Appendix B:
Governmental Records and Reports

Appendix B: Governmental Records and Reports

No.	Date	Document
1.	January, 1906	The Structural and Industrial Materials of California, California State Mining Bureau
2.	January, 1921	Report XVII of the State Mineralogist - Mining in California during 1920, California State Mining Bureau
3.	January, 1930	Report XXVI of the State Mineralogist Covering Activities of the Division of Mines, California Division of Mines
4.	January and April, 1933	California Journal of Mines and Geology, Quarterly Chapter of State Mineralogist's Report XXIX, California Division of Mines
5.	September 23, 1935	Minutes of the Santa Clara County Board of Supervisors
6.	September 30, 1935	Minutes of the Santa Clara County Board of Supervisors
7.	August 25, 1937	Ordinance No. NS-1200 – An Ordinance of the County of Santa Clara, State of California, Adopting a Zoning Plan
8.	April 26, 1939	Application to the Santa Clara County Planning Commission for a use permit, Permanente Corporation
9.	April 28, 1939	Minutes of the Santa Clara County Board of Supervisors
10.	May 8, 1939	Use Permit No. 23, Santa Clara County Planning Commission
11.	May 29, 1939	Minutes of the Santa Clara County Board of Supervisors
12.	June 7, 1939	Minutes of the Santa Clara County Board of Supervisors
13.	June 8, 1939	Minutes of the Santa Clara County Board of Supervisors
14.	June 12, 1939	Minutes of the Santa Clara County Board of Supervisors
15.	July, 1947	California Journal of Mines and Geology, California Division of Mines
16.	December 29, 1947	Ordinance No. 345 - An Ordinance of the County of Santa Clara, State of California, Amending Ordinance No. 120, the Zoning Ordinance of Said County
17.	December, 1948	Santa Clara County Zoning Map
18.	July 17, 1950	Amendment to Use Permit No. 23, Santa Clara County Planning Commission
19.	December, 1950	The Calera Limestone in San Mateo and Santa Clara Counties, California, California Division of Mines
20.	September 14, 1953	Ordinance No. NS-1200.2 - An Ordinance of the County of Santa Clara, State of California, Amending Ordinance No. 120
21.	April, 1954	California Journal of Mines and Geology, California Division of Mines
22.	July 26, 1954	Ordinance No. NS-1200.3 – An Ordinance Repealing the Procedural Provisions of Ordinance Nos. 120, 471 and 586, Being the Zoning Ordinance of the County of Santa Clara, as Amended
23.	July 6, 1955	Letter to Permanente Cement Company regarding approval of request to modify original plans, Santa Clara County Planning Commission
24.	April 20, 1959	Ordinance No. NS-1200.11 – An Ordinance Amending Section 13 of the County of Santa Clara Zoning Ordinance NS-1200, as Amended, Revising Regulations for "A-2" Zoning Districts

No.	Date	Document
25.	October 13, 1959	Ordinance No. NS-1200.14 – An Ordinance Amending the Zoning Ordinance of the County of Santa Clara Relating to the Method of Description of Zoning Districts
26.	May 31, 1960	Ordinance No. NS-1200.21 - An Ordinance Amending the Zoning Ordinance of the County of Santa Clara, Changing Property from One Zoning District to Another and Repealing A-1 Zoning District Regulations
27.	May 31, 1960	Ordinance No. NS-1200. 22 - An Ordinance Amending Section 33.1 of the Zoning Ordinance of the County of Santa Clara Relating to the Excavation of Natural Materials
28.	1964	Franciscan and Related Rocks and Their Significance in the Geology of Western California, California Division of Mines and Geology
29.	February 15, 1967	Ordinance No. NS-1200.59 - An Ordinance Amending the County of Santa Clara Zoning Ordinance to Change Certain Symbols and Titles in Said Ordinance, to Change Property from H-1 Zoning Districts to CT Zoning Districts, to Repeal H-1 Zoning District Regulations, and to Modify the Lot Size Requirements of Certain Zoning Districts
30.	1973	The Mineral Economics of the Carbonate Rocks - Limestone and Dolomite Resources, California Division of Mines and Geology
31.	1973	Environmental Geologic Analysis of the Monte Bello Ridge Mountain Study Area (Preliminary Report 17) (including maps), California Division of Mines and Geology
32.	July 14, 1977	Cover Memo, Open File Report, Vicinity Map, Topographic Map, Geologic Map and Use Permit, California Division of Mines and Geology
33.	August 12, 1977	Letter to Santa Clara Planning Commission regarding application of Kaiser Cement & Gypsum Corporation for Categorical Exemption, Kaiser Cement & Gypsum Corporation
34.	September 22, 1977	Architectural & Site Approval (ASA) Committee Report regarding Recommended Conditions for Use Permit 173.23 - Kaiser Cement and Gypsum Corporation - Cement Plant Modernization
35.	December 19, 1977	Resolution of the Board of Supervisors Denying Appeal and Affirming Decision of the Planning Commission in Accepting Plans for Modernization of Kaiser Cement Plant and Determining Said Modernization to be Categorically Exempt Under State and County Environmental Guidelines
36.	1978	Limestone, Dolomite, and Shell Resources of the Coast Ranges Province, California (Bulletin 197), California Division of Mines and Geology
37.	October 16, 1978	Letter from County of Santa Clara regarding Planning Commission Action on Proposal to Modernize Cement Plant
38.	1982	Ordinance No. NS-1200.157 – Notice of Adoption of Zoning Ordinance Amendments
39.	July 13, 1982	Ordinance No. NS-1200.161

No.	Date	Document
40.	1996	Update of Mineral Land Classification: Aggregate Materials in the South San Francisco Bay Production-Consumption Region (Report 96-03), California Division of Mines and Geology

BULLETIN No. 38. SAN FRANCISCO, JANUARY, 1906.

THE

STRUCTURAL AND INDUSTRIAL MATERIALS OF CALIFORNIA.

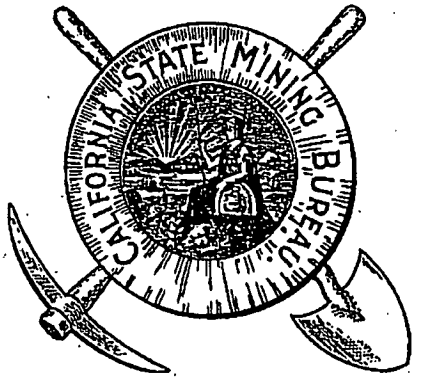
ISSUED BY THE

CALIFORNIA STATE MINING BUREAU,

Ferry Building, San Francisco.

UNDER THE DIRECTION OF

LEWIS E. AUBURY, State Mineralogist.



W. W. SHANNON, SUPERINTENDENT STATE PRINTING, SACRAMENTO.
1906.

thickness of limestone, which is stained yellowish brown in spots from the infiltrating iron-bearing waters. The middle opening shows from 10 to 15 feet of white limestone.

There is no building stone available at this quarry, owing to the friability of the limestone. It is adapted to use for quicklime because of the ease with which it can be quarried.

SANTA CLARA COUNTY.

El Dorado Sugar Company's Quarry, in Sec. 18, T. 7 S., R. 2 W.; Granite Rock Company, owner; Mr. Wilson, Watsonville, manager. This quarry is located on Black Mountain, 9 miles by wagon road from Mountain View, on the Southern Pacific Railroad.

The limestone is hauled by wagon to Mountain View, where it is shipped by rail, at the rate of 30 to 60 tons per day during the dry season, to the sugar factory at Alviso, where it is burned into quicklime and used in the factory. The quarry has been in operation for three years.

The limestone is thinly bedded and much shattered, compact to finely crystalline, of a gray to nearly black color, of the variety known as anthraconite; containing considerable organic matter and numerous small veins of white calcite. The strata are highly inclined, the dip being 55° N. 10° E. at the quarry. The limestone contains considerable dark gray to black chert, in seams 2 or 3 inches thick and in small irregular lenses. In places the limestone is shaly and contains much clay. In quarrying, the very thin layers break up into pieces too small for use. Hence the waste from the chert, the clay, and the small fragments causes considerable extra expense in the quarrying. The stone, however, when freed from the chert and the shale is said to make a most desirable lime for the use of the sugar-maker.

The stone has been quarried in several places. The present workings on the east side of the cañon near the base of the mountain have a face of about 35 or 36 feet, the upper 10 or 12 feet of which contain much black shale. The limestone extends to the top of the mountain, several hundred feet above the quarry.

The outlines of the limestone area, as that of other neighboring small patches, are shown on the U. S. Geological Survey Atlas sheet of this region.

The stone would make a good road material, as it is already in such small dimensions that there would be little expense for further crushing.

Los Gatos Lime Quarry; J. W. Taylor, San Francisco, owner. Located on the mountain 2 miles southeast of Los Gatos. There is a good road, all down grade, to Los Gatos, where the stone was hauled and burned

CALIFORNIA STATE MINING BUREAU
FERRY BUILDING, SAN FRANCISCO
FLETCHER HAMILTON State Mineralogist

San Francisco] [January, 1921

REPORT XVII

OF THE

STATE MINERALOGIST

MINING IN CALIFORNIA DURING 1920

CALIFORNIA STATE PRINTING OFFICE
Sacramento, 1921

8725

Several test runs were made during the first part of Feb., 1919, and about 25 tons of concentrates were produced, averaging 50% Cr_2O_3. The mill was closed down after this owing to market conditions. It is claimed that there is several thousand tons of milling ore here, which will run around 10% Cr_2O_3.

CLAY.

Garden City Pottery, H. M. Stammer, president; Gustav Nelson, secretary. The pottery is located at 560 North Sixth street, San Jose, and the company manufactures flower pots and stoneware. The clay from which the flower pots are made is purchased from the city of San Jose and hauled from Coyote Creek, about 1 mile east of the plant, while the clay for the stoneware is obtained from Lincoln, Placer County, and Carbondale, Amador County. The pottery is equipped with four oil burning kilns, two muffle and two down-draft moulds, presses, etc. Fifteen men are employed throughout the year. The plant has been in operation since 1904.

Pacific Coast Pottery and Terra Cotta Company, F. Eberhart, president; E. C. Hamlin, manager and secretary. The plant of this company at Fifth and Kayes streets, adjoins that of the Peterson-Kartschoke Company, to the east, the Southern Pacific Railroad forming the dividing line between the two. This company manufactures sewer pipe and terra cotta, importing most of the clay used from Amador County. The low-grade clay with which the higher-grade material is mixed is hauled from the company's clay bank along Coyote Creek 1 mile east of the yard. The plant is equipped with four down-draft kilns, machine presses, etc. The plant is operated by steam power using crude oil for fuel.

COPPER.

Hooker Creek Mine. Located 7 miles south of Los Gatos and 1 mile from the station of Eva on the main line of the Southern Pacific Railroad. It is near the line between Santa Clara and Santa Cruz counties. This property is owned by H. E. and J. E. Casey and G. W. Stollery of San Mateo, who began development in 1917. There are two tunnels, one about 300 feet, and the second about 185 feet in length. The ore is chalcopyrite, azurite and malachite, and some of it is said to run very high in copper. It also contains some gold and silver values.

No ore has been sold, although some negotiations were made with the Mountain Copper Company.

From three to four men were employed for several months, but it has been closed down since the latter part of 1918, on account of labor and market conditions. Fifteen men are employed throughout the year.

LIMESTONE AND LIME.

Limestone of a good commercial grade occurs at several places in the mountains bordering the west side of the Santa Clara Valley, the most important deposits being those in the vicinity of Black Mountain, and in the range extending southeastward from Los Gatos to the Guadaloupe mine. As early as 1864, kilns were constructed above the Guadaloupe mine, and a large tonnage of the limestone was burned; however, this

property has been idle since the early nineties. Another quarry was opened 2 miles southeast of Los Gatos, from which the limestone was hauled to kilns at Los Gatos. This, too, has not been worked for many years, and no lime is at present produced in the county.

The Black Mountain deposits outcrop over a considerable area. The rock is a very high grade limestone, and as such is suitable for either sugar refining (for which purpose a large tonnage was formerly quarried by the sugar company mentioned below), or for the manufacture of cement. It is fine-grained and hard, varying in color from yellowish-blue to black. The following analysis is of an average sample of the limestone taken by W. W. Bradley of this Bureau from croppings on the southwest flank of the mountain, in SW. ¼ of section 13, T. 7 S., R. 3 W., owned by **K. D. Winship**, 354 Pine street, San Francisco.

(Analyst, Sidney A. Tibbetts, Berkeley.)

Silica (SiO_2)	1.56%
Aluminum oxide (Al_2O_3)	0.47%
Iron oxide (Fe_2O_3)	0.22%
Manganese oxide (Mn_3O_4)	0.05%
Phosphoric oxide (P_2O_5)	0.06%
Calcium carbonate ($CaCO_3$)	97.20%
Magnesium carbonate ($MgCO_3$)	0.43%
Total	99.99%

These deposits suffer the disadvantage of being over 9 miles from the railroad, but they are accessible by wagon road. A railroad, however, could easily be built up the cañon of the South Fork of Permanente Creek to the foot of Black Mountain.

Bibl.: Repts. VIII, pp. 543-546; X, p. 619; XII, p. 394; XIII, p 630. Bull. 38, pp. 82-83.

The **Alameda Sugar Company**, with offices at 310 Sansome street, San Francisco, formerly operated a quarry on Black Mountain, 9 miles by road from Mountain View, on the Southern Pacific Railroad. The limestone was hauled to Mountain View and shipped to their sugar factory at Alviso where it was burned into quicklime and used for refining sugar. This quarry has been idle for the past few years.

Bibl.: Bull. 38, p. 82.

Bernal's California Marl Fertilizer Company, Pedro A. Bernal, president and manager; office 404 South Market street, San Jose. This company owns and operates a limestone quarry on the east slope of the Santa Teresa Mountains, 3 miles by road southwest of Edenvale. The limestone bed covers over 100 acres and is about 200 feet thick. It is irregular in character, grading from a fine-grained hard bluish-gray limestone to a calcareous marl, containing an abundance of shells. The analysis of the marl is given as follows:

(Authority, advertising matter.)

Silica	2.50%
Alumina	11.24%
Iron oxide	2.90%
Magnesia	1.55%
Calcium carbonate	80.81%

STATE OF CALIFORNIA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINES
FERRY BUILDING, SAN FRANCISCO

WALTER W. BRADLEY — State Mineralogist

Vol. 26 — JANUARY, 1930 — No. 1

CHAPTER OF

REPORT XXVI OF THE STATE MINERALOGIST

COVERING

ACTIVITIES OF THE DIVISION OF MINES

INCLUDING THE

GEOLOGIC BRANCH

San Francisco
Sacramento
San Francisco
Los Angeles
Los Angeles
Redding
San Francisco
San Francisco
San Francisco

CALIFORNIA STATE PRINTING OFFICE
SACRAMENTO, 1930

operator, prospected here in 1900. H. C. Homer, another one of the operators, states that an 85-foot highly mineralized zone, mostly chalcopyrite, in No. 2 tunnel was passed through. An assay by Smith Emery and Company on ore from No. 1 tunnel shows 18.13% copper, .82 oz. gold, and .60 oz. silver. The ore is chalcopyrite, azurite and malachite, and some of it is said to run very high in copper. Four men are working.

Bibl: State Mineralogist's Report XVII, p. 184.

DIATOMACEOUS EARTH

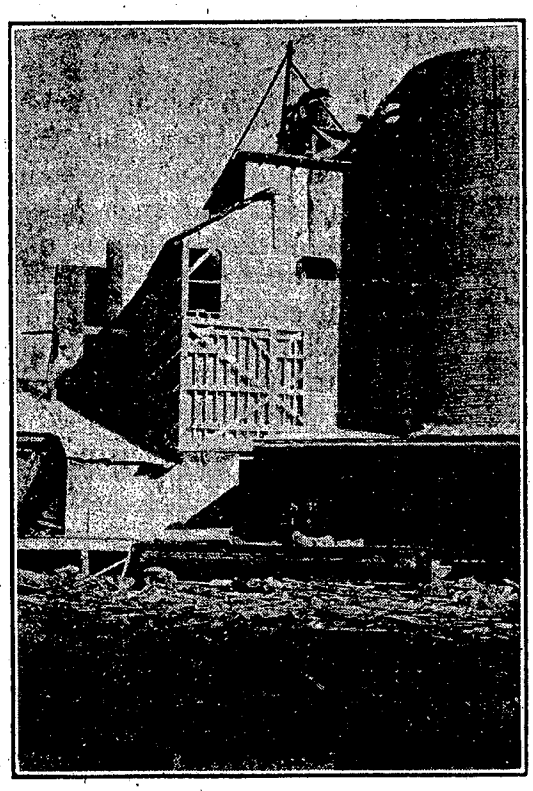
A. L. Atwater, 300 Broadway, San Francisco, reports diatomaceous earth on his property six miles southeast of Los Gatos in Sec. 13, T. 8 S., R. 1 W. Undeveloped.

LIMESTONE AND LIME

Limestone of good commercial grade occurs at several places in the mountains bordering the west side of the Santa Clara Valley, the most important deposits being those in the vicinity of Black Mountain, and in the range extending southeastward from Los Gatos to the Guadalupe mine. The Black Mountain deposits outcrop over a considerable area. The rock is a very high grade limestone, fine-grained and hard, varying in color from yellowish-blue to black.

Bay Shell Company. Home office: 519 California street, San Francisco. Plant located near Alviso. W. T. Monroe, plant superintendent.

This plant has been in operation over six years, pumping their oyster shells out of San Francisco Bay from boats with a rotary pump. The shells are unloaded from the boats to the stock pile by an overhead crane with a traveling clam shell bucket. The shells are later conveyed up to the plant hopper by the crane. After the shells are passed through a 40-foot rotary kiln, fired by oil, they go through a rotary screen, the finer material going to a Williams hammer mill, and the coarser grades through a set of rolls and through three screens, making a fine and medium shell product. The shells that passed through the hammer mill are taken through an air separator, where the fine lime is separated from the coarse and taken to the lime bin to be sacked by machine. Chicken shell, lime for fertilizer and mixed composts are manufactured. The shell runs about 98% $CaCO_3$. A spur line of the Southern Pacific railroad serves the plant. Electric power is used. Eight men are usually employed. Capacity of plant is 1000 tons monthly.



Bay Shell Company's plant at Alviso, Santa Clara County.

Bernal's Calif
Edenvale, owner.
Company of Los
1921 and employe
was discontinued.
This limestone
Mountains, three
in character, grad
a calcareous marl
Most of the e
formerly an exca
marl were used.
to Edenvale, from

Bibl: State M

Bond Limestone
land, owner. Eigh
by road from Los
Winship properti
Cowell Portland C

Silica (SiO_2)	--
Iron Oxide (F	
Calcium Oxide	
Calcium Carbo	
Magnesium Ox	
Magnesium Ca	
Loss on ignitio	

Bibl: State M
XII, p. 394
82–83.

W. B. Ortley S
shells are pumped
barge and brought
left in the stock y
vated to the plant
through a rotary
bucket conveyor a
is graded. The c
and again conveye
sacked and sold fo
are employed.

Santa Clara Ho
Alameda Sugar Co
nine miles by road
R. 2 W. It has bee

San Jose Cement
land Cement Comp
This company own
about six miles sout
in Sec. 32, T. 8 S.,

Bernal's California Marl Fertilizer Company. Pedro A. Bernal, Edenvale, owner. Property leased by *Consolidated Rock and Product Company* of Los Angeles. This company started operations here in 1921 and employed about eight men, until three years ago when work was discontinued.

This limestone quarry is located on the east slope of the Santa Teresa Mountains, three miles by road southwest of Edenvale. It is irregular in character, grading from a fine-grained hard bluish-gray limestone to a calcareous marl, containing an abundance of shells.

Most of the equipment on the property has been removed, but formerly an excavator, grizzly, screens, and mill for pulverizing the marl were used. The product was sacked at the quarry and hauled to Edenvale, from where it was shipped to consumers for fertilizer.

Bibl: State Mineralogist's Report XVII, pp. 185–186.

Bond Limestone Deposit. A. J. Bond, 564 Twenty-fifth street, Oakland, owner. Eighty acres of undeveloped lime rock is located ten miles by road from Los Altos, in Section 14, T. 7 S., R. 3 W., adjacent to the Winship properties. The following is an analysis as reported by the Cowell Portland Cement Company:

(Authority, advertising matter.)

Silica (SiO_2)	1.08%
Iron Oxide (Fe_2O_3)	0.64%
Calcium Oxide (CaO)	54.99%
Calcium Carbonate ($CaCO_3$)	98.20%
Magnesium Oxide (MgO)	0.25%
Magnesium Carbonate ($MgCO_3$)	0.52%
(SO_3)	0.02%
Loss on ignition (H_2O)	43.14%
	100.12%

Bibl: State Mineralogist's Reports VIII, pp. 543–546; X, p. 619; XII, p. 394; XIII, p. 630; XVII, pp. 184–185. Bull. 38, pp. 82–83.

W. B. Ortley Shell Company. Plant located at Alviso. The oyster shells are pumped out of San Francisco Bay by a rotary pump on a barge and brought to the unloading wharf at the plant by boat, and are left in the stock yard several days to dry. The shells are then elevated to the plant by means of a slip scraper (slusher). They are fed through a rotary kiln, fired by natural gas, and then elevated by a bucket conveyor and taken through the rotary screen where the shell is graded. The coarse shell is taken through the rolls for crushing and again conveyed up and through the rotary screen. The shell is sacked and sold for poultry feed. Electric power is used. Three men are employed.

Santa Clara Holding Company's Quarry, formerly known as the Alameda Sugar Company's Quarry. This limestone quarry is located nine miles by road from Mountain View, in Secs. 17 and 18, T. 7 S., R. 2 W. It has been idle for some time.

San Jose Cement Company, formerly known as the Guadalupe Portland Cement Company. Office: 919 Balboa Building, San Francisco. This company owns a deposit of 331 acres of undeveloped limestone about six miles south of Los Gatos, in Secs. 4 and 5, T. 9 S., R. 1 E., and in Sec. 32, T. 8 S., R. 1 E., M. D. B. & M. A gray-black limestone is



exposed here, assaying about 54% calcium oxide, which is equivalent to about 96% calcium carbonate. The estimated tonnage available is about 75 million tons. A volcanic slag is also found on the property.

Winship Properties. K. D. Winship Estate, 350 Post street, San Francisco, owners.

The following analysis is of an average sample of the limestone taken by W. W. Bradley of this division from croppings on the southwest flank of the mountain, in SW¼ Sec. 13, T. 7 S., R. 3 W.

(Analyst, Sidney A. Tibbetts, Berkeley.)

Silica (SiO_2)	1.56%
Aluminum oxide (Al_2O_3)	0.47%
Iron Oxide (Fe_2O_3)	0.22%
Manganese oxide (Mn_3O_4)	0.05%
Phosphoric oxide (P_2O_5)	0.06%
Calcium carbonate ($CaCO_3$)	97.20%
Magnesium carbonate ($MgCO_3$)	0.43%
Total	99.99%

These deposits suffer the disadvantage of being over 9 miles from the railroad, but they are accessible by wagon road. A railroad, however, could easily be built up the cañon of the South Fork of Permanente Creek to the foot of Black Mountain.

Bibl: State Mineralogist's Reports VIII, pp. 543–546; X, p. 619; XII, p. 394; XIII, p. 630; XVII, p. 185. Bull 38, pp. 82–83.

MAGNESITE

Magnesite deposits occur in the serpentine areas in the eastern portion of the county, the largest and best grade deposits thus far uncovered being those at Red Mountain in the northeastern corner of the county. These deposits have long been known and many attempts made to develop them, but their distance from the railroad, and the uncertainty of a market, long delayed their exploitation; and it is only within the last decade that they have been put upon a commercially producing basis.

A number of magnesite croppings occur at irregular intervals in a belt of soft impure serpentine along a low range of hills bordering the east side of the Santa Clara Valley, extending from east of Coyote Station to Gilroy. These croppings are small, and the magnesite is less pure than the Red Mountain deposits, being mixed to some extent into the serpentine, and varying in color from white to buff. Several of these deposits have been developed, and during 1916–1918 considerable crude magnesite was shipped out. They have the advantage of being within easy access of the railroad.

Maltby Magnesite Mines, formerly known as: *Western Magnesite Development Company, Standard Magnesite Company* and *Pacific Magnesite Company.* H. E. Stock, president; Herbert Erskine, secretary. C. S. Maltby, Humboldt Bank Building, San Francisco, has leased this property, located mainly in T. 6 S., R. 5 E., M. D. B. & M., along the summit of Red Mountain ridge which forms the boundary line between Santa Clara County and Stanislaus County, to the east, and operated it since 1919. W. T. Lewis is superintendent of the mines.

The magnesite outcrops in bold white ledges on the southern and western slopes of Red Mountain, 600 to 700 feet above the floor of the

STATE OF CALIFORNIA
DEPARTMENT OF NATURAL RESOURCES
D. H. BLOOD, Director

DIVISION OF MINES
FERRY BUILDING, SAN FRANCISCO

WALTER W. BRADLEY — State Mineralogist

Vol. 29 — JANUARY and APRIL, 1933 — Nos. 1 and 2

CALIFORNIA JOURNAL

OF

MINES AND GEOLOGY

INFORMATION ROOM
CALIFORNIA
DIVISION OF MINES
SAN FRANCISCO

QUARTERLY CHAPTER
OF
STATE MINERALOGIST'S REPORT XXIX

STATE DIVISION OF MINES
FERRY BUILDING, SAN FRANCISCO,
CALIFORNIA

CALIFORNIA STATE PRINTING OFFICE
HARRY HAMMOND, STATE PRINTER
SACRAMENTO, 1933

1265

LIBRARY
Department of Conservation
Division of Mines & Geology

more distant deposits, which are here referred to merely as Franciscan limestones.

