider for open space use those gifts that meet the standards and criteria of the 5 Year Plan. The Authority may accept gifts that do not meet its standards and criteria if the gifts provide some other potential benefit to the Authority. Gifts should benefit the Authority by producing income or by subsequent dedication to open space; if they do not, the Authority may use them for trade or sale. Before accepting gifts, the Authority will evaluate all costs that are associated with such acceptance. When evaluating any land the Authority shall consider any limitations on title. The Authority will only accept a gift when its financial or other benefits exceed associated costs.

## **ACQUISITION CRITERIA**

### **Open Space Benefits**



## **Santa Clara County Open Space Authority**

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All lands being considered for acquisition by the Authority shall provide, or have the potential to provide through restoration and/ or site development, at least one of the following open space benefits. Lands being considered for acquisition shall be large enough to functionally provide the intended open space benefit, or have potential for future expansion.

### **Environmental Preservation**

To qualify under this category, lands must provide at least one of the following benefits:

- Preserve prime examples of the natural geography representative of the region, such as:
  - wetlands/baylands
  - riparian areas
  - valley floor
  - hillsides
  - ridgelines
- Preserve unique plant communities and diverse habitats
- Preserve habitats of rare and endangered species
- Preserve watershed

### **Scenic Preservation**

To qualify under this category, lands must provide at least one of the following benefits:

- Preserve unique scenic resources
- Preserve viewshed
- Greenbelts and Urban Buffers
- Agricultural Preservation
- Outdoor Recreation  
(As defined in the Authority's Definition of Open Space, page 5)
- Connections  
Provide non-motorized connections between open space lands of regional significance, or between urban areas and open space lands.
- Trails

## **ACQUISITION PRIORITY CONSIDERATIONS**

The following considerations shall be used to comparatively evaluate potential acquisition sites, thereby establishing priorities for acquisition. (The priority considerations apply to the 80% discretionary funding only.)

Lands which best meet the following considerations shall be comparatively ranked higher in priority for acquisition. Each of these considerations has equal weight with the others.

- Open space areas recommended by participating jurisdictions.  
Recommendations from participating jurisdictions should be requested annually by the Authority and updated in the Annual Report.
- The thirty highest ranked areas listed within Table N-4, "Open Space Acquisition Priorities", of the

# **Santa Clara County Open Space Authority**

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Preservation 2020 Task Force Report (entitled *Open Space Preservation: A Program for Santa Clara County*), page IV-12, which fall within the Authority's boundary.

- The order of priority shall be referenced as listed in Table N-4. This order is for consideration only and is not binding when determining the priority ranking.
- Listed as a priority by multiple jurisdictions.
- Satisfies multiple-acquisition criteria, as listed in the Criteria for Acquisition. .
- Accessible to and benefits a diversity of people; close and visible to the urban area.
- Contiguous to public or private lands dedicated to open space use.
- Vulnerable to imminent development. Vulnerability to development will be based on: probable time frame of development; availability of and access to utilities; General Plan and zoning designations; Williamson Act contract status; and the status of project applications and permits.
- Opportunity to maximize acquisition through cooperation with other public agencies or private organizations.
- Favorable financial conditions, (e.g. bargain sale, gift, grant funding, etc.)

## **ACQUISITION EVALUATION CHECKLIST**

An Acquisition Evaluation Checklist and a summary Evaluation Report shall be prepared by Authority staff for Board review for each property under consideration for acquisition with 80% funds. The Acquisition Evaluation Checklist also serves as an outline for the. Summary Evaluation Report, where items needing clarification can be further detailed. See the Appendix for a copy of the Checklist.

## **ACQUISITION METHODS**

### **Fee Simple Purchases**

The Authority may acquire land through fee simple purchases, in which title and all rights to the land are conveyed to the Authority.

### **Gifts and Grants**

The Authority will encourage and actively seek gifts and grants of land and money. See page 9 for additional policies related to gifts.

### **Innovative Financing**

In addition to fee simple purchases, the Authority may consider using innovative financing techniques to maximize the effectiveness of its funds, including, but not limited to, the following list. See the Acquisition Methods Glossary in the Appendix for a description of each of these techniques.

- Access Easement

## **Santa Clara County Open Space Authority**

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- Conservation Easement
- Leaseback of farmland
- Land trades
- Life estates
- Trusts
- Irrevocable offers of land or easement dedication
- Right of first refusal
- Transfer of development rights
- Partial gift

### **Land Trust**

Encourage the establishment of an independent nonprofit land trust to assist with creative acquisitions.

### **Joint Projects**

The Authority shall encourage joint open space projects with Federal, State and local agencies, and nonprofit organizations that are consistent with the Authority's mission and policies.

### **Negotiations**

The Authority should keep a number of sites in active negotiation whenever feasible.

### **Issuance of Bonds**

The Authority may issue revenue bonds for its capital projects. A bond is a form of borrowing money which allows the Authority to expend a portion of its expected future funds early on. The bond costs would be paid back by the Authority using a portion of its assessment revenues over a specified period with interest. Bonds may be a cost-effective means of financing acquisition when compared to the potential long-term increase in land costs. See the 5 Year Expenditure Plan for alternative funding scenarios with and without bonding.

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**MAINTENANCE**

Properties acquired by the Authority will require varied levels of maintenance, depending on several factors, as outlined below. As maintenance costs can be significant, the maintenance implications of potential acquisitions should be carefully evaluated.

**Maintenance Considerations**

As stated in the enabling legislation (Public Resources Code section 35155):

*All property acquired by the Authority shall be properly maintained in a reasonable fashion consistent with the natural conditions existing upon the properties and those properties immediately surrounding it. This maintenance obligation does not hold the Authority to a higher standard of care, but is simply a statement of a basic function of the Authority.*

In addition to the above considerations, the level of maintenance required for each site will be directly related to the intensity and type of use, and proposed site development. Maintenance costs will be considered (a) prior to each acquisition, (b) as a part of the site development plan (see Chapter 4)/ (c) during the annual budget process, and (d) for five year projection.

**Maintenance Contracts**

The Authority may employ its own maintenance staff/ or it may contract maintenance work with private organizations or with other public agencies.

**Prevailing Wages**

State Labor Code requires the payment of prevailing wages on all public works projects. Furthermore, the Authority has committed to adopting a prevailing wage policy that may include service employees.

**User Fees**

The Authority may charge user fees commensurate with the proposed use to assist in off-setting maintenance costs.

## 4

### SITE DEVELOPMENT

Site development includes physical changes to the Authority's property that are initiated by the Authority and not considered part of its maintenance operations.

#### Site Development Considerations

Site development on some or all of the Authority's properties may be necessary and may be implemented for the following reasons:

- To enhance or preserve the open space benefits of the property.
- To remedy hazardous conditions.
- To provide environmentally-compatible facilities for potential users.
- To enhance the public's appreciation of open space.

#### Site Development Factors

The level of site development will depend on the existing environmental conditions of the site, the proposed site uses, anticipated intensity of use, and character of the surrounding properties. Intensity of use can be categorized as noted below:

- No public access; including but not limited to, sites acquired for viewshed purposes only, sites with sensitive environmental conditions not compatible with public use, or lands remaining in agricultural use. Site development might include fencing, fire breaks, and signage.
- Low-intensity use; including but not limited to, trail use only. Site development might include the above, plus trails, foot bridges, and interpretive displays.
- Higher-intensity use; including but not limited to, open space with multiple trails, picnic areas, and staging area. Site development might include the above, plus parking lots, restrooms, picnic facilities, and utilities connections.

#### Site Development Plan

As soon as resources and priorities can be established a site development plan will be prepared and approved by the Board for each property acquired by the Authority, indicating proposed uses, projected intensity of use, and anticipated site development, restoration and maintenance costs. The site development plan will be prepared with public input, which may include members of the CAC, residents near the property, and other interested parties. Public access to property may be permitted prior to adoption of the site development plan subject to approval by the Board.

#### Environmental Review

Any proposed site development or restoration shall be subject to environmental review in compliance with the California Environmental Quality Act (CEQA).

#### Joint Projects

The Authority may contribute to acquisition of a property that will be developed and maintained by a participating jurisdiction. Site development shall be consistent with the Authority's open space goals and

## **Santa Clara County Open Space Authority**

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policies. . Any site development plans for properties acquired in whole or in part by the Authority shall be subject to approval by the Authority's Board of Directors. Any changes to approved development plans shall be subject to Board review and approval.

**5**

**AUTHORITY OPERATIONS**

**ANNUAL REPORT**

As part of its annual budgeting process, the Authority will prepare an Annual Report to include as a minimum the following information:

- Proposed revenues and expenditures for the upcoming year.
- Update of the 5 Year Expenditure Plan.
- Any revisions to open space recommendations by participating jurisdictions.
- Review and revisions of Authority goals and policies.
- Accomplishments of the Authority in achieving its goals.

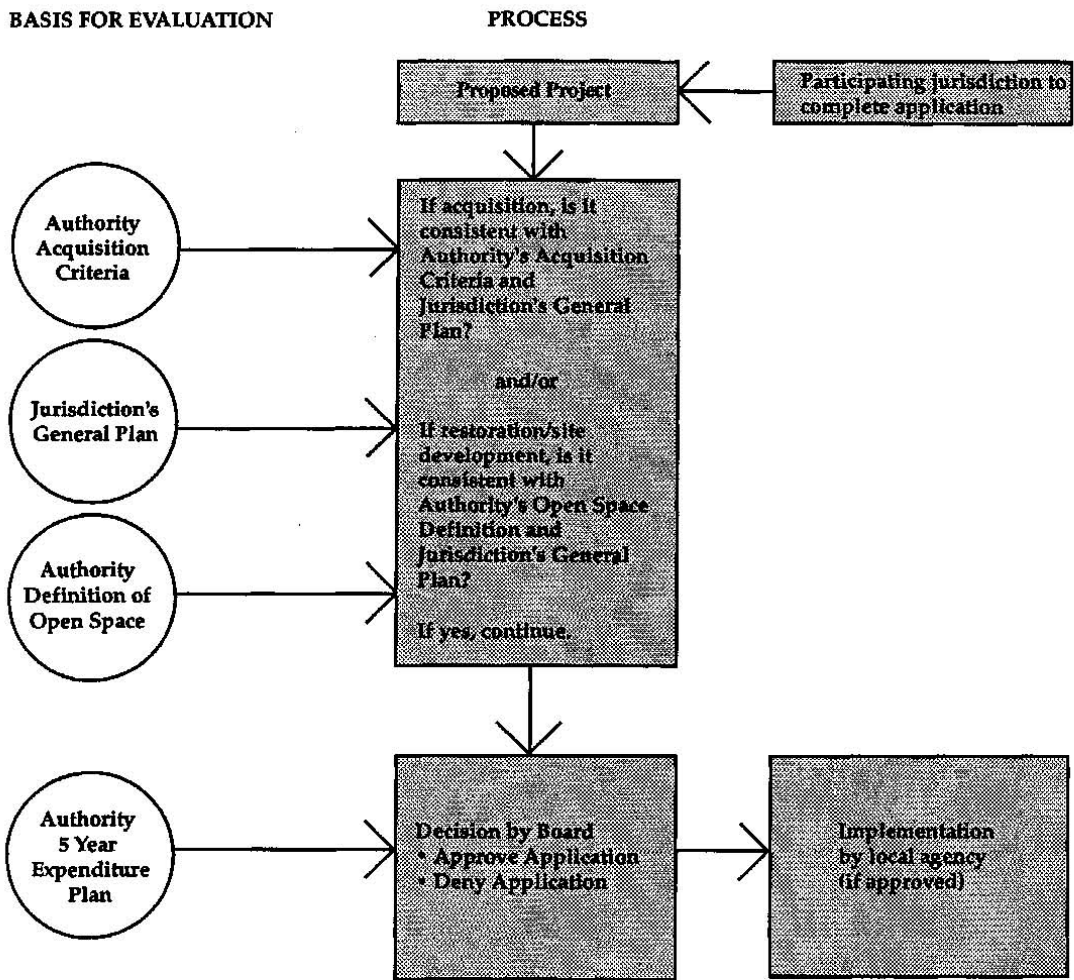
**5 YEAR PLAN REVIEW**

In addition to the Annual Report, the Authority will periodically review its 5 Year Plan and revise it accordingly, with the first formal revision to occur no later than five years after adoption of the Plan.

**PUBLIC INFORMATION PROGRAM**

The Authority shall maintain an ongoing program of public information regarding the Authority's actions, objectives and achievements.

**AUTHORITY APPROVAL PROCESS FOR 20% FUNDING PROGRAM APPLICATIONS  
BY PARTICIPATING JURISDICTIONS**





**6**

**20% FUNDING PROGRAM**

**GUIDELINES**

The 20% funding program was established to assist participating jurisdictions with their own open space programs. Funding for the program is based on 20% of the Authority's capital fund as described in the 5 Year Expenditure Plan.

**Statement of Intent**

The primary objective of the 20% funds is for acquisition of open space consistent with the Authority's Criteria for Acquisition (see page 9), and the open space policies and goals as stated in the General Plans of participating jurisdictions..

Recognizing that opportunities for land acquisition within some urban areas are limited or unavailable, 20% funds may also be used for environmental restoration and/or site development projects that provide or enhance open space consistent With the Authority's Definition of Open Space (see page 5), and the open space goals and policies as stated in the participating jurisdiction's General Plan.

Examples of site development/restoration projects that may be considered for 20% funding include (but are not limited to) the following:

1. Projects that enhance a site's open space benefits, including rehabilitation consistent with the Authority's definition of environmental restoration (see page 5).
2. Projects that enhance public awareness and appreciation of open space, such as trails, overlooks, observation blinds, benches, and interpretive signage programs.
3. Projects that convert "abandoned lands" (such as utility right-of-ways, surplus school sites, quarries, etc.) into lands with open space benefits consistent with the Authority's definition of open space.

A jurisdiction may use funds. for acquisition of an eligible site, and use other funding sources for development of a portion of the site that may not be consistent with the Authority's Definition of Open Space, provided that the site remains in public use and the proposed site development is reviewed and approved by the Board. Any changes to approved development plans shall be subject to Board review and approval.

A jurisdiction may use 20% funds for acquisition of a site with existing structures, provided that the overall site is consistent with the Authority's Acquisition Criteria.

Any appraisal, legal, escrow, or other acquisition related activities shall be managed by the participating jurisdiction.

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## **APPLICATION PROCESS**

The funding process should be simple, allowing jurisdictions flexibility and discretion and should require minimum paperwork and bureaucracy.

1. Jurisdictions shall apply in writing to the Authority with specific projects for which they wish to expend 20% funds. Projects may include land acquisition, site development and/or restoration, and related direct capital costs, but shall exclude maintenance and operation, administrative overhead, staff time, and insurance premiums. Applications from jurisdictions shall include, as a minimum, the following information:

- Name and location of the proposed project.
- Brief description of the proposed project.
- If acquisition, describe how the project is consistent with the jurisdiction's General Plan open space goals and policies and the Authority's Criteria for Acquisition.
- If site development/restoration, describe how the project is consistent with the jurisdiction's General Plan open space goals and policies and the Authority's Definition of Open Space.
- If site development/restoration, explain why the proposed project is more appropriate than acquisition.
- Total cost of the proposed project and requested funding. (Matching funds from the participating jurisdiction and/or other agencies are encouraged.)
- Anticipated long-term maintenance costs and a statement of the jurisdiction's ability to maintain the project.

2. Jurisdictions may include multiple projects in their application for 20% funds.

3. In order to achieve timely and efficient open space projects, jurisdictions may accumulate 20% funds for the period of generally not more than five years during which time the Authority would hold such funds. A participating jurisdiction may request that the Authority hold its funds longer for a specified project that requires a greater funding level than what would be accumulated in five years. If such a request has not been made, and if after five years the participating jurisdiction has not expended its 20% funds, the Authority shall encourage the jurisdiction to reapply for funding. If the participating jurisdiction chooses not to reapply, or if after ten years the participating jurisdiction still has not expended or planned for its funds, the Board may choose to direct those funds to other participating jurisdictions or to the Authority's general 80% funds.

4. Interest on accumulating 20% funds accrues to the account of the jurisdiction.

5. As a condition of agreement, the participating jurisdiction shall indemnify the Authority for any third-party claims in connection with projects funded by the 20% Program.

6. Once a project is approved by the Board, payment shall be made to the jurisdiction based on a reimbursement of actual eligible costs. No advance payments will be made by the Authority to the participating jurisdiction unless specifically approved by the Board.

7. Authority funding of participating projects shall be recognized through appropriate site signage or other means as approved by the participating jurisdiction and the Board. A sample 20% Funding Program application form is included in the Appendix.

# **PART 2**

## **OPEN SPACE OPPORTUNITIES**

### **AND MAPS**

## **OPEN SPACE OPPORTUNITIES**

The Open Space Opportunities map illustrates areas recommended for open space acquisition, based on recommendations received from participating jurisdictions, regional and sub-regional trails shown in the *County- Wide Trails Master Plan*, and agricultural areas shown on the County's *Generalized Land Use Plan* map. A separate table and map show the top 30 open space areas within the Authority's boundaries as listed in the Preservation 2020 task force report.

Areas shown on both maps are to be viewed only as potential areas of acquisition and not as the subject of a specific offer of purchase by the Authority. Since the Authority is not a land use regulatory agency, the maps included in the 5 Year Plan are reference documents only and not regulatory in nature: The 5 Year Plan is not intended to supersede any General or Specific Plan, or Redevelopment Plan in effect in the designated areas.

### **Recommendations from Participating Jurisdictions**

As part of the process of preparing this plan, recommendations for open space acquisition were solicited from each of the participating jurisdictions. A list of these recommendations is included in the Appendix.

The Board will pursue only those recommendations that comply with the Authority's Open Space Definition and Acquisition Criteria.

### **Annual Update**

Participating jurisdictions will be encouraged to update their recommendations to the Authority as a part of the Annual Report process.

### **Visible Ridgeline**

A line has been added on the Open Space Opportunities Map to show the location of the hillsides that are visible from the Valley floor. The intent is to recognize those hillsides beyond the westernmost ridgeline (of the Diablo Range and Santa Cruz Mountains) which may be offered to the Authority in gifts or by willing sellers and which are within the "visible" concern of the enabling legislation. The purpose is not to change priorities, method of selected priorities, or to focus on the areas beyond the westernmost ridgeline that are not visible from the Valley floor.

### **Agricultural Preservation/Grazing**

In recognition of the greater understanding of grazing as an important element of agriculture, areas outside the agricultural designations of the County General Plan which are used for grazing are also illustrated on the Open Space Opportunities Map. The purpose is to show potential opportunities for achieving this form of agricultural preservation when it is consistent with management plans to be developed for each open space site. As with the clarification on the Visible Ridgeline, the purpose is not to change priorities, method of selecting priorities, or to focus on the areas beyond the westernmost ridgeline that are not visible from the Valley floor.

## Open Space Opportunities

### Recommendations of Participating Jurisdictions, Agricultural Lands & Trails

June 13, 1996  
Amended May 8, 1997  
DRAFT\*

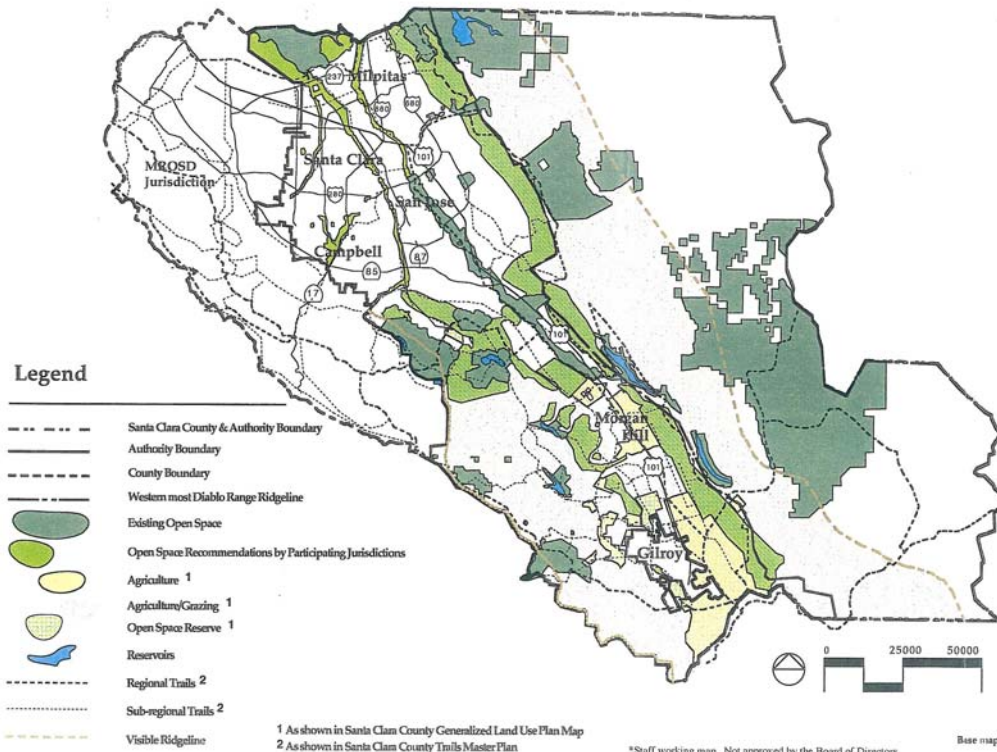


### Santa Clara County Open Space Authority

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Many of the trail routes identified on the Map are simply proposed in the Santa Clara County Countywide Trails Master Plan Update and are not open to the public for any purpose. This map does not convey any rights to the public to use any trail routes shown on this drawing; nor does this map exempt any person from trespassing charges.

Some recommendations by participating jurisdictions may not be illustrated due to scale limitations. See Appendix E for list of recommendations.



#### Legend

- Santa Clara County & Authority Boundary
- Authority Boundary
- County Boundary
- Western most Diablo Range Ridgeline
- Existing Open Space
- Open Space Recommendations by Participating Jurisdictions
- Agriculture <sup>1</sup>
- Agriculture/Grazing <sup>1</sup>
- Open Space Reserve <sup>1</sup>
- Reservoirs
- Regional Trails <sup>2</sup>
- Sub-regional Trails <sup>2</sup>
- Visible Ridgeline

<sup>1</sup> As shown in Santa Clara County Generalized Land Use Plan Map  
<sup>2</sup> As shown in Santa Clara County Trails Master Plan

\*Staff working map. Not approved by the Board of Directors

Computer Graphics by  
Bellinger & Foster Landscape Architects  
Base map © Santa Clara County Center for Urban Analysis, 1996  
Visible Ridgeline and 5 Year Plan Update Graphics by  
Santa Clara County Open Space Authority

## Open Space Opportunities

### 2020 Plan Recommended Open Space Areas

June 13, 1996



Santa Clara County  
Open Space Authority

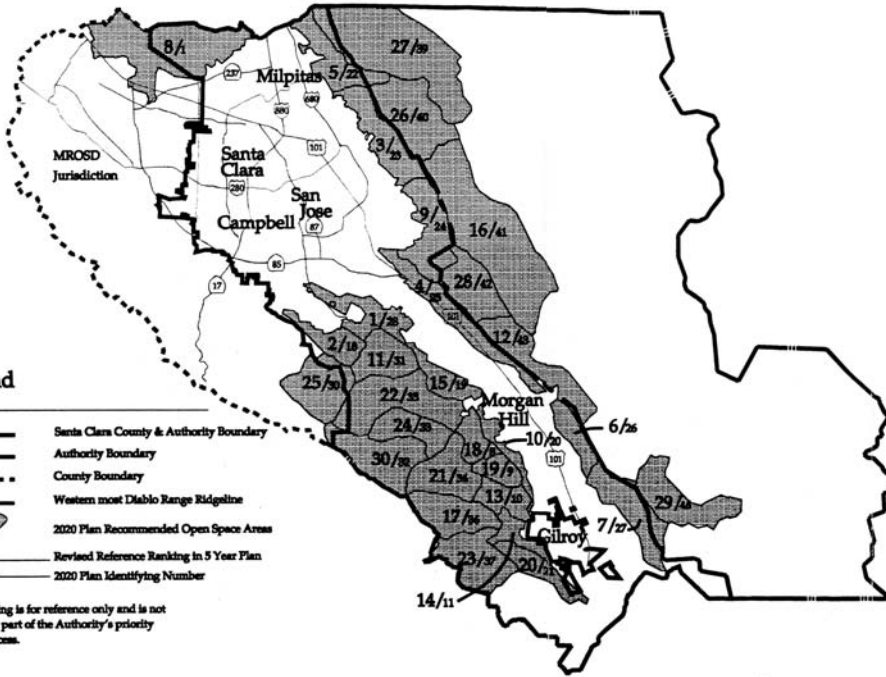
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Source: Open Space Preservation: A Program for Santa Clara County  
Report of the Preservation 2020 Task Force, Santa Clara County, April 1987.

#### Legend

- Santa Clara County & Authority Boundary
- Authority Boundary
- County Boundary
- Western most Diablo Range Ridgeline
- 2020 Plan Recommended Open Space Areas
- Revised Reference Ranking in 5 Year Plan
- 2020 Plan Identifying Number

Note: Ranking is for reference only and is not binding as a part of the Authority's priority ranking process.



Computer Graphics by  
Bellinger & Foster Landscape Architects  
Base map © Santa Clara County Center for Urban Analysis, 1986

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**5 YEAR EXPENDITURE PLAN**

**Introduction**

The purpose of the 5 Year Expenditure Plan is to provide a framework for the Authority's expenditures based on anticipated revenues. Current revenues are derived from the benefit assessment charge on properties within the assessment district. There are several unresolved issues which make it difficult to precisely identify what the Authority's revenues will be. The most significant of these issues is the Authority's potential to issue revenue bonds.

**Alternative Expenditure Plans**

With this issue in mind, three alternative scenarios have been developed for the 5 Year Expenditure Plan:

- Without Bonding
- With Tax-Exempt Bonding
- With Taxable Bonding

**Bonding**

The initial amount of funds available to the Authority could change substantially in the next five years if the Authority decides to issue revenue bonds.

Tax-Exempt bonds provide lower interest rates and therefore lower costs, but in order to qualify, bond proceeds must be expended within three years. Taxable bonds have fewer restrictions but are sold at a higher interest rate.

**Calculations**

Calculations used in preparing the financial projection summaries are based on the following formulas:

*Without Bonding Scenario*

*Net Assessment Revenues (not including interest revenue)*

*Less: General Operations / Administration*

*Less: One-Time Loan Repayments*

*Equals: Capital Fund*

The remaining capital fund is divided as noted below:

*80% Authority Discretionary Funds*

- *Acquisition*
- *Site Development / Restoration*
- *Maintenance*

*20% Funding for Participating Jurisdictions*

- *Acquisition*
- *Site Development / Restoration*

Interest revenues are used to establish contingency and operating cash reserves. Any remaining interest can be used at the Authority's discretion to supplement administrative, capital or maintenance budgets. If the

## **Santa Clara County Open Space Authority**

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reserves are expended, they would be replenished the following year as a part of the general operations budget and prior to determining the capital fund.

### *With Bonding Scenarios*

*Net Assessment Revenues*

*Less: General Operations/Administration Less: Onetime Loan Repayments*

*Less: Debt Service (based on bonding amount)*

*Equals: Capital Fund*

The remaining capital fund is divided, as noted above, in the "Without Bonding" scenario.

Both of the bonding scenarios are based on a \$7 million bond issuance. Since taxable bonds have a higher interest rate, more of the Authority's assessment revenue would be committed to debt service when compared to tax-exempt bonding. In either case, the cost of issuing the bonds (usually about 2%) are deducted from the bond proceeds. The remaining amount is called the net bond proceeds.

In addition to the capital fund from the assessment revenue, the net bond proceeds are divided in the bonding scenarios:

### *Net Bond Proceeds (not including interest revenue)*

#### *80% Authority Discretionary Funds*

- *Acquisition*
- *Site Development / Restoration*

#### *20% Funding for Participating Jurisdictions*

- *Acquisition*
- *Site Development / Restoration*

Since bond proceeds generally cannot be used for maintenance, the Authority must be certain that discretionary assessment revenues will be sufficient to cover these costs. With this in mind, the Authority should carefully examine potential long-term maintenance costs related to proposed acquisitions and how these costs may affect future budgets.

### **75% for Capital Outlay**

The final Engineer's Report for Fiscal Year 1995-96 (June 22, 1995) states that "not less than 75% of all proceeds of assessments levied by the Authority shall be used for capital outlay projects." While 25% is currently sufficient for administration and operations (the budget for 1995-96 is 12.5%), as the Authority acquires land, these costs (including maintenance) will rise. Other more established open space districts have operations and maintenance budgets in the 60-80% range. Depending on the maintenance levels required at various acquisitions, the Authority may need to allot more funds to operations and maintenance in the future.

### **Financial Projection Summaries**

The following charts and notes detail revenue and expenditure budgets based on the three funding scenarios. The bonding scenarios are for evaluative purposes only. Appropriate bonding levels will be explored if the Authority chooses to pursue bonding alternatives in the future. .