In San Mateo County the Calera limestone is associated with thick beds of chert, and even in the limestone itself there is considerable flint or chert, in part interbedded, but in larger part probably representing later infiltration and deposition of silica. It is difficult to make any general statement as regards the thickness of workable limestone in the county. At some points there appears to be 100 feet at least which could be quarried or mined and handled, at not too great cost, so as to

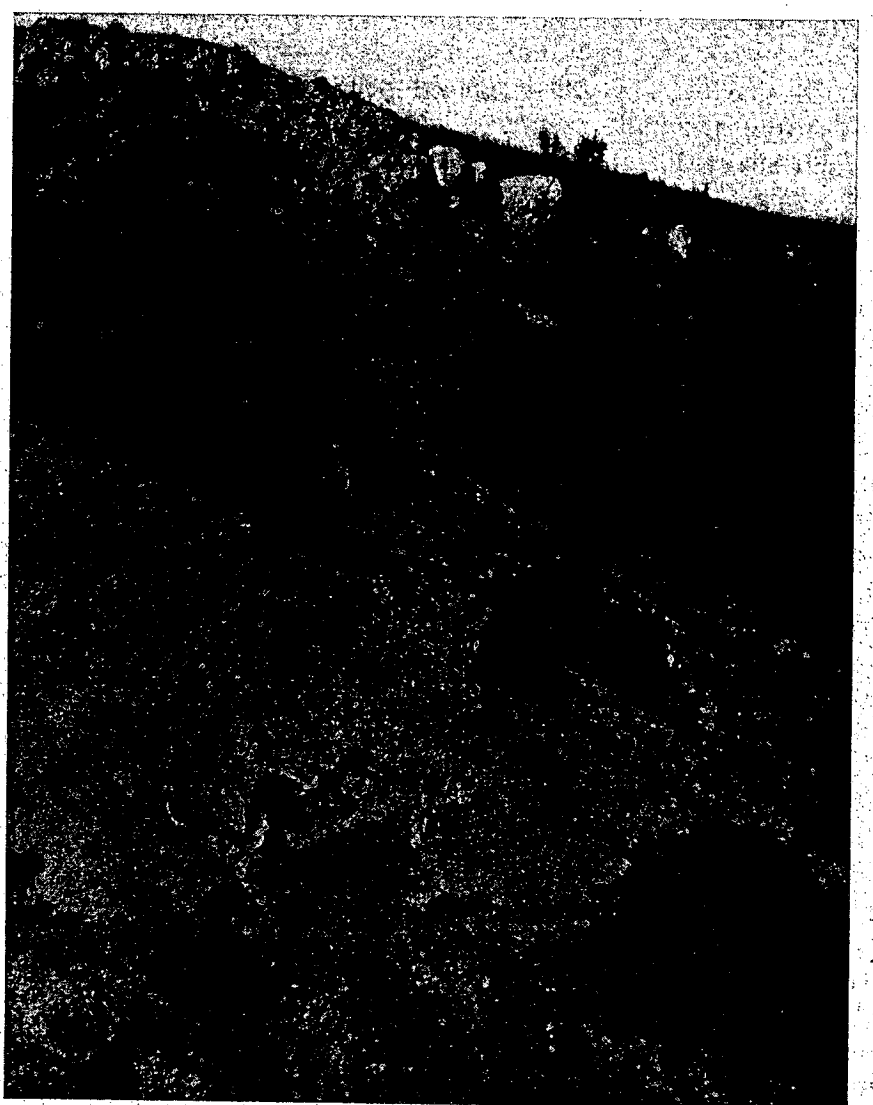


FIG. 6. Limestone on Sec. 18, T. 7 S., R. 2 W., M. D. M., on Permanente Creek, west of San Jose, Santa Clara County.

Photo by Walter W. Bradley.

be reasonably free from chert. At other localities there are certainly under 50 feet of good stone available. Throughout the whole field the limestone beds may average around 200 feet in total thickness, but this usually includes 50 feet or more of chert beds.

Santa Clara County

Limestones of the Calera type are encountered both at the summit of Black Mountain and on its eastern slope,[5a] the latter having been

[5a] State Mineralogist's Report XVII, p. 185, 1920.

worked rather extensively for use in the beet sugar industry. The quarry is located in Permanente Canyon about five miles west of Cupertino, Santa Clara County. The stone is interbedded with chert, but a high-grade material was produced after careful quarrying and hand-picking.

About ten miles southeast is another series of old workings on limestone of the same type, occurring in the Franciscan series, and possibly the exact equivalent of the Calera formation. These deposits are located in the region south of Los Gatos and San Jose, and have been opened at a number of rather widely-separated points, on at least two separate belts of limestone.

Of these workings, that of the old Guadalupe lime-kiln, located near the Guadalupe quicksilver mines, deserves note because it has been described in several published records. Extensions of the same limestone bed have also come to public attention more recently with a view to its use for a portland cement flotation. Another quarry, lying farther north, contains limestone which is very cherty and seems to have been worked entirely for road-stone. A fourth deposit, which in some respects appears to be the most promising of the whole field, is located two miles east of Lyndon Switch; it shows, below its bedded-limestone outcrops, the largest mass of travertine which the writer recalls having seen.

Taking all these workings and outcrops into consideration, it is clear that the tonnages of Franciscan limestone which can be found in Santa Clara County are very large indeed. But it is far less clear that any large proportion of this total tonnage can be economically quarried or mined and cleaned of its associated chert so as to yield a merchantable stone or a satisfactory cement material. To determine this feature would require considerably more detailed work than was possible during the writer's investigation.

Marin County

Though most of Marin County is underlain by rocks of the Franciscan series, only one limestone in that series has ever been worked so far as the writer could determine. The work is now a matter of historic interest, since it dates back to the period of Russian occupation of that region. It may be noted, however, that the stone sampled there gave better results than Franciscan limestones show in most localities. The area lies several miles south of Olema, on the road to Bolinas, and is marked by three lime-kilns, in each of which large trees are now growing. The size of the trees would indicate that 50 or 75 years must have elapsed since the kilns were last in operation, thus placing the date of their final abandonment in 1875 or 1850. On more or less traditional evidence it may be assumed that they were first put into operation around 1825.

The limestone beds at the old Russian quarry are now covered by debris, except at one side which was apparently the footwall. The limestone is strikingly low in both silica and magnesia, and is consequently higher in lime carbonate than most of the Calera limestones in counties farther south. The entire exposure shows now only some 50 feet of workable thickness and perhaps 100 feet along the outcrop. The topography, however, suggests that the belt may run for several

Monday, September 23, 1935

The application of Dr. Robert S. Friend is read applying for a medical position. On motion of Supervisor McKinnon, seconded by Supervisor Cooley, it is unanimously ordered that said application be referred to Dr. Doxey R. Wilson, medical director of the county hospital.

A communication from the Citizens' League on Government and Taxation is read by its representative, J.H. Jamison, protesting against the purchasing procedure of the purchasing agent. The chairman orders that said communication be placed on file.

A communication from the St. Louis Chamber of Commerce is read requesting certain information relative to county parks. The chairman orders that said communication be referred to the county planning commission.

A communication from O.G. Ritchie is read requesting an extension of time in which to complete his contract for the improvement of Railroad avenue and Dillon street in the town of Campbell, in Supervisor's District No. 4. On motion of Supervisor McKinnon, seconded by Supervisor Cooley, it is unanimously ordered that said contractor be allowed an extension of 20 days time in which to complete said contract.

A communication from the State Relief Administration is read making certain recommendations for unemployment relief. On motion of Supervisor McKinnon, seconded by Supervisor McClay, it is unanimously ordered that said matter be referred to the charities department.

A communication from the San Mateo County Products and Floral Fiesta is read inviting the Board to attend said fete on October 11, 12 and 13, 1935, at Bay Meadows. On motion of Supervisor McKinnon, seconded by Supervisor Cooley, it is unanimously ordered that said invitation be accepted.

A communication from the Painters' Union, Local 507, is read relative to the working hours of a painter at the county hospital. On motion of Supervisor Cooley, seconded by Supervisor McClay, it is unanimously ordered that said matter be referred to the hospital committee.

A communication from C. Stanley Bliss is read relative to a tax relief plan. The chairman orders that said communication be placed on file.

A communication from Mary L. Brown is read relative to relief and the county hospital. The chairman orders that said communication be placed on file.

The petition of Ora Espinosa, et. al., is presented and read requesting the re-opening of the Formanente Road, in Supervisor's District No. 5, and the removal of a gate. The chairman orders that said petition be referred to Supervisor Cooley.

The certificate of the county surveyor is read certifying that the A.J. Raisch Co. has furnished labor and materials and completed its contract for the improvement of San Antonio avenue, in Supervisor's District No. 6, and recommending that said work be accepted. On motion of Supervisor Cooley, seconded by Supervisor McClay, it is unanimously ordered that said work be accepted.

The county superintendent of schools having recommended the same, on motion of Supervisor McKinnon, seconded by Supervisor Cooley, it is unanimously ordered that various transfers be made in the budgets of certain school districts.

Monday, September 30, 1935

A communication from the Association of California's Executives of Public Welfare is read requesting permission for the head of the county welfare department to attend a meeting in Yosemite October 12 and 13, 1935. On motion of Supervisor McKinnon, seconded by Supervisor Cooley, it is unanimously ordered that said permission be granted.

A communication from the Citizens' League on Government and Taxation is read by its representative, J.H. Jamison, protesting against a new storekeeper at the almshouse. The chairman orders that said matter be referred to the almshouse committee.

A telegram from the State Relief Administration is read relative to a relief survey. The chairman orders that said telegram be placed on file.

A resolution of the Mountain View Chamber of Commerce is read expressing appreciation to the Board for its cooperation in improving Moffett Boulevard, in Supervisor's District No. 5. The chairman orders that said resolution be placed on file.

A resolution submitted by Supervisor McKinnon is unanimously adopted on roll call on motion of Supervisor McKinnon, seconded by Supervisor Cooley, as follows:

WHEREAS, it has come to the attention of this Board that certain contractors on county work are using dump trucks owned and operated by outside interests; and

WHEREAS, by reason of such custom many dump trucks owned and operated by local taxpayers are idle; and

WHEREAS, this Board believes that the local taxpayer should be given preference in such matters;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, that in the future this Board request all contractors who are to perform work for the county requiring the use of dump trucks to use local dump truck equipment when available in preference to any other.

PASSED AND ADOPTED this 30th day of September, 1935, by the following vote, to-wit:

AYES: Supervisors Ayer, Cooley, McKinnon, McClay, Hecker.

NOES: Supervisors None.

ABSENT: Supervisors None.

The chairman orders that the minutes of a special meeting held September 26, 1935, be corrected to show that Supervisor McClay made a motion, seconded by Supervisor Cooley, to appoint Supervisor McKinnon as clerk pro tem of the Board for said special meeting.

Various claims and payroll are presented for payment and approval. On motion of Supervisor Cooley, seconded by Supervisor McKinnon, it is unanimously ordered that said claims and payroll be allowed and the auditor directed to draw his warrant on the treasurer payable from the proper funds, in favor of the persons and firms named therein.

Dr. L.T. Smith of the California Dental Association and Dr. Will Sheffer of the Santa Clara County Dental Association addressed the Board relative to receiving financial support for a dentists' convention.

Antone Places addressed the Board protesting against a gate across the Permanente road, in Supervisor's District No. 5. The surveyor advised the Board on said matter and stated that said gate was not across a county road.

ORDINANCE NO. 426

(Now No. NS-1200)

AN ORDINANCE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ADOPTING A ZONING PLAN, BEING A DISTRICTING PLAN, FOR SAID COUNTY; SPECIFYING THE PURPOSES AND THE EFFECTS OF THE ADOPTION OF SAID PLAN WHEREBY VARIOUS DISTRICTS ARE ESTABLISHED IN SAID COUNTY; SPECIFYING THE USES OF LAND AND OF BUILDINGS PERMITTED IN SAID DISTRICTS; ESTABLISHING CERTAIN HEIGHT LIMITS WITHIN SAID DISTRICTS; REQUIRING CERTAIN YARDS AND OTHER OPEN SPACES WITHIN SAID DISTRICTS; PRESCRIBING REGULATIONS FOR THE ERECTION, CONSTRUCTION, ALTERATION AND MAINTENANCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS IN SAID DISTRICTS, INCLUDING THE REQUIREMENT THAT CERTAIN PERMITS SHALL BE SECURED FOR CERTAIN OF SUCH BUILDINGS, STRUCTURES AND IMPROVEMENTS AND FOR THE USE THEREOF AND OF LAND; REQUIRING CERTAIN FEES; DEFINING THE TERMS USED HEREIN; SPECIFYING THE PROCEDURE FOR THE AMENDMENT HEREOF; REPEALING ORDINANCE NO. 88 OF SAID COUNTY AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ANY OF THE PROVISIONS HEREOF.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1. ADOPTION OF ZONING PLAN

There is hereby adopted a Zoning Plan for the County of Santa Clara, State of California, said Zoning Plan being a Districting Plan as provided by law.

SECTION 2. PURPOSE OF ADOPTION OF ZONING PLAN

Said Zoning Plan is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare and for the accomplishment thereof is adopted, among other purposes, for the following more particularly specified purposes, to-wit:

(1) To assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County in accordance with said plan.

(2) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial and other areas within the County and to assure the orderly and beneficial development of such areas.

(3) To obviate the menace to the public safety resulting from the location of buildings, and the uses thereof and of land, adjacent to highways which are a part of the Street and Highway Plan of the Master Plan of the County, or which are important thoroughfares, in such manner as to cause interference with existing or prospective traffic movements on said highways.

SECTION 3. NATURE OF ZONING PLAN

Said Zoning Plan consists of the establishment of various districts within the unincorporated territory of said County within some, all or none of which it shall be lawful, and within some, all or none of which it shall be unlawful to erect, construct, alter or maintain certain buildings or to carry on certain trades or occupations or to conduct certain uses of land and/or of buildings and/or within

which the height and bulk of future buildings shall be limited and/or within which certain open spaces shall be required about future buildings, and consisting, further, of appropriate regulations to be enforced in such districts, all as set forth in this ordinance.

SECTION 4. DISTRICTS

The aforesaid districts are as follows, to-wit:

Non-Urban Group

"A-1" Districts: All the unincorporated territory of the County not included in any other district.
"A-2" Districts: Suburban Agricultural Districts.
"H-1" Districts: Limited Highway Frontage Districts.

Community Group

"R-E" Districts: Residential Estates Districts.
"R-1" Districts: One-Family Residence Districts.
"R-2" Districts: Two-Family Residence Districts.
"R-3" Districts: Limited Multiple Residence Districts.
"R-4" Districts: General Multiple Residence Districts.
"C-1" Districts: Retail Business Districts.
"C-2" Districts: General Commercial Districts.
"M-1" Districts: Light Industrial Districts.
"M-2" Districts: Heavy Industrial Districts.

SECTION 5. COMBINING REGULATIONS

In addition to the foregoing districts certain combining regulations are established as set forth in this ordinance, said combining regulations being as follows, to-wit:

"-A": Agricultural Uses.
"-H": Highway Frontage Regualtions.
"B-1": First Building Site Area Regulations.
"B-2": Second Building Site Area Regulations.
"B-3": Third Building Site Area Regulations.
"B-4": Fourth Building Site Area Regulations.
"B-D": Special Building Site Area Regulations.

SECTION 6. ESTABLISHMENT OF DISTRICTS

The aforesaid districts and certain combinations thereof are hereby established in so far as the designations, locations and boundaries thereof are set forth and indicated in Sections 8, 8a, 8b, and other sections of this ordinance, each of which other sections is designated by the number 8 followed by a letter or letters of the alphabet, and in Sections 9, 9a, 9b and other sections of this ordinance, each of which other sections is designated by the number 9 followed by a letter or letters of the alphabet, and in Sections 10, 10a, 10b and other sections of this ordinance, each of which other sections is designated by the number 10 followed by a letter or letters of the alphabet. Sections 8, 8a, 8b and other sections of this ordinance, each of which other sections is designated by the number 8 followed by a letter or letters of the alphabet, describe

certain of said districts; Sections 9, 9a, 9b and other sections of this ordinance, each of which other sections is designated by the number 9 followed by a letter or letters of the alphabet, consist of index maps to various sectional districts maps; and Sections 10, 10a, 10b and other sections of this ordinance, each of which other sections is designated by the number 10 followed by a letter or letters of the alphabet, consist of various sectional districts maps which show the designations, locations and boundaries of certain of said districts. Said maps and all notations, references, data and other information shown thereon are hereby made a part of this ordinance.

Where uncertainty exists as to the boundaries of any of the aforesaid districts as described as aforesaid or as shown on said sectional districts maps, the following rules shall apply:

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said sectional districts maps, shall be determined by the use of the scale appearing on such sectional districts maps.

(d) In case further uncertainty exists, the Planning Commission, upon written application or upon its own motion, shall determine the location of such boundaries.

SECTION 7. EFFECT OF ESTABLISHMENT OF DISTRICTS

Except as hereinafter otherwise provided:

(a) No building shall be erected and no existing building shall be moved, altered, added to or enlarged nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than is included among the uses hereinafter listed as permitted in the district in which such building, land or premises is located.

(b) No building shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the district in which such building is located.

(c) No building shall be erected, nor shall any existing building be altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity to the yard, building site area and building location regulations hereinafter designated for the district in which such building or open space is located.

(d) No yard or other open space provided about any building for the purpose of complying with the provisions of this ordinance shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.

SECTION 8. A-1 DISTRICTS

All the unincorporated territory of the County which is not included, under the terms of this ordinance, in any other district is hereby designated and classified as constituting "A-1" districts.

SECTION 8a, MARGINAL DISTRICT ALONG BAYSHORE HIGHWAY

A "C-2-H" district is hereby established, including therein all that portion of the unincorporated territory of the County lying within a distance of six hundred (600) feet from the exterior boundaries of that road or highway commonly known as Bayshore Highway, being California State Highway Route Number Sixty-eight as designated by the Division of Highways of the Department of Public Works of the State of California.

SECTIONS 9, 10, etc.: to consist of index maps and sectional districts maps.

SECTION 11. DEFINITIONS

For the purpose of this ordinance certain terms used herein are defined as follows:

All words used in the present tense shall include the future tense; all words in the plural number shall include the singular number and all words in the singular number shall include the plural number; unless the natural construction of the wording indicates otherwise. The word "lot" includes the word "plot"; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The word "County" as used herein shall mean the County of Santa Clara, State of California; the words "Board of Supervisors" shall mean the Board of Supervisors of the County of Santa Clara, State of California; the words "Planning Commission" shall mean the County Planning Commission of the County of Santa Clara, State of California; and the words "County boundary" shall mean the boundary of the County of Santa Clara, State of California, and/or the boundary of any incorporated municipality within said County.

Agriculture: The tilling of the soil, the raising of crops, horticulture, viticulture, small livestock farming, dairying and/or animal husbandry, including all uses customarily incidental thereto but not including slaughter houses, fertilizer yards, bone yards or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

Alley: Any public thoroughfare, not exceeding thirty (30) feet in width, for the use of pedestrians and/or of vehicles which affords only a secondary means of access to abutting property.

Apartment: A room or suite of two or more rooms which is designed for, intended for and/or occupied by one family doing its cooking therein.

Apartment Court: See Dwelling Group.

Apartment House: See Dwelling, Multiple.

Automobile Camp: Land or premises used or intended to be used, let or rented for occupancy by campers traveling by automobile or otherwise, or for occupancy by or of trailers or movable dwellings, rooms or sleeping quarters of any kind.

Automobile Court: A group of two or more detached or semi-detached buildings containing guest rooms and/or apartments with automobile storage space serving such rooms and/or apartments provided in connection therewith, which group is designed, intended and/or used primarily for the accommodation of automobile travelers; including groups designated as auto cabins, motor lodges, and by similar designations.

Automobile Wrecking: See Junk Yards.

Basement: A story partly underground and having at least one-half (½) of its height above grade. A basement shall be counted as a story if the vertical distance from grade to the ceiling is over five feet or if used for business purposes or if used for dwelling purposes by other than a janitor or domestic servants

employed in the same building, including the family of the same.

Block: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting streets and railroad right of way or unsubdivided acreage.

Building: Any structure having a roof supported by columns and/or by walls and intended for the shelter, housing and/or enclosure of any person, animal or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein, which wall extends from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

Building, Accessory: A subordinate building, the use of which is incidental to that of a main building on the same lot. On any lot upon which is located a dwelling any building which is incidental to the conducting of any agricultural use shall be deemed to be an accessory building.

Building, Main: A building in which is conducted the principal use of the lot upon which it is situated. In any "R" or "A" District any dwelling shall be deemed to be a main building upon the lot upon which the same is situated.

Bungalow Court: See House Court; also Dwelling Group.

Business or Commerce: The purchase, sale or other transaction involving the handling or disposition (other than is included in the term "industry", as defined therein) of any article, substance or commodity for profit or livelihood, including, in addition, office buildings, offices, shops for the sale of personal services, garages, outdoor advertising signs and outdoor advertising structures, automobile camps, automobile courts, and recreational and amusement enterprises conducted for profit, but not including junk yards.

Center Line: The center line of a street, as referred to in this ordinance, shall mean the center line thereof as established by the County Surveyor of the County or by the City Engineer of any city within the County or by the State Division of Highways of the Department of Public Works of the State of California. If no such center line has been established, the center line of a street shall be a line midway between the side lines of the right of way thereof; provided, however, that if only a part-width right of way exists for any portion of any street, the center line for such part-width portion shall be determined by prolonging the center lines on each side of such part-width portion parallel to the side lines of such part-width portion. In any case in which the foregoing definition is not applicable, the Planning Commission shall designate the center line.

Court: An open, unoccupied space, other than a yard, on the same lot with a building or buildings and which is bounded on two (2) or more sides by such building or buildings, including the open space in a house court or court apartment providing access to the units thereof.

District:

1. A portion of the unincorporated territory of the County within which certain uses of land, premises and buildings are permitted and certain other uses of land, premises and buildings are not permitted and within which certain yards and other open spaces are required and certain building site areas are established and certain height limits are established for buildings, all as set forth and specified in this ordinance.

2. A portion of the unincorporated territory of the County within which are applied certain regulations designated as combining regulations as set forth in this ordinance.

The term "A district" shall mean any "A-1", "A-2", or "-A" district or any of said districts with which any combining regulations are combined. The term

"R district" shall mean any "R-E", "R-1", "R-2", "R-3" or "R-4" district, or any of said districts with which any combining regulations are combined. The term "C district" shall mean any "C-1" or "C-2" district or any of said districts with which any combining regulations are combined. The term "M district" shall mean any "M-1" or "M-2" district or any of said districts with which any combining regulations are combined. The term "B district" shall mean any "B-1", "B-2", "B-3", "B-4", or "B-D" district.

District, More Restricted or Less Restricted: In the following list each district shall be deemed to be more restricted than the districts succeeding it and each district shall be deemed to be less restricted than the districts preceding it: "R-1", "R-2", "R-3", "R-4", "C-1", "C-2", "M-1" and "M-2".

Dwelling, One-Family: A detached building designed for and/or occupied exclusively by one family.

Dwelling, Two-Family: A detached building designed for and/or occupied exclusively by two families living independently of each other.

Dwelling, Multiple: A building or portion thereof used and/or designed as a residence for three or more families living independently of each other, and doing their own cooking in said building, including apartment houses, apartment hotels and flats, but not including automobile courts.

Dwelling Group: A group of two or more detached or semi-detached one-family, two-family or multiple dwellings occupying a parcel of land in one ownership and having any yard or court in common, including house courts and apartment courts, but not including automobile courts.

Family: One or more persons occupying a premises and living as a single, non-profit housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family shall be deemed to include necessary servants.

Front Wall: The wall of the building or other structure nearest the street upon which the building faces, but excluding certain architectural features as specified in Section 29 of this ordinance.

Garage, Private: An accessory building for only the storage of self-propelled vehicles when the storage space does not exceed that necessary for:

(a) In any "R-1" district, including any combination therewith: Three (3) such vehicles for each dwelling.

(b) In any "R-2", "R-3 or "R-4" district, including any combination therewith: Three (3) such vehicles for each lot, and in addition one (1) such vehicle for each family housed on such lot, but not to exceed three (3) such vehicles for any one (1) family.

(c) Provided: That on any lot or pardel of land of one (1) acre or more in area, in lieu of the foregoing specified storage space, the storage space shall not exceed that necessary for the vehicles used by the families housed on such lot or parcel, including visitors and servants; and provided, further, that in any "A" district there may be adequate storage space for any vehicles used in agriculture or for farm help.

Garage, Public: Any premises, except those herein defined as a private or storage garage, used for the storage and/or care of self-propelled vehicles or where any such vehicles are equipped for operation or repair, or kept for remuneration, hire or sale.

Garage, Storage: Any premises, except those herein defined as a private garage, used exclusively for the storage of self-propelled vehicles.

Grade:

1. For buildings adjoining one street only, the elevation of the sidewalk

at the center of that wall adjoining the street.

2. For buildings adjoining more than one street, the average of the elevations of the sidewalks at the centers of all walls adjoining streets.

3. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

4. All walls approximately parallel to and not more than five (5) feet from the street line shall be considered as adjoining the street.

Guest Room: A room which is intended, arranged or designed to be occupied or which is occupied by one or more guests, but in which no provision is made for cooking and not including dormitories for sleeping purposes.

Height of Building: The vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the ceiling of the topmost story.

Home Occupation: Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Clinics, hospitals, barber shops, beauty parlors and animal hospitals shall not be deemed to be home occupations.

House Court: See Dwelling Group.

Hotel: Any building or portion thereof containing six (6) or more guest rooms used, designed or intended to be used, let or hired out to be occupied, or which are occupied by six (6) or more individuals for compensation, whether the compensation be paid directly or indirectly.

Industry: The manufacture, fabrication, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form or character thereof, including, in addition, the following: animal hospitals; bottling works; building materials or contractors yards; cleaning and dyeing establishments; creameries, dog pounds; junk yards; laundries; lumber yards; milk bottling or distributing stations; stockyards; storage elevators; truck storage, service or repair; warehouses; and wholesale storage.

Junk Yard: The use of more than two hundred (200) square feet of the area of any lot, or the use of any portion of that half of any lot (but not exceeding a depth or width, as the case may be, of one hundred feet) which half adjoins any street, for the storage or keeping of junk, including scrap metals or other scrap material, and/or for the dismantling or "wrecking" of automobiles or other vehicles or machinery; provided, however, that this definition shall not be deemed to include any case of any of the foregoing uses which is accessory and incidental to any agricultural use.

Lot: Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this ordinance, having not less than the minimum area required by this ordinance for a building site in the district in which such lot is situated, and having its principal frontage on a street.

Lot, Corner: A lot situated in the intersection of two or more streets, or bounded on two or more adjacent sides by street lines.

Lot, Interior: A lot other than a corner lot.

Lot, Key: The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street on which the corner lot fronts.

Lot Area: The total horizontal area included within lot lines, including

one-half (½) the width, but not to exceed ten (10) feet, of any alley or portion thereof abutting any such lot line.

Lot Depth: The average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

Lot Frontage: The dimension of a lot or portion of a lot abutting on a street, except the side of a corner lot.

Lot Lines: The lines bounding a lot as defined herein.

Lot Line, Rear: Ordinarily, that line of a lot which is generally opposite the lot line along the frontage of said lot. In cases in which this definition is not applicable, the Planning Commission shall designate the rear lot line.

Non-Conforming Use: A building or land occupied by a use that does not conform to the regulations for the district in which it is situated.

One Ownership: Ownership of property (or possession thereof under a contract to purchase or under a lease the term of which is not less than ten years) by a person or persons, firm, corporation or partnership, individually, jointly, in common or in any other manner whereby such property is under single or unified control. The term "Owner" shall be deemed to mean the person, firm, corporation or partnership exercising one ownership as herein defined.

Outdoor Advertising Sign: Any card, cloth, paper, metal, painted, glass, wooden, plaster, stone or other sign of any kind or character whatsoever placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definitions of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, constructing, posting, painting, printing, tacking, nailing, glueing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever.

Outdoor Advertising Structure: Any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary.

Small Livestock Farming: The raising and/or keeping of more than twelve chicken hens or twelve pigeons or twelve similar fowl and/or twelve rabbits or twelve similar animals or any roosters, quacking ducks, geese, guinea fowl, peafowl, goats, sheep or similar livestock; or the raising and/or keeping for commercial purposes of any cats or dogs; provided that the term "small livestock farming" as used in this ordinance shall not include hog farming, dairying or the raising and/or keeping of horses, mules, or similar livestock as determined by the Board of Supervisors.

Stable, Private: An accessory building where not more than three (3) horses are kept.

Stable, Public: A stable other than a private stable or with capacity for more than three (3) horses.

Story: That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Story, Half: A story with at least two (2) opposite exterior sides meeting a sloping roof not more than two (2) feet above the floor of such story.

Street: A public or private thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley as defined herein.

Street Line: The boundary between a street and abutting property.

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Structural Alterations: Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Use: The purpose for which land or premises or a building thereon is designed, arranged or intended or for which it is or may be occupied or maintained.

Use, Accessory: A use incidental and accessory to the principal use of a lot or a building located on the same lot as the accessory use. Any agricultural use in any "R" or "A" district shall be deemed to be an accessory use to the use for residence purposes of the lot on which such agricultural use is conducted.

Yard: An open space other than a court on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise provided in Section 29 of this ordinance. In measuring a yard, as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line drawn through the point of a building or the point of a dwelling group nearest to such lot line, exclusive of the respective architectural features enumerated in Section 29 of this ordinance as not to be considered in measuring yard dimensions or as being permitted to extend into any front, side or rear yard, respectively; and the measurement shall be taken from the line of the building to the nearest lot line, provided, however, that if any Official Plan Line has been established for the street on which the lot faces or if any future width line is specified therefor by the provisions of this ordinance, then such measurement shall be taken from such Official Plan Line or such future width line to the nearest line of the building.

Yard, Front: A yard extending across the front of the lot between the inner side yard lines and lying between the front line of the lot and the nearest line of the building.

Yard, Rear: A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the building.

Yard, Side: A yard between the side line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard.

SECTION 12. REGULATIONS FOR "A-1" DISTRICTS

The following regulations shall apply in all "A-1" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

All uses not otherwise prohibited by law; provided, however, that none of the following uses shall be established in any "A-1" district unless and until, in any such case, a use permit, as provided in Section 35 of this ordinance, shall first have been secured for such use:

1. Any use for which a use permit is required for the establishment of such use in any "M-2" district.

2. Junk yard.

3. Commercial excavating of natural materials within a distance of one thousand (1000) feet from any public street.

4. Storage of any inflammable fluid in a greater quantity than two thousand (2000) gallons if such storage is in any container the uppermost portion of which is at an elevation higher than four (4) feet below the surface of the ground.

5. Cemetery, crematory, mausoleum or any other place for the burial of other disposal of the human dead, or any addition thereto.

(b) Additional Regulations:

No building shall hereafter be reected, hor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

SECTION 13. REGULATIONS FOR "A-2" DISTRICTS

The following regulations shall apply in all "A-2" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

All uses not otherwise prohibited by law; provided, however, that no use which is not permitted in any "R" district shall be established in any "A-2" district unless and until a use permit, as provided in Section 35 of this ordinance, shall first have been secured for such use.

(b) Additional Regulations:

All other regulations specified for "A-1" districts shall also apply in all "A-2" districts.

SECTION 14. REGULATIONS FOR "H-1" DISTRICTS

The following regulations shall apply in all "H-1" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

1. All agricultural uses except the conducting and maintenance of hog farms.

2. One-family dwellings.

3. The following uses, upon the securing of a use permit in each case, as provided in Section 35 of this ordinance, which use permit shall prescribe conditions as to area of building site, building height limit, dimensions of yards, provision of adequate automobile standing space, signs which may be displayed and such other matters as may be deemed to be necessary, which conditions shall be in lieu of the regulations specified by the provisions of this section for any matters covered by such conditions:

(a) Hotels and automobile courts.

(b) Automobile service stations, but not including junk yards, automobile wrecking or the storage of used automobile parts or of junk.

(c) Restaurants, refreshment stands and retail stores.

4. Nurseries and greenhouses.

5. Accessory buildings incidental to any of the above uses.

(b) Building Height Limit:

Two and one-half (2½) stories, but not exceeding thirty-five (35) feet in height.

(c) Building Site Area Required:

Same as specified for "R-1" districts.

(d) Front Yard Required:

Thirty (30) feet for any dwelling, hotel or automobile court; provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Plan of the

Master Plan of the County or is specified by the provisions of this ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(e) Side and Rear Yards Required:
Same as specified for "R-1" districts.

SECTION 15. REGULATIONS FOR "R-E" DISTRICTS

The following regulations shall apply in all "R-E" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted
1. One-family dwellings.
2. Golf courses, country clubs, non-commercial riding clubs and polo fields.
3. Public parks and playgrounds.
4. Crop and tree farming and truck gardening.
5. Nurseries and greenhouses.
6. Private stables.
7. Any agricultural use which is appurtenant to and accessory to any domestic establishment in the district.
8. Home occupations, provided that there shall be no external evidence of any home occupation except a name plate not exceeding one (1) square foot in area; and provided further that there shall be no red illumination of any such name plate.
9. Schools, libraries, museums, churches, retreats, monasteries, convents, riding academies and non-commercial clubs other than those hereinbefore in this sub-section specified, subject to the securing of a use permit in each case, as provided in Section 35 of this ordinance.
10. Accessory buildings and accessory uses, including servants' quarters and non-commercial guest houses.

(b) Building Site Area Required:
Same as specified for "R-1" districts.

(c) Front, Side and Rear Yards Required:
Same as specified for "R-1" districts.

SECTION 16. REGULATIONS FOR "R-1" DISTRICTS

The following regulations shall apply in all "R-1" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:
1. One-family dwellings.
2. Golf courses and country clubs.
3. Public parks and public playgrounds.
4. Crop and tree farming and truck gardening.
5. Nurseries and greenhouses used only for the propagating and cultivating of plants.
6. Home occupations; provided that there shall be no external evidence of any home occupation except a name plate not exceeding one (1) square foot in area; and provided, further, that there shall be no red illumination of any such name plate.
7. Accessory buildings and accessory uses.
8. Schools, libraries and churches subject to the securing of a use permit in each case, as provided in Section 35 of this ordinance.

9. Pending residential development, cows, goats and fowl may be kept in any "R-1" district subject to the following limitations:

I. There may be kept not more than one (1) cow or two (2) goats for each one-half (½) acre in area of the parcel of land on which the same are kept nor more than one hundred (100) fowl for each one-quarter (¼) acre in area of the parcel of land on which the same are kept.

II. No more than twelve (12) fowl and no cows or goats shall be kept within a distance of two hundred (200) feet from any dwelling other than a dwelling on the parcel of land on which the same are kept nor within a distance of fifty (50) feet from any dwelling.

III. The conditions under which cows, goats or fowl are kept shall be such as may be specified by the County Health Officer; provided, however, that no permanent building or structure shall be erected, constructed or maintained primarily for the keeping of any such cows, goats or fowl.

(b) Building Height Limit:

Two and one-half (2½) stories but not exceeding thirty-five (35) feet in height.

(c) Building Site Area Required:

Each one-family dwelling, together with its accessory buildings, hereafter erected shall be located on a building site in one ownership having an area of not less than five thousand (5000) square feet, provided, however, that any parcel of land with an area of less than five thousand (5000) square feet, (I) which parcel was under one ownership at the time of the adoption of this ordinance, when the owner thereof owns no adjoining land, or (II) which parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this ordinance, and which parcel has an area of not less than three thousand seven hundred fifty (3750) square feet, or (III) which parcel is shown as a lot on any subdivision map which is hereafter recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law, may be used as a building site for one (1) one-family dwelling by the owner of such parcel of land or by his successor in interest, provided that all other regulations for the district, as prescribed in this ordinance shall be complied with; provided, further, that in lieu of the foregoing building site area regulations in any "R-1" district in which there are also applied the regulations of any "B" district under the provisions of this ordinance, each one-family dwelling with its accessory buildings hereafter erected shall be located on a building site in one ownership having an area not less than that specified for such "B" district. In no case, however, shall there be more than one (1) dwelling on any one lot.

(d) Front Yard Required:

Each lot shall have a front yard not less than twenty-five (25) feet in depth, except as otherwise specified for any "B" district in which such lot may be located; provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Plan of the Master Plan of the County or is specified by the provisions of this ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(e) Side Yards Required:

Each lot, except as otherwise specified for any "B" district in which such lot is located, shall have side yards each having a width of not less than five (5) feet; provided, however, as follows:

1. On any parcel of land of an average width of less than fifty (50) feet, (I) which parcel was under one ownership at the time of the adoption of this ordinance, when the owner thereof owns no adjoining land, or (II) which parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this ordinance and which parcel has an average width of not less than thirty seven and one-half (37½) feet, or (III) which parcel is shown as a lot on any subdivision map which is hereafter recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law, the width of each side yard may be reduced to ten (10) per cent of the width of such parcel, but in no case shall the width of any such side yard be less than four (4) feet.

2. On a corner lot adjacent to a key lot the side yard on the street side of such corner lot shall have a width in addition to that hereinbefore specified, so that the total width of such side yard shall be equal to not less than forty (40) per cent of the front yard depth required for the lots to the rear of such corner lot, to a maximum width of ten (10) feet for such side yard, provided, however, that this regulation shall not be so applied as to reduce the buildable width after providing the required interior side yard, of any such corner lot to less than twenty (20) feet.

3. In case a dwelling is so located on a lot that the front or rear thereof faces any side lot line, such dwelling shall be not less than twenty-five (25) feet from such lot line.

(f) Rear Yard Required:

Each lot shall have a rear yard of a depth equal to not less than twenty (20) per cent of the depth of the lot to a maximum required depth of twenty-five (25) feet for such rear yard.

SECTION 17. REGULATIONS FOR "R-2" DISTRICTS

The following regulations shall apply in all "R-2" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses permitted:

1. All uses permitted in "R-1" districts, subject to the securing of a use permit, as provided in Section 35 of this ordinance, for any use for which a use permit is required in an "R-1" district.

2. Two-family dwellings.

(b) Building Height Limit:

Two and one-half (2½) stories but not exceeding thirty-five (35) feet in height.

(c) Building Site Area Required:

Same as specified for "R-1" districts, except that there may be not to exceed one (1) one-family dwelling or one (1) two-family dwelling on any one (1) lot.

(d) Front, Side and Rear Yards Required:

Same as specified for "R-1" districts.

SECTION 18. REGULATIONS FOR "R-3" DISTRICTS

The following regulations shall apply in all "R-3" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

1. All uses permitted in "R-1" districts, subject to the securing of a use permit, as provided in Section 35 of this ordinance, for any use for which a use permit is required in an "R-1" district.

2. Two-family dwellings, dwelling groups and four-family flats.

(b) Building Height Limit:

Two and one-half (2½) stories but not exceeding thirty-five (35) feet in height.

(c) Building Site Area Required:

Same as specified for "R-1" districts, except that there may be more than one (1) dwelling upon one (1) lot.

(d) Percentage of Lot Coverage:

The buildings, including accessory buildings, on any lot shall not cover in the aggregate more than forty (40) per cent of the area of such lot.

(e) Front Yard Required:

Each lot shall have a front yard not less than twenty (20) feet in depth except as otherwise specified for any "B" district in which such lot may be located; provided, however, that in case a building line for the street upon which any lot faces is established by the Street and Highway Plan of the Master Plan of the County or is specified by the provisions of this ordinance, then the front yard on such lot shall have a depth of not less than the distance from the street line specified for such building line.

(f) Side Yards Required:

Same as specified for "R-1" districts, except as hereinafter specified for dwelling groups.

(g) Rear Yard Required:

Each lot shall have a rear yard of a depth of not less than fifteen (15) feet, except as hereinafter specified for dwelling groups.

(h) Distance Between Buildings on Same Lot:

No main building shall be closer than twenty (20) feet to any other main building on the same lot, except as hereinafter specified for dwelling groups.

(i) Dwelling Groups:

The following additional regulations shall apply to Dwelling Groups:

(A) In case the buildings of the group are so located on the lot that the rear of the building which faces the street is faced by the front of a building to the rear, et seq. (i.e., in a "front to back" series), no such building shall be closer than twenty (20) feet to any other such building.

(B) In case the buildings of the group are so located on the lot that the rears thereof abut upon one side yard and the fronts thereof abut upon the other side yard (i.e., in a single row "side to side" series), the side yard to the rears thereof shall have a width of not less than seven (7) feet, and the side yard to the fronts thereof shall have a width of not less than twelve (12) feet.

(C) In case the buildings of the group are so located on the lot that the rears thereof abut upon either side yard and the fronts thereof face a court (i.e., in a double row "side to side" series), each side yard shall have a width of not less than seven (7) feet and the court shall have a width of not less than twenty (20) feet.

(D) No building shall be so located on the lot that the rear thereof abuts on any street line.

(E) In no case shall any building of the group be closer to any other building of the group than a distance of ten (10) feet.

(F) Each lot upon which a dwelling group is constructed shall have a rear yard of a depth of not less than ten (10) feet; provided, however, that there may be deducted from such width a portion of the width of any public street, alley or park upon which such rear yard abuts to an extent not exceeding one-half (½) the width thereof and not exceeding five (5) feet.

SECTION 19. REGULATIONS FOR "R-4" DISTRICTS

The following regulations shall apply in all "R-4" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

1. All uses permitted in "R-1" districts, without regard to the securing of a use permit for any such use.

2. Two-family dwellings, multiple dwellings and dwelling groups.

3. Hotels.

4. Clubs, lodges and fraternity and sorority houses.

5. Museums not operated for profit.

6. In an apartment house designed, constructed and/or used for twenty-four (24) or more families and in a hotel designed, constructed and/or used for fifty (50) or more guest rooms, there may be conducted a business incidental thereto for the convenience of the occupants and the guests thereof; provided that there shall be no entrance to such business except from the inside of the building in which the same is located, and that the floor area used for business purposes shall not exceed twenty-five (25) per cent of the ground floor area of such building, and provided, further, that no street frontage of any such building shall be used for any such business and that no sign shall be exhibited on the outside of any such building in connection with such business.

7. The following uses, subject to the securing of a use permit in each case, as provided in Section 35 of this ordinance:

(A) Hospitals, rest homes, sanitariums, clinics, and other buildings used for the treatment of human ailments.

(B) Philanthropic and charitable institutions.

(C) Automobile courts.

(b) Building Height Limit:

Six (6) stories but not exceeding seventy-five (75) feet in height.

(c) Percentage of Lot Coverage:

The buildings, including accessory buildings, on any lot shall not cover more than fifty (50) per cent of the area of such lot.

(d) Front, Side and Rear Yards Required:

Same as specified for "R-3" districts; provided, that for any

building of more than two (2) stories in height, the width herein required for each side yard shall be increased by one (1) foot for each story by which the height of such building exceeds two (2) stories.

SECTION 20. REGULATIONS FOR "C-1" DISTRICTS

The following regulations shall apply in all "C-1" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

1. All uses permitted in any "R" district, without regard to the securing of any use permit, except that in any "C-1" district which is entirely surrounded by "R" districts or by such districts and the County boundary, a use permit, as provided in Section 35 of this ordinance, shall be required for the establishment of any use for which a use permit is required in "R-4" districts.

2. Stores and shops for the conduct of any retail business; automobile service stations for only the sale of gasoline, oil and minor accessories; banks, barber shops, beauty parlors; conservatories; dressmaking, millinery, shoe and tailor shops; messenger offices; outdoor advertising signs and outdoor advertising structures; professional offices; storage garages; studios (except motion picture studios); telegraph offices; theaters; and other business uses which, in the opinion of the Planning Commission are of the same general character as those enumerated in this sub-section and will not be obnoxious or detrimental to the district in which located.

3. Public garages, automobile repair shops, automobile service stations at which general repairing is done, used car lots, and undertaking establishments; subject in each case to the securing of a use permit, as provided in Section 35 of this ordinance.

(b) Building Height Limit:

Six (6) stories but not exceeding seventy-five (75) feet in height except in the case of any "C-1" district which is entirely surrounded by "R" districts or by such districts and the County boundary, in which case the height limit shall be that specified for such surrounding "R" district, or, if there be more than one such surrounding "R" district, then the height limit specified for the least restricted of them.

(c) Yards Required:

None except:

1. Every building or portion thereof which is designed, intended and/or used for any purpose permitted in "R-4" districts or for any automobile court shall comply with the provisions of this ordinance as to rear yards and side yards which are required in "R-4" districts; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required adjacent to a street line, except as hereinafter in this section provided.

2. In the case of a "C-1" district which is entirely surrounded by "R" districts or by such districts and the County boundary there shall be provided on each lot in that portion of such district which is located in any one block a yard adjacent to the street bounding such block of a width or depth equal to that required for yards adjacent to said street for the remaining property in the same block; except that on a corner lot in such "C-1" district which is adjacent to a key lot the side yard adjacent to the street shall be of a width equal to not less than one-half the depth required for front yards on the lots to the rear of such corner lot. In

case any portion of such "C-1" district occupies the entire frontage of any block, there shall be provided adjacent to the street bounding such block a yard of a depth or width equal to that required in the next adjacent block of such surrounding "R" districts (or in the least restricted of such surrounding "R" districts, in case they differ).

3. There shall be a side yard along the side of every lot in a "C-1" district which side is bordering on property in any "R" district, which side yard shall be of a width not less than the width of a side yard as required in "R-4" districts. There shall be a rear yard on the rear of every lot in a "C-1" district which rear is bordering on propety in any "R" district, which yard shall be of a depth equal to not less than twice the width of a side yard as required in "R-4" districts.

4. No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes, so that the same will be closer to the right of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

SECTION 21. REGULATIONS FOR "C-2" DISTRICTS

The following regulations shall apply in all "C-2" districts and shall be subject to the provisions of Section 29 of this ordinance.

(a) Uses Permitted:

1. All uses permitted in "R" districts.

2. All uses permitted in "C-1" districts without regard to any limitations specified in this ordinance for such uses in said "C-1" districts and without regard to the securing of any use permit for any such use.

3. All uses not otherwise prohibited by law except the following: animal hospital, automobile assembly, bakery employing more than five (5) persons, bottling works, building materials yard, carpet cleaning, chemical laboratory, clothing manufacture, contractor's yard, cooperage works, cosmetics manufacture, dyeing and cleaning works, draying terminal, electric welding, electroplating, feed or fuel yard (distributing or storage), feed manufacture, fruit canning or packing, furniture manufacture, ice plant or storage of more than fifteen (15) tons capacity, junk yard, laundry (other than hand), lumber yard, macaroni manufacture, machine shop, milk distributing station, manufacture of shoes, paint mixing, plumbing shop, poultry or rabbit raising or slaughter or live storage, stone cutting or polishing except as anaccessory to a jeweler's shop, storage elevator, tinsmith shop, truck storage or service or repair, warehouse, and all uses excluded from "M-1" districts by the terms of this ordinance.

4. The use of power-driven machinery incidental and accessory to any of the uses permitted in "C-2" districts.

(b) Building Height Limit:

Not exceeding one hundred (100) feet in height.

(c) Yards Required:

None except:

1. Every building or portion thereof which is designed, intended and/or used for any purpose permitted in "R-4" districts or for any automobile court shall comply with the provisions of this ordinance as to side yards and rear yards which are required in "R-4" districts, provided that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required adjacent to a street line.

2. There shall be a side yard along the side of every lot in a "C-2" district which side is bordering on property in any "R" district, which side yard shall be of a width not less than the width of a side yard as required in "R-4" districts. There shall be a rear yard on the rear of every lot in a "C-2" district which rear is bordering on property in any "R" district, which rear yard shall be of a depth equal to not less than twice the width of a side yard as required in "R-4" districts.

3. No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes, so that the same will be closer to the right of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

SECTION 22. REGULATIONS FOR M-1 DISTRICTS

The following regulations shall apply in all "M-1" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:

1. Commercial excavating of building or construction materials, subject to the securing of a use permit in each case, as provided in Section 35 of this ordinance.

2. All other uses not otherwise prohibited by law, except the following: bag cleaning; blast furnace; boiler or tank works; candle factory; central mixing plant for cement, mortar, plaster or paving materials; coke oven; curing, tanning or storage of raw hides or skins; distillation of bones, coal or wood; distillation of tar; drilling for oil, gas or other hydrocarbon substances; dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse; fat rendering; fish cannery; forge plant; foundry or metal fabrication plant; hog farm; junk yard or the baling of rags or junk, except when conducted entirely within a building completely enclosed on all sides or when entirely enclosed within a fence approved by the Planning Commission; manufacture of: acetylene; acid; alcohol; alcoholic beverages; ammonia; bleaching powder, chlorin, chemicals, soda or soda compounds; brick, pottery, terra cotta or tile (except handcraft products only); candles; celluloid or pyroxylin (or treatment of same; cement, gypsum, lime or plaster of paris; chewing tobacco (or treatment of same); disinfectants; dyestuffs; emery cloth or sandpaper; explosives, fireworks or gunpowder (or storage of same); exterminators or insect poisons; fertilizer; glass; glue, size or gelatin; grease, lard or tallow (manufactured or refined from or of animal fat); illuminating or heating gas (or storage of same); lamp black; matches; linoleum, oilcloth or oiled products; linseed oil, paint, oil, shellac, turpentine or varnish (except mixing); paper or pulp; pickles, sauerkraut or vinegar; potash products; rubber or gutta percha products (or treatment of same); shoddy; shoe polish; soap (other than liquid soap); starch, glucose or dextrin; stove polish; tar roofing or waterproofing or other tar products; yeast; pumping, refining or wholesale storage of crude petroleum; slaughtering of animals (except poultry and rabbits); smelting of copper, iron, tin, zinc or other ores; steam power plant; stock yard; stone mill or quarry; sugar refining, wool pulling or scouring; and all other uses which, in the opinion of the Planning Commission,

are similarly objectionable by reason of odor, dust, smoke, gas, noise or vibration, or would impose hazard to life or property in the neighborhood.

(b) Building Height Limit:
Not exceeding one hundred (100) feet in height.

(c) Yards Required:
Same as specified for "C-2" districts.

SECTION 23. REGULATIONS FOR "M-2" DISTRICTS

The following regulations shall apply in all "M-2" districts and shall be subject to the provisions of Section 29 of this ordinance:

(a) Uses Permitted:
All uses not otherwise prohibited by law; provided, however, that none of the following uses shall be established in any "M-2" district unless and until a use permit in each case, as provided in Section 35 of this ordinance, shall first have been secured for such use:
Distillation of bones.
Drilling for and/or removal of oil, gas or other hydrocarbon substances.
Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals or refuse.
Fat rendering.
Feeding of hogs with garbage or refuse other than that produced on the premises.
Manufacture of acid, cement, explosives or fireworks (or storage of same), fertilizer, gas, glue, gypsum, lime or plaster of paris.
Refining of petroleum or its products.
Smelting of copper, iron, tin, zinc or other ores.
Stock yard or slaughter of animals (except poultry and rabbits).

(b) Building Height Limit:
None.

(c) Yards Required:
Same as specified for "C-2" districts.