# Santa Clara County Open Space Authority

## APPENDIX

SANTA CLARA COUNTY OPEN SPACE AUTHORITY  
PRELIMINARY FINANCIAL PROJECTION SUMMARY  
FY1996/1997 THROUGH FY2010/2011

- WITHOUT BONDING

	Actuals FY96/97	Actuals FY97/98	Projected FY98/99	FIVE YEAR EXPENDITURE PLAN					ADDITIONAL TEN YEAR PROJECTION										Total FY96-2011			
				Planned FY96/97	Planned FY97/98	Planned FY98/99	Planned FY99/00	Planned FY00/01	Planned FY01/02	Planned FY02/03	Planned FY03/04	Planned FY04/05	Planned FY05/06	Planned FY06/07	Planned FY07/08	Planned FY08/09	Planned FY09/10	Planned FY10/11				
Beginning Fund Balance	0	3,500	3,659,774	7,466,774	11,184,774	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	0	
<b>Revenues:</b>																						
Net Assessment Charges	(A)	0	3,370,123	3,621,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	63,904,123
Interest Earnings	(B)	843	53,707	291,000	462,000	314,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,061,000
Grants/Donations	(C)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CMSA Loan		121,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,000
County Loan/Grants	(D)	151,156	355,419	385,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	921,575
<b>Total Revenues</b>		303,049	3,979,249	4,287,000	4,243,000	4,095,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	66,030,298
<b>Expenditures:</b>																						
Operations/Administration Support	(A)	299,549	322,975	450,000	525,000	650,000	682,500	716,625	752,456	790,079	829,583	871,062	914,615	960,348	1,008,363	1,058,781	1,111,720	1,167,308	1,225,871	1,286,631	1,349,631	14,336,631
Assessment Allocation:																						
20% to Cities (Capital Only)	(B)	0	0	0	0	2,504,120	619,700	612,875	605,709	598,184	590,283	581,988	573,277	564,131	554,527	544,444	533,836	522,739	511,066	500,000	488,000	8,918,896
80% to Authority (Capital/Maintenance)	(C)	0	0	0	0	10,024,479	2,478,800	2,451,300	2,422,835	2,392,737	2,361,134	2,327,850	2,293,108	2,256,523	2,218,110	2,177,775	2,135,424	2,090,855	2,044,263	1,996,631	1,952,631	
Interest on Assessments	(D)	0	0	0	0	331,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	331,850
<b>Total Operational &amp; Capital Expenditures</b>	(E)	299,549	322,975	450,000	525,000	13,512,249	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	63,931,123
Other One-Time:																						
Loan Repayment to Cities		0	0	0	0	121,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,000
Loan Repayment to County		0	0	0	0	895,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	895,525
Total Other Expenditures		0	0	0	0	1,017,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,017,525
<b>Total Expenditures</b>		299,549	322,975	450,000	525,000	14,529,774	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	65,280,298
<b>On-Going Reserves:</b>																						
Operations Contingency	(F)	0	0	0	0	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Cash Flow	(G)	0	0	0	0	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
<b>Ending Fund Balance (Including Reserves)</b>		3,500	3,659,774	7,466,774	11,184,774	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000

**Notes:**

- (a) assumes annexation of additional 13K+ parcels beginning in FY97 with no additional increase in assessment charge thereafter; revenues are net of County Tax Collection costs
- (b) interest earnings reflected at 5.5% yield through FY98; no additional interest is projected to be earned thereafter assuming that projected cash balance averages zero throughout each year
- (c) assumes Authority will pursue grants and donations and which will be budgeted with offsetting expenditure when identified
- (d) FY93/94 includes County grant of \$25K; balance represents loans from County Park Charter and General Funds
- (e) increase in FY96/97 reflects higher election costs; increase in FY97/98 reflects additional administrative resources which may be needed as capital expenditure plan is implemented; thereafter, increase is based on average 5% inflationary growth
- (f) assessment allocation for 20% Funding Program represents total assessment charges net of operations/administration expenditures (including prior loan repayments)
- (g) assumes cities will expend all funds allocated in the year allocated; if not expended, interest on idle funds will accrue separately (not currently reflected in interest calculation above); cities' allocations limited to capital improvements only
- (h) assumes Authority will expend all funds allocated in the year allocated; if not expended, interest on idle funds will accrue separately (not currently reflected in interest calculation above); expenditures assumed not to begin before FY97/98 due to pending litigation; Authority's discretion to fund maintenance requirements subject to existing policy limitations in effect
- (i) all interest earnings allocated to Authority's discretion for determination of appropriate expenditure; does not include amounts to be appropriated for Operations Contingency Reserve or set aside for Cash Flow Reserve or if expended, to be replenished to original level in the following year prior to distribution of available capital funds
- (k) Cash Flow Reserve to ensure adequate cash flow to fund operations/administration support pending receipt of the first cash distribution of assessment charge revenues each fiscal year at mid-year; set aside annually from prior accumulated interest earnings

# Santa Clara County Open Space Authority

SANTA CLARA COUNTY OPEN SPACE AUTHORITY  
 PRELIMINARY FINANCIAL PROJECTION SUMMARY  
 FY1996/1997 THROUGH FY2010/2011  
 WITH TAX-EXEMPT BONDING

	FIVE YEAR EXPENDITURE PLAN					ADDITIONAL TEN YEAR PROJECTION													
	Actuals FY93/94	Actuals FY94/95	Projected FY95/96	Planned FY96/97	Planned FY97/98	Planned FY98/99	Planned FY99/00	Planned FY00/01	Planned FY01/02	Planned FY02/03	Planned FY03/04	Planned FY04/05	Planned FY05/06	Planned FY06/07	Planned FY07/08	Planned FY08/09	Planned FY09/10	Planned FY10/11	FY96-2011
Beginning Fund Balance	0	3,500	3,659,774	7,466,774	17,846,887	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	0
<b>Revenues:</b>																			
Net Assessment Charges	(A)	0	3,570,123	3,621,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	83,906,123
Interest Earnings	(B)	843	53,707	251,000	679,000	445,000	0	0	0	0	0	0	0	0	0	0	0	0	1,429,650
Grants/Donations	(C)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Proceeds (net of Bonding Costs)	(D)	0	0	0	6,860,000	0	0	0	0	0	0	0	0	0	0	0	0	0	6,860,000
Other Loans	(E)	121,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,000
County Loans/Grants	(F)	181,106	353,419	365,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	921,525
<b>Total Revenues</b>		<b>303,049</b>	<b>3,978,249</b>	<b>4,237,000</b>	<b>11,320,000</b>	<b>4,226,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>73,238,298</b>
<b>Expenditures:</b>																			
Operations/Administration Support	(1)	299,549	322,975	450,000	525,000	630,000	682,500	716,625	752,458	790,079	829,583	871,062	914,615	960,348	1,008,363	1,058,781	1,111,720	1,167,306	1,225,671
Debt Service	(2)	0	0	0	294,887	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774	589,774
Bond Proceeds Allocation (Capital Only)	(3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20% to Cities	(4)	0	0	0	0	1,422,558	0	0	0	0	0	0	0	0	0	0	0	0	1,422,558
80% to Authority	(5)	0	0	0	0	5,690,233	0	0	0	0	0	0	0	0	0	0	0	0	5,690,233
Assessment Allocation:	(6)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
30% to Cities (Capital Only)	(7)	0	0	0	0	2,305,188	501,745	494,920	487,754	480,229	472,329	464,033	450,322	446,176	436,573	426,489	415,901	404,784	393,111
80% to Authority (Capital/Maintenance)	(8)	0	0	0	0	9,220,751	2,006,981	1,979,681	1,951,016	1,920,918	1,889,315	1,856,131	1,821,289	1,784,704	1,746,291	1,705,956	1,663,605	1,619,136	1,572,444
Interest on Assessment:	(9)	0	0	0	0	426,859	0	0	0	0	0	0	0	0	0	0	0	0	426,859
Total Operations & Capital Expenditures	(10)	<b>299,549</b>	<b>322,975</b>	<b>450,000</b>	<b>819,887</b>	<b>20,905,962</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>71,350,773</b>
Other One Time:																			
Notice of Lien Meeting for Bonding		0	0	0	120,000	0	0	0	0	0	0	0	0	0	0	0	0	0	120,000
Loan Repayment to Cities		0	0	0	0	121,000	0	0	0	0	0	0	0	0	0	0	0	0	121,000
Loan Repayment to County		0	0	0	0	886,525	0	0	0	0	0	0	0	0	0	0	0	0	886,525
Total Other Expenditures		<b>0</b>	<b>0</b>	<b>0</b>	<b>120,000</b>	<b>1,017,525</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,137,525</b>
<b>Total Expenditures</b>		<b>299,549</b>	<b>322,975</b>	<b>450,000</b>	<b>939,887</b>	<b>21,923,487</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>3,781,000</b>	<b>72,488,298</b>
<b>On-Going Reserves:</b>																			
Operations Contingency	(11)	0	0	0	0	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Cash Flow	(12)	0	0	0	0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
<b>Ending Fund Balance (including Reserves)</b>		<b>3,600</b>	<b>3,659,774</b>	<b>7,466,774</b>	<b>17,846,887</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>	<b>769,000</b>

Notes:

- (a) assumes annexation of additional 13K+ parcels beginning in FY97 with no additional increase in assessment charge thereafter; revenues are net of County Tax Collection costs
- (b) interest earnings reflected at 5.5% average annual yield through FY98; no additional interest is projected to be earned thereafter assuming that projected cash balance averages zero throughout each year
- (c) assumes Authority will pursue grants and donations and which will be budgeted with offsetting expenditure when identified
- (d) assumes \$7 million worth of 30 year bonds issued at 7.5% tax-exempt with interest payable semi-annually; proceeds are net of 2% bonding costs (ie. bond counsel, financial advisor, underwriter); additional bond issues may be authorized at a later date depending on acquisition priorities and funding availability
- (e) FY93/94 includes County grant of \$25K; balance represents loans from County Park Charter and General Funds
- (f) increase in FY96/97 reflects higher election costs; increase in FY97/98 reflects additional administrative resources which may be needed as capital expenditure plan is implemented; thereafter, increase is based on average 5% inflationary growth
- (g) annual debt service for \$7 million bond issue for 30 years; first year only reflects one semi-annual payment assuming that bonds are issued in Nov/96; annual debt service amount is approximately 16% of the total annual net assessment charges; total interest payout over the life of the bonds is \$10.7 million
- (h) bond proceeds, including interest earned while proceeds are idle, to be allocated under the 20% Funding Program criteria and are limited to capital improvements and acquisitions only;
- (i) assessment allocation for 20% Funding Program represents total assessment charges net of operations/administration expenditures (including prior loan repayments) and debt service requirements;
- (j) assumes cities will expend all funds allocated in the year allocated; if not expended, interest on idle funds will accrue separately (not currently reflected in interest calculation above); cities' allocations limited to capital improvements only
- (k) assumes Authority will expend all funds allocated in the year allocated; if not expended, interest on idle funds will accrue separately (not currently reflected in interest calculation above); acquisition expenditures assumed not to begin before FY97/98 due to pending litigation; Authority's discretion to fund maintenance requirements subject to existing policy limitations in effect
- (l) all interest earnings allocated to Authority's discretion for determination of appropriate expenditure; does not include amounts to be appropriated for Operations Contingency Reserve or set aside for Cash Flow Reserve or if expended, to be replenished to original level in the following year prior to distribution of available capital funds
- (m) Operations Contingency Reserve account for unforeseen or emergency needs for administration of the Authority, appropriated from prior accumulated interest earnings; if not expended, to be re-appropriated each fiscal year, or if expended, to be replenished to original level in the following year prior to distribution of available capital funds
- (n) Cash Flow Reserve to ensure adequate cash flow to fund Authority's expenditures pending receipt of the first cash distribution of assessment charge revenues each fiscal year at mid-year; set aside annually from prior accumulated interest earnings

# Santa Clara County Open Space Authority

SANTA CLARA COUNTY OPEN SPACE AUTHORITY  
 PRELIMINARY FINANCIAL PROJECTION SUMMARY -WITH TAXABLE BONDING  
 FY1996/1997 THROUGH FY2010/2011

	Actuals FY93/94	Actuals FY94/95	Projected FY95/96	FIVE YEAR EXPENDITURE PLAN					ADDITIONAL TEN YEAR PROJECTION										Total FY94-2011			
				Planned FY96/97	Planned FY97/98	Planned FY98/99	Planned FY99/00	Planned FY00/01	Planned FY01/02	Planned FY02/03	Planned FY03/04	Planned FY04/05	Planned FY05/06	Planned FY06/07	Planned FY07/08	Planned FY08/09	Planned FY09/10	Planned FY10/11				
<b>Beginning Fund Balance</b>	0	3,500	3,659,774	7,466,774	17,787,384	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	0	
<b>Revenues:</b>																						
Net Assessment Charges	(A)	0	3,570,123	3,621,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	63,906,123
Interest Earnings	(B)	943	53,707	251,000	679,000	443,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,427,560
Grants/Donations	(C)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bond Proceeds (Net of Bonding Costs)	(D)	0	0	0	6,860,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,860,000
Cities Loan	(E)	121,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,000
County Loan/Grants	(K)	181,106	355,419	385,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	921,525
<b>Total Revenue</b>		303,049	3,979,249	4,257,000	11,320,000	4,224,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	73,236,296	
<b>Expenditures:</b>																						
Operations/Administration Support	(1)	299,549	322,975	450,000	525,000	650,000	682,500	716,625	752,458	790,079	829,583	871,062	914,615	960,346	1,008,363	1,058,781	1,111,720	1,167,308	1,225,671	1,286,631	14,336,631	
Debt Service	(2)	0	0	0	354,390	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	708,779	10,277,300
Bond Proceeds Allocation (Capital Only)	(3)	0	0	0	0	1,422,558	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,422,558
20% to Cities	(4)	0	0	0	0	5,690,233	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,690,233
Assessment Allocation:	(5)	0	0	0	0	2,269,496	477,844	471,119	483,953	458,428	448,328	440,232	431,521	422,375	412,772	402,888	392,100	380,993	369,310	357,848	7,839,458	
20% to Cities (Capital Only)	(6)	0	0	0	0	9,077,844	1,911,777	1,884,477	1,855,912	1,825,713	1,794,110	1,760,927	1,726,065	1,689,500	1,651,088	1,610,752	1,568,401	1,525,930	1,477,240	1,432,611	1,387,240	13,207,753
80% to Authority	(7)	0	0	0	0	424,855	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	424,855
100% to Authority	(8)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Operations & Capital Expenditures		299,549	322,975	450,000	879,390	20,243,839	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	71,348,773	
Other One Time:																						
Notice of Lien Mailing for Bonding		0	0	0	120,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	120,000
Loan Repayment to Cities		0	0	0	0	121,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,000
Loan Repayment to County		0	0	0	0	886,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	886,525
Total Other Expenditures		0	0	0	120,000	1,017,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,017,525
<b>Total Expenditures</b>		299,549	322,975	450,000	999,390	21,261,364	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	3,781,000	72,466,298	
<b>On-Going Reserves:</b>																						
Operations Contingency	(M)	0	0	0	0	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Cash Flow	(N)	0	0	0	0	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,000,000
<b>Ending Fund Balance (Including Reserves)</b>		3,400	3,659,774	7,466,774	17,787,384	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	760,000	