SECTION 24. REGULATIONS FOR "-A" DISTRICTS

The following regulations shall apply in all districts with which are combined "-A" districts, in addition to the regulations hereinbefore specified therefor, and shall be subject to the provisions of Section 29 of this ordinance; provided, however, that if any of the regulations specified in this section differ from any of the corresponding regulations specified in this ordinance for any district with which is combined an "-A" district, then in such case the provisions of this section shall govern:

(a) Uses Permitted:
1. All uses permitted in the respective district with which the "-A" district is combined.
2. Small livestock farming; provided, that not to exceed one (1) cow or three (3) goats or other similar livestock may be kept for each ten thousand (10,000) square feet of area of the parcel of land upon which the same are kept, to a maximum of three (3) cows or ten (10) goats or other similar livestock maintained in any one establishment.
3. In any -A district a dairy may be conducted on any parcel of land not less than five (5) acres in area.

4. Sale of any of the products of any of the aforementioned permitted uses upon the premises upon which such products are produced; provided, that in any "R" district with which an "-A" district is combined no building other than a stand or shelter shall be constructed primarily for such sale.

5. Keeping of such horses and/or mules as may be necessary to the conducting of any of the uses permitted in any "-A" district.

6. Accessory buildings and accessory uses.

(b) Location of Accessory Buildings:

No livestock or any building used in connection with the same shall be located or maintained on any lot closer than forty (40) feet to the street upon which the lot faces or closer than twenty (20) feet to any dwelling on the same lot or on the front half of any contiguous lot. Otherwise, any accessory building used in connection with any livestock use permitted in the district may occupy any portion of any rear yard or of any side yard along the rear half of the lot upon which located, except of any side yard adjacent to any street.

SECTION 25. REGULATIONS FOR "-H" DISTRICTS

The following regulations shall apply in all districts with which are combined "-H" districts, in addition to the regulations hereinbefore specified therefor, and shall be subject to the provisions of Section 29 of this ordinance; provided, however, that if any of the regulations specified in this section differ from any of the corresponding regulations specified in this ordinance for any district with which is combined an "-H" district, then in such case the provisions of this section shall govern:

(a) Uses Permitted:

All uses permitted in the respective district with which the "-H" district is combined, provided, however, as follows:

1. No outdoor advertising sign or outdoor advertising structure shall be placed and/or maintained in any such district unless placed and/or maintained within a business district as defined in the California Vehicle Act; provided, however, that there may be displayed on the premises occupied by any permitted business use which located in any such district with which is combined an "-H" district but outside any business district as defined in the California Vehicle Act outdoor advertising signs and outdoor advertising structures for the advertising only of such business, provided that, unless all such outdoor advertising signs and outdoor advertising structures displayed in connection with any such permitted business are made a part of the architectural design of the building in which such business use is conducted and/or of the premises thereof and are approved under the provisions of Section 32 of this ordinance, no such outdoor advertising sign or outdoor advertising structure shall exceed twenty-four (24) square feet in area and the total area for all outdoor advertising signs and outdoor advertising structures in the aggregate displayed by or for any one place of business shall not exceed the equivalent of one (1) square foot for each one (1) foot of frontage actually occupied by such business, including the widths of driveways directly appurtenant thereto.

2. No junk yard shall be established in any such district with which is combined an "-H" district unless the same is completely enclosed within a building or within a continuous solid fence not less than eight (8) feet in height and in any case of sufficient height to screen completely all the

business of such junk yard, which building or fence shall be of concrete, brick or stucco construction; provided that no junk yard shall be established in any such district unless and until a use permit shall first have been secured therefor, as provided in Section 35 of this ordinance.

3. All agricultural uses except the maintenance of hog farms shall be permitted in any "C-2" district with which is combined an "-H" district.

4. No dance hall, commercial club or commercial place of amusement or recreation shall be established in any district with which is combined an "-H" district unless and until a use permit, as provided in Section 35 of this ordinance, shall first have been secured for the establishment, maintenance and operation of such use.

(b) Building Location:

In case no building line is established by the Street and Highway Plan of the Master Plan of the County or by the provisions of this ordinance for the street on which any building will front in any district with which an "-H" district is combined, no such building shall be erected, constructed, moved or structurally altered so that the same will be closer to the line of such street than a distance sufficient to provide adequate space for the traffic movements and standing of vehicles which will be incidental to the use of such building. Such distance shall be designated by the Planning Commission as a part of the action on plans submitted with the application for a permit for such building, as provided in Section 32 of this ordinance.

SECTION 26. REGULATIONS FOR "B" DISTRICTS

(a) In any district with which is combined any "B" district, the following regulations as specified for the respective "B" district shall apply in lieu of the respective regulations as to building site areas, depths of front yards and widths of side yards which are hereinbefore specified for such district with which is combined such "B" district; provided, however, that such application shall not be made in any case in which any of the following regulations are less than the corresponding regulations hereinbefore specified for such district with which is combined such "B" district:

"B" District	Building Site Area	Front Yard Depth	Side Yards Widths
"B-1"	Six thousand (6000) square feet.	Twenty-five (25) feet.	Six (6) feet.
"B-2"	Ten thousand (10,000) square feet.	Twenty-five (25) feet.	Ten (10) feet.
"B-3"	Twenty thousand (20,000) square feet.	Thirty (30) feet.	Fifteen (15) feet.
"B-4"	One (1) acre.	Thirty (30) feet.	Twenty (20) feet.
"B-D"	As specified on the sectional districts map designing any such district.		

(b) The foregoing regulations shall be subject to the following provisions:

1. Any parcel of land in any "B" district, (I) which parcel was under one ownership at the time of the adoption of this ordinance, when the owner thereof owns no adjoining land, or (II) which parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this

ordinance and which parcel has an area of not less than three thousand seven hundred fifty (3750) square feet, or (III) which parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law, may be used as a building site for a dwelling of the character permitted in the district with which is combined such "B" district, provided that all other regulations for such district, as prescribed by this ordinance, shall be complied with, provided, however, that the side yards of any such parcel shall each have a width not less than that required in any "B" district in which the minimum building site area required by this ordinance is a number of square feet nearest the number of square feet plus one (1) square foot constituting the area of such parcel.

2. In any "B-1" district, on any parcel of land with an average width of less than sixty (60) feet, (I) which parcel was under one ownership at the time of the adoption of this ordinance, when the owner thereof owns no adjoining land, or (II) which parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this ordinance and which parcel has an average width of not less than thirty-seven and one-half (37½) feet, or (III) which parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law, the width of each side yard may be reduced to ten (10) per cent of the width of such parcel, but in no case shall the width of any such side yard be less than four (4) feet.

SECTION 27. FUTURE WIDTH LINES

The following specified future width lines are hereby established for the following streets and highways:

1. Middlefield Road: Forty-three (43) feet from the center line thereof on each side thereof.

2. Embarcadero Road: Forth-three (43) feet from the center line thereof on each side thereof.

3. Stierlin Road: Forty-three (43) feet from the center line thereof on each side thereof.

SECTION 28. BUILDING LINES

The following specified building lines are hereby established, such building lines being located in each case exterior to the right of way of the specified street or highway and, unless otherwise specified, measured from the exterior line of such right of way on each side thereof:

1. Bayshore Highway: Thirty (30) feet.

SECTION 29. GENERAL PROVISIONS AND EXCEPTIONS

The regulations specified in this ordinance shall be subject to the following interpretations and exceptions:

(a) Use:

1. The following accessory uses, in addition to those hereinbefore specified, shall be permitted in any "R" district, provided that such accessory uses do not alter the character of the premises in respect to

their use for the purposes permitted in such respective districts:

(A) The renting of rooms and/or the providing of table board in a dwelling as an incidental use to that of its occupancy as a dwelling of the character permitted in the respective district, but not to the extent of constituting a hotel as defined in this ordinance, unless permitted in the district.

(B) The operation of necessary facilities and equipment in connection with schools, colleges, universities, hospitals and other institutions permitted in the respective district.

(C) News and refreshment stands and restaurants in connection with passenger stations.

(D) Recreation, refreshment and service buildings in public parks and playgrounds.

2. On any lot in any "R" district, in addition to any livestock permitted in such district by the terms of this ordinance, there may be kept not to exceed twelve (12) fowl other than roosters, quacking ducks, geese, guinea fowl or peafowl and there may be kept not to exceed twelve (12) rabbits or guinea pigs; provided that no such livestock shall be maintained closer than forty (40) feet to any dwelling now existing or hereafter erected; and provided, further, that any such livestock shall be kept in buildings or structures subject to the approval of the County Health Officer.

3. Outdoor advertising signs and outdoor advertising structures (referred to in this sub-section as "signs") in addition to those otherwise permitted in this ordinance shall be permitted in the following cases and under the following conditions:

(A) Signs displaying the name only of the property or premises upon which displayed or of the owner or lessee thereof.

(B) Signs not exceeding eight (8) square feet in area pertaining only to the sale, rental or lease of the premises upon which displayed.

(C) The following signs upon the securing of a use permit, as provided in Section 35 of this ordinance, for each such sign:

I. Signs advertising the sale of a subdivision and located thereon.

II. Directional and informational signs of a public or quasi-public nature, including signs serving as directional signs to properties not situated adjacent to the street adjacent to which such signs are located.

4. Horses may be kept in any "R" or "C" district on the securing of a use permit, as provided in Section 35 of this ordinance, for each case of any such use.

5. Nothing in this ordinance shall be deemed to prohibit the excavating of natural materials for the construction of a building permitted in the district in which the same is to be located, which building is to be constructed on the same lot from which such material is excavated, and no use permit shall be required for such excavating.

6. Nothing in this ordinance shall be deemed to prohibit or limit the construction or maintenance of any stand or shelter for the sale of agricultural products produced on the premises.

(b) Height:

1. In any district with a height limit of less than seventy-five (75) feet, public and semi-public buildings, schools, churches, hospitals and other institutions permitted in such district may be erected to a height not exceeding seventy-five (75) feet, provided that the front, rear and side yards shall be increased one (1) foot for each one (1) foot by which

such building exceeds the height limit hereinbefore established for such district.

2. One-family dwellings in "R-1" districts may be increased in height not to exceed ten (10) feet and to a total of not exceeding three (3) stories when two (2) side yards of widths of not less than fifteen (15) feet each are provided.

3. Upon the securing of a use permit as provided in Section 35 of this ordinance, any building may be erected to a height exceeding that hereinbefore specified for the respective district; provided, that the total floor area of such building shall not exceed that possible for a building in such respective district erected within the height limit hereinbefore specified for such district.

4. Subject to any other provisions of law, towers, gables, spires, penthouses, scenery lofts, cupolas, water tanks, similar structures and necessary mechanical appurtenances may be built and used to a greater height than the limit established for the district in which the building is located; provided that no such exception shall cover at any level more than fifteen (15) per cent in area of the lot nor have an area at the base greater than sixteen hundred (1600) square feet; provided, further, that no tower, gable, spire, or similar structure shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building; and provided, further, that no building or structure in any district except an "A-1", "A-2" or "M-2" district shall ever exceed a maximum height of one hundred fifty (150) feet, except that the height limitations of this ordinance shall not apply to chimneys, church spires, flag poles, monuments and radio towers.

5. Where the average slope of a lot is greater than one (1) foot rise or fall in seven (7) feet of distance from the established street elevation at the property line, one story in addition to the number permitted in the district in which said lot is situated shall be permitted on the downhill side of any building, provided, that the height of the building shall not be increased above the limit specified for said district.

(c) Yards:

1. For the purpose of computing front yard dimensions the measurement shall be taken from the nearest point of the front wall of the building to the street line; provided, however, that if an Official Plan Line has been established for the street, or if a future width line is established therefor by the provisions of this ordinance, then the measurement shall be taken from the nearest point of the front wall of the building to such Official Plan Line or such future width line, except that the certain architectural features hereinafter enumerated shall not be considered in making such measurements, to-wit:

(A) Cornices, canopies, eaves, or any other architectural features may extend beyond said front wall a distance not exceeding two (2) feet, six (6) inches.

(B) Fire escapes may extend beyond said front wall a distance not exceeding four (4) feet, six (6) inches.

(C) A landing place or uncovered porch may extend beyond said front wall to a distance not exceeding six (6) feet, provided that such landing place or porch shall have its floor no higher than the entrance floor of the building. A railing no higher than three (3)

feet may be placed around such landing place. In no case, however, shall any such landing place or porch extend beyond any Official Plan Line which has been established for any street or beyond any future width line which is established therefor by the provisions of this ordinance.

(D) The above enumerated architectural features may also extend into any side or rear yard the same distance that they are permitted to extend beyond any front wall, except that no porch, terrace or outside stairway shall project more than three (3) feet into any side yard and then, in the case of an outside stairway, only if the same is unroofed and unenclosed above and below the steps thereof.

2. Ordinary front yard and farm fences, sprinkling systems and such irrigation systems and their appurtenances as do not extend above the surface of the ground may be extended beyond any Official Plan Line or future width line.

3. In any "R-1" or "R-2" district or any combination therewith where twenty-five (25) per cent or more of the lots in any block and located in the same district, exclusive of the frontage along the side of a corner lot, has been improved with buildings at the time of the passage of this ordinance, which buildings are of a character permitted in said district but not in a more restricted district, (including, in an "R-1" district, buildings permitted in such district) and the front yards on such lots vary in depth to an extent not greater than six (6) feet, then the required front yard depth for such district shall be disregarded in such block and in lieu thereof the front yard required on each lot in said block shall be of a depth not less than the average depth of the front yards on the lots on which are located such existing buildings, to a maximum of fifty (50) feet. The same rule shall apply in any "R-3" or "R-4" district or any combination therewith, but only, however, in case such average depth of front yards on the lots on which are located such existing buildings is less than the depth of front yards otherwise required by this ordinance. In no case, however, shall any building be erected closer to any street line than any Official Plan Line which may have been established for such street or than any future width line designated therefor by the provisions of this ordinance.

4. When any interior lot in an "R-1" or "R-2" district is adjacent to any lot in any district other than an "R-1" or "R-2" district and other than any "C-1" district which is entirely surrounded by "R" districts or by such districts and the County boundary, the depth required for the front yard on such interior lot may be reduced to not less than the average of such required depth and the width or depth of yard required on said lot in such other district which yard is adjacent to the street upon which said interior lot faces.

5. When any interior lot in an "R-3" or "R-4" district is adjacent to any lot in any "C" or "M" district, except any "C-1" district which is entirely surrounded by "R" districts or by such districts and the County boundary, the front yard requirement for such interior lot may be disregarded and in lieu thereof that portion of any building on that portion of the width of such interior lot not exceeding one-half (½) thereof, and not exceeding twenty-five (25) feet, which portion of the width of such interior lot is next adjacent to such lot in such "C" or "M" district, may be built to the street line, and the line of the building for the remainder of such building shall be not nearer to said street line than a distance equal to such required depth of front yard.

6. In determining the depth of rear yard for any building, but not for any dwelling group, where such rear yard opens into an alley, one-half the width of such alley, but not exceeding ten (10) feet, may be considered as a portion of such rear yard; provided, however, that this provision shall not be so applied as to reduce the depth of any rear yard to less than ten (10) feet; and provided, further, that in no case shall the door of any building or improvement, except a fence, which door opens into any alley, be erected, constructed or established closer to the center of such alley than a distance of fifteen (15) feet.

7. In case an accessory building is attached to the main building, it shall be made structurally a part thereof, and shall comply in all respects with the requirements of this ordinance applicable to the main building. An accessory building, unless attached to and made a part of the main building as above provided for, shall not be closer than five (5) feet to the main building, except as otherwise provided in this section.

8. A detached accessory building of not over one story and not exceeding twelve (12) feet in height may occupy not to exceed thirty (30) per cent of the area of any rear yard. Any such accessory building may have not to exceed one (1) additional story used for apartments, provided that:

(A) Such additional story, herein construed to be a dwelling, shall not be permitted unless the same is permitted under the regulations hereinbefore in this ordinance specified for the district in which such accessory building is located, except that any such additional story in an "R-1" or "R-E" district may be used for sleeping purposes when no rent, either direct or indirect, is paid for such use, or for sleeping purposes by servants, including the family of the same, which are employed on the same lot, provided that no cooking facilities shall be installed in such additional story in an "R-1" or "R-E" district.

(B) No exterior wall of such additional story shall be nearer to any lot line than a distance equal to the width of a side yard required on the same lot.

(C) No exterior wall of such additional story shall be nearer than ten (10) feet to any main building on the same lot.

9. Detached accessory buildings in "R" districts shall conform to the following additional regulations as to their locations upon the lot; provided, however, that where the slope of the front half of the lot is greater than one (1) foot rise or fall in a distance of seven (7) feet from the established street elevation at the property line, or where the elevation of the lot at the street line is five (5) feet or more above or below the established street elevation, a private garage may be built to the front and side lines of the lot:

(A) In the case of an interior lot abutting upon one street, no detached accessory building shall be erected or altered so as to encroach upon the front half of the lot.

(B) In the case of an interior lot abutting upon two or more streets, no accessory building shall be erected or altered so as to encroach upon the one-quarter (¼) of the lot nearest either street.

(C) In the case of a corner lot abutting upon two (2) streets, no accessory building shall be erected or altered so as to encroach upon the area between such respective streets and lines drawn parallel to such streets, respectively, in such a manner that each of such lines divides the lot into two (2) equal areas; provided that on a

corner lot adjacent to a key lot no accessory building shall be located nearer to the street line of the street upon which such key lot faces than a distance equal to the depth of front yard required on said key lot.

(D) In the case of a corner lot abutting on more than two (2) streets, no detached accessory building shall be erected or altered so as to be nearer to any street line than one-fourth (¼) the width or length of the lot.

(E) No detached accessory building shall be within five (5) feet of the side line of the front half of any adjacent lot, except as hereinbefore specifically permitted.

(F) Notwithstanding any requirements in this section, the foregoing rules shall not require any detached accessory building to be more than seventy-five (75) feet from any street line bounding the lot, and shall not require that that line of any such accessory building which faces toward any street and is nearest thereto shall be nearer to the lot line opposite such street line than a distance of twenty (20) feet.

(d) Interpretation of Ordinance:

In interpreting and applying the provisions of this ordinance, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Except as specifically herein provided, it is not intended by this ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance, or any rule, regulation or permit previously adopted or issued, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises, or relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement; nor is it intended by this ordinance to interfere with or abrogate or annul any easement, covenant or other agreement between parties; provided, however, that in cases in which this ordinance imposes a greater restriction upon the erection, construction, establishment, moving, alteration or enlargement of buildings or the use of any such building or premises in said several districts or any of them, than is imposed or required by such existing provisions of law or ordinance, or by such rules, regulations or permits, or by such easements, covenants or agreements, then in such case the provisions of this ordinance shall control.

SECTION 30. NON-CONFORMING USES

Except as otherwise provided in this section, the lawful use of land existing at the time of the adoption of this ordinance, although such use does not conform to the regulations specified by this ordinance for the district in which such land is located, may be continued; provided, however, that no such non-conforming use shall be enlarged or increased, nor shall any such non-conforming use be extended to occupy a greater area of land than that occupied by such use at the time of the adoption of this ordinance; provided, further, that if any such non-conforming use ceases, any subsequent use of such land shall be in conformity to the regulations specified by this ordinance for the district in which such land is located.

Except as otherwise provided in this section, the lawful use of a building

existing at the time of the adoption of this ordinance may be continued, although such use does not conform to the regulations specified by this ordinance for the district in which such building is located. Any such use may be extended throughout the building provided no structural alterations except those required by law or ordinance are made therein. If no structural alterations are made, the non-conforming use of a building may be changed to another non-conforming use, which, in the opinion of the Planning Commission, is of the same or of a more restricted nature. If a non-conforming use hereunder ceases for a continuous period of not less than six (6) months, any future use of said building shall be in conformity to the regulations specified by this ordinance for the district in which such building is located.

No existing building designed, arranged or intended for or devoted to a use not permitted under the regulations specified by this ordinance for the district in which such building or premises is located shall be enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted under the regulations specified by this ordinance for such district in which said building is located; provided, however, that work done in any period of twelve (12) months on ordinary structural alterations or replacements of walls, fixtures or plumbing not exceeding twenty-five (25) per cent of the building's assessed value according to the assessment thereof by the Assessor of the County for the fiscal year in which such work is done shall be permitted, provided that the cubical contents of the building as it existed at the time of the passage of this ordinance be not increased.

If at any time any building in existence or maintained at the time of the adoption of this ordinance, which does not conform to the regulations for the district in which it is located, shall be destroyed by fire, explosion, Act of God or act of the public enemy to the extent of more than seventy-five (75) per cent of the assessed value thereof according to the assessment thereof by the said Assessor for the fiscal year during which such destruction occurs, then without further action by the Board of Supervisors the said building and the land on which said building was located or maintained shall from and after the date of said destruction be subject to all the regulations specified by this ordinance for the district in which such land and building are located.

Nothing contained in this ordinance shall be deemed to require any change in the plans, construction or designated use of any building upon which actual construction was lawfully begun prior to the adoption of this ordinance and upon which building actual construction has been diligently carried on. Actual construction is hereby defined to be the actual placing of construction materials in their permanent position fastened in a permanent manner; except that where a basement is being excavated, such excavating shall be deemed to be actual construction; or where demolition or removal of an existing structure has been begun preparatory to rebuilding, such demolition and removal shall be deemed to be actual construction; provided that in all cases actual construction work shall be diligently carried on until the completion of the building or structure involved.

Regardless of any other provision of this ordinance no junk yard which, after the adoption of this ordinance, exists as a non-conforming use in any district, shall continue as herein provided for non-conforming uses unless such junk yard shall, within one year after the same has become a non-conforming use, be completely enclosed within a building or within a continuous solid fence not less than eight (8) feet in height and in any case of such height as to screen completely all the operations of such junk yard, of which building or fence the plans shall first have been approved by the Planning Commission. All other provisions of this section shall apply to any non-conforming junk yard.

Regardless of any other provision of this ordinance, any use for which a use permit is required or for which a use permit may be granted, as provided in this ordinance, which use is existing at the time of the adoption of this ordinance in any district in which such use is specifically permitted subject to the securing of a use permit, shall without further action be deemed to be a conforming use in such district.

The foregoing provisions shall also apply to non-conforming uses in districts hereafter changed.

SECTION 31. BUILDING PERMITS AND PLATS

No building or structure having an aggregate value in excess of Twenty-five (25) Dollars, and no building or structure designed or intended to be used for any commercial or industrial purpose (except an accessory building having an aggregate value of less than Twenty-five (25) Dollars) shall hereafter be erected or constructed unless and until a permit therefor shall first have been secured from the Planning Commission or from such officer or employee thereof as said Commission may designate for such purpose. No repairs or alterations of an aggregate value in excess of Twenty-five (25) Dollars and no repairs or alterations which would change the character of any building or structure to a commercial or industrial nature (except an accessory building having an aggregate value of less than Twenty-five (25) Dollars) shall hereafter be made on any building or structure until a permit therefor shall first have been secured from the Planning Commission or from the aforesaid officer or employee thereof. No building or structure having an aggregate value in excess of Twenty-five (25) Dollars and no building or structure designed or intended to be used for commercial or industrial purposes (except an accessory building having an aggregate value of less than Twenty-five (25) Dollars) shall hereafter be moved until a permit for such moving shall first have been secured from the Planning Commission or from the aforesaid officer or employee thereof and also from the County Surveyor. The aforesaid permits shall be required for all such buildings and structures, except fences, hereafter erected, constructed, altered, repaired or moved within or into any district established by this ordinance except any "A-1" or "A-2" district with which no "-H" district is combined, except that no such permit shall be required for any building or structure designed or intended to be used as a one-family dwelling or for any agricultural purpose, or for any purpose accessory thereto, in any "A" or "M" district with which an "-H" district is combined if such building or structure is located or is to be located at a distance of not less than one hundred (100) feet from the nearest boundary of the right of way of any street and not less than ten (10) feet from any property line.

Every application for permit shall be accompanied by a drawing or plat, in duplicate, drawn to scale, showing the lot and building site, the proposed location of the building on the lot, accurate dimensions of the building, of the yards and of the lot, and such other information as may be necessary to the enforcement of this ordinance. A careful record of the original copy of such application and plat shall be kept in the office of the Planning Commission and the duplicate copy shall be kept at the building at all times during construction.

SECTION 32. ARCHITECTURAL SUPERVISION

In case an application is made for a permit, as required in Section 31 of this ordinance, for any building, structure or other improvement in any "H-1" district or in any district with which is combined an "-H" district, said application shall be accompanied by drawings or sketches showing the front, sides and rear elevations

of the proposed building, structure or other improvement, or of the building, structure or other improvement as the same will appear after the work for which the permit is sought shall have been completed. Such drawings or sketches shall be considered by the Planning Commission in an endeavor to provide that such buildings, structures and other improvements shall be so designed and constructed that they will not be of unsightly, undesirable or obnoxious appearance to the extent that they will hinder the orderly and harmonious development of the County, impair the desirability of residence, investment or occupation in the County as appearing to travelers passing through or traveling in the County, limit the opportunity to attain the optimum use and value of land and improvements, impair the desirability of living conditions in the same or adjacent agricultural or residential areas, and/or otherwise adversely affect the general prosperity and welfare. To this end, the Planning Commission shall suggest any changes in the plans of such proposed buildings, structures and other improvements as it may deem to be necessary to accomplish the purposes of this section, and shall not approve any such plans until it is satisfied that such purposes will be accomplished thereby. In case the applicant is not satisfied with the action of the Planning Commission, he may, within thirty (30) days after such action, appeal in writing to the Board of Supervisors. Said Board shall hold a hearing on said appeal and shall render its decision thereon within thirty (30) days after the filing thereof. No permit, as provided herein, shall be issued unless the plans filed with the application therefor as required in this section shall first have been approved by the Planning Commission or by the Board of Supervisors. Upon such approval the Planning Commission shall issue such permit, provided all other provisions of law have been complied with. Every drawing or sketch filed under the provisions of this section shall become a part of the permanent records of the Planning Commission.