**Notes:**

- (a) assumes annexation of additional 13K+ parcels beginning in FY97 with no additional increase in assessment charge thereafter; revenues are net of County Tax Collection costs
- (b) interest earnings reflected at 5.5% average annual yield through FY98; no additional interest is projected to be earned thereafter assuming that projected cash balance averages zero throughout each year
- (c) assumes Authority will pursue grants and donations and which will be budgeted with offsetting expenditure when identified
- (d) assumes \$7 million worth of 30 year taxable bonds issued at 9.5% with interest payable semi-annually; proceeds are net of 2% bonding costs (ie. bond counsel, financial advisor, underwriter); additional bond issues may be authorized at a later date depending on acquisition priorities and funding availability
- (e) FY93/94 includes County grant of \$25K; balance represents loans from County Park Charter and General Funds
- (f) increase in FY96/97 reflects higher election costs; increase in FY97/98 reflects additional administrative resources which may be needed as capital expenditure plan is implemented; thereafter, increase is based on average 5% inflationary growth
- (g) annual debt service for \$7 million bond issue for 30 years; first year only reflects one semi-annual payment assuming that bonds are issued in Nov'96; annual debt service amount is approximately 19% of the total annual net assessment charges; total interest payout over the life of the bonds is \$14.3 million
- (h) bond proceeds, including interest earned while proceeds are idle, to be allocated under the 20% Funding Program criteria and are limited to capital improvements and acquisitions only;
- (i) assessment allocation for 20% Funding Program represents total assessment charges net of operations/administration expenditures (including prior loan repayments) and debt service requirements;
- (j) assumes cities will expend all funds allocated in the year allocated; if not expended, interest on idle funds will accrue separately (not currently reflected in interest calculation above); cities' allocations limited to capital improvements only
- (k) assumes Authority will expend all funds allocated in the year allocated; if not expended, interest on idle funds will accrue separately (not currently reflected in interest calculation above); acquisition expenditures assumed not to begin before FY97/98 due to pending litigation; Authority's discretion to fund maintenance requirements subject to existing policy limitations in effect
- (l) all interest earnings allocated to Authority's discretion for determination of appropriate expenditure; does not include amounts to be appropriated for Operations Contingency Reserve or set aside for Cash Flow Reserve
- (m) Operations Contingency Reserve account for unforeseen or emergency needs for administration of the Authority, appropriated from prior accumulated interest earnings; if not expended, to be re-appropriated each fiscal year, or if expended, to be replenished to original level in the following year prior to distribution of available capital funds
- (n) Cash Flow Reserve to ensure adequate cash flow to fund Authority's expenditures pending receipt of the first cash distribution of assessment charge revenues each fiscal year at mid-year; set aside annually from prior accumulated interest earnings

# **Santa Clara County Open Space Authority**

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## **HISTORY OF THE AUTHORITY**

Special districts created for the purpose of preserving open space have succeeded in Northern California since the formation of the East Bay Regional Park District in 1934. The Midpeninsula Regional Open Space District (MROSD), created in 1972, was the first open space district to be formed that included a portion of Santa Clara County. In 1986 and 1987, two independent reports recommended the formation of a special open space district in the areas of the County not included in the MROSD.

Through the dedication of concerned citizens, local governments, and open space organizations, the Santa Clara County Open Space Authority was created in 1992 by State Legislation introduced by Senator Henry Mello and signed by Governor Pete Wilson. In 1993 an interim Board of Directors was appointed. The Authority is comprised of the cities of Campbell, Milpitas, Morgan Hill, Santa Clara and San Jose, as well as unincorporated areas of Santa Clara County not within the Midpeninsula Regional Open Space District. The City of Gilroy chose not to join the Authority.

In 1994 an Engineer's Report relating assessment to land value benefits was completed, and in June 1994, voters within the Authority's boundary approved an advisory ballot measure by a 57% majority supporting the use of the benefit assessment funding mechanism. In addition, a seven member Board of Directors was elected in 1994, and following a public hearing process, the Board voted to proceed with the assessment district with a typical annual assessment of \$12, and an annual funding level of about \$3.6 million.

After formation of the assessment district, litigation was filed requesting review of the assessment. While the Authority received a favorable decision in Superior Court, the decision has been appealed to the Sixth District Court of Appeal. In 1995 a Citizens Advisory Committee (CAC) was formed, and given the task of preparing the Authority's first 5 Year Plan, including a 5 Year Expenditure Plan for approval by the Board.

1. San Jose Hillside and Greenbelt Task Force: *The Greenbelt: A Legacy for the Future*, 1986, and Santa Clara County Preservation 2020 Task Force: *Open Space Preservation: A Program for Santa Clara County*, 1987.

**A-I**

**Acquisition Evaluation Checklist**

**I. PARCEL DESCRIPTION**

**Date**

Location:	Parcel No:
District:	Boundaries:
Size:	Elevation:
Topography:	
Owned By: Willing Seller:      Yes ___      No ___	Lessee & Current Use
General Plan and Zoning Designations	Proposed Use
Type of Proposed Acquisition (Title, easement, etc.)	Current and proposed surrounding uses
Relationship to adjacent open space (potential for expansion, trail connections)	Existing or potential adjacent nuisances
Buildings, structures on property	Underground structures, septic systems, wells
Existing easements/title restrictions	Location/access to utilities, including water
Hazardous conditions or materials	Encroachments
Legal Access to Property	Historical/cultural/archeological features
Drainage/Flooding Concerns	Existing Survey
As-Built Plan	Topographical Map
Necessary Repairs or Demolition	Fencing requirements
On-site or adjacent habitat or species requiring special attention	Level 1 Soils toxicity analysis, if warranted

B-1

**Acquisition Evaluation Checklist**

**II. ACQUISITION GOALS** (See page 7 of 5 Year Plan)

Does the proposed acquisition help to achieve the Authority's acquisition goals?  
If yes, describe

---

Does the proposed acquisition help to achieve a distribution of open space within the Authority's boundaries?  
If yes, describe

---

**III. ACQUISITION CRITERIA** (See page 9 of 5 Year Plan)  
Check which of the following acquisition criteria are met.

	Preserves	Potential to Restore/ Create	Comments
<b>Environmental Preservation</b>			
• Natural Geography <sup>1</sup>			
• Unique Plant Communities/Diverse Habitats			
• Rare/Endangered or Threatened Species Habitat			
• Watershed			
<b>Scenic Preservation</b>			
• Unique Scenic Resources			
• Viewshed			
<b>Greenbelts and Urban Buffers</b>			
<b>Agricultural Preservation</b>			
<b>Outdoor Recreation<sup>2</sup></b>			
<b>Connections</b>			
• Trails			
	Yes	No	Comments
Site large enough to functionally provide intended benefit, or future potential for expansion			

Notes:  
 1. Wetlands/baylands, riparian areas, valley floor, hillside, ridgeline.  
 2. Outdoor recreation, as defined in the Definition of Open Space (see page 5 of 5 Year Plan).

**Acquisition Evaluation Checklist**

**IV. PRIORITY CONSIDERATIONS** (See page 11 of 5 Year Plan)

	Yes	No	Comments
Listed in open space areas recommended by member jurisdictions			
Eligible areas listed in Figure IV-4, page IV-12 of the 2020 Report			If yes, give list ranking
Listed as priority by multiple jurisdictions			If yes, which jurisdictions
Satisfies multiple acquisition criteria			If yes, how many criteria
Accessible to and benefits a diversity of people; close and visible to the urban area			
Contiguous to existing public open space			
Vulnerability to imminent development <sup>1</sup>			
Opportunity for joint project with other agencies/organizations			
Favorable financial conditions (e.g. bargain sale, gift, low maintenance costs, etc.)			

**V. FINANCIAL CONSIDERATIONS**

Acquisition		Site Restoration/Development		Maintenance (Estimated Annual Costs)	
Cost of Property	\$ _____	Design/Engineering Costs	\$ _____	Operations Start-Up Costs	\$ _____
Legal Costs	\$ _____	Restoration/Development	\$ _____	Equipment/Materials	\$ _____
Appraisal Costs	\$ _____	Mitigation/Monitoring Costs	\$ _____	Monitoring/Other Costs	\$ _____
Closing Costs	\$ _____	Other	\$ _____	Security	\$ _____
Other	\$ _____	<b>Total Site Restoration/Development</b>	\$ _____	Liability Insurance	\$ _____
<b>Total Acquisition</b>	\$ _____	Time Frame for Restoration/Development		<b>Total Annual Maintenance</b>	\$ _____
<b>Total Cost per Acre</b>	\$ _____			Potential Revenues	\$ _____

Notes:

1. Vulnerability to development based on probable time frame of development, availability and access to utilities; General Plan and zoning designations; status of applications & permits.

## **ACQUISITION METHODS GLOSSARY**

This section elaborates on innovative financing techniques as listed on page 12.

### **Access Easement**

A property right establishing a specific, permanent right of passage by trail accommodating one or a combination of hiking, equestrian and bicycling uses. The landowner retains title to the land subject to the public agency easement dedicated for trail purposes. .

### **Conservation Easement**

An agreement between a landowner and public agency which legally restricts uses of the land which would reduce or destroy the open space or agricultural nature of the parcel. Conservation easements generally do not allow for public access.

In the case of any easement agreement, the Authority shall consider and resolve such issues as liability and maintenance responsibilities.

### **Leaseback of Farmland**

The Authority may purchase farmland and lease the land back to the farmer based on negotiated terms. In this way, the farmer receives a major portion of the capital value of the land and does not have the expense of property taxes. The Authority receives the rent income. The Authority may also place use restrictions on the land relating to farming and other agricultural purposes.

### **Land Trades**

The Authority may trade land which it has acquired, perhaps as a gift, for other land which is more appropriate for open space use. The trade may also include partial cash payment if required to equalize values.

### **Life Estates**

The Authority may purchase property which is conveyed to the Authority during the lifetime of the owner. The Authority would not be able to use the property while occupied by the owner. With such an arrangement, the Authority can purchase land at current or reduced value, and the owner receives cash from the sale while still retaining occupancy.



## **Santa Clara County Open Space Authority**

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### **Trusts**

A charitable giving of property to the Authority. Conveyance of the property is not until after the death of the owner. The owner may be paid an annuity during his/her lifetime. The owner or his/her estate receives the tax benefits of the charitable gift.

### **Irrevocable Offers of Land or Easement Dedication**

An offer of land or an easement subject to approval of the local government or the Authority, usually associated with the conditions of approval for a proposed land development. This method would typically be used in conjunction with approval of a land development by a city or the County, with the land or easement conveyed to the Authority, since the Authority is not an agency responsible for establishing land use and zoning.

### **Right of First Refusal**

The Authority may establish a contractual agreement with a landowner to have the option to acquire property on the same price and terms in the event the owner receives an offer from another party.

Transfer of Development Rights (TDR) TOR allows the development rights on one property (the donor) to be transferred to another property (the receiver) in order to relocate potential development. TOR programs are typically dependent upon 1) a willing buyer of one property at the same time as a willing seller of the other property, and 2) potential for higher density development in the receiving area which creates demand for the development rights. TOR programs can only be implemented by cities or the County which have land use powers. The Authority could become the holder and manager of open space lands resulting from a TOR program.

### **Partial Gift**

If a property owner is willing to donate some portion of the value of a property but wishes to receive payment for the rest, the Authority may arrange for a partial gift with a purchase of the other portion of the property. The owner receives the tax benefits of the charitable gift.

**TWENTY PERCENT FUNDING PROGRAM  
APPLICATION FORM**

**General Notes:**

- In order to be considered for fiscal year, \_\_\_\_\_ application forms must be received by the SCCOSA General Manager by \_\_\_\_\_.
- The Open Space Authority reserves the right to request additional information from the applicant as a part of the application review and approval process.
- If more space is required to answer any of the questions, additional sheets may be used. Please reference the question number in the response.
- For additional information, refer to Chapter 7 of the Authority's 5 Year Plan.

- 1) **Name of applying jurisdiction:**
- 2) **Contact Person (name, title, department, address, phone, fax):**
- 3) **Name, address, title, department, phone and fax of representative responsible for supervision of funds and records for participating jurisdiction:**
- 4) **Name and Location of Project:**
- 5) **Current Owner:**
- 6) **Current Lessee (if applicable):**
- 7) **Current Zoning:**
- 8) **Site size:**
- 9) **If joint project, or if owner will remain other than applicant, list other agencies involved, and their responsibilities for the project.**
- 10) **Brief description of proposed project:**



# Santa Clara County Open Space Authority

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15) **Project Budget** (Attach cost estimate if available.)

**Total Cost** \$ \_\_\_\_\_

**Amount requested in this application** \$ \_\_\_\_\_

**Other funding sources (list)**

\$ \_\_\_\_\_

\$ \_\_\_\_\_

**Projected annual 20% funds available to applicant** \$ \_\_\_\_\_  
(To be completed by Authority staff)

**Projected annual revenue (If applicable)** \$ \_\_\_\_\_

16) **If amount requested exceeds projected 5 year allocation, does jurisdiction wish to accrue funds for longer than 5 years?**

Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, state why this project is more appropriate than other projects that could be accomplished more quickly.

If no, please state funding strategy.

17) **Maintenance Budget**

**Estimated Annual Maintenance Cost** \$ \_\_\_\_\_

**Are local funds allocated for maintenance?** Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, provide allocation documentation.

If no, how will the project be maintained?

18) **Project schedule** (including necessary permits and approvals, starting and completion dates):

# Santa Clara County Open Space Authority

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19) **Approved by City Council / Board of Supervisors?** Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, attach copy of Resolution or meeting minutes.

If no, give date of expected approval:

20) **Date reimbursement payment from Authority expected to be requested:**

21) **Please describe long-term site development goals if different than proposed use as stated in application.**

22) **List design or construction drawings, studies or other reports that have been prepared in support of this project. Include the name, address and phone number for the staff member or consultant who prepared each plan / report.**

# **Santa Clara County Open Space Authority**

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## **SUMMARY OF OPEN SPACE RECOMMENDATIONS FROM PARTICIPATING JURISDICTIONS (AS OF MAY 31, 1995)**

As part of the process of preparing the 5 Year Plan, recommendations for open space acquisition were received from the participating jurisdictions. These recommendations are listed below. Inclusion on this list does not constitute approval by the Authority's Board. The Authority will pursue only those recommendations that comply with policies as outlined in the 5 Year Plan.

### **The City of Campbell**

- Expand the Los Gatos creek Trail along the western bank between Campbell Avenue and Creekside Way so the trail runs along both sides throughout most of Campbell.
- Develop water district percolation ponds and creek channels into recreational, picnic areas, and pedestrian paths.
- Purchase additional acreage in tandem with the City's purchase of "Naylorable" land of surplus school sites, and purchase non-school sites for neighborhood parks.
- Improvements to existing substandard parks (Virginia Park).
- Improve access to existing open space areas such as:
  - Los Gatos Creek Trail;
  - percolation ponds;
  - improve trails along existing creeks.
- Jointly develop surplus school sites with the City to maximize the benefit to citizens.
- Augment landscaping along San Tomas Expressway
- The Winchester Drive-in site.

### **The City of Milpitas**

- Trail development, both in the Valley floor portion of Milpitas and within the Hillside area. .
- Establishment of an historical park around the Alviso Adobe at Calaveras Boulevard and Piedmont Road.
- Expansion of the City's Higuera Adobe Park to include the buildings and grounds of the Curtner/Weller Estate.

### **The City of Morgan Hill**

- Preservation of open space between Morgan Hill and its neighbors, San Jose and San Martin.
- Protection of stream corridors such as Llagas and Uvas Creeks.
- Protection of ridgelines near Lake Anderson and other hilltops.
- Preservation of El Toro Mountain on the west side of Morgan Hill.

### **The City of San Jose**

- Hillsides
- Major Valley Floor Open Space
- Creeks and Trails
- Regional Parks
- Related Operation and Maintenance

### **The City of Santa Clara**

- City-wide creekside trails with emphasis on North (side) of Bayshore Freeway.

## **Santa Clara County Open Space Authority**

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- Park improvements around the two storm drain retention basins off Lafayette Street and Great America Parkway.
- Consideration of an Executive Golf Course on City owned landfill site north of the existing Santa Clara Golf and Tennis Club.
- Consideration of a neighborhood park on the former Monticello Elementary School site.

### **The County of Santa Clara**

County parks and recreation facilities – These projects consist of County park and recreation facilities that are regional in nature and located throughout the District. County operated parks and recreation facilities typically include many of the District's natural resources, large regional parks that offer a wide variety of recreational opportunities not available elsewhere in the District and trail and stream systems that traverse the entire District. These facilities include:

- Sports Facilities
- Lakes, fishing and boating facilities
- Trail and trail connections to State parks and other open space areas
- Large regional parks
- Natural centers of significant ecological areas and historical areas
- Mountain and canyon areas
- Open space and critical natural lands
- Equestrian facilities

Funds are included both for specific parks and recreation facilities which meet the needs of the regional criteria and for non specified regional park and recreational facilities throughout the District.

- **County Regional Parks and Recreation**  
Acquisitions Funds to acquire, develop, and restore regional parks and recreational and natural lands throughout the districts. The following are a listing by parks of proposed acquisitions:
  - Almaden Quicksilver Regional County Park
  - Anderson Lake Regional Park
  - Anderson/Coyote Creek Trail Connections
  - Chitactac-Adams School Site
  - Calero Lake Regional Park
  - Coyote Creek South Regional County Park
  - Coyote Reservoir County Regional Park
  - Penitencia Creek County Park
  - Santa Teresa County Park
  - Lexington Reservoir†
  - Rancho San Antonio County Park†
  - Stevens Creek Park†
  - Villa Montalvo Arboretum†

†These are in MROSD rather than the jurisdiction of the Authority.

County of Santa Clara, California • Planning Office • Development Review Section  
 County Government Center, East Wing, 7th Floor, 70 W. Hedding Street, San Jose, CA 95110

## Notice of Exemption from CEQA

To:  County Clerk  
 County of Santa Clara       Office of Planning & Research  
 1400 Tenth St., Room 121  
 Sacramento, CA 95814

Project Title Open Space Plan (5 Year Plan)		File Number CP 96-2
Project Location Area of Santa Clara County within the jurisdictional boundaries of the Open Space Authority		APN (s) NA
Public Agency Approving Project Santa Clara County Open Space Authority	Person or Agency Carrying out project same	
Project Description (including purpose and beneficiaries of project) The plan sets forth policies, criteria and priorities for acquisition of open space within the boundaries of the Authority. It includes procedures to be utilized in acquiring open space, lists recommended areas for acquisition within the unincorporated rural areas as well as within the boundaries of the constituent cities and presents a five (5) year expenditure plan.		
Exempt Status (check one / Indicate type and State CEQA Guidelines section number):		
<input type="checkbox"/> Statutory Exemption:		
<input checked="" type="checkbox"/> Categorical Exemption: §15317.15316, 15308 and 15307		
<input type="checkbox"/> Other:		
Reasons why project is Exempt: Project will enable the Authority to acquire "easements or fee interests in order to maintain the open space character of the area." Park acquisition may also be enabled through this plan. The enabled actions will have the effect of protecting natural resources and the environment.		
County Contact Person Hugh H. Graham	Title Senior Planner	Telephone Number 408-299-2521

Date: 3.17.96      Signature: Hugh H. Graham

F-1

9/29/94



# Santa Clara County Open Space Authority

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## Santa Clara County Open Space Authority

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### Board Members

Garnetta J. Annable  
Director, District 4  
Chairperson

Richard Forst  
Director, District 5  
Vice-Chairperson

John Baird  
Director, District 1

Bob McGuire  
Director, District 2

Clysta E. Seney  
Director, District 3

Pete Carrillo  
Director, District 6

Janis Fraser-Juarez  
Director, District 7

General Manager  
Larry Coons

May 2, 1997

To: Board of Directors  
Open Space Authority

Agenda Item #5A

From: Larry Coons  
General Manager

Subject: Annual Review and Revision of the 5 Year Open Space Plan

### Recommendation.

Following the public hearing, it is recommended that the Board make any adjustments that it wishes to the proposed changes and adopt the proposed changes for FY-96/97.

### Background.

Following review and recommendation of the Citizens Advisory Committee, the Board received recommendations for revisions of the 5 Year Plan on January 9.

The Board set dates of April 10 and May 8 for public hearing on the proposed changes and authorized publication of public notice and distribution of the proposed changes to any interested party.

The first public hearing was held on April 10, at such time Chairperson Eric Carruthers reviewed the proposed changes. This is the second public hearing. (Eight people have called to ask for copies of the proposed changes on the basis of seeing the item on the agenda or reading the notices in the newspapers.) Following the hearing, the Board will wish to consider adoption of the proposed changes.

/syp update

SCC Open Space Authority Board Approved <i>w/out adjustments</i> Board Meeting Date: <u>5/8/97</u> Agenda Item # <u>5A</u>
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298 Garden Hill Drive, Los Gatos, California 95030-2421 • 408-358-9443 • Fax 408-358-4981



# Santa Clara County Open Space Authority

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## Santa Clara County Open Space Authority

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### Board Members

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Bob McGuire  
Director, District 2

Clysta E. Seney  
Director, District 3

Pete Carrillo  
Director, District 6

Janis Fraser-Juarez  
Director, District 7

General Manager  
Larry Coons

February 7, 1997

To: Board of Directors  
Open Space Authority

From: ✓ Larry Coons  
General Manager

Agenda Item #5B

Subject: First Annual Review of the 5 Year Open Space Plan

### Recommendation.

It is recommended that the Board set the dates of April 10 and May 8 as the date for public notice and public hearing of proposed changes in the Authority's 5 Year Open Space Plan

### Background.

The Board previously received recommendations from the Citizens Advisory Committee regarding the first annual update of the 5 Year Plan. Staff was asked to respond to two questions to assist the Board in establishing the public review process for the hearings to consider the changes. The first related to the experience of the Board with public meetings in addition to the public hearings in 1996 and the second related to the language in the 5 Year Plan regarding surplus school sites. Both items were included in a report and discussed by the Board at the meeting of January 23.

In addition, correction was proposed to the Open Space Opportunities Map. The proposed correction to the mapping of open space in Coyote Valley has been reviewed with the Citizens Advisory Committee and the Technical Advisory Committee since the last meeting. There were no objections to including the proposed correction in the material for public hearing. The corrected language and map are attached as Appendix G. All others remain the same as previously reviewed by the Board on January 9, including:

Board Transmittal dated 1/2/97  
CAC Transmittal dated 6/17/96  
Kathy Berry memo of 11/22/96  
W. Roche Garcia letter of 11/4/96  
Supplement to Board Transmittal dated 1/9/97  
(summary of recommended changes by participating  
jurisdictions)  
Chart/Status of Assignments to CAC dated 1/2/97  
(and will now include Appendix G -- correction to the Open  
Space Opportunities Map.)

5YP 2/7/97

# Santa Clara County Open Space Authority

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## Santa Clara County Open Space Authority

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### Board Members

Garnetta J. Annable  
Director, District 4  
Chairperson

Richard Forst  
Director, District 5  
Vice-Chairperson

John Baird  
Director, District 1

Bob McGuire  
Director, District 2

Clysta E. Seney  
Director, District 3

Pete Carrillo  
Director, District 6

Janis Fraser-Juarez  
Director, District 7

General Manager  
Larry Coons

January 2, 1997

To: Board of Directors  
Open Space Authority

From:  Larry Coons  
General Manager

Agenda Item #5B

Subject: Annual Review of 5 Year Open Space Plan

### **Recommendation.**

It is recommended that the Board accept the report of the CAC and determine the schedule of actions necessary to conduct public review and adoption of any desired changes in the 5 Year Open Space Plan.

### **Background.**

The Board adopted the 5 Year Plan in June of 1996. One of the expectations was that the plan would be updated annually. That process was begun by a letter to the participating jurisdictions in August with a due date of October 15. Those were provided to the Citizens Advisory Committee with the request that they be considered along with some assignments which had been made to the CAC at the time the Plan was adopted.

The CAC has considered the assignments and reviewed the modifications proposed by the participating jurisdictions. A report of the CAC is attached and will be discussed by Chairperson John Fioretta at the meeting. A list of the assignments has been attached to this report to show status of work on each.

The following steps are suggested:

First, the Board is asked to accept the report of the Committee.



Second, if there is any additional information needed before the Board sets a date for hearing, the Board needs to clarify any research or changes that are desired.

Either now, or at the future time that the Board has the material in a form that it is ready to issue the material for public review, a decision is needed as to whether the proposed changes are significant enough to warrant additional public meetings.

And, fourth, the date or dates of public hearing need to be established.

**Example:**

- 1/9 Report of CAC
- 2/13 Board approve distribution of materials for annual review of 5 Year Plan
- 3/13 Set Public Hearing date
- 4/10 Hold first public hearing (or)
- April Conduct public meetings and slip dates of hearings (indicate preference for number and locations), and
- 5/8 Conduct second public hearing and adopt changes

**Attachment: Summary of the assignments and status of each;  
Report of CAC (To be discussed by Chairperson  
Fioretta at the meeting)**

**5YP 1/2/97**

**Recommendations of the Citizens Advisory Committee  
for the FY-96/97 Annual Review of the 5 Year Open Space Plan  
Santa Clara County Open Space Authority**

November 25, 1996

The initial 5 Year Plan of the Open Space Authority provided for an annual review of the Plan. To initiate the first annual review, the Board referred four items to the Committee upon approval of the Plan and invitations to review their original requests were distributed to the participating jurisdictions in August. In addition to the assignments, the responses were assigned to the Citizens Advisory Committee (CAC) for review and recommendation to the Board of Directors. An additional request was received from an owner in November to have property removed from the plan. The Committee was also asked to review this request.

Presentations were made to the Committee by Patrick Morris of the City of Morgan Hill, property owner Rocke Garcia, Mike Flores of the City of San Jose, and Hugh Graham of the County of Santa Clara. This report is the result of deliberations by the Committee of the proposed changes in the 5 Year Plan over a period of three meetings between August 26 and November 25. As a result of these deliberations, the Committee unanimously recommends that the Board of Directors...

- 1a. Not consider adoption of criteria for adding or deleting areas from the Open Space Plan at this time because:
  - the Plan has only recently been adopted and needs to be given a reasonable time to work,
  - the areas delineated on the open space opportunities map are generally described and the plan does not impose restraint or restriction on the properties,
  - the Authority is working with willing sellers to achieve its goals, and
  - showing a parcel on the Open Space Opportunities Map does not automatically mean that it will be acquired.
- 1b. Not consider the deletion of his property as requested by Mr. Garcia for excluding the site of Boulder Ridge Golf Course from the Open Space Plan in consideration of the findings listed above.
2. Clarify the language of the 5 Year Plan (in response to the suggestions by Craig Breon to increase emphasis of preservation and restoration of wildlife habitat) by deleting the second and

third bullet and adding a new bullet under Acquisition Criteria on page 10 to read

- Preserve natural habitats, representative of the region, and the communities of native species that rely on those habitats with special emphasis on rare and endangered habitats and species.”

and, change the first bullet of Site Development Considerations on page 17 to read:

- To enhance, restore or preserve the open space benefits of the property.

3. In the absence of further information from the City of Morgan Hill to describe the costs of maintenance; deny a change in the policy of using the 20% Funding Program for maintenance expenses.
4. Adopt a policy to ensure that the lands or improvements derived from Authority funding are used for their intended purposes by:
  - careful drafting of contract language,
  - deed restrictions, and
  - an effective monitoring program.

Such monitoring program to include an inventory of fund transfers in the applications for the 20% Funding Program (as item #23 on Appendix D-4) and a progress report on the use of the funds previously granted. This recommendation was prepared after review and discussion of a memo from Deputy County Counsel Kathy Berry which is attached as additional information.

5. Modify the process by which open space recommendations of participating jurisdictions are formulated and considered by
  - asking the jurisdictions to respond to the annual invitation only when they have changes in their previous recommendations,
  - require formal action of the City Council or Board of Supervisors on the recommendations, and
  - conduct at least one public hearing on all changes to the Open Space Plan by the Board of Directors.  
(See summary of recommended changes attached for three jurisdictions.)

**Note:** Although no action was taken regarding the request by Phillip Nones to include the cannery birding site in the open space plan for Alviso, the request had previously been communicated to the City of San Jose for consideration as part of the City's General

Plan Update for the Alviso Area and further consideration of the request will be deferred until the City has completed its study.

The report was unanimously approved by the Committee with 14 members present, two members absent and one vacancy. The draft of the Committee recommendations was then routed to the members of the Committee for final review and edits. Chairperson John Fioretta will present the report at the Board meeting 1/9/97.

It is proposed that the Board receive the report and schedule a public hearing to receive public comment and consider the proposed changes prior to taking action.

Current members of the Citizens Advisory Committee:

John Fioretta, Chairperson  
Eric Carruthers  
Doug Christopher  
Tim Clancy  
Carl Guardino  
Virginia Holtz  
Mark Lazzarini  
Geraldine Luna  
Russ Mancillas  
Kitty Monahan  
Richard Santos  
Clark Smith  
Susanne Waher  
Walt Warner

Board Liaison:  
John Baird  
Clysta Seney  
Bob McGuire (Alternate)

Attachments:

List of assignments to CAC 6/17/96  
Memo from Kathy Berry dated 11/22/96  
Letter from Rocke Garcia assigned to CAC 11/26/96  
Summary of recommended changes by participating jurisdictions with copies of the letters received from the Cities of Campbell, and Santa Clara and the County.

cac Recom 1/3





Santa Clara County  
**Open Space Authority**

June 17, 1996

**Board Members**  
Garnetta J. Annable  
Director, District 4  
Chairperson

Richard Forst  
Director, District 5  
Vice-Chairperson

Johne Baird  
Director, District 1

Bob McGuire  
Director, District 2

Jerry T. Estruth  
Director, District 3

Pete Carrillo  
Director, District 6

Janis Fraser-Juarez  
Director, District 7

**General Manager**  
Larry Coons

To: Citizens Advisory Committee  
Open Space Authority

Agenda Item #6A,B

From:  Larry Coons  
General Manager

Subject: 5 Year Plan

**Plan Approved 6/13/96** For those members of the Committee who have not already heard, the Board of Directors approved the 5 Year Plan June 13. It was approved with some minor modifications which had been proposed as a result of the public meetings and public hearings. By second motion, the Board also referred to the Citizens Advisory Committee (for further consideration during the first annual review of the plan) some of the issues which had been raised during the Board's discussion of the plan. At the same meeting, the Board also approved the Annual Assessment for the coming year and the Annual Budget for FY-96/97.