SECTION 33. CERTIFICATES OF OCCUPANCY

No vacant land in any district established by this ordinance, except any "A-1" or "A-2" district, shall hereafter be occupied or used, except for agricultural uses other than livestock farming or dairying, and no building hereafter erected or structurally altered in any such district shall be occupied or used until a certificate of occupancy shall have been issued by the Planning Commission or by such officer or employee thereof as the Commission may designate for such purpose.

Application for a certificate of occupancy for a new building or for an existing building which has been altered shall be made at the same time as the application for a permit for such building as required in Section 31 of this ordinance. Said certificate shall be issued within three (3) days after a written request for the same has been made to the said Planning Commission or officer or employee thereof after the erection or alteration of such building or part thereof has been completed in conformity with the provisions of this ordinance. Pending the issuance of such a certificate, a temporary certificate of occupancy may be issued by the said Planning Commission or officer or employee thereof for a period of not exceeding six (6) months during the completion. Such temporary certificate shall not be construed as in any way altering the respective rights, duties or obligations of the owners or of the County relating to the use or occupancy of the premises or any other matter except under such restrictions and provisions as will adequately insure the safety of the occupants.

Written application for a certificate of occupancy for the use of vacant land or for a change in the character of the use of land, as herein provided, shall be made before any such land shall be so occupied or used, except for agricultural purposes other than livestock farming or dairying. Such a certificate of occupancy

shall be issued within three (3) days after the application therefor has been made, provided such use is in conformity with the provisions of this ordinance.

Every certificate of occupancy shall state that the building or proposed use of a building or land complies with all provisions of law and of this ordinance. A record of all certificates of occupancy shall be kept on file in the office of the Planning Commission and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building or land affected. No fee shall be charged for a certificate of occupancy.

No permit for excavation for any building shall be issued before application has been made for a certificate of occupancy.

SECTION 34. ADJUSTMENTS, VARIANCES AND APPEALS

The Planning Commission, subject to the approval and confirmation of the Board of Supervisors in each case, as hereinafter provided, shall have power to grant adjustments, variances and exceptions in and to any of the provisions of this ordinance to the extent of the following and no further:

1. To vary or modify the strict application of any of the regulations or provisions contained in this ordinance in cases in which there are practical difficulties or unnecessary hardships in the way of such strict application.

2. To permit the extension of a district where the boundary line thereof divides a lot in one ownership at the time of the passage of this ordinance.

Application for any adjustment or variance permissible under the provisions of this section shall be made to the Planning Commission in the form of a written application for a building permit or for a permit to use the property or premises as set forth in said application. Upon receipt of any such application by the officer or employee of the Planning Commission designated in the rules of the Commission for such purpose, such officer or employee shall set a time and place for a public hearing before the Planning Commission on such application. Such officer or employee shall cause public notice of such public hearing to be given by causing one notice thereof to be published in a newspaper of general circulation in the County at least ten (10) days before the date of said hearing. At said hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, showing:

1. That there are special circumstances or conditions applicable to the land, building or use referred to in the application.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.

3. That the granting of such application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The Commission shall thereupon make its decision upon the said application and shall report such decision to the Board of Supervisors within forty-five (45) days after the filing of the application.

In granting any adjustment or variance under the provisions of this section, the Planning Commission shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of the regulation or provision to which such adjustment or variance is granted, as to light, air, and the public health, safety, comfort, convenience and general welfare. No permit shall be issued under the provisions of this section unless and until a decision of the Planning Commission, as aforesaid, approving the same, is approved and confirmed by the Board of Supervisors. In reporting its decision to the Board of Supervisors, the

Planning Commission shall report its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth any adjustment or variance granted and the conditions designated. Upon receipt of such report, if the decision of the Planning Commission approved the granting of the application, the Board of Supervisors either shall, by resolution, approve and confirm said decision, whereupon the permit as applied for may issue; or shall refuse to approve and confirm such decision. In all cases in which adjustments or variances are granted under the provisions of this section, the Planning Commission shall require such evidence and guarantees as it may deem to be necessary that the conditions designated in connection therewith are being and will be complied with.

The Planning Commission shall have power to decide any question involving the interpretation of any provision of this ordinance.

Any person who is dissatisfied with any decision or ruling of the Planning Commission may, within thirty (30) days after the date of such decision or ruling, appeal therefrom in writing to the Board of Supervisors, who shall have power to over-rule such decision or ruling.

SECTION 35. USE PERMITS

Use permits may be issued for any of the following:

1. Any of the uses or purposes for which such permits are required or permitted by the provisions of this ordinance.

2. Public utility or public service uses or public buildings in any district when found to be necessary for the public health, safety, convenience or welfare.

3. Commercial excavating of natural materials used for building or construction purposes, in any district.

4. To classify as a conforming use any use permitted in "C-2" districts, but not in more restricted districts, which use is existing at the time of the adoption of this ordinance as a non-conforming use in a "C-1" district.

5. To classify as a conforming use any institutional use existing in any district at the time of the establishment of such district.

6. To permit the location of any of the following uses in a district from which they are excluded by the provisions of this ordinance: airport, library, community center, church, hospital, any institution of an educational, philanthropic or charitable nature, cemetery, crematory, mausoleum or any other place for the disposal of the human dead.

Such use permits shall be issued under the same procedure as that specified in Section 34 of this ordinance for the granting of adjustments or variances, except that:

1. No public hearing need be held thereon; provided, that the Planning Commission may hold such hearings thereon as it may deem to be necessary; and provided, further, that a public hearing shall be held on any application for a use permit for the establishment of any use listed in the preceding paragraph numbered "6" of this section.

2. The findings of the Planning Commission, except as otherwise provided in this section, need include only that the establishment, maintenance and/or conducting of the use for which a use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

3. Any proceedings to classify certain uses as conforming uses, as provided in this section, may be initiated by the Board of Supervisors or by the Planning

Commission, or by petition as hereinbefore provided.

All other provisions of said Section 34, including the designation by the Planning Commission of any conditions upon which the use permit may be issued and guarantees that such conditions will be complied with, shall apply to the granting of a use permit.

Any use permitted under the terms of any use permit shall be established and conducted in conformity to the terms of such use permit and of any conditions designated in connection therewith.

SECTION 36. AMENDMENTS

This ordinance may be amended by changing the boundaries of districts or by changing any other provision hereof whenever the public necessity and convenience and the general welfare require such amendment, by following the procedure specified in this section. Said amendment may be initiated by:

(a) The verified petition of one or more owners of property affected by the proposed amendment, which petition shall be filed with the Planning Commission and shall be accompanied by a fee of Twenty-five (25) Dollars, no part of which shall be returnable to the petitioner; or by

(b) Resolution of intention of the Board of Supervisors; or by

(c) Resolution of intention of the Planning Commission.

The Planning Commission, not later than at its next succeeding meeting following the filing of such verified petition or following the adoption of such resolution of intention, shall set the times and places for such public hearings as may be required by law. Such notice shall include notice of the proposed amendment. In case the proposed amendment consists of a change of the boundaries of any district so as to reclassify property from any district, except an "A-1" or "A-2" district, to any other district, the Planning Commission shall give additional notice of the time and place of such hearings and of the purpose thereof by:

1. Posting public notices thereof not less than ten (10) days prior to the date of the first of such hearings along each and every street upon which the property proposed to be reclassified abuts. In case a majority of the property proposed to be reclassified has been subdivided into parcels of one (1) acre or less in area, such notice shall be placed not more than five hundred (500) feet apart and such posting shall extend along said street or streets a distance of not less than five hundred (500) feet from the exterior limits of such properties as are proposed for reclassification. In the case of all other property proposed to be reclassified such notices shall be placed not more than one (1) mile apart. Each such notice shall consist of the words "Notice of proposed change of zoning" printed in plain type with letters not less than one (1) inch in height, and in addition thereto a statement in small type setting forth a general description of the property involved in the proposed change of district, the time and place at which the public hearings on the proposed change will be held and any other information which the Planning Commission may deem to be necessary; and by

2. Mailing a postal card notice not less than ten days prior to the date of the first of such hearings to the owners of all property within the posting area above defined, using for this purpose the last known name and address of such owners as shown upon the records of the Assessor of the County.

Any failure to post public notices or to mail postal card notices as aforesaid shall not invalidate any proceedings for amendment of this ordinance.

Following the aforesaid hearings the Planning Commission shall make a report of its findings and recommendations with respect to the proposed amendment and shall file with the Board of Supervisors an attested copy of such report within ninety (90)

days after the date of the meeting at which said Commission set the times and places for said hearings. Failure of the Planning Commission so to report within said ninety (90) days shall be deemed to be approval of the proposed amendment by said Planning Commission.

Upon receipt of such report from the Planning Commission, or upon the expiration of such ninety (90) days as aforesaid, the Board of Supervisors shall set the matter for public hearing after notice thereof and of the proposed amendment, given as provided by law. After the conclusion of such hearing the Board of Supervisors may adopt the amendment or any part thereof set forth in the petition or in the resolution of intention in such form as said Board may deem to be advisable.

The decision of the Board of Supervisors shall be rendered within sixty (60) days after the receipt of a report and recommendations from the Planning Commission or after the expiration of such ninety (90) days, as aforesaid.

Upon the consent of the Planning Commission any petition for an amendment may be withdrawn upon the written application of a majority of all the persons who signed such petition. The Board of Supervisors or the Planning Commission, as the case may be, may by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided that any hearing of which public notice has been given shall be held.

SECTION 37. FORM OF PETITIONS, APPLICATIONS AND APPEALS

The Planning Commission shall in its rules prescribe the form and scope of all petitions and applications provided for in this ordinance, and of accompanying data to be furnished so as to assure the fullest practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record. Any petition for an adjustment or variance as provided in Section 34 of this ordinance, or for a use permit as provided in Section 35 of this ordinance, or for an amendment as provided in Section 36 of this ordinance shall include a verification by at least one of the petitioners, attesting to the truth and correctness of all facts and maps presented with said petition. Such verification shall be dated and attested before a notary public or before the County Clerk.

SECTION 38. ENFORCEMENT, LEGAL PROCEDURE, PENALTIES

All departments, officials and public employees of the County which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance and shall issue no such permit or license for uses, buildings, or purposes where the same would be in conflict with the provisions of this ordinance and any such permit or license, if issued in conflict with the provisions of this ordinance, shall be null and void.

It shall be the duty of the Planning Commission to enforce the provisions of this ordinance pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure.

It shall be the duty of the Sheriff of the County and of the officers of the County herein and/or otherwise charged by law with the enforcement of this ordinance to enforce this ordinance and all the provisions of the same.

Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any of the provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than Three Hundred (300) Dollars or by imprisonment in the County Jail of the County for a term not exceeding three (3) months or by both such fine and imprisonment.

Such person, firm or corporation shall be deemed to be guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Any building or structure set up, erected, constructed, altered, enlarged, converted, moved or maintained contrary to the provisions of this ordinance and/or any use of any land, building or premises conducted, operated or maintained contrary to the provisions of this ordinance shall be and the same is hereby declared to be unlawful and a public nuisance and the District Attorney of the County shall, upon order of the Board of Supervisors, immediately commence action or proceedings for the abatement and removal and enjoinment thereof in the manner provided by law and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate and remove such building or structure and restrain and enjoin any person, firm or corporation from setting up, erecting, building, maintaining or using any such building or structure or using any property contrary to the provisions of this ordinance.

The remedies provided for herein shall be cumulative and not exclusive.

SECTION 39. REPEALING

Ordinance Number 88 of the County, being the Zoning Ordinance of the County of Santa Clara, and all other ordinances and parts of ordinances of the County in conflict with this ordinance, to the extent of such conflict and no further, are hereby repealed; provided, however, that nothing herein contained shall be deemed to repeal or amend any ordinance of said County requiring a permit or license or both, to cover any business, trade or occupation.

SECTION 40. VALIDITY

If any section, sub-section, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, sub-section, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses or phrases be declared invalid.

SECTION 41. REFERENCE

This ordinance shall be known and cited as the Zoning Ordinance of the County of Santa Clara.

SECTION 42. ENACTMENT

This ordinance shall take effect and be in force thirty (30) days after the date of its passage and approval.

Passed and adopted by the Board of Supervisors of the County of Santa Clara on the 25th day of August, A.D. 1937, by the following vote:

Ayes: Supervisors Cooley, McKinnon, Wool, Hecker

Noes: Supervisors: None

Absent: Supervisor McClay

J. F. Hecker
Chairman of the Board of Supervisors of the County of Santa Clara, State of California.

ATTEST:
FRANK W. HOGAN
County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Santa Clara, State of California.

By Eugene M Don
Deputy Clerk

Attachment 4

APPLICATION FOR [illegible]

As provided in Sections 12 and 27 Zoning Procedure Ordinance (No. 120) [illegible] Clara.

TO THE SANTA CLARA COUNTY PLANNING COMMISSION
COURT HOUSE, SAN JOSE, CALIFORNIA

Date Filed April 26, 1939

The undersigned hereby applies for a USE PERMIT to erect and operate a cement mill on that certain property situated on Permanente Creek, about ten (10) miles due West of the City of San Jose, County of Santa Clara, State of California, which property is more particularly described in that certain lease and option to purchase date March 9, 1938 between Santa Clara Holding Company, Ltd., a corporation and HENRY J. KAISER COMPANY, a corporation, which said lease and option to purchase was recorded October 1st, 1938 in Vol. 901 of Official Records, page 8, Records of Santa Clara County, California. Said property is locally described as:

Sections 16,17,18 and a part of 21, T. 7 S. R. 2 W. M.D.B. & M.;

said property is situated in Zoning District officially designated as A-1 Zoning District; total acreage of the property covered by the aforementioned lease and option to purchase is approximately thirteen hundred (1300) acres. The dimensions of buildings are as shown on the accompanying plant lay-out, which contains, as well, numerous details of design, which may prove of value to your Honorable body. There are no streets upon the property, or in the vicinity of the proposed plant.

The property is owned by the Santa Clara Holding Company, Ltd., a corporation, subject to the lease referred to lease and option to purchase, which said lease and option to purchase has heretofore been assigned to [illegible]

The undersigned further states that, under the circumstances of this particular case:

1. The establishment, maintenance and conducting of the use for which this permit is sought will not be detrimental to health, safety, morals, comfort, convenience or welfare of persons residing or working in the neighborhood of such use for the following reasons:

Said proposed plant is to be most modern design and fully equipped with Cottrell Dust Precipitating equipment, of the latest design, which said equipment is warranted by the manufacturers thereof to remove a minimum of 90% of all dust resulting from operation of the plant, leaving less dust than is contained in ordinary air. The plant is likewise of wet process design, which, in itself, reduces the dust hazard to a minimum. In addition to the above, the proposed plant is to be situated in an isolated position on the property in a canyon not in close proximity to any community or dwelling.

2. The proposed use will not be detrimental to the general welfare or injurious to property or improvements in the neighborhood of such use for the following reasons: (see description of plant contained under Number 1).

THE PERMANENTE CORPORATION,

By _____

Its Vice President

APPLICANT'S AFFIDAVIT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

I, A. K. HUMPHREYS, being duly sworn, depose and say:

That I am the Vice President of the Permanente Corporation, a corporation, which said corporation makes the foregoing application for use permit; that the owner of the property approves the application; and that the foregoing statement and all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

A. K. Humphreys
Vice-President The Permanente Corporation.

Subscribed and sworn to before me this 25th day of April, A.D., 1939.

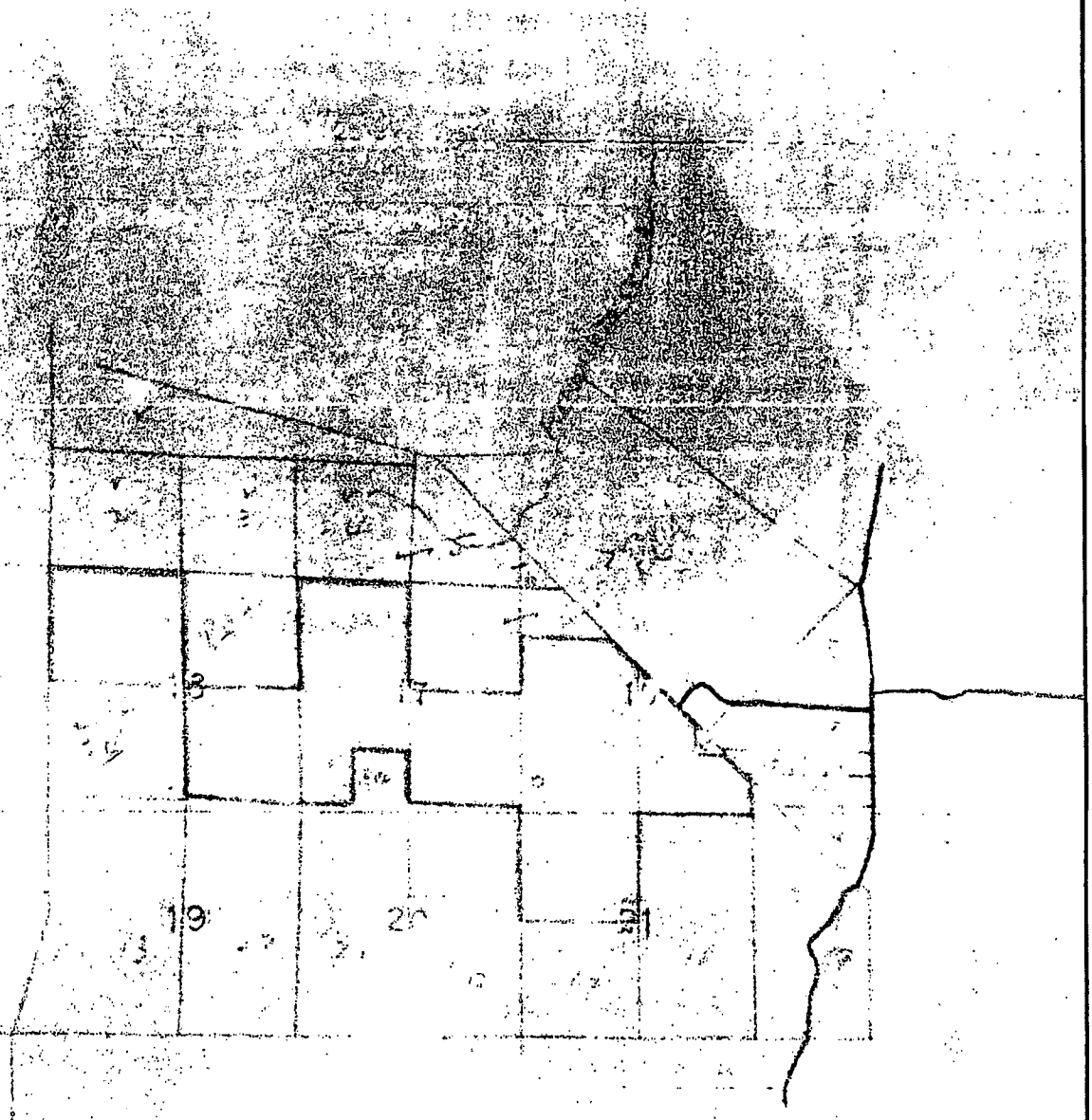
S. J. Enbert
Notary Public in and for the County of Santa Clara, State of California.

Phone No. Sutter 8040 Address: c/o Pacific Coast Aggregates, 65 So. 2nd Street, San Francisco, California.

This is to certify that the foregoing application has been inspected by me and was filed in the office of the Santa Clara County Planning Commission in accordance with the provisions of Section ____ of Zoning Procedure Ordinance, No. 120.

SANTA CLARA COUNTY PLANNING COMMISSION
By Laurence M. Campbell
Date April 26, 1939

Use Permit Application No. 123


19
20

FRIDAY, APRIL 28, 1939.

The Board of Supervisors of Santa Clara County met this day at 11 o'clock a. m. pursuant to call for Special Meeting of said Board. Present: Supervisors, J. M. McKinnon, chairman, E. C. Wool, C. P. Cooley, Henry Hecker, and Walter Pfeifle, and Frank W. Hogan, clerk.

The following proceedings are had, to-wit:

The chairman now declares a recess until 4 o'clock p. m. this day.

The Board now resumes its meeting.

A resolution is presented and read from the Planning Commission, recommending that the Board of Supervisors of Santa Clara County grant a Use Permit, subject to various conditions specified, to The Permanente Corporation, for the purpose of erecting and operating a cement mill on certain property situated on Permanente Creek. On motion of Supervisor Hecker, seconded by Supervisor Pfeifle, it is unanimously ordered on roll call, that the following resolution be adopted:

RESOLUTION

WHEREAS, The Permanente Corporation has applied for a USE PERMIT as provided in Sections 12 and 35 of Ordinance No. 120 to allow the construction and operation of a cement plant and storage of cement on the following described property situate in the County of Santa Clara, State of California, towit:

Sections 16, 17, 18 and a part of 21 T. 7 S. R. 2 W. M.D.B. & M.;

and,

WHEREAS, The County Planning Commission in special meeting held April 28, 1939, held a public hearing on the said application and has considered the same, and did thereupon adopt the following resolution:

"WHEREAS: The Permanente Corporation has applied for a Use Permit as provided for in Sections 12 and 35 of Ordinance No. 120 to allow the construction of a cement plant and storage of cement on the following described property: Sections 16, 17, 18 and a part of 21 T.7 S. R. 2 W. M.D.B. & M.; and

WHEREAS: The applicants have given evidence that the plant will be properly operated and all necessary safeguards will be provided and,

WHEREAS: The Planning Commission finds that the storage, maintenance and/or conducting of the use for which said Use Permit is sought will not, under the circumstances of the case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, NOW, THEREFORE, be it:

RESOLVED: That said Planning Commission in special meeting assembled on the 28th day of April, 1939, recommends that the Board of Supervisors of the County of Santa Clara, State of California, do grant the permit applied for, subject to the following conditions:

1. That the plant be constructed and operated in accordance with the ordinances of the County of Santa Clara, and in such a manner that dust be controlled in the manner specified in the application heretofore filed with the Planning Commission and that a bond satisfactory to the Board of Supervisors in the amount of fifty thousand dollars ($50,000.00) be posted with the Board of Supervisors for the faithful performance of these conditions.

cause for the Board of Supervisors to suspend the use permit to operate said plant, and

3. That failure to cease operations upon suspension of the use permit by the Board of Supervisors shall be one of the terms of forfeiture of said bond."

NOW, THEREFORE,

BE IT RESOLVED: that the Board of Supervisors of the County of Santa Clara, State of California, in special meeting held this 28th day of April, 1939, does hereby approve and confirm the action of the County Planning Commission as set forth in said resolution and that a permit conditioned as required in said resolution of the County Planning Commission be issued to the Permanente Corporation for the construction and operation of a cement plant and the storage of cement on the premises hereinabove described upon the filing of a bond in the sum of fifty thousand dollars ($50,000.00), conditioned as required in said resolution of the County Planning Commission.

Passed and adopted by the Board of Supervisors of the County of Santa Clara, State of California, this 28th day of April, 1939, by the following roll call vote:

AYES: Supervisors, Wool, Cooley, Hecker, Pfeifle, McKinnon.

NOES: Supervisors, None.

ABSENT: Supervisors, None.

ATTEST: FRANK W. HOGAN, CLERK.

By Eugene M. Don, Deputy Clerk.

(signed) J. M. McKinnon
Chairman of the Board of Supervisors of Santa Clara County

On motion of Supervisor Hecker, seconded by Supervisor Pfeifle, it is unanimously ordered that the Board adjourn.

ATTEST: FRANK W. HOGAN, CLERK.

By Eugene M. Don, Deputy Clerk.

Chairman of the Board of Supervisors of Santa Clara County.

USE PERMIT #23

As provided in Section 12 and 35 of
Zoning Procedure Ordinance #120
County of Santa Clara

A Use Permit is hereby issued to The Permanente Corporation, a corporation, to permit erection, construction and operation of a cement mill and the storage of cement on that certain property situated on Permanente Creek about 10 miles due West of the City of San Jose, County of Santa Clara, State of California, which property is more particularly described in that certain Lease and Option to purchase, dated March 9,1938, between Santa Clara Holding Company, Ltd., a corporation, and Henry J. Kaiser Company, a corporation, which said lease and option to purchase was recorded October 18,1938, in Volume 901, of Official Records, Page 8, Records of Santa Clara County,California. Said property is legally described as Sections 16,17,18, and a part of Section 21, T7S,R2W, MDB & M. Said property is situated in Zoning District officially designated as A-1 Zoning District.

Total acreage of the property covered by the aforementioned Lease and Option to Purchase is approximately 1,300 acres.

The dimensions of buildings to be substantially in conformity with plant- lay-out submitted to the Santa Clara County Planning Commission at the time of application for Use Permit, subject to such changes and modifications as may be desirable. Plans showing such changes and/or modifications shall be filed with the Santa Clara County Planning Commission.

The property is owned by the Santa Clara Holding Company, Ltd., a corporation, subject to the above referred to Lease and Option to Purchase, which said Lease and Option to Purchase has heretofore been assigned to The Permanente Corporation, a corporation.

If there are special conditions under which this Use Permit is issued a statement of such conditions is attached hereto and

the Permit is conditioned thereon.

The use permitted hereby shall be conducted and shall conform in all particulars to the provisions of all applicable laws and ordinances. Failure to comply with all the aforementioned provisions and conditions will be cause for the cancelation of this Use Permit by the County Planning Commission.

SANTA CLARA COUNTY PLANNING COMMISSION

By James M. Campbell
Chairman. ~~Secretary~~

Date May 8, 1939

Approved and confirmed by Board of Supervisors, County of Santa Clara, State of California, on the 8th day of May 1939.

BOARD OF SUPERVISORS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

By _____
Chairman.