Those items referred to the CAC for further consideration included:

1. Request to develop criteria for the Authority to consider in adding areas to the plan or removing them from the plan as was proposed by Garcia proposal to remove portion of Santa Teresa Ridge from the plan and City of San Jose's request to defer action.
2. Suggestions by Audubon Society to give additional emphasis to restoration of habitats.
3. Request by the City of Morgan Hill to authorize the use of Twenty Percent Funding Program funds for maintenance of open space.
4. Proposal by Director Fraser-Juarez that a procedure be established to assure that property acquired with open space funds not be changed in the future without review and approval of the Authority.

# Santa Clara County Open Space Authority

NOV 22 1996 05:08PM COUNTY COUNSEL COUNTY

## County of Santa Clara Office of the County Counsel

County Government Center, East Wing  
70 West Hedding Street  
San Jose, California 95110-1770  
(408) 299-2111  
(408) 292-7240 (FAX)



Agenda Item # 6A  
+ 6D

Steven M. Woodside  
County Counsel

### M E M O R A N D U M

TO: CITIZENS ADVISORY COMMITTEE OF THE OPEN SPACE AUTHORITY  
FROM: KATHRYN BERRY, DEPUTY COUNTY COUNSEL *KB*  
DATE: NOVEMBER 22, 1996

This memorandum addresses refining the Open Space Plan ("Plan" hereafter) to add or delete parcels after identified for inclusion in the plan. The inquiry concerns the perceived advantages and disadvantages to land owners if the property is added or deleted from the Plan, each of which is discussed below.

**Advantages:** A chief advantage to including a property in the Plan is that the Authority becomes an additional potential purchaser of the property if the land owner determines that it is necessary to sell the property. Recent transactions by the County indicate that owners have benefitted from having their properties included in an acquisition plan. In two transactions approved on November 19, 1996, by the Board of Supervisors, sellers were able to sell their properties at fair value and achieve their objectives. In one transaction the owner had listed the property for several months if not years, and stayed an almost certain foreclosure action by lenders. In another transaction, the sellers were able to sell several thousand acres in tact, receive assurances that the property will never be developed, and have a portion of the property named for a deceased heir. A public agency, therefore, in fulfilling its mission to acquire selected properties can serve as a sort of back-up buyer. Since the properties tend to be large and the amounts for acquisition generally exceed a million dollars, it can be very helpful to land owners to know that there is a potential back up purchaser for value.

**Disadvantages:** The disadvantages as articulated by land owners center mostly on fears of down-zoning, exercise of eminent domain, concerns about the duty of disclosure, and confusion with the plans of other agencies, such as the San Jose Urban boundary study.

Since the Open Space Authority does not have zoning powers, the fear concerning down-zoning is unfounded. Although the Board has adopted a policy that eminent domain would not be exercised unless it is helpful to the land owner, nevertheless, there is a free floating fear that eminent domain could still be exercised. The concern that a duty to disclose to potential purchaser that the parcel is within the Plan runs counter to the general rule that it is the purchaser (not the seller) that has the duty to investigate matters concerning land use matters.

In addition, land owners have a general perception that public agencies are engaging in certain activities which could adversely impact their properties. Sometimes the efforts of other agencies, such as the City of San Jose's green line initiative, the City of Gilroy's Agriculture Study, and the

Chief Assistant County Counsel: Ann Miller Ravel  
Chief Deputies: Susan G. Levenberg, William I Anderson, James Rumble

Page 2  
November 22, 1996

City of Morgan Hill's Urban Growth Boundary can be confused with the activities of other agencies, such as the Open Space Authority. The only effective way to deal with these perceptions is to continue to articulate the advantages to land owners, the restrictions on the use of eminent domain and to distinguish its activities from those of other public agencies.

Use Restrictions: Another topic concerns preserving restrictions on the 20 percent funding to ensure that the lands or improvements derived from Authority funding are used for their intended purposes. These protections can be ensured through careful drafting and deed restrictions. The Authority will also be required to implement an effective monitoring program as the intent can be forgotten over the years after implementation.

KAB:cg

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The Golf Club at Boulder Ridge

Agenda Item # **3A**

November 4, 1996

Santa Clara Open space Authority  
298 Garden Hill Drive  
Los Gatos, CA 95030-2421

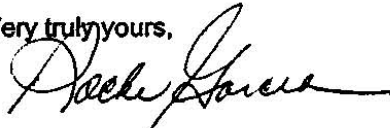
Re: Boulder Ridge Golf Course Property  
westerly end of the Santa Teresa Ridge

Dear Larry,

Thank you for allowing me to address your study session the other night. As per our request last year and deferred to this year, we would ask to be excluded from the Santa Teresa Ridge Area as a possible candidate for purchase by the Open Space Authority. The deletion of our property and others adjoining and facing south from the Ridge to Los Alamos Creek is well founded in that over 85% of the lands (2,000+ acres) have been substantially developed, subdivided, built upon or have approved uses granted.

We ask that our request be formally acted upon. Thank you.

Very truly yours,



W. Rocke Garcia

bldrdglosp3

P.O. Box 910    Morgan Hill, CA 95038    (408) 779-0674    Fax (408) 779-0493

# Santa Clara County Open Space Authority

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## Santa Clara County Open Space Authority

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January 9, 1997 (with revision approved by Board 3/13/97\*)

### Board Members

Garnetta J. Annable  
Director, District 4  
Chairperson

Richard Forst  
Director, District 5  
Vice-Chairperson

John Baitd  
Director, District 1

Bob McGuire  
Director, District 2


Clysta E. Seney  
Director, District 3

Pete Carrillo  
Director, District 6

Janis Fraser-Juarez  
Director, District 7

General Manager  
Larry Coons

To: Board of Directors  
Open Space Authority Supplement to  
Agenda Item #5B

From:  Larry Coons  
General Manager

Subject: Summary of recommended changes  
by participating jurisdictions

Letters from the cities of Campbell and Santa Clara and the County of Santa Clara were reviewed by the Committee. The changes have been summarized and are proposed to be incorporated into Exhibit E of the 5 Year Plan to keep the Exhibit up to date.

### The City of Campbell (letter of 10/21/96)

- Expand the Los Gatos Creek Trail along the western bank between Campbell Avenue and Creekside Way so the trail runs along both sides through most of Campbell.
- Develop water district percolation ponds and creek channels into recreational, picnic areas, and pedestrian paths.
- Purchase additional acreage in tandem with the City's purchase of "Naylorable" land of surplus school sites, and purchase non-school sites for neighborhood parks.
- ~~Improvements to~~ existing substandard parks (Virginia Park).
- Improve access to existing open space areas such as:
  - Los Gatos Creek Trail;
  - percolation ponds;
  - ~~-create~~ improve trails along existing undeveloped creeks.
- Jointly develop surplus school sites with the City to maximize the benefit to citizens.
- Augment landscaping along San Tomas Expressway to create a greenway.
- ~~The Winchester Drive in site.~~

**The City of Santa Clara (letters of 10/15/96 & 2/26/97)**

- City-wide creekside trails with emphasis on North (side) of Bayshore Freeway.
- Park Improvements around the two storm drain retention basins off Lafayette Street and Great America Parkway.
- ~~Consideration of an Executive Golf Course on City-owned landfill site north of the existing Santa Clara Golf and Tennis Club.~~
- Consideration of a neighborhood park on the former Monticello Elementary School site.
- Open Space Preserve on approximately forty acres of City owned property in the area adjacent to the Guadalupe River at the former Fairway Glen Golf Course site.\*

**The County of Santa Clara (letter of 9/18/96)**

~~County parks and recreation facilities. These projects consist of County park and recreation facilities that are regional in nature and located throughout the District. County operated parks and recreation facilities typically include many of the District's natural resources, large regional parks that offer a wide variety of recreational opportunities not available elsewhere in the District and trail and stream systems that traverse the entire District. These facilities include:~~

- ~~Sports Facilities~~
- ~~Lakes, fishing and boating facilities~~
- ~~Trail and trail connections to State parks and other open space areas~~
- ~~Large regional parks~~
- ~~Natural centers of significant ecological areas and historical areas~~
- ~~Mountain and canyon areas~~
- ~~Open space and critical natural lands~~
- ~~Equestrian facilities~~

~~Funds are included both for specific parks and recreation facilities which meet the needs of the regional criteria and for no specified regional park and recreation facilities throughout the District.~~

- Preservation 2020 Task Force Report -- Open Space Preservation: A Program for Santa Clara County (which identifies the top five priority areas as:)
  - 18 New Almaden
  - 22 East Berryessa Foothills

- 23 Alum Rock Foothills
- 25 East Coyote Foothills
- 28 Santa Teresa

(and, also supports)

Preservation of a greenbelt between San Jose and Morgan Hill

• **County wide Trails Master Plan**

(which identified the priorities for the County as:)

- R1-A Juan Bautista de Anza National Historic Trail & S5 Coyote Creek/Llagas Creek Trail  
(From Coyote Creek Co. Park to Llagas Creek)
- R3 Benito-Clara Trail  
(From Santa Teresa Blvd. to San Martin Ave.)
- S8 San Martin Cross-Valley Trail  
(From Santa Teresa Blvd. to New Ave.)
- C19 Calero/Santa Teresa Trail  
(From McKean Rd. to Santa Teresa Co. Park)
- R5-C Bay Area Ridge Trail  
(From Almaden-Quicksilver County Park to Alamitos Creek Trail via Mockingbird Ln.)
- R5-C Bay Area Ridge Trail  
(From Santa Teresa County Park to Coyote Creek County Park)
- R5-D Bay Area Ridge Trail
- S5 Coyote Creek/Llagas Creek Trail  
(From Burnett Ave. to Cochrane Rd.)

(and priorities for other participating jurisdictions as:)

**Campbell**

- S4 Los Gatos Creek Trail (extension of trail in either direction desirable)

**Milpitas**

- R4 San Francisco Bay Trail &
- S5 Coyote Creek /Llagas Creek Trail  
(From Alameda County Line to Montague Expressway (City Limits))

**Morgan Hill**

- C25 Main Street Trail  
(From Santa Teresa Blvd. to Hill Rd.)
- S7 Morgan Hill Cross-Valley Trail  
(From Santa Teresa Blvd. to Intersection with Juan Bautista de Anza National Historic Trail)

**San Jose**

# Santa Clara County Open Space Authority

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- R4 San Francisco Bay Trail  
(From Sunnyvale City Limit to Alameda County Line)
- S3 Guadalupe Santa Teresa Trail  
(From San Francisco Bay Trail to Almaden Lakes)
- S4 Los Gatos Creek Trail  
(From Guadalupe/Santa Teresa Trail to Campbell City Limit)

## Santa Clara

- C5 San Tomas Aquino/Saratoga Creeks  
(From Bay Trail to San Jose City Limit)
  - C4 Hetch-Hetchy Trail  
(From Sunnyvale City Limit to Guadalupe River)
  - Strategies to Balance Planned Growth and Agricultural Viability, a joint study of the City of Gilroy, the Local Agency Formation Commission and Santa Clara County. (Study of the South County Agricultural Preserve)  
(which recommended the)  
acquisition of open space easements from willing sellers in this area
  - County Regional Parks and Recreation - Acquisitions - Funds to acquire, develop and restore regional parks and recreational and natural lands throughout the districts. The following are a listing by parks of proposed acquisitions:
    - Almaden Quicksilver Regional county Park
    - Anderson Lake Regional Park
    - Anderson/Coyote Creek Trail Connections
    - Chitactac-Adams School Site
    - Calero Lake Regional Park
    - Coyote Creek South Regional County Park
    - Coyote Reservoir County regional Park
    - Penitencia Creek County Park
    - Santa Teresa County Park
- (Lexington Reservoir ) Note: These are outside  
(Rancho San Antonio County Park) the jurisdiction of  
(Stevens Creek Park ) the Authority.  
(Villa Montalvo Arboretum )

1996/97 5yp update



STATUS OF ASSIGNMENTS TO CAC REGARDING FIRST ANNUAL REVIEW OF 5 YEAR PLAN (1/2/97)

- |   |  |
|---|--|
| 1(a). Criteria for the Authority to consider in adding areas or removing them from the plan   | Recommendation by CAC  |
| 2. Suggestions by Audubon Society to give additional emphasis to restoration of habitats  | Recommendation by CAC  |
| 3. Request by City of Morgan Hill to authorize the use of 20% Funding Program funds for maintenance of open space                             | Deferred for information from the City of Morgan Hill                                  |
| 4. Procedure to assure that property acquired with open space funds not be changed in the future without review and approval of the Authority | Recommendation by CAC  |
| 1b. Garcia letter of 11/4/96 requesting that the Boulder Ridge golf Course Property be excluded from the Open Space Opportunities Map         | Recommendation by CAC  |
| Note: (Phillip Nones request to include the cannery birding site in the open space plan for Alviso)   | (Awaiting conclusion of General Plan Study of Alviso Neighborhood by City of San Jose) |

Sum of Rec ✓



Santa Clara County  
**Open Space Authority**

**February 13, 1997**

**Board Members**  
Garnetta J. Annable  
*Director, District 4  
Chairperson*

Richard Forst  
*Director, District 5  
Vice-Chairperson*

Johnne Baird  
*Director, District 1*

Bob McGuire  
*Director, District 2*

Clysta E. Seney  
*Director, District 3*

Pete Carrillo  
*Director, District 6*

Janis Fraser-Juarez  
*Director, District 7*

**General Manager**  
Larry Coons

**To: Board of Directors**

**From:** ✓ Larry Coons  
**General Manager**

**Prepared by: Rachel Santos**

**Subject: Coyote Valley - Recommended change to Open Space Opportunities map 5 Year Plan.**

The Open Space planning staff has determined that the initial Open Space Opportunities map illustration area for Coyote Valley Greenbelt was mapped incorrectly. Early mapping included the Coyote Valley Urban Reserve as part of the Coyote Valley Greenbelt. However, the Coyote Valley Urban Reserve was not a recommended area by participating jurisdictions, thus mapped in error. It is recommended that the Open Space Opportunities map illustration for this area be modified reflecting the correct mapped area as recommended by participating jurisdictions (See Attachment A).





Santa Clara County  
**Open Space Authority**

**February 13, 1997**

**Board Members**  
Garnetta J. Annable  
*Director, District 4  
Chairperson*

Richard Forst  
*Director, District 5  
Vice-Chairperson*

Johnne Baird  
*Director, District 1*

Bob McGuire  
*Director, District 2*

Clysta E. Seney  
*Director, District 3*

Pete Carrillo  
*Director, District 6*

Janis Fraser-Juarez  
*Director, District 7*

**General Manager**  
Larry Coons

**To: Board of Directors**

**From:**  **Larry Coons**  
**General Manager**

**Prepared by: Rachel Santos**

**Subject: Coyote Valley - Recommended change to Open Space Opportunities map 5 Year Plan.**

The Open Space planning staff has determined that the initial Open Space Opportunities map illustration area for Coyote Valley Greenbelt was mapped incorrectly. Early mapping included the Coyote Valley Urban Reserve as part of the Coyote Valley Greenbelt. However, the Coyote Valley Urban Reserve was not a recommended area by participating jurisdictions, thus mapped in error. It is recommended that the Open Space Opportunities map illustration for this area be modified reflecting the correct mapped area as recommended by participating jurisdictions (See Attachment A).



# Santa Clara County Open Space Authority

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*"To preserve, protect and manage, for the use and enjoyment of all people, a well-balanced system of urban and non-urban areas of outstanding scenic, recreational and agricultural importance."*

## SANTA CLARA COUNTY OPEN SPACE AUTHORITY Thursday, May 8, 1997

See #5A

### MINUTES

#### 1. CALL TO ORDER/ROLL CALL

The regular meeting of the Santa Clara County Open Space Authority (OSA) is called to order by Chairperson Annable at 7:05 p.m. in the Board of Supervisors' Chambers, County Government Center, 70 West Hedding Street, San Jose, California with the following members present: Chairperson Garnetta Annable and Directors John Baird, Bob McGuire, Clysta Seney, Richard Forst, Pete Carrillo, Janis Fraser-Juarez.

The meeting is called to order by the Chairperson and the following proceedings are had, to wit:

#### Staff and Guests Present:

Larry Coons, General Manager  
Luz Schwermann, Secretary II  
Kathryn Berry, Deputy County Counsel  
Eric Carruthers, Citizens Advisory Committee Chairperson  
Richard Bourke, concerned citizen

- A. There are no excused absences.
- B. There are no corrections to the agenda.

#### 2. APPROVAL OF MINUTES

On motion of Director Baird, seconded by Director McGuire, it is unanimously ordered that the March 27, 1997 minutes be approved as submitted.

Further, on order of the Chairperson, there being no objection, it is ordered that consideration of the April 10, 1997 minutes be held to May 22, 1997.

THURSDAY, MAY 8, 1997

3. PUBLIC PRESENTATION

Richard Bourke, concerned citizen, states that the agenda is not posted currently. The General Manager, Secretary and Deputy Clerk of the Board report that the agenda was posted at the Open Space Authority Office and at the County Government Center, but the agenda at the Government Center was removed in error prior to the meeting. Subsequent to clarification by the Deputy County Counsel that posting at the Authority office meets the public posting requirement of the Brown Act, the Chairperson requests that the Deputy Clerk review posting removal procedures in the Office of the Clerk of the Board.

4. WRITTEN COMMUNICATION

The Board considers written communication from Friends of Open Space, dated May 6, 1997, relating to submission of a fund balance in the amount of \$2,229.82 to the Open Space Authority.

5.

OLD BUSINESS

A. This being the time and place regularly fixed for public hearing to consider proposed amendments to the 5 Year Open Space Plan, the Chairperson declares the hearing open. Proof of Publication on file establishes that due notice has been given as required by law. Director Annable provides background information regarding establishment of the Open Space Authority. Director Annable states that the Citizens Advisory Committee developed the Plan, for which an annual review is required.

Eric Carruthers, Citizens Advisory Committee Chairperson, summarizes the recommendations of the Citizens Advisory Committee, as noted in the February 7, 1997 memorandum from the General Manager. The Citizens Advisory Committee recommends that the Board of Directors not consider adoption of criteria for adding or deleting areas from the Open Space Plan at this time and not consider deletion of the Garcia property site of Boulder Ridge Golf Course from the Plan. Further, that the Board clarify the language of the Plan to increase emphasis

# Santa Clara County Open Space Authority

---

THURSDAY, MAY 8, 1997

of preservation and restoration of wildlife habitats by revising language under Acquisition Criteria on page 10 and under Site Development Considerations on page 17 and deny a change in the policy of using the 20% Funding Program for maintenance expenses. Further, that the Board adopt a policy to ensure that the lands or improvements derived from Authority funding are used for their intended purposes by careful drafting of contract language, deed restrictions and an effective monitoring program and modify the process by which open space recommendations of participating jurisdictions are formulated and considered by asking the jurisdictions to respond to the annual invitation only when there are changes to previous recommendations. Further, that the Board require formal action of the City Council or Board of Supervisors on the recommendations submitted and the Authority conduct at least one public hearing on all changes to the Open Space Plan. Further, that the Board approve the recommended changes by participating jurisdictions as outlined in the <sup>January</sup> ~~June~~ 9, 1997 memorandum from the General Manager and amend the Open Space Opportunities Map, as noted in the memorandum from the General Manager, dated February 13, 1997.

The Chairperson invites public comment on the recommendations. No member of the public requests to speak. Board members express appreciation for the work of the Citizens Advisory Committee.

On motion of Director McGuire, seconded by Director Baird, it is unanimously ordered that the hearing be closed. On motion of Director Forst, seconded by Director Fraser-Juarez, it is unanimously ordered that the proposed amendments to the 5 Year Open Space Plan be approved as recommended by the Citizens Advisory Committee.

B. On order of the Chairperson, there being no objection, it is ordered that Resolution 97-5 declaring intent to approve Preliminary Engineer's Report, levy an annual assessment and schedule hearing for renewal of Acquisition and Maintenance District No. 1 for Fiscal Year 1997-98 be held to May 22, 1997.

THURSDAY, MAY 8, 1997

of preservation and restoration of wildlife habitats by revising language under Acquisition Criteria on page 10 and under Site Development Considerations on page 17 and deny a change in the policy of using the 20% Funding Program for maintenance expenses. Further, that the Board adopt a policy to ensure that the lands or improvements derived from Authority funding are used for their intended purposes by careful drafting of contract language, deed restrictions and an effective monitoring program and modify the process by which open space recommendations of participating jurisdictions are formulated and considered by asking the jurisdictions to respond to the annual invitation only when there are changes to previous recommendations. Further, that the Board require formal action of the City Council or Board of Supervisors on the recommendations submitted and the Authority conduct at least one public hearing on all changes to the Open Space Plan. Further, that the Board approve the recommended changes by participating jurisdictions as outlined in the <sup>January</sup> ~~June~~ 9, 1997 memorandum from the General Manager and amend the Open Space Opportunities Map, as noted in the memorandum from the General Manager, dated February 13, 1997.

The Chairperson invites public comment on the recommendations. No member of the public requests to speak. Board members express appreciation for the work of the Citizens Advisory Committee.

On motion of Director McGuire, seconded by Director Baird, it is unanimously ordered that the hearing be closed. On motion of Director Forst, seconded by Director Fraser-Juarez, it is unanimously ordered that the proposed amendments to the 5 Year Open Space Plan be approved as recommended by the Citizens Advisory Committee.

B. On order of the Chairperson, there being no objection, it is ordered that Resolution 97-5 declaring intent to approve Preliminary Engineer's Report, levy an annual assessment and schedule hearing for renewal of Acquisition and Maintenance District No. 1 for Fiscal Year 1997-98 be held to May 22, 1997.

# Santa Clara County Open Space Authority

---

THURSDAY, MAY 8, 1997

6. NEW BUSINESS

A. On motion of Director Carrillo, seconded by Director Forst, it is ordered on a vote of six to one, Supervisor Annable voting no, that a request for approval of mileage expense reimbursement for Director McGuire be referred to the Rules Committee for clarification regarding Authority policy on reimbursement for expenses which relate to activities of members of the Board for which advance Board authorization is not received.

B. On motion of Director Carrillo, seconded by Director Forst, it is unanimously approved that nominations by Directors McGuire and Carrillo be approved for reappointments of Citizens Advisory Committee members Richard Santos (District No. 2) and Clark Smith (District No. 6).

C. On motion of Director Baird, seconded by Director Forst, it is ordered on a vote of six to one, Director Carrillo voting no, that the Open Space Authority make a recommendation to the City of San Jose to consider purchasing the Dakan property for open space purposes.

D. On order of the Chairperson, there being no objection, it is ordered that consideration of a letter in support of a proposed park for the Meadowfair neighborhood be held to May 22, 1997.

7. REPORTS

A. The Board receives an oral report from Kathryn Berry, County Counsel, who notes that the hearing date has not been established for the Santa Clara Taxpayers Association appeal.

B. The Board accepts the following reports from the General Manager:

1. The Board receives an oral report from Larry Coons, General Manager, who requests that Board members review sample name tag for use by Board members when attending public events.

2. On Board consensus, it is ordered that report be accepted from the General Manager, dated May 2j, 1997, relating to the status of pending requests.



THURSDAY, MAY 8, 1997

C. The Board considers the following recommendation or progress report from a Committee Liaison:

The Board receives an oral report from Director Seney, Liaison, Citizens Advisory Committee, regarding the April 28, 1997 meeting at which time matters were discussed relating to development of a volunteer program.

D. The Board receives the following comments/reports from members of the Board:

Director Fraser-Juarez reports that the Ad Hoc Committee on Earth Day recommends that the Committee work closely with the Public Information Program and the volunteer program of the Citizens Advisory Committee and participate in special events throughout the County. Director Fraser-Juarez additionally recommends that the Committee be renamed the Special Events Committee.

On order of the Chairperson, there being no objection, it is ordered that the name of the Ad Hoc Committee on Earth Day be changed to the Special Events Committee and that the Committee focus on special events.

Director Seney reports that the Friends of Open Space in the City of Santa Clara held an Earth Day trash clean-up event on April 26, 1997, to remove garbage from the open space properties identified by the City of Santa Clara. Director Annable suggests that Board members prepare brief comments in advance for possible inquiries by the media relative to issues concerning open space. Director Annable concludes by advising that she will not be able to attend the May 19, 1997 Administrative and Budget Committee meeting or the May 22, 1997 Board meeting.

8. TOPICS FOR AGENDA OF FUTURE MEETINGS

A. Scheduled Meetings:

- (1) Ad Hoc Committee on Rules: Monday, May 12, 1997 at 5:30 p.m., 9th Floor Conference Room 2, East Wing, County Government Center, 70 West Hedding Street, San Jose.
- (2) Ad Hoc Committee on Acquisition: Tuesday, May 13, 1997 at 8:00 a.m., Open Space Authority Office, 298 Garden Hill Drive, Los Gatos

# Santa Clara County Open Space Authority

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THURSDAY, MAY 8, 1997

- (3) Ad Hoc Committee on Legislation: Tuesday, May 13, 1997 at 1:00 p.m., Room 157, County Government Center, 70 West Hedding Street, San Jose.
- (4) Ad Hoc Committee on Land Trust: Thursday, May 15, 1997 at 12:30 p.m., 10th Floor, East Wing, Supervisors Conference Room, County Government Center, 70 West Hedding Street, San Jose
- (5) Administrative and Budget Committee: Monday, May 19, 1997, at 5:30 p.m., 9th Floor Conference Room 2, East Wing, County Government Center, 70 West Hedding Street, San Jose.

B. There are no requests/suggestions for agenda items from the members of the Board.

9. ADJOURNMENT

On general consensus, it is ordered that the meeting be adjourned at 8:07 p.m.

The next regular meeting of the Open Space Authority is scheduled for Thursday, May 22, 1997 at 7:00 p.m. in the Board of Supervisors' Chambers, County Government Center, 70 West Hedding Street, San Jose, California.

Respectfully submitted,



Marilyn Anderson  
Deputy Clerk of the Board

# Santa Clara County Open Space Authority

SANTA CLARA COUNTY OPEN SPACE AUTHORITY  
 FINANCIAL HISTORY AND PROJECTION SUMMARY  
 FY1993/94 THROUGH FY2011/12

2/1/98

	FIVE YEAR EXPENDITURE PLAN					ADDITIONAL TEN YEAR PROJECTION													Total FY93-2012			
	Actuals FY93/94	Actuals FY94/95	Actuals FY95/96	Actuals FY96/97	Actuals FY97/98	Planned FY98/99	Projected FY99/00	Projected FY00/01	Projected FY01/02	Projected FY02/03	Projected FY03/04	Projected FY04/05	Projected FY05/06	Projected FY06/07	Projected FY07/08	Projected FY08/09	Projected FY09/10	Projected FY10/11		Projected FY11/12		
Beginning Fund Balance	0	3,360	3,858,274	7,480,994	0	11,443,871	15,428,681	1,808,472	1,876,776	1,448,263	1,443,871	1,213,388	881,834	750,000	750,000	750,000	750,000	750,000	750,000	750,000	0	
Revenues																						
Assessment Charges	0	3,876,123	3,720,380	3,748,760	11,139,263	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	12,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	
Interest Earnings	0	843	63,267	250,161	472,313	650,000	625,000	0	0	0	1,280,000	0	0	0	0	0	0	0	0	0	0	
Contributions	0	25,000	0	0	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Loan	0	121,000	0	0	121,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
County Loan	0	150,200	257,812	392,179	233,181	332,000	337,000	385,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Revenues	0	4,295,473	4,370,820	4,414,484	12,202,867	4,730,800	4,715,800	3,748,800	3,748,800	3,748,800	20,346,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	
Expenditures																						
Operations/Administration Support	0	290,340	425,168	540,800	482,858	1,758,375	747,018	930,000	887,500	718,523	752,454	3,548,800	780,078	828,583	871,082	614,815	940,348	1,008,383	1,008,761	1,111,720	1,187,204	1,231,471
Assessment Allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20% to Open Space Trust	0	0	0	0	0	0	0	1,100,100	675,462	808,837	588,471	4,827,718	561,848	584,043	575,749	547,028	557,833	548,239	528,236	527,818	518,541	524,828
20% to Parklands (Capital)	0	0	0	0	0	0	12,468,168	2,433,817	2,428,147	2,387,881	18,486,478	2,387,784	2,208,181	2,202,888	2,288,183	2,221,578	2,182,822	2,110,471	2,088,022	2,018,310	41,738,327	
Interest on Assessments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
20% to Admin	0	0	0	0	0	0	0	2,387,512	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Operations & Capital Expenses	0	290,340	425,168	540,800	482,858	1,758,375	147,518	17,488,281	3,748,800	3,748,800	3,748,800	28,484,787	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800
Other One-Time	0	0	0	0	0	0	0	121,000	0	0	0	121,000	0	0	0	0	0	0	0	0	0	0
Loan Repayment to Cities	0	0	0	0	0	0	0	493,737	221,894	221,894	221,894	1,389,000	221,894	221,894	0	0	0	0	0	0	0	0
Loan Repayment to County	0	0	0	0	0	0	0	618,737	221,894	221,894	221,894	1,211,600	221,894	221,894	0	0	0	0	0	0	0	0
Total Other Expenditures	0	0	0	0	0	0	0	1,211,737	443,788	443,788	443,788	2,600,600	443,788	443,788	0	0	0	0	0	0	0	0
Total Expenditures	0	290,340	425,168	540,800	482,858	1,758,375	147,518	18,700,000	3,892,588	3,892,588	3,892,588	30,778,327	3,892,588	3,892,588	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800	3,748,800
Ending Fund Balance (Net Revenue)	3,360	2,859,774	7,480,994	11,443,871	15,428,681	16,428,681	18,237,472	1,808,472	1,876,776	1,448,263	1,443,871	1,213,388	881,834	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	
Reserves - Reserve Fund	0	0	0	0	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	
Loan Repayment	0	0	0	0	0	0	0	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	1,258,000	
Operations Contingency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