USE PERMIT NO 23

The foregoing Use permit is issued subject to the following conditions:

1. That the plant be constructed and operated in accordance with the ordinances of the County of Santa Clara and in such manner that dust be controlled in the manner specified in the application heretofore filed with the Planning Commission and that a bond satisfactory to the Board of Supervisors in the amount of $50,000 be posted with the Board of Supervisors for the faithful performance of these conditions.
2. That when there is a violation of the above provision or of any other provision of law or ordinance it shall constitute cause for the Board of Supervisors to suspend the Use Permit to operate said plant, and
3. That failure to cease operations upon suspension of the use permit by the Board of Supervisors shall be one of the terms of forfeiture of said bond.

SANTA CLARA COUNTY PLANNING COMMISSION

BY James M. Campbell Secretary

Date May 8, 1939

We agree to conform to all the foregoing conditions.

Applicant: THE PERMANENTE CORPORATION

By [signature] Vice-President.

Address: 1522 Latham Square Building, Oakland, California

Date May 8th, 1939

The appeal of certain property owners and persons dissatisfied with the decision or ruling of the Planning Commission made on the 20th day of April, 1939, and embodied in the resolution of said Planning Commission adopted on said day recommending that the Board of Supervisors of Santa Clara County grant to the Permanente Corporation a permit for the construction and operation of a cement plant and the storage of cement on Sections 16, 17, 18, and part of 21, Township 7 South Range 2 West M.D.B. & M., coming on regularly for hearing and evidence having been introduced herein, and the matter having been submitted to this Board for its decision, this Board hereby finds:

That the storage, maintenance, and/or conducting of the use for which said permit is sought will not, under the circumstances of the case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use, and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The Board of Supervisors further finds that by the terms of the order granting the use permit it is provided that when there is a violation of any provisions of law or ordinance relative to the management of said plant, or the same is not so conducted that dust be controlled in the manner specified in the application, said Board of Supervisors may suspend the use permit to operate said plant.

THEREFORE, IT IS ORDERED that the action of the Planning Commission and the Board of Supervisors granting a use permit

to the said Permenente Corporation be and the same is hereby sustained and the granting of said permit is hereby confirmed.

Dated June 8, 1939.

Supervisors,

"

"

"

"

Board of Supervisors of the County of Santa Clara, State of California.

MONDAY, MAY 29, 1939.

The Board of Supervisors of Santa Clara County met this day at 10 o'clock a. m. in adjourned session. Present: Supervisors J. M. McKinnon, chairman; E. C. Wool, C. P. Cooley, Henry Hecker and Walter Pfeifle, and Frank W. Hogan, clerk.

The following proceedings are had, to-wit:

The clerk presents the sum of $230.50 for sale of rock and reimbursement agreements and asks that said sale and agreements be confirmed as follows: Sale of rock, $105.50, Reimbursement Agreement, Julia Boggs, $105.00, and Anna Stradling, $20.00. On motion of Supervisor Pfeifle, seconded by Supervisor Hecker, it is unanimously ordered that said sales and agreements be confirmed and the clerk directed to deposit said sum with the treasurer to the credit of the proper funds.

A communication is read from Mrs. Jessie Garner of Mt. View, relative to the matter of trimming trees on the county road and her property, the cost of which to be met by the County. The chairman orders said communication referred to Supervisor Cooley.

A communication is read from Robert B. Watt relative to designating a member of the Board to attend a dinner of the Trail of the Dons Association to be held at Pasatiempo County Club, Santa Cruz, Friday, June 2nd. The chairman orders said communication placed on file.

A communication is read from the Mountain View Chamber of Commerce commending the Board on its action in granting a permit to the H. J. Kaiser Company to construct and operate a cement plant on the Permanante Creek Road. The chairman orders said communication placed on file.

A communication is read from the San Jose Chamber of Commerce commending the Board and the Planning Commission for their action in granting a permit to the Permananie Corporation for construction of a cement mill in the Monte Vista area. The chairman orders said communicat'on placed on file.

A communication is read from J. B. Scherrer, chairman reception committee for the Gilroy Roundup and Gymkhana inviting the Board to attend the annual rodeo to be held in Gilroy June 3 and 4th, 1939. The chairman orders said communication placed on file.

A communication is read from the public health survey committee chairman of Marin County asking various questions relative to our health department. The chairman orders said communication referred to the Health Department.

A communication is read from the California School for the Blind enclosing a claim for $1.20 for care rendered Kenneth Hall. The chairman orders said claim referred to the Welfare Department.

A communication is read from the City Clerk of San Jose, enclosing a copy of Ordinance No. 2658, of the City of San Jose, permitting the use of the portion of King Road therein described, for maintenance and repair. The chairman orders said communication placed on file.

WEDNESDAY, JUNE 7, 1939.

The Board of Supervisors of Santa Clara County met this day at 10 o'clock a. m. in adjourned session. Present: Supervisors, J. M. McKinnon, chairman; E. O. Wool, C. P. Cooley, Henry Hecker and Walter Pfeifle, and Frank W. Hogan, clerk.

This being the time regularly set for the rehearing on the issuance of a permit to the Permanente Corporation to construct and operate a cement plant on the Permanente Creek in Supervisor's District No. 5, the following proceedings are had, to-wit:

Grant Oneil is now sworn in as stenographer to take record of proceedings.

L. D. Bohnett, Esq. asks that action of the Board of Supervisors on April 28, 1939, directing the Planning Commission to issue a permit to the Permanente Corporation to construct and operate a cement plant on Permanente Creek, be rescinded. Louis Oneal, Esq. objects. Chairman declares objection sustained.

C. C. Cottrell, attorney for the Plaintiff, now addresses the Board.

Paul S. Marrin, attorney for the Permanente Corporation addresses the Board.

Harry Davis, chief engineer for the Henry J. Kaiser Company, is called to the witness stand and sworn in.

Dr. L. H. Duschak, professor of metallurgy of the University of California, is sworn in and cross examined.

Chauncey Tremitola, Esq. addresses the Board in behalf of the cement company.

The chairman now declares a recess until 2 o'clock p. m.

A. J. Price, real estate broker, is now sworn in and takes witness stand.

Exhibit No. 1, a map of the Los Altos vicinity, and exhibits Nos. 2, 3, and 4, pictures of territory surrounding the proposed cement plant, are presented by plaintiff.

Exhibit No. 5 is presented by plaintiff, pictures of various homes in the Los Altos vicinity.

The chairman calls a short recess.

The Board now reconvenes.

R. Rennick, representative for the Cottrell Precipitator, is sworn in as witness.

Wednesday, June 7, 1939.

W. Harry Archer is sworn in and takes the witness stand.

Exhibits Nos. 6 and 7 are introduced by the plaintiff, of photographs showing dust deposits on various leaves taken from trees and plants adjacent to a cement plant and of collection of dust on adhesive surfaces from a point in the stack about midway to the top.

The Board now adjourns until Thursday, June 8, 1939, at 9 o'clock a. m.

Chairman of the Board of Supervisors

ATTEST: FRANK W. HOGAN, CLERK.

By Eugene M Don
Deputy Clerk.

THURSDAY, JUNE 8, 1939.

The Board of Supervisors of Santa Clara County met this day at 9 o'clock a. m. in adjourned session. Present: Supervisors, J. M. McKinnon, chairman; E. O. Wool, C. P. Cooley, Henry Hecker, and Walter Pfeifle and Frank W. Hogan, clerk.

This being the time to which the continuance of the rehearing on the issuance of a permit to the Permanente Corporation to construct and operate a cement plant was set, the following proceedings are had, to-wit:

Arthur C. Carr, Concord machinist, is now sworn in and takes the witness stand.

Exhibit No. 8 is now introduced, by the plaintiff, of leaves from various trees in the vicinity of the Cowell Cement Plant.

Dr. George A. Perce, Palo Alto, is sworn in and takes the stand.

Mrs. Christine Ritenhouse is sworn in as a witness and takes stand.

Mrs. Lucille Hintz is sworn in and takes the witness stand.

L. D. Bohnett, Esq. is sworn in and takes the witness stand.

Exhibit No. 9, certified copies of court actions between Tom Nemie, plaintiff, vs. Calaveras Cement Company, defendant; and Louis B. Joses, plaintiff, vs. Calaveras Cement Company, defendant, is presented.

Harry Davis, chief engineer of the Henry Kaiser Company, is sworn in and cross examined.

The chairman calls a short recess.

The Board reconvenes.

Henry J. Kaiser, President of the Permanente Corporation, is sworn in and cross examined.

May Christol is sworn in and takes the stand.

R. W. Ryder, consulting engineer, is sworn in and takes stand.

Exhibit No. 10, aerial views of Redwood City Cement Plant, is introduced by the opposition.

The chairman declares a recess until 1 o'clock p. m.

The Board reconvenes.

Mrs. Reynolds McHenry is sworn in and takes stand.

Mrs. Joseph Sullivan is sworn in and takes stand.

Thursday, June 8, 1939.

R. W. Ryder is again called to the witness stand.

Exhibit No. 11, certified testimony of Prof. B. L. Miller of Lehigh University, Bethlehem, Pa., relative to the National Portland Cement Company, Brodhead, Pa., and the Valley Forge Cement Company, West Conshohocker, Pa., is presented.

Mrs. Elizabeth Moult is sworn in as witness.

Wells Murphy is sworn in and takes the witness stand.

The case is now argued.

The chairman now declares a recess until 6 o'clock p. m. for the purpose of going into committee of the whole.

On motion of Supervisor Hecker, seconded by Supervisor Pfeifle, it is unanimously ordered that the following decision of the Board, be adopted:

DECISION OF BOARD

"The appeal of certain property owners and persons dissatisfied with the decision on ruling of the Planning Commission made on the 28th day of April, 1939, and embodied in the resolution of said Planning Commission adopted on said day recommending that the Board of Supervisors of Santa Clara County grant to the Permanente Corporation a permit for the construction and operation of a cement plant and the storage of cement on Sections 16, 17, 18 and part of 21, Township 7, South Range 2 West M.D.B. & M., coming on regularly for hearing and evidence having been introduced herein, and the matter having been submitted to this Board for its decision, this Board hereby finds:

That the storage, maintenance, and/or conducting of the use for which said permit was sought will not, under the circumstances of the case, be detrimental to the health safety, morals, comfort, convenience, or welfare of persons residing or working the the neighborhood of such use, and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The Board of Supervisors further finds that by the terms of the order granting the use permit it is provided that when there is a violation of any provisions of law or ordinance relative to the management of said plant, or the same is not so conducted that dust be controlled in the manner specified in the application, said Board of Supervisors may suspend the use permit to operate said plant.

THEREFORE, IT IS ORDERED, that the action of the Planning Commission and the Board of Supervisors granting a use permit to the said Permanente Corporation be and the same is hereby sustained and the granting of said permit is hereby confirmed."

Dated, June 8, 1939.

(Signed) Supervisors, J. M. McKinnon, Chairman.
" H. Hecker.
" W. C. Pfeifle.
" E. C. Wool.
" C. P. Cooley.

Board of Supervisors of the County of Santa Clara, State of California.

MONDAY, JUNE 12, 1939.

The Board of Supervisors of Santa Clara County met this day at 10 o'clock a. m. in adjourned session. Present: Supervisors: J. M. McKinnon, chairman; E. C. Wool, C. P. Cooley, Henry Hecker and Walter Pfeifle, and Frank W. Hogan, clerk.

The following proceedings are had, to-wit:

The clerk presents the sum of $327.18 for various sales, reimbursement agreements, and asks that said sales and agreements be confirmed as follows: Sales of sacks, $55.62; boxes and fats, hospital, $35.83, release of lien, Anna C. Nicholl, $140.00; release of lien, Beth Smith, $94.73. On motion of Supervisor Cooley, seconded by Supervisor Wool, it is unanimously ordered that said sales and agreements be confirmed and the clerk directed to deposit said sum with the treasurer to the credit of the proper funds.

A communication is read from the Agricultural Commissioner requesting permission to attend the Agricultural Commissioners' Convention to be held in San Francisco. On motion of Supervisor Hecker, seconded by Supervisor Wool, it is unanimously ordered that permission be granted; and it is further ordered that all necessary and actual expenses be allowed not to exceed the sum of $50.00.

The application os the Evergreen ranch of the University of California, for a fruit pickers' camp permit is read. On motion of Supervisor Wool, seconded by Supervisor Pfeifle, it is unanimously ordered that said permit be granted under the supervision of the County Health Department.

A communication is read from the Board of Public Safety of the City of Palo Alto, relative to the removal of stop signs at the intersection of California Avenue and Middlefield Road. The chairman orders said communication referred to Supervisor Cooley.

A communication is read from E. M. Stuart protesting the construction of a cement plant on the Permanente Creek in Supervisors District No. 5. The chairman orders said communication placed on file.

A communication is read from the Pittsburge-Des Moines Steel Company relative to care of water tank. The chairman orders said communication placed on file.

A communication is presented from the California State Chamber of Commerce relative to allocation in the advertising fund to the work of said chamber of commerce. The chairman orders said communication placed on file.

The deed of George L. Smith, et. al. is presented, conveying certain parcels of land in Supervisor's District No. 5, to the County of Santa Clara, for road purposes, to-wit; the construction of Burrell-Woodward Road. On motion of Supervisor Cooley, seconded by Supervisor Pfeifle, it is unanimously ordered that said said deed be accepted and clerk directed to place the same of record with the recorder.

STATE OF CALIFORNIA
DEPARTMENT OF NATURAL RESOURCES
WARREN T. HANNUM, Director

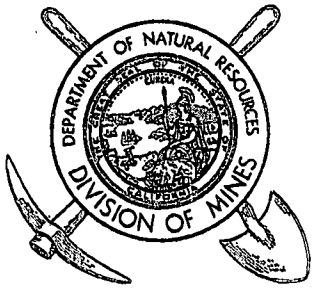
DIVISION OF MINES
FERRY BUILDING, SAN FRANCISCO
OLAF P. JENKINS, Chief

Vol. 43 JULY 1947 No. 3

CALIFORNIA JOURNAL

OF

MINES AND GEOLOGY



11/23

through a rotary screen. Coarse shells were crushed in rolls in closed circuit with the screen. Crushed shells were sold for poultry food.

Santa Clara Holding Company's quarry is in secs. 17 and 18, T. 7 S., R. 2 W., M.D. This is in the locality where Permanente Cement Company is now operating. The land is on the east slope of Black Mountain and is 3 to 4 miles west of Simla, a railroad point. It may be called a type locality for the Calera (Franciscan) limestone. When freed from chert and shale it made good lime for beet-sugar refining and was so used for many years by El Dorado Sugar Company and Alameda Sugar Company. Several small quarries were worked but the property had been idle many years up to 1934, when the company shipped some limestone from Simla.

The above refers to the shallower aspects of the limestone, and fuller details are given under Permanente.

San Jose Cement Company (which lapsed as a corporation as of March 4, 1936), was mentioned by Franke (30a) as owner of a deposit of limestone on 331 acres of land in secs. 4 and 5, T. 9 S., R. 1 E., and sec. 32, T. 8 S., R. 1 E., M.D.

This land is about 4 miles west of New Almaden and southeast of the Guadalupe mine, a region where quicksilver was mined first in 1824. The only recorded limestone production in the vicinity was in early days by Guadalupe Lime Company, who operated quarries and kilns on the south side of Capitancillos Creek 2½ miles from Guadalupe.

Permanente Cement Company (Black Mountain Limestone Deposits). The summit of Black Mountain, 2787 feet high, is near the southwest corner of sec. 13, T. 7 S., R. 3 W., about 15 miles due west of San Jose. It is the most prominent natural feature of the area of Franciscan rocks which extends southwest along the west side of the county, with a width here of 3¾ miles. Limestone deposits have been mentioned on the long eastward slope, on the west side and on the southwest flank. The production has been entirely from the more accessible eastern side in secs. 17 and 18, T. 7 S., R. 2 W., about 5 miles west of Monta Vista, where stone was quarried on a small scale to make lime for sugar refining. No detailed information was published up to the time the Permanente Cement Company began work in 1939 and the few analyses available were evidently of selected or sorted rock. It was known, however, that the limestone was generally more or less siliceous and for that reason no effort had been made to use it for cement.

The great mass of the mountain lies between the San Andreas fault and a branch fault called the Black Mountain fault which starts in Portola Valley several miles northwest and crosses the Page Mill road on the north side of the mountain, east of the main fault. This area between the faults was badly shattered by the 1906 earthquake (Lawson 08, vol. 1, pt. 1, p. 107) although it is not clear whether the abundant cracks found over the surface are to be attributed to the boldness of the topography or to the crushing of the wedge-shaped end of the fault block. According to the above report, "several days after the earthquake 345 cracks, large and small, were counted along the county road (Page Mill road) in a distance of less than 3 miles between these faults."

The interest in the Permanente plant was so great from the start that numerous technical articles on all phases of its operation have been

published. A list of these articles is given in the *Engineering Index*. For the purposes of this report, which is intended to give information primarily on the limestone resources of the state, the best of these articles is probably that by A. M. Kivari, entitled *Milling at the Permanente Cement Plant*, published first as Technical Publication 1359, American Institute of Mining and Metallurgical Engineers (1941) and later in Volume 148, Transactions, American Institute of Mining and Metallurgical Engineers (1942). A few details are given below from this article to fill out the meager information hitherto available about the Calera (Franciscan) limestone and the results of applying to its benefication the art of modern hydrometallurgy.

The limestone quarry is 45 miles south of San Francisco and 12 miles west of San Jose, at an elevation of 1850 feet. The overburden is only a few feet thick, and is easily removed. As the limestone is well fractured it is seldom necessary to use explosives. The quarry has been worked in benches by a 5-cubic-yard electric shovel which furnishes limestone to the conveying system at the rate of 5600 tons a day. The cement plant capacity of 12,000 barrels in early 1941 required about 3130 tons of limestone, 620 tons of "clay" (sandstone and andesite) and 100 tons of gypsum per 24 hours. The plant capacity was increased to 16,000 barrels late in 1941; capacity was increased again in 1943 and the plant became the world's largest. Further expansion is indicated in the accompanying information furnished by Permanente Cement Company. A stockpile of 550,000 tons is maintained for the cement plant and in the autumn, when the beet-sugar refineries demand large tonnages of limestone, another stockpile of 100,000 tons is made.

In a geologic report on the property, the late Professor C. F. Tolman and J. V. Neuman Jr., of Stanford University, estimated about 30,000,000 tons of proven and 18,000,000 tons of possible limestone. They distinguished two main types of limestone. The first is platy, dark blue gray, colored by hydrocarbon residue and usually finely crystalline with occasional coarsely crystalline layers or spots. The second type is white to gray, dense, and usually has a conchoidal fracture. It contains chert bands that lower the average $CaCO_3$ content to between 50 and 75 percent. They mapped the following beds:

1. Light, cherty and dark limestone, portions running 80 to 95 percent $CaCO_3$ and other parts 60 to 75 percent.
2. Sandstone and andesite.
3. Lower cherty white limestone requiring benefication.
4. Sandstone and andesite.
5. Dark limestone averaging 86 percent $CaCO_3$, about 200 feet thick.
6. Upper cherty light limestone.
7. Andesite.
8. White cherty limestone, varying in thickness from 10 to 160 feet, requiring benefication.
9. Sandstone, tuffs, and andesite.
10. Dark cherty limestone, 75 to 100 feet thick, requiring benefication.
11. Fine-grained andesite.
12. Complex folded and sheared limestone, sandstone and andesite, requiring benefication.
13. Undifferentiated Franciscan sandstone, shale and andesite.

The average chemical composition of numerous samples from four limestone beds was quoted by Kivari as follows, raw basis:

Average analyses, Permanente limestone

	1	2	3	4
SiO_2	29.23	12.86	7.24	4.18
CaO	38.04	47.48	50.96	52.74
Fe_2O_3	0.54	0.54	0.42	0.32
Al_2O_3	1.26	1.12	0.60	0.66
MgO	0.24	0.27	0.04	0.05
Ignition loss	30.66	37.70	40.48	41.90
Total	99.97	99.97	99.74	99.85
$CaCO_3$	68.4	85.12	91.39	94.67

The plant and methods used to beneficiate limestone for cement making in 1941 were described in detail by Kivari. This included the use of the Breerwood flotation process in which the only reagent used was talloel. It was saponified to the desired degree at the plant with caustic soda and diluted with water. About 0.8 of a pound of reagent was used per ton of dry solids. This process is no longer used.

Current Developments, Permanente Cement Company.[c] In line with the current industrial growth of the West Coast, Permanente Cement Company is nearing completion of an expansion program which will boost its plant's annual production by some 500,000 barrels, or two million sacks of cement.

Officials of the Henry J. Kaiser-sponsored plant, located 10 miles west of San Jose, California, pointed out that the plant is already the world's largest cement mill and that the new facilities and changes effected will push its annual productive capacity to a peak of 5,500,000 barrels—10 percent more than its present rated capacity.

The availability of high-quality raw materials, limestone and clay, is partially responsible for Permanente's new production goal. Located immediately above the mill on plant property, Permanente operates a quarry from which it takes 6,000 tons of limestone in an 8-hour shift. Over a period of 1 year, a quarry force of 19 men move approximately 1,500,000 tons of limestone downhill to the processing plant.

Novel in operation of the quarry is the 48-inch conveyor belt by which rock moves to the mile-distant plant at the rate of 1,000 tons an hour. The plant throughout uses more than 4 miles of conveyor belting. After induction motors start the conveyors, generators driven by gravity flow supply enough electricity to operate a five-yard shovel in the quarry.

Limestone not suitable for manufacturing cement, is used to produce high-quality commercial rock for concrete aggregates, railroad ballast, highway paving material and other similar products.

Starting with changes in the raw grinding department, new facilities include four Fuller coolers for Permanente's kilns, an additional kiln feed slurry tank, new clinker conveying and crushing facilities, additional cement pumping equipment under the storage silos, and enlargement of the packhouse.

The California cement plant is not only the world's largest; it also employs revolutionary production methods made possible by varied equipment of special design.

A unique closed-circuit method of raw grinding in the mill building assures accurate control of fineness. This raw-grinding circuit produces slurry of which 95 percent will pass through a 200-mesh sieve that has

[c] Supplied by Permanente Cement Company, Kaiser Building, 1924 Broadway, Oakland 12, California.

ORDINANCE NO. 345

AN ORDINANCE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AMENDING ORDINANCE NO. 120, THE ZONING ORDINANCE OF SAID COUNTY,

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1.

Section 12 of said Ordinance No. 120 is hereby amended to read as follows:

SECTION 12. REGULATIONS FOR "A-1" DISTRICTS

12.1 The following regulations shall apply in all "A-1" districts and shall be subject to the provisions of Section 29 of this ordinance:

12.2. Uses permitted: All uses permitted in any "H", "R" or " C" District.

12.3 All uses not otherwise prohibited by law, including the following, upon the securing of a use permit in each case, as provided in Section 35 of this ordinance:

12.3.1 Junk Yard.

12.3.2 Commercial excavating of natural materials within a distance of one thousand (1000) feet from any public street.

12.3.3 Storage of any inflammable fluid in a greater quantity than two thousand (2000) gallons if such storage is in any container the uppermost portion of which is at an elevation higher than four (4) feet below the surface of the ground.

12.3.4 Cemetery, crematory, mausoleum or any other place for the burial or other disposal of the human dead, or any addition thereto.

12.3.5 Construction, maintenance or operation of any

housed within the area of one acre.

12.3.6 Airport.

12.3.7 Amusement park, circus, carnival, fair ground, open air theatre, race track, recreational center privately operated, or any establishment or enterprise involving a large assemblage of people and/or automobiles.

12.4 Additional regulations: No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

SECTION 2.

Section 34 of said Ordinance No. 120 is hereby amended to read as follows:

SECTION 34. ADJUSTMENTS, VARIANCES AND APPEALS

34.1 The Planning Commission, subject to the approval and confirmation of the Board of Supergisors in each case, as hereinafter provided, shall have power to grant adjustments, variances and exceptions in and to any of the provisions of this ordinance to the extent of the following and no further:

34.2 To vary or modify the strict application of any of the regulations or provisions contained in this ordinance in cases in which there are practical difficulties or unnecessary hardships in the way of such strict application.

34.4 Application for any adjustment or variance permissible under the provisions of this section shall be made to the Planning Commission in the form of a written application for a building permit or for a permit to use the property or premises as set forth in said application, and shall be accompanied by a fee of Ten (10) Dollars no part of which shall be returnable to the petitioner, provided, however, that the County of Santa Clara, State of California and United States of America shall be exempt from the payment of any fee required under this section. Upon receipt of any such application by the officer or employee of the Planning Commission designated in the rules of the Commission for such purpose, such officer or employee shall set a time and place for a public hearing before the Planning Commission on such application. Such officer or employee shall cause public notice of such public hearing to be given by causing one notice thereof to be published in a newspaper of general circulation in the County at least ten (10) days before the date of said hearing. At said hearing the applicant shall present a statement and adequate evidence, in such form as the Planning Commission may require, showing:

34.5 That there are special circumstances or conditions applicable to the land, building or use referred to in the application.

34.6 That the granting of the application is necessary for the preservation and enjoyment of substantial property rights.

34.7 That the granting of such application will not

welfare or injurious to property or improvements in said neighborhood.

34.8 The Commission shall thereupon make its decision upon the said application and shall report such decision to the Board of Supervisors within forty-five (45) days after the filing of the application.

34.9 In granting any adjustment or variance under the provisions of this section, the Planning Commission shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of the regulation or provision to which such adjustment or variance is granted, as to light, air, and the public health, safety, comfort, convenience and general welfare. No permit shall be issued under the provisions of this section unless and until a decision of the Planning Commission, as aforesaid, approving the same, is approved and confirmed by the Board of Supervisors. In reporting its decision to the Board of Supervisors, the Planning Commission shall report its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth any adjustment or variance granted and the conditions designated. Upon receipt of such report, if the decision of the Planning Commission approved the granting of the application, the Board of Supervisors either shall, by resolution, approve and confirm said decision, whereupon the permit as applied for may issue: or shall refuse to approve and confirm such decision. In all cases in which adjustments or variances are granted under the provisions of this section, the Planning Commission shall

34.10 The Planning Commission shall have power to decide any question involving the interpretation of any provision of this ordinance.

34.11 Any person who is dissatisfied with any decision or ruling of the Planning Commission may, within thirty (30) days after the date of such decision or ruling, appeal therefrom in writing to the Board of Supervisors, who shall have power to over-rule such decision or ruling.

SECTION 3.

Section 35 of said Ordinance No. 120 is hereby amended to read as follows:

SECTION 35. USE PERMITS.

35.1 Use permits may be issued for any of the following:

35.2 Any of the uses or purposes for which such permits are required or permitted by the provisions of this ordinance.

35.3 Public utility or public service uses or public buildings in any district when found to be necessary for the public health, safety, convenience or welfare.

35.4 Commercial excavating of natural materials used for building or construction purposes, in any district.

35.5 To classify as a conforming use any use permitted in "C-2" districts, but not in more restricted districts, which use is existing at the time of the adoption of this ordinance as a non-conforming use in a "C-1" district.

35.6 To classify as a conforming use any institutional use existing in any district at the time of the establishment of such district.

35.7 To permit the location of any of the following

philanthropic or charitable nature, cemetery, crematory, mausoleum or any other place for the disposal of the human dead.

35.8 Such use permits shall be issued under the same procedure as that specified in Section 34 of this ordinance, for the granting of adjustments or variances, except that:

35.9 No public hearing need be held thereon; provided, that the Planning Commission may hold such hearings thereon as it may deem to be necessary; and provided, further, that a public hearing shall be held on any application for a use permit for the establishment of any use listed in the preceding paragraph numbered "35.7" of this section.

35.10 The findings of the Planning Commission, except as otherwise provided in this section, need include only that the establishment, maintenance and/or conducting of the use for which a use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

35.11 Any proceedings to classify certain uses as conforming uses, as provided in this section, may be initiated by the Board of Supervisors or by the Planning Commission, or by petition as hereinbefore provided.

35.12 All other provisions of said Section 34 and all sub-sections thereunder, including the designation by the

permit.

35.13 Any use permitted under the terms of any use permit shall be established and conducted in conformity to the terms of such use permit and of any conditions designated in connection therewith.

35.14 Every application for a use permit shall be accompanied by a fee of Five (5) Dollars no part of which shall be returnable to the petitioner, provided, however, that the County of Santa Clara, State of California and United States of America shall be exempt from the payment of any fee required under this section.

SECTION 4.

Section 36 of said Ordinance No. 120 is hereby amended to read as follows:

SECTION 36.

36.1 This ordinance may be amended by changing the boundaries of districts or by changing any other provision hereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure specified in this section. Said amendment may be initiated by:

36.1 (a) The verified petition of one or more owners of property affected by the proposed amendment which petition shall be filed with the Planning Commission and shall be accompanied by a fee of Fifty (50) Dollars, no part of which shall be returnable to the petitioner; or by

36.1 (b) Resolution of intention of the Board of Supervisors; or by

next succeeding meeting following the filing of such verified petition or following the adoption of such resolution of intention, shall set the times and places for such public hearings as may be required by law. Such notice shall include notice of the proposed amendment. In case the proposed amendment consists of a change of the boundaries of any district so as to reclassify property from any district, except an "A-1" or "A-2" district, to any other district, the Planning Commission shall give additional notice of the time and place of such hearings and of the purpose thereof by:

36.2.1 Posting public notices thereof not less than ten (10) days prior to the date of the first such hearings along each and every street upon which the property proposed to be reclassified abuts. In case a majority of the property proposed to be reclassified has been subdivided into parcels of one (1) acre or less in area, such notices shall be placed not more than five hundred (500) feet apart and such posting shall extend along said street or streets a distance of not less than five hundred (500) feet from the exterior limits of such properties as are proposed for reclassification. In the dase of all other property proposed to be reclassified such notices shall be placed not more than one (1) mile apart. Each notice shall consist of the words, "Notice of proposed change of zoning", printed in plain type with letters not less than one (1) inch in height, and in addition thereto a statement in small type setting forth a general description of the property involved in the proposed change of district, the time and place at which the public hearings on the

to the date of the first of such hearings to the owners of all property within the posting area above defined, using for this purpose the last known name and address of such owners as shown upon the records of the Assessor of the County.

36.3 Any failure to post public notices or to mail notices as aforesaid shall not invalidate any proceedings for amendment of this ordinance.

36.4 Following the aforesaid hearings the Planning Commission shall make a report of its findings and recommendations with respect to the proposed amendment and shall file with the Board of Supervisors an attested copy of such report within ninety (90) days after date of the meeting at which said Commission set the times and places for said hearings. Failure of the Planning Commission so to report within said ninety (90) days shall be deemed to be approval of the proposed amendment by said Planning Commission.

36.5 Upon receipt of such report from the Planning Commission or upon the expiration of such ninety (90) days as foresaid, the Board of Supervisors shall set the matter for public hearing after notice thereof and of the proposed amendment, given as provided by law. After the conclusion of such hearing the Board of Supervisors may adopt the amendment or any part thereof set forth in the petition or in the resolution of intention in such form as said Board may deem to be advisable; provided, however, that if the report of the Planning Commission be unfavorable and recommends disapproval of said proposed amendment no hearing need be held by said Board of Supervisors, and said Board may immediately

rendered within sixty (60) days after the receipt of a report and recommendations from the Planning Commission or after the expiration of such ninety (90) days, as aforesaid.

36.7 Upon the consent of the Planning Commission any petition for an amendment may be withdrawn upon the written application of a majority of all the persons who signed such petition. The Board of Supervisors or the Planning Commission, as the case may be, may by resolution, abandon any proceedings for an amendment initiated by its own resolution of intention, provided that such abandonment may be made only when such proceedings are before such body for consideration and provided that any hearing of which public notice has been given shall be held.

SECTION 5.

This ordinance shall be and is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage.

Passed and adopted by the Board of Supervisors of Santa Clara County, State of California, on the 29th day of December, 1947, by the following roll call vote:

AYES: Supervisors: Brown, Cooley, McKinnon, Pfeifle, Wool

NOES: Supervisors: None

ABSENT: Supervisors: None

E. O. Wool

Chairman of the Board of Supervisors of the County of Santa Clara, State of California.

ATTEST: ALBERT J. NEWLIN

County Clerk and ex-officio clerk of the Board of Supervisors of the County of Santa Clara, State of California.

1948 Zoning - Sectional Maps

(A1 if not designated per Section 8, A-1 Districts)

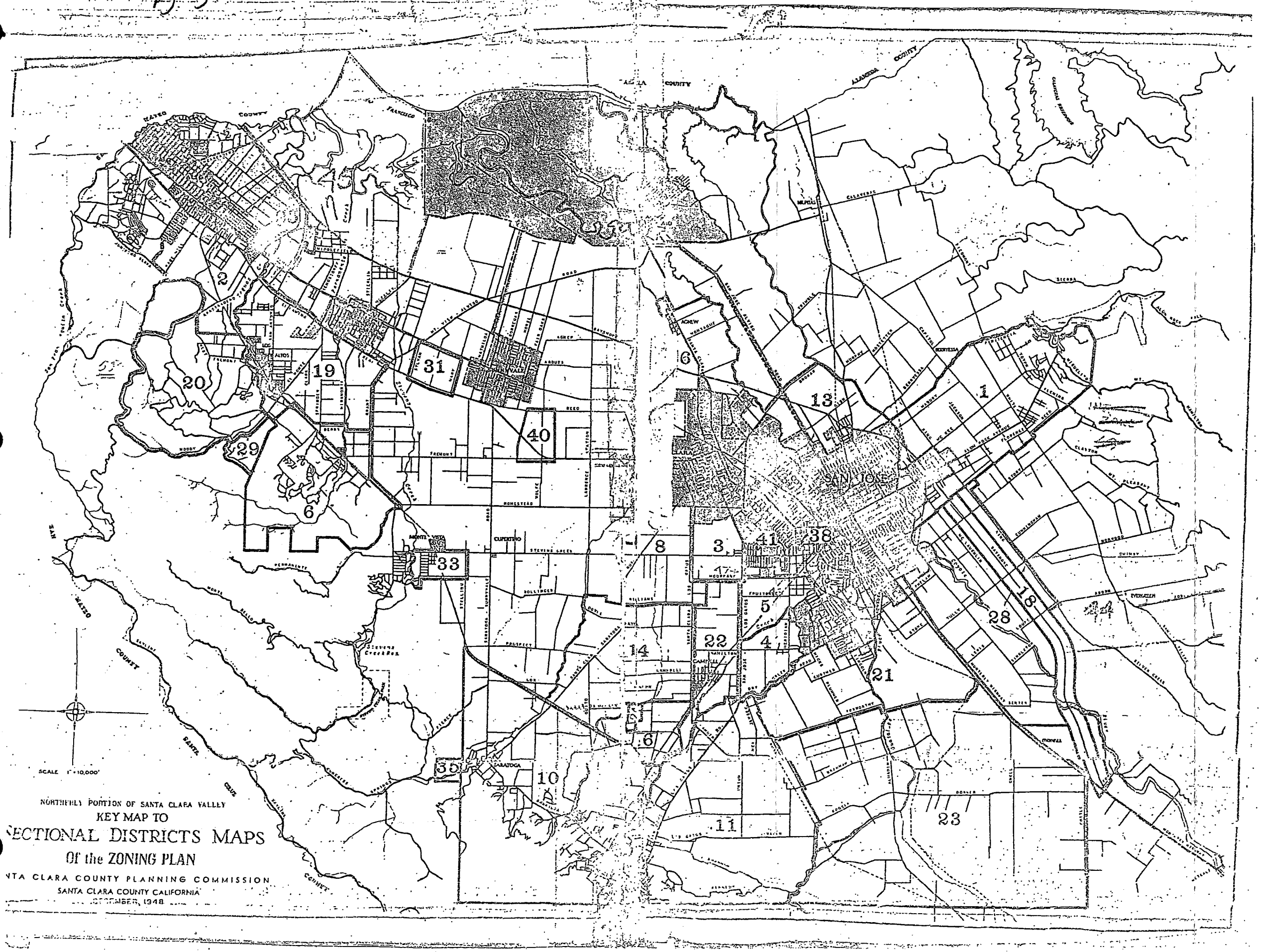
pg 3

1948

A1

Zoning

District MAP



11/23

SANTA CLARA COUNTY PLANNING COMMISSION

AMENDMENT TO USE PERMIT NO. 23

Date: July 17, 1950.

In accordance with the provisions of Ordinance No. 120 of the County of Santa Clara, State of California,

PERMANENTE CEMENT COMPANY

is hereby granted an amendment to Use Permit No. 23 to permit the installation of one additional kiln, and auxiliary facilities, at the existing cement plant, subject to the following conditions:

(1) Two (2) Cottrell Electro-static precipitators be installed in the proposed kiln at the time of its construction.

(2) All conditions of the original Use Permit No. 23, issued for the construction and operation of the cement plant, are to continue to be in full force and effect, and the proposed additional kiln is to be operated in accordance with said conditions, except that the $50,000.00 bond previously posted by the applicant shall be increased to a $75,000.00 surety bond.

I, Nestor Barrett, Secretary of the Planning Commission of the County of Santa Clara, State of California, hereby certify that the said Planning Commission did grant the foregoing Amendment to Use Permit No. 23 at a regular meeting of said Commission held on the 21st day of June, 1950.

Nestor Barrett

NESTOR BARRETT, Director-Secretary

I, E. T. McGehee, County Clerk and Ex-officio Clerk of the Board of Supervisors of the County of Santa Clara, State of California, hereby certify that the said Board of Supervisors did confirm the action of the Planning Commission of the County of Santa Clara and did grant the foregoing Use Permit.

By [illegible] Deputy Clerk

FILED

JUL 17 1950

E. T. McGEHEE, Clerk

BY

STATE OF CALIFORNIA
EARL WARREN, Governor
DEPARTMENT OF NATURAL RESOURCES
WARREN T. HANNUM, Director

DIVISION OF MINES
FERRY BUILDING, SAN FRANCISCO 11
OLAF P. JENKINS, Chief

SAN FRANCISCO | SPECIAL REPORT 1-B | DECEMBER 1950

THE CALERA LIMESTONE

IN SAN MATEO AND SANTA CLARA COUNTIES, CALIFORNIA

By GEORGE W. WALKER
U. S. Department of the Interior, Geological Survey



11/23

THE CALERA LIMESTONE IN SAN MATEO AND SANTA CLARA COUNTIES, CALIFORNIA *

By GEORGE W. WALKER **

OUTLINE OF REPORT

	Page
ABSTRACT	3
INTRODUCTION	3
Acknowledgments	3
Location and accessibility	3
GEOLOGY OF THE CALERA LIMESTONE	3
Distribution	3
Age	4
Relationship to surrounding rocks	4
PHYSICAL AND CHEMICAL PROPERTIES OF THE CALERA LIMESTONE	5
Lithology	5
Chemical composition	6
ECONOMIC EVALUATION	6

Illustrations

Figure	1.	West-dipping fault planes in fractured limestone, Hill Top quarry, San Mateo County	4
	2.	"Upper Light" limestone showing dark bands of chert interbedded with light-colored bands of limestone. Permanente Cement Company quarries	5
	3.	"Blue" limestone showing thin, discontinuous, dark-colored bands of chert in gray limestone. Permanente Cement Company quarries	5
	4.	Brecciated "Blue" limestone cemented by caliche from quarries of the Permanente Cement Company	6
	5.	Upper quarries of the Permanente Cement Company	7
	6.	Upper quarries of the Permanente Cement Company	7
Plate	1.	Sketch map showing approximate distribution of the Calera limestone, San Mateo and Santa Clara Counties, California	4-5

ABSTRACT

The principal limestone quarries in the central and southern San Francisco Peninsula area of the Coast Ranges are in discontinuous faulted segments of a single stratigraphic unit, the Calera limestone. This discontinuous zone of limestone outcrops extends southeastward from Calera Valley in San Mateo County through the large quarries of the Permanente Cement Company near Monte Vista, Santa Clara County (pl. 1) and probably tens of miles beyond. The zone strikes N. 45° W., obliquely across the dominant faults, which strike N. 10°-40° W. The cross-cutting relationship of the limestone zone to the faults accounts not only for the discontinuity of limestone masses within the zone, but also for much of the crushed and broken character of the limestone.

The writer spent 13 days in the field during the month of November 1948, examining quarries and mapping in reconnaissance fashion areas lying between these widely separated quarries. Extensive detailed mapping, beyond the scope of this paper, would be required to show all the complexities of the structure of the limestone, but examination of selected localities has demonstrated the value of such mapping as part of a program of exploration or development of limestone in this area. The total limestone reserves of commercial quality are large, but poor exposures and the discontinuity of the limestone make it difficult to estimate the amount available. In many parts of the zone even the appraisal of tonnages or quality of limestone in individual masses requires close attention to the complex geology and considerable exploration by trenching, drilling, and sampling.

The sketch map (pl. 1.) showing some of the major structures and the distribution of the limestone has been compiled with additions and modifications by the author, from the San Francisco and Santa Cruz folios of the U.S. Geological Survey, and from maps supplied by the Permanente Cement Company.

INTRODUCTION

Acknowledgments

Among those who generously supplied material for this report are John Zimmerman Jr., Permanente Cement Company geologist, and John G. Troster and Leonard V. Lombardi, geology students at Stanford University.

Location and Accessibility

Discontinuous masses of limestone crop out along a northwest line bisecting the San Francisco Peninsula. From Calera Valley, San Mateo County, detached limestone masses extend southeastward along Cahil Ridge to a point west of Crystal Springs Lake. There the limestone masses and the rocks in which they occur are terminated by faulting and are overlapped by Cenozoic sediments. Limestone crops out again nearly 15 miles to the southeast on the summit of Black Mountain in Santa Clara County. From Black Mountain discontinuous masses of limestone extend southeastward through the quarries of the Permanente Cement Company and probably for tens of miles beyond.

The limestone belt is readily accessible from San Francisco, San Mateo, Redwood City, and other peninsular towns. A network of roads, both paved and gravel, makes access to most limestone localities relatively simple. A few areas, however, are somewhat isolated and can be reached only by dirt roads or by walking short distances. The quarries of the Permanente Cement Company, at the southeastern end of the limestone zone shown on plate 1, can be reached by a paved road. The Permanente cement plant, reported to be the largest in the world,[1] ships cement over a branch line of the Southern Pacific Railroad.

GEOLOGY OF THE CALERA LIMESTONE

Distribution

Although most limestone in central and northern California associated with Jurassic (?) Franciscan rocks has been correlated with the Calera limestone, the validity of such a correlation is still in some doubt. The Calera

* Published by permission of the Director, U. S. Geological Survey. Manuscript submitted for publication. December, 1949.

** Geologist, U. S. Department of the Interior, Geological Survey.

[1] Logan, C. A., Limestone in California: California Jour. Mines and Geology, vol. 43, no. 3, p. 314, 1947.

limestone, herein described, is the limestone found at the type locality in Calera Valley, San Mateo County, and also includes the discontinuous outcrops of limestone that extend south and southeast from the type locality to the quarry of the Permanente Cement Company, Santa Clara County.

The limestone outcrops are surrounded by Franciscan graywacke, shale, red chert, porphyritic andesite, tuff and agglomerate, greenstone, and small amounts of schist. These rocks have been mapped previously as part of the Franciscan group of Jurassic (?) age, because lithologically they are typical of the Franciscan group as found elsewhere in California. The complexity of the structure and stratigraphy leaves this correlation open to question.

Individual masses of limestone are as much as a mile in length and range from 40 feet to a maximum of half a mile in width. The outcrop width does not everywhere represent the thickness of the limestone, for within individual masses the bedding is complexly folded and faulted. The thickness of the limestone is not uniform; at Rockaway quarry and at the Permanente quarries the thickness can be measured in hundreds of feet, whereas in other areas the thickness may be as little as 40 feet.

On the San Francisco Peninsula the limestone apparently is in one stratigraphic zone which is divided lithologically into at least two units. The upper unit is light buff to gray and locally has been named the "Upper Light" limestone. The unit stratigraphically beneath the light limestone is dark blue gray to black and is referred to locally as the "Blue" limestone.

Age

Fossil collections from the Calera limestone have been made from the type locality in San Mateo County, from outcrops along Cahil Ridge, and from the limestone in the quarries at Permanente. A collection of fossils from similar limestone outcrops 10 to 15 miles southeast of the Permanente Cement Company quarries has also been studied by Cushman and Todd,[2] who have tentatively assigned it to the Cretaceous. Foraminifera from the deposits of limestone at Permanente and Calera Valley have been assigned to the "Cretaceous" by Thalmann,[3] Pantin,[4] Miranda,[5] and others. The fossils were collected both from the limestone and from tuff beds interstratified with the limestone, and they consist of an assemblage of species of the genus *Globotruncana* and some species of *Globigerina*. This age assignment is contrary to an older well-entrenched opinion based mainly on work by Lawson[6] and by Branner,[7] that the Calera limestone is interstratified with Franciscan rocks and is therefore of probable Jurassic age.

[2] Cushman, J. A., and Todd, Ruth, A foraminiferal fauna from the New Almaden district, California: Cushman Lab. for Foram. Research, vol. 24, part 4, pp. 90-98, 1948.

[3] Thalmann, Hans, *Globotruncana* in the Franciscan limestone (abst): Geol. Soc. America Bull., vol. 54, no. 12, p. 1827, 1942.

[4] Pantin, J. H., Insoluble residues of the Calera limestone in Santa Clara County, California, Unpubl. Thesis (M.A.) Stanford Univ., 1946.

[5] Miranda, J. J., Insoluble residues of the Calera limestone from its type locality, Calera Valley, San Mateo County, California, Unpubl. Thesis (M.S.) Stanford Univ., 1946.

[6] Lawson, A. C., U. S. Geol. Survey Geol. Atlas, San Francisco folio (no. 193), 1914.

[7] Branner, J. C., Newson, J. F., and Arnold, Ralph, U. S. Geol. Survey Geol. Atlas, Santa Cruz folio (no. 163), 1909.

Relationship to Surrounding Rocks

The Calera limestone was defined by Lawson [8] in 191 as a member of the Cahil sandstone, the basal formatio of the Franciscan group. As described by Lawson fro the type locality in Calera Valley, the limestone is appro imately 60 feet thick and is underlain by 500 feet of san stone and overlain by 2,000 feet of sandstone. In mappin the Santa Cruz quadrangle, Branner and others [9] co sidered the Calera limestone in that area to be part an undifferentiated Franciscan mass that lies to the ea of the San Andreas fault zone, where the limestone surrounded by rocks typical of the Franciscan grou including sandstone, shale, red chert, porphyritic and site, tuff, and agglomerate.

Lawson has shown that the Calera limestone, fro Crystal Springs Lake northwestward, is associated wit a group of rocks that includes the Cahil sandstone, se pentine, basalt, and diabase. All these rocks are show on Lawson's map to lie within a fault block which bounded on the west by the Pilarcitos fault and on th east by the San Andreas fault. The area between the tw major faults is a nearly continuous zone of faulting an shearing. Recent road cuts and quarry excavations sho that this block is laced with smaller faults and locall has been squeezed and deformed plastically.

Along the west slope of Cahil Ridge, outcrops a sparse and widely separated. Patches of limestone flo can be found between outcrops, but most of the float i the intervening areas consists of sandstone and gree stone. The discontinuity of the limestone in other area such as the Ken Royce quarry in San Mateo County an in nearly all the limestone masses in Santa Clara Count strongly suggests that the masses along Cahil Ridge a fault slivers alined along closely spaced and paral northwest-trending faults. Parallel terraces along th west slope of the ridge may be due to high-angle faultin along shears parallel to the Pilarcitos fault zone. Th terraces appear to be controlled by the difference in com petence of the rocks that are on opposite sides of th shear zone, and by recent slumping of rock debris o the downhill side of the shear. The terraces, locall crushed and brecciated limestone, and distinct fault plan

[8] Lawson, A. C., op. cit.

[9] Branner, J. C., Newsom, J. F., and Arnold, Ralph, op. cit.



FIGURE 1. West-dipping fault planes in fractured limestone, Hill To quarry, San Mateo County.



FIGURE 2. "Upper Light" limestone showing dark bands of chert interbedded with light-colored bands of limestone. Permanente Cement Company quarries.

in the Hill Top quarry (see fig. 1) are supporting evidence of a fault relationship between the limestone and the surrounding rocks.

Irregular joints and fractures, spaced from one-fourth inch to a foot apart, are characteristic of the Calera limestone throughout the length of the belt. Generally the "Blue" limestone shows greater deformation and more intense fracturing than the "Upper Light" limestone, though in the area between the Pilarcitos and San Andreas faults, both types of limestone are crushed and broken. Of the two joint systems which predominate, one is parallel to the major faulting of the area (N. 10°-40° W.) and the other trends N. 10°-40° E.

In the area near the Permanente Cement Company plant and at the summit of Black Mountain on Monte Bello Ridge, the rocks are strongly sheared and broken, but the intensity of deformation appears to be considerably less than that farther north. The location of many fault planes and gouge zones can only be inferred, for outcrops showing these zones are sparse or lacking. However, highly brecciated areas in the limestone suggest that the rocks have been subjected to considerable differential movement. Terraces along the west slope of Monte Bello Ridge are similar to those on Cahil Ridge, and are probably due to faults that are parallel to and immediately east of the main San Andreas fault zone.

The Calera limestone that occurs between the San Andreas and Pilarcitos faults has been broken into a series of fault slivers that apparently are suspended in sheared and plastically deformed sedimentary material and greenstone. At Rockaway quarry and at the Permanente quarries, a large mass of the Calera limestone has been folded, though little plastic deformation is evident, and faults and fractures cut through the limestone mass and bound it on both sides. At both these quarries small satellite limestone bodies are uncommon, whereas in the areas nearer the San Andreas fault zone the limestone bodies are small and have been widely distributed by more intense deformation and shearing.

Normal sedimentary contacts have not been identified as such between the Calera limestone and the Franciscan (?) rocks, and most exposed contacts, both at the top and the base of the limestone, are clearly faulted or are so complex that they are not readily interpreted. Possible depositional contacts between the limestone and fine-grained sediments and greenstone are exposed at Ken Royce quarry, where bedding in the limestone is parallel to the bedding of the surrounding rocks, but even here a 3- to 4-foot zone of what may be fault gouge occurs along the contact.

Two possible explanations of the structural relationship of the Calera to the surrounding rocks are indicated by the faulted and sheared contacts between the Calera limestone and the surrounding sandstones and shales, and by the areal distribution of the limestone.

Originally the Calera limestone may have been a continuous, or nearly continuous, unit interbedded in Franciscan-like rocks, or the lenticular limestone masses may all be fault slivers sheared into rocks of the Franciscan group. Evidence to solve this structural relationship is both obscure and contradictory; however, a fault relationship appears to be more plausible. The limestone occurs in an intensely deformed area, and where contacts are visible, individual limestone masses are bounded by faults. The rocks surrounding the limestone are typical of the Franciscan group, which is presumably of Jurassic (?) age. Within the mapped area it seems best, therefore, to consider the limestone masses as fault slivers.

PHYSICAL AND CHEMICAL PROPERTIES OF THE CALERA LIMESTONE

Lithology

At the Permanente Cement Company quarries, where the best exposures are available, the "Upper Light" limestone and the "Blue" limestone are distinct units. Two units with similar lithologic properties and fossil content have also been recognized in the limestone masses along Cahil Ridge and at Rockaway quarry in the northern part of the mapped area. At Permanente a third unit, the "Lower Light" limestone, is also present stratigraphically beneath the "Blue" limestone, but it is poorly exposed and little is known about it. Lithologic descriptions are here limited to the "Upper Light" limestone and the "Blue" limestone, because development has been almost exclusively in them. Only small quan-

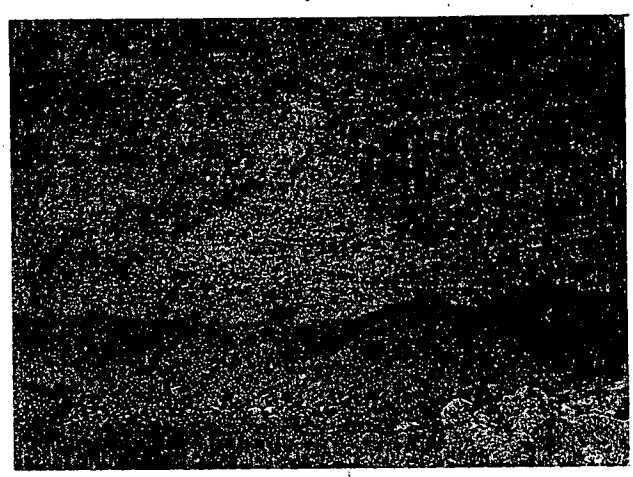


FIGURE 3. "Blue" limestone showing thin discontinuous dark-colored bands of chert in gray limestone. Permanente Cement Company quarries.

tities of the "Lower Light" limestone have been utilized at the Permanente Cement Company.

The "Upper Light" limestone is light gray and contains numerous well-defined chert lenses and beds which form darker bands on weathered surfaces (fig. 2). Most of the limestone between the layers of chert is very finely crystalline and contains some foraminiferal remains. The beds, which range in thickness from 3 to 18 inches, have not been deformed as intensely as those of the "Blue" limestone; however, near faults the "Upper Light" limestone has been considerably drag-folded and crumpled.

The "Blue" limestone (fig. 3) has beds ranging in thickness from 1 inch to 8 inches, and the unit varies in lithology from the base to the top. Near the base finely crystalline limestone beds are intercalated with abundant chert lenses and layers. Upward the number of chert lenses diminish, and locally the top 15 or 20 feet is relatively free of siliceous material. The upper limestone beds in this sequence are medium to coarsely crystalline. Interbedded in the "Blue" limestone are layers of laminated tuffaceous debris a few inches to a few feet thick, and at many outcrops bedding-plane shearing has caused complex intermingling of tuffaceous fragments with fragments of oxidized and altered greenstone and sandstone. Weathered surfaces throughout the sequence are gray, whereas freshly broken surfaces are dark gray to black. A distinct petroleum-like odor is noticeable on freshly fractured surfaces, particularly in the upper part of the "Blue" limestone sequence. Locally, along bedding planes and near cross faults, the limestone is brecciated and the fragments are recemented by caliche and other carbonate material (fig. 4). In some places, incomplete recementation of the breccia has resulted in porous, spongelike masses of limestone. The "Blue" limestone is highly deformed and fractured and prominent drag folds occur near all but the smaller faults.

Locally, solutions have filled cavities with large calcite crystals and have introduced finely crystalline carbonate material into numerous fractures and joints. Solutions have also introduced silica which has replaced the limestone near larger chert lenses; and minute quartz grains, rhombohedral in shape and probably of secondary origin, have been identified in the insoluble resi from the limestone.



FIGURE 4. Brecciated "Blue" limestone cemented by caliche from quarries of the Permanente Cement Company.

Table 1. Analyses of limestone from Permanente Cement Company quarries.

(Analyses by Permanente Cement Company Laboratory, Santa Clara County, California)

Sample number	1	2
CaO	41.37	47.48
MgO	0.99	0.27
Al_2O_3	2.82	1.12
Fe_2O_3	0.66	0.54
SiO_2	22.82	12.86
$CaCO_3$	71.80	85.12

1. Typical analysis of the "Upper Light" limestone from Permanente quarries. The position of this sample is similar to the average composition of all the "Upper L limestone found at Permanente. (Average $CaCO_3$ content of "Upper Light" limest Permanente is 70.8 percent.)
2. Analysis of the "Blue" limestone from Permanente quarries. This analysis is cl the average composition of all the "Blue" limestone at Permanente. (Average content is 83.7 percent.)
3. Sample of high-grade "Blue" limestone from the quarries of the Permanente C Company.

Chemical Composition

The "Upper Light" limestone and the "Blue" l stone are very similar in chemical composition. Silic the form of chert lenses, is the most important impu in both units; other adulterating materials are pre in negligible quantities. The percentage of SiO_2 varies only from outcrop to outcrop within the belt, but from one stratigraphic horizon to another within limestone units. Limestone beds between layers of c have a calcium carbonate content as great as 97 per Small quantities of MgO, SiO_2, Al_2O_3, and Fe_2O_3 are only impurities (tables 1 and 2). The "Blue" limes generally contains a higher ratio of $CaCO_3$ to SiO_2 the "Upper" or "Lower Light" limestone. The pu beds are near the top of the "Blue" limestone where c lenses are scarce or absent, and the $CaCO_3$ con approaches 97 percent of the rock analyzed. The am of carbonaceous material in the "Blue" limestone not determined, though the petroliferous odor on f surfaces indicates the presence of this material.

A report by Eckel[10] includes a description of Calera limestone, some estimates of its ecomomic v and quotes several analyses of the limestone.

ECONOMIC EVALUATION

Exploitation of the Calera limestone was started use in the beet sugar industry, about 1907 at Rock quarry in the canyon immediately south of the Pe nente Cement Company plant. Prior to this time lime from Santa Clara County was burned for use i building industry of San Francisco. In the early da development, quarrying proved profitable only at f able localities where the limestone was near the maxi thickness and where the chert content was low. resulted in selective quarrying in some areas of the u part of the "Blue" limestone beds where the C content was above 90 percent. The growing needs o building industry and a greatly increased demand cement products have made it possible to utilize tonnages of lower-grade limestone available from lower part of the "Blue" beds and from the "U Light" beds. In 1948 the "Upper Light," the "Bl

[10] Eckel, Edwin C., Limestone deposits of the San Fra region: California Div. Mines Rept. 29, pp. 343-361, 1933.

Table 2. Analyses of the Calera limestone from deposits other than those of the Permanente Cement Company.

(P. T. Bee, Chief Chemist, Abbot A. Hanks, Inc., San Francisco, California)

Sample number	1	2	3	4	5
CaO	44.81	48.73	35.64	44.96	43.76
MgO	0.31	0.32	0.58	0.36	0.29
Al_2O_3	1.51	0.98	2.26	2.23	1.95
Fe_2O_3	0.42	0.26	0.34	0.58	0.33
SiO_2	16.73	10.85	32.23	15.59	18.74
$CaCO_3$	80.02	87.01	63.65	80.29	78.15

1. Sample from the dark-blue limestone at Rockaway quarry, San Mateo County, California. Sample taken across a 40-foot stratigraphic section which represents only a part of the total thickness of the "Blue" limestone in the quarry.
2. Sample representing a 35-foot section in the "Upper Light" limestone from Rockaway quarry.
3. Sample of limestone taken from stock pile at Ken Royce quarry, San Mateo County, California.
4. Sample representing a 35-foot stratigraphic section of "Blue" limestone from Hill Top quarry, San Mateo County, California. Total thickness of limestone exposed in the quarry is approximately 55 feet.
5. Composite sample representing both "Blue" and "Upper Light" limestone taken across the face of Skyline quarry. Total thickness of limestone not determined, though sample represents a 70-foot part of the stratigraphic section.

and, at the Permanente Cement Company quarries, some "Lower Light" limestone was being quarried for the manufacture of cement, concrete aggregate, and road metal. For these products the $CaCO_3$ content can be well below 90 percent, and by "sweetening" low-grade rock, nearly all the limestone can be quarried profitably. The factors governing exploitation of the Calera limestone are the size of the individual limestone mass, the amount of shattering and later infiltration of fault gouge and deformed rock, the thickness of the overburden, and to a limited extent, the accessibility of the limestone masses.

At the plant of the Permanente Cement Company, where the limestone is used almost exclusively for the manufacture of cement, 4,500 to 5,000 tons of Calera limestone is quarried during an 8-hour working day. From this nearly 15,000 barrels of cement is produced daily. Clay derived from altered and weathered andesite and sediments is found adjacent to the limestone mass and is used in the cement-manufacturing process. Gypsum, necessary in the production of the cement, is shipped in from outside localities. Limestone that falls below specifications for the manufacture of cement is utilized for concrete aggregate and road metal. During the past few years some high-grade limestone has been sold for sugar refining.

The companies quarrying limestone in the northern part of the mapped area utilize the limestone entirely for



FIGURE 5. Upper quarries of the Permanente Cement Company.

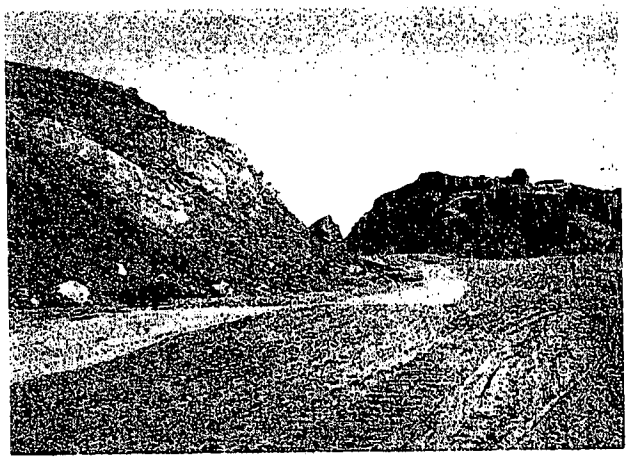


FIGURE 6. Upper quarries of the Permanente Cement Company.

concrete aggregate, concrete sand, and as road metal. At times, small quantities of finely crushed limestone have been sold as poultry grits. Figures for the production from the Ken Royce and Hill Top quarries are incomplete. In November 1948 these two quarries were temporarily shut down. At the Ken Royce quarry, however, a stock pile of aggregate rock was being shipped. According to the operators, production at the Rockaway quarry amounts to 700 to 800 tons of concrete aggregate and 200 to 300 tons of road metal, a total of approximately 1,000 tons per day. Production at the Skyline quarry is approximately 1,500 tons per day.

In most areas that are being developed power shovels and bulldozers remove nearly all the fractured limestone and little blasting is necessary. The limestone is generally so highly fractured that crushing to sizes suitable for aggregate is necessary only for the coarser fragments retained after screening. In many areas the fragments average one-half to three-fourths inch in greatest dimension. At the Permanente Cement Company, however, the type of quarrying used requires more extensive blasting. Charges are placed so as to cut large tonnages of rock from the high and precipitous quarry faces (figs. 5 and 6). To reduce this material to sizes suitable for calcining in the kilns, more extensive crushing and grinding is also necessary.

Most of the limestone masses, with the exception of those at the Permanente Cement Company, Rockaway, Skyline, and possibly Hill Top quarries, appear to be either too discontinuous or too thin for profitable exploitation. The only unworked area that shows some promise of profitable development is near the summit of Black Mountain. Here the limestone crops out over a fairly large area and some of the limestone masses appear to be continuous. However, Permanente Cement Company, which controls this area, has drilled the limestone and has considered the area unsuitable for development at the present time. The finding of additional sites favorable for new quarries is greatly hindered by poor and widely spaced exposures. The soil cover is generally thick, ranging from 5 to 30 feet or more; the cover of vegetation is heavy, so many large limestone masses may be hidden.

Future detailed mapping and reconnaissance magnetic surveys may indicate areas underlain by sufficiently

large masses of limestone to make development feasible. Experimental surveys made with a dip needle suggested differences in the magnetic properties of the limestone and the surrounding rocks. Cahil Ridge is perhaps the r suitable area for exploration by trenching, drilling, n netic surveys, and sampling.

printed in CALIFORNIA STATE PRINTING OFFICE

30665 7-50 2M

(Now NS-1200.2)

(Agricultural Zone)

ORDINANCE NO. 733

AN ORDINANCE OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AMENDING ORDINANCE NO. 120.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

Section 1:

Section 4 of Ordinance No. 120 is hereby amended by adding thereto, under the title "Non-Urban Group", the following language, to-wit:

"A" Districts: Restricted Agricultural District.

Section 2:

That language found in the first sentence of Paragraph 2 of Section 11 of Ordinance No. 120 of the definition of "District (2)" is hereby amended to read as follows:

The term "A District" shall mean any "A-1", "A-2", "A", or "-A".

Section 3:

The definition of "District, More Restricted or Less Restricted:" as contained in Section 11 of said Ordinance No. 120 is hereby repealed in its entirety, including the title.

Section 4:

The definition of "Use Accessory:" as contained in Section 11 of Ordinance No. 120 is hereby amended to read as follows:

A use incidental and accessory to the principal use of a lot or building located on the same lot as the accessory use. Any agricultural use in any "R" or "A-1" or "A-2" District shall be deemed to be an accessory use to the use for residence purposes.

Section 5:

Section 44, entitled "Regulations for 'A' Restricted Agricultural Districts" is hereby added to said Ordinance No. 120, to read as follows:

Sec. 44.1: The following regulations shall apply in any "A" Restricted Agricultural District:

Sec. 44.2: USES PERMITTED: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following uses:

Botanical Conservatory.

Field and truck crops.

D-4

-1-

SEP 14 1959 ROLL CALL: YES B D G L Mc NO:

Orchards and vineyards.

Nurseries, greenhouses, landscape gardening, botanical conservatories, and arboreta.

Forest land.

Drying of crops.

Storage, bottling and wholesaling of wine.

Riding academies and stables.

Animal breeding.

Apiary.

Dairies and processing of dairy products.

Poultry raising, eggs and hatcheries.

Fur farm.

Guest ranch.

Hay and straw sale and storage.

Pasture.

Livestock ranches.

Sec. 44.3: Subject to the above provisions, uses customarily incident to any of the listed permitted uses may be maintained and specifically the following:

Sec. 44.3.1: Residence of the owner or owners or lessee or lessor of the land upon which the use is conducted.

Sec. 44.3.2: Residence of other members of the family of those mentioned in Section 44.3.1.

Sec. 44.3.3: Residence of bona fide employees of those mentioned in Sections 44.3.1 and 44.3.2.

Sec. 44.3.4: Temporary farm labor camps incident and necessary to the gathering of the crops grown on the premises.

Sec. 44.3.5: For the purposes of the interpretation of the above provisions, the term "owner" or "lessee" shall be construed to include the following:

Stockholders in family corporations.

Beneficiaries of family trusts and estates.

2

Owners of undivided partial interests in the fee.

Joint tenants.

Sec. 44.4: CONDITIONAL USES: The following conditional uses may be established in an "A" Restricted Agricultural District subject to the securing of a Use Permit as provided in Section 35 of this Ordinance:

School (elementary and high) and Church (except rescue mission or temporary revival); park, playground or community center, owned and operated by a governmental agency or a non-profit community organization; and golf course (except driving tee or range, miniature course and similar uses operated for commercial purposes); permanent farm labor camp.

Sec. 44.5: ADDITIONAL REGULATIONS.

No building shall hereafter be erected, nor shall any use of land be conducted, except the use of land for agricultural purposes, so that the same will be closer to the right-of-way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this Ordinance; nor shall any building or structure hereafter be erected with less than the following minimum yards:

FRONT YARD	25 feet
SIDE YARD	6 feet
REAR YARD	25 feet, or 20% of the lot depth, whichever is less, but in no event shall any rear yard be less than twenty (20) feet in depth.

Where any "A" zone is combined with any of the regulations set forth in Section 5 of this Ordinance, the specific regulations set forth in the appropriate section shall apply in lieu of the foregoing.

Section 6: EFFECTIVE DATE.

This ordinance shall take effect and be in force from and after the 15th day of October, 1953; and before the expiration of fifteen (15) days from the date of its passage hereof, the same shall be published once in the Santa Clara Journal, a newspaper published in the County of Santa Clara, with the names of the members voting for and against the same.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this 14th day of September, 1953, by the following vote:

AYES: Supervisors, Brown, Della Maggiore, Gaspar, Levin, McKenna

NOES: Supervisors, None

ABSENT: Supervisors, None

Chairman of the Board of Supervisors

RICHARD OLSON

Richard Olson
of the Board of Supervisors

RESOLUTION

RESOLVED: That the Board of Supervisors in regular meeting assembled on the 10th day of August, 1953, does hereby set a certain time and place for a public hearing on said proposed amendment, at which time and place any and all persons interested therein may appear and be heard thereon, which time and place is as follows, to wit:

At the hour of 11 a.m. on the 14th day of September, 1953, in the Chambers of the Board of Supervisors in the Court House, San Jose, California.

BE IT FURTHER RESOLVED: That the Clerk of this Board be and the same is hereby directed to give public notice of the aforesaid hearing by causing notice thereof to be published as required by law in a newspaper circulated and published in said county.

Regularly passed and adopted by the Board of Supervisors of the County of Santa Clara, State of California, on the 10th day of August, 1953, in regular meeting of said Board by the following roll call vote:

AYES: Supervisors, Brown, Della Maggiore, Gaspar, Levin, McKinnon

NOES: Supervisors, None

ABSENT: Supervisors None

Chairman of the Board of Supervisors of the County of Santa Clara, State of California.

ATTEST: RICHARD OLSON

Clerk of the Board of Supervisors

Sept 14

D-G

AUG 10 1953 ROLL CALL: YES B D G L MC NO.

Affidavit Of Publication

An ordinance of the County of Santa Clara State of California, amending Ordinance #120

No. Ordinance #733

State of California, County of Santa Clara } ss.

Robert C. Heyda, being duly sworn, deposes and says:

That he is and at all times hereinafter mentioned was a citizen of the United States, over the age of twenty-one years and a resident of said County, that he is not interested in the above entitled matter and that he is and was at and during said times the printer and publisher of the SANTA CLARA JOURNAL, a newspaper of general circulation, printed and published weekly in the City of Santa Clara, County of Santa Clara, State of California; that said SANTA CLARA JOURNAL, is and was at all times herein mentioned, a newspaper of general circulation, as that term is defined by Section 4460 of the Political Code, and, as provided by said section, is and at all times herein mentioned was published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment or instruction of any number of such classes, professions, trades, callings, races or denominations; that at all said times said newspaper has been established, printed and published in said City of Santa Clara in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type and not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms the purport and character of the notice intended to be given; that the

An Ordinance of the County of Santa Clara, State of California, Amending Ordinance # 120

of which the annexed is a true printed copy, was printed and published in said newspaper on the following dates, to-wit:

September 24, 1953

being a period of 1 Time

Robert C. Heyda

Subscribed and sworn to before me this 30 day of September, 1953,

Notary Public in and for the County of Santa Clara, State of California.

COUNTY OF SANTA CLARA
PLANNING COMMISSION

COMMISSIONERS

W. W. CURTNER

CHARLES KUHN

CHESTER ROOT

CARROLL WENTZ

W. B. WESTON

CHRISTIAN A. WILDER

L. BUSHNELL
COUNTY SURVEYOR

HOWARD W. CAMPEN
COUNTY COUNSEL

WALTER S. GASPAR
BOARD OF SUPERVISORS

KARL J. BELSER
DIRECTOR-SECRETARY

SANTA CLARA COUNTY OFFICE BUILDING
FIRST AND ROSA STREETS
SAN JOSE 12, CALIFORNIA

August 6, 1953

28 H

Honorable Board of Supervisors
Santa Clara County
California

Gentlemen:

We transmit herewith the following:

1. Resolution No. 1339 of the County of Santa Clara Planning Commission recommending that your Honorable Board approve the proposed amendments to the Zoning Ordinance of the County of Santa Clara, said amendments providing for an exclusive agricultural zone.

2. Suggested form for a resolution setting a time for public hearing by the Board of Supervisors.

3. Notice of hearing which may be used by your Honorable Board for the purpose of advertising time and place of hearing on said matter by your Honorable Board.

4. Ordinance which may be adopted by your Honorable Board approving the action of the Planning Commission in this matter.

Very truly yours,

COUNTY OF SANTA CLARA PLANNING COMMISSION

Karl J. Belser

KARL J. BELSER
Director-Secretary

KJB:RB
Attachments.

RESOLUTION NO. 1339
County of Santa Clara Planning Commission

WHEREAS, the Planning Commission of the County of Santa Clara, State of California, has been aware that certain industrial, commercial, and intense residential developments are being established in certain highly productive agricultural areas in the said County of Santa Clara, and,

WHEREAS, the said Planning Commission is of the opinion that agriculturists in certain areas in the said County should have available protective regulations which will assist in maintaining the said County's agricultural wealth by prohibiting uses which would destroy the value of certain areas for agricultural purposes, and,

WHEREAS, the said Planning Commission of the County of Santa Clara did by resolution of said Commission adopted on the 8th day of April, 1953 propose certain amendments to Ordinance No. 120 of the said County, said Ordinance being the Zoning Ordinance of the County of Santa Clara and did declare it to be its intention to consider the said proposed amendments, which proposed amendments are as follows, to-wit:

Section 1:

Section 4 of Ordinance No. 120 is hereby amended by adding thereto, under the title "Non-Urban Group", the following language, to-wit:

"A" Districts: Restricted Agricultural District.

Section 2:

That language found in the first sentence of Paragraph 2 of Section 11 of Ordinance No. 120 of the definition of "District (2)" is hereby amended to read as follows:

The term"A District" shall mean any "A-1", "A-2", "A", or "-A".

Section 3:

The definition of "District, More Restricted or Less Restricted:" as contained in Section 11 of said Ordinance No. 120 is hereby repealed in its entirety, including the title.

Section 4:

The definition of "Use Accessory:" as contained in Section 11 of Ordinance No. 120 is hereby amended to read as follows:

A use incidental and accessory to the principal use of a lot or building located on the same lot as the accessory use. Any agricultural use in any "R" or "A-1" or "A-2" District shall be deemed to be an accessory use to the use for residence purposes.

Section 5:

Section 44, entitled "Regulations for 'A' Restricted Agricultural Districts" is hereby added to said Ordinance No. 120, to read as follows:

Sec. 44.1: The following regulations shall apply in any "A" Restricted Agricultural District:

Sec. 44.2: USES PERMITTED: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following uses:

Botanical Conservatory.

Field and truck crops.

Orchards and vineyards

Nurseries, greenhouses, landscape gardening, botanical conservatories, and arboreta.

Forest land

Drying of crops.

Storage, bottling and wholesaling of wine.

Riding academies and stables.

Animal breeding.

Apiary.

Dairies and processing of dairy products.

Poultry raising, eggs and hatcheries.

Fur farm.

Guest ranch.

Hay and straw sale and storage

Pasture.

Livestock ranches.

Sec. 44.3: Subject to the above provisions, uses customarily incident to any of the listed permitted uses may be maintained and specifically the following:

Sec. 44.3.1: Residence of the owner or owners or lessee or lessor of the land upon which the use is conducted.

Sec. 44.3.2: Residence of other members of the family of those mentioned in Section 44.3.1.

Sec. 44.3.3: Residence of bona fide employees of those mentioned in Sections 44.3.1 and 44.3.2.

Sec. 44.3.4: Temporary farm labor camps incident and necessary to the gathering of the crops grown on the premises.

Sec. 44.3.5: For the purposes of the interpretation of the above provisions, the term "owner" or "lessee" shall be construed to include the following:

Stockholders in family corporations.

Beneficiaries of family trusts and estates.

Owners of undivided partial interests in the fee.

Joint tenants.

Sec. 44.4: CONDITIONAL USES: The following conditional uses may be established in an "A" Restricted Agricultural District subject to the securing of a Use Permit as provided in Section 35 of this Ordinance:

School (elementary and high) and Church (except rescue mission or temporary revival); park, playground or community center, owned and operated by a governmental agency or a non-profit community organization; and golf course (except driving tee or range, miniature course and similar uses operated for commercial purposes); permanent farm labor camp.

Sec. 44.5: ADDITIONAL REGULATIONS.

No building shall hereafter be erected, nor shall any use of land be conducted, except the use of land for agricultural purposes, so that the same will be closer to the right-of-way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this Ordinance; nor shall any building or structure hereafter be erected with less than the following minimum yards:

FRONT YARD	25 feet
SIDE YARD	6 feet
REAR YARD	25 feet, or 20% of the lot depth, whichever is less, but in no event shall any rear yard be less than twenty (20) feet in depth.

Where any "A" zone is combined with any of the regulations set forth in Section 5 of this Ordinance, the specific regulations set forth in the appropriate section shall apply in lieu of the foregoing.

WHEREAS, said Commission did hold certain public hearings on the said proposed amendments, at which hearings all persons interested in said proposed amendments were given an opportunity to appear and be heard thereon, which proposed public hearings were held at the following times and places, to-wit:

At the hour of 2:00 P.M. on the 20th day of May, 1953,
in the Planning Commission Hearing Room at the Civic Center,
First and Rosa Streets, San Jose, California.

At the hour of 2:00 P.M. on the 17th day of June, 1953,
in the Planning Commission Hearing Room at the Civic Center,
First and Rosa Streets, San Jose, California.

WHEREAS, after consideration of all of the said proposed amendments and the facts brought out at the said hearings, said Commission is of the opinion that the said proposed amendments should be adopted, now, therefore be it

RESOLVED: That the said Commission in regular meeting assembled on the 17th day of June, 1953, does hereby approve the foregoing amendments to Ordinance No. 120 of the said County, being the Zoning Ordinance of the County of Santa Clara, and does hereby adopt the same as amendments to said Ordinance and does hereby recommend that the Board of Supervisors of said County adopt the said proposed amendments.

BE IT FURTHER RESOLVED: That the secretary of this Commission be and the same is hereby directed to transmit to the Board of Supervisors a certified copy of this resolution.

I hereby certify that the foregoing is a full, true and correct copy of a resolution adopted by the County Planning Commission of the County of Santa Clara, State of California, at a regular meeting