- Notes:
- (a) assumes no annexation of additional parcels and no increase in assessment rate; revenues are gross amounts and are not net of County Tax Collector's costs
  - (b) projected interest earnings estimated at 5.5% yield through FY99; no additional interest is projected to be earned thereafter assuming that cash balance averages zero throughout each year
  - (c) grants and donations will be budgeted with offsetting expenditures only when identified
  - (d) includes loans from County Park Charter and General Funds
  - (e) FY99 projected operating budget reduced from FY98 level due to deletion of one-time office relocation costs; also assumes that other potential savings from resolution of litigation for County Council services will offset potential increases for additional administrative support; FY00 and thereafter is based on 5% inflation/annual cost of living adjustment
  - (f) assessment allocation for 20% Funding Program represents total assessment charges net of operations/administration expenditures including those temporarily funded with prior loans or interest earnings
  - (g) assumes cities will expend all funds allocated in the year allocated, with FY99 including all available funds from FY95-FY99; if not expended interest on the funds will accrue separately (not currently reflected in interest calculation above); cities' allocations limited to capital improvements only
  - (h) assumes Authority will expend all funds allocated in the year allocated, with FY99 including all available funds from FY95-FY99
  - (i) Authority's discretion to fund maintenance requirements subject to existing policy limitations in effect
  - (j) interest earnings are allocated to Authority's discretion for expenditure by current Board policy; a portion has been set aside for Operations Contingency Reserve and Cash Flow Reserve
  - (k) FY98 includes repayment only for cities and County General Fund and thereafter includes repayment to County Park Charter spread equally over 5 years per loan agreement; Loan Payment reserves represent outstanding cumulative balances at the end of each year on all prior loans
  - (l) Operations Contingency Reserve is for unforeseen or emergency needs for administration of the Authority, appropriated from prior accumulated interest earnings; if not expended, to be reappropriated each fiscal year, or if expended, to be replenished to original level in the following year prior to distribution of available capital funds
  - (m) Cash Flow Reserve is to ensure adequate cash flow to fund operations/administration support pending receipt of the first cash distribution of assessment charge revenues each fiscal year at net year, set aside annually from prior accumulated interest earnings

# 5 Year Plan

1996/97 - 2000/01

## Santa Clara County Open Space Authority

Adopted by the Board of Directors  
June 13, 1996

### Board of Directors

John Baird  
District One

Bob McGuire  
District Two

Jerry T. Estruth  
District Three

Garnetta J. Annable, Chairperson  
District Four

Richard Forst, Vice-Chairperson  
District Five

Pete Carrillo  
District Six

Janis Fraser-Juarez  
District Seven

### Technical Advisory Committee

Claudia Cauthorn  
City of Campbell

Jim Norman  
City of San Jose

Larry Wolfe  
City of Santa Clara

Steve Burkey  
City of Milpitas

Patrick Morris  
City of Morgan Hill

Hugh Graham  
County of Santa Clara

Sue Tippets  
Santa Clara Valley Water District

### Citizens Advisory Committee

John Fioretta  
Chairperson

Rodger E. Cryer  
Vice-Chairperson

Eric Carruthers  
Douglas E. Christopher  
Tim Clancy  
Carl Guardino  
Virginia Holtz  
Mark D. Lazzarini  
Russ Mancillas  
Kitty Monahan  
Richard P. Santos  
Clysta Seney, *Director Elect,*  
*District Three (7/96)*  
Susanne Waher  
Walt Warner

Board of Directors Liaison  
John Baird  
Garnetta J. Annable

Former Members of CAC  
Edward M. Garcia  
Brock Stovall

### Consultants

Bellinger & Foster Landscape Architects  
Michael Bellinger, Project Principal  
Lee Steinmetz, Project Manager  
Kathleen Brand, CAD Graphics  
Michelle Paravanno & Debra Flores,  
Desktop Publishing

SCCOSA Boundary Map by  
Berryman & Henigar  
Dennis Klingelhofer, Assessment  
Engineer

### SCCOSA Staff

Larry Coons  
General Manager

Luz Schwermann  
Open Space Secretary

Part-Time Contract Support  
Val Blakely, Planning Aide  
Rachel Santos, Planning Aide  
Merce Carroll, Info System Tech

Original Open Space Recommendation  
Mapping Prepared by Patrick Frederick

### County Support Staff

Marilyn Anderson, Deputy County Clerk

Kathryn Berry, Deputy County Counsel

Peter Ng, Fiscal Officer, Environmental  
Resources Agency (prepared 5 Year  
Financial Projection Summaries)

Base Mapping provided by Santa Clara  
County Center for Urban Analysis,  
Frank Lockfeld, Director & Eugene  
Bregman, Associate Mathematician

**RESOLUTION NO. 99- 19**

**A RESOLUTION OF THE GOVERNING BOARD  
OF THE SANTA CLARA COUNTY OPEN SPACE AUTHORITY  
TO ADOPT THE PROPOSED REVISIONS OF THE 5 YEAR OPEN SPACE PLAN FOR  
FISCAL YEAR 98/99**

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**WHEREAS**, the Authority's 5 Year Open Space Plan was adopted June 13, 1996; and,

**WHEREAS**, one of the provisions of the 5 Year Plan was that there would an annual review;  
and,

**WHEREAS**, the participating jurisdictions were invited to submit any recommendations and thereafter the material which was submitted was transmitted to the Authority's Citizens Advisory Committee ("CAC"); and,

**WHEREAS**, the Board reviewed a summary of these with these comments on July 8, 1999 and accepted that a public hearing should be established for further discussion of these amendments;  
and

**WHEREAS**, a public hearing has been held and all comments, oral and written, have been duly corrected.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of the Authority directs that the Authority adopt the following proposed revisions of the 5 Year Plan for Fiscal Year 1998/1999:

• **Visible Ridgeline**

A line has been included on the Open Space Opportunities Map to show the location of the hillsides that are visible from the valley floor. The intent is to recognize those hillsides beyond the westernmost ridgeline (of the Diablo Range and Santa Cruz Mountains) which may be offered to the Authority in gifts or by willing sellers and which are within the "visible" concern of the enabling legislation. The purpose is not to change priorities, method of selected priorities, or to focus on the areas beyond the western-most ridgeline that are not visible from the valley floor.

• **Agricultural Preservation/Grazing**

In recognition of the greater understanding of grazing as an important element of agriculture, areas outside the agricultural designations of the County General Plan which are used for grazing are also illustrated on the Open Space Opportunities Map. The purpose is to show potential opportunities for achieving this form of agricultural preservation when it is consistent with management plans to be developed for each open space site. As with the clarification on the Visible Ridgeline, the purpose is not to change priorities, method of selecting priorities, or to focus on the areas beyond the western-most ridgeline that are not visible from the valley floor.

# Santa Clara County Open Space Authority

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- **Approval of other corrections:**

Staff has determined that various locations on the original Open Space Opportunities Map were shown incorrectly. (See Figure B; Note that the letters of each paragraph are shown on the map.):

- A. In the wetlands/baylands location, the green areas should be expanded to fill in the white areas and into the dark green that were missed.
- B. In the Almaden Valley area, north of Almaden Quicksilver County Park are adjacent lands colored as Open Space Recommendations by Participating Jurisdictions. After staff reviewed that map, it was found that the only Open Space Recommendations are northwest of Almaden Quicksilver from Montego Court and Camden Avenue to Hidden Mine Road and Leyland Park Drive.
- C. In the South San Jose Area between US 101 and Santa Teresa Boulevard, there is yellow colored as agriculture. There is no agriculture in the area, and it is not part of any Open Space Recommendations by Participating Jurisdictions.
- D. South of Almaden Valley between Almaden Quicksilver County Park and Calero County Park, there is a white area on the map. This area should be filled in with the same color "green" because it is a recommendation by the City of San Jose.
- E. South of Calero Park, there is a gap between the light green area and the park. The light green area should be moved to fill the gap.
- F. In the City of Morgan Hill, there is a green area between the agriculture areas which should be changed to match the color for agriculture.
- H. In the extreme southeast of Gilroy, the Open Space Recommendation should continue to the boundary of agriculture and the south end of the County Line.
- I. The boundary of Santa Clara County on the Open Space Opportunities Map south of Gilroy is drafted incorrectly. This should be corrected to show the actual boundary.
- J. Southwest of Almaden Quicksilver County Park is a gap between the park and the Open Space Authority Boundary. This should be filled in to match the color representing "Existing Open Space."

**BE IT FURTHER RESOLVED**, that the Governing Board of the Authority further directs that the General Manager is hereby authorized and directed, on behalf of the Authority and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of the above resolution.

The Clerk of the Board shall certify the adoption of this resolution. This resolution shall take effect upon adoption.

**PASSED, APPROVED AND ADOPTED** this 23 day of September, 1999 by the following vote:

# Santa Clara County Open Space Authority

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**AYES:** Richard Forst, Johne Baird, Clysta Seney  
Garnetta J. Annable, Clark Smith

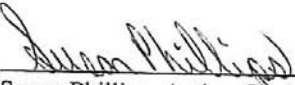
**NOES:** None

**ABSTENTIONS:** None

**ABSENT:** Bob McGuire, Janis Fraser-Juarez

  
\_\_\_\_\_  
RICHARD FORST, Chair  
Santa Clara Count Open Space Authority

**ATTEST:**

  
\_\_\_\_\_  
Susan Phillips, Acting Clerk of the Board of  
the Open Space Authority



## Open Space Opportunities

### Recommendations of Participating Jurisdictions, Agricultural Lands & Trails

June 13, 1996  
Amended May 8, 1997  
DRAFT\*

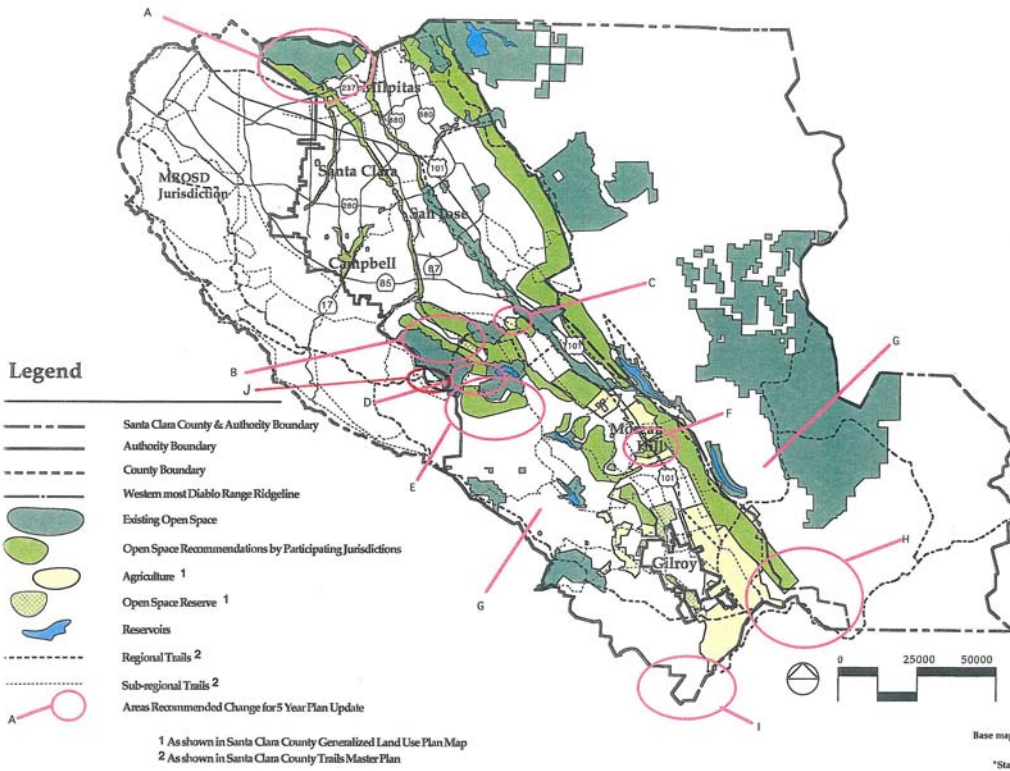


#### Santa Clara County Open Space Authority

Areas shown on this map are to be viewed only as potential areas of acquisition and not as the subject of a specific offer of purchase by the Authority. Since the Authority is not a land use regulatory agency, the maps included in the 5 Year Plan are reference documents only and not regulatory in nature. The 5 Year Plan is not intended to supersede any General or Specific Plan, or Redevelopment Plan in effect in the designated areas.

Many of the trail routes identified on the Map are simply proposed in the Santa Clara County Countywide Trails Master Plan Update and are not open to the public for any purpose. This map does not convey any rights to the public to use any trail routes shown on this drawing; nor does this map exempt any person from trespassing charges.

Some recommendations by participating jurisdictions may not be illustrated due to scale limitations. See Appendix E for list of recommendations.



#### Legend

- Santa Clara County & Authority Boundary
- Authority Boundary
- - - County Boundary
- - - Western most Diablo Range Ridgeline
- Existing Open Space
- Open Space Recommendations by Participating Jurisdictions
- Agriculture <sup>1</sup>
- Open Space Reserve <sup>1</sup>
- Reservoirs
- - - Regional Trails <sup>2</sup>
- - - Sub-regional Trails <sup>2</sup>
- Areas Recommended Change for 5 Year Plan Update

<sup>1</sup> As shown in Santa Clara County Generalized Land Use Plan Map  
<sup>2</sup> As shown in Santa Clara County Trails Master Plan

Computer Graphics by  
Bellinger & Foster Landscape Architects  
Base map © Santa Clara County Center for Urban Analysis, 1996  
Visible Ridgeline and 5 Year Plan Update Graphics by  
Santa Clara County Open Space Authority  
\*Staff working map. Not approved by the Board of Directors

FIGURE B

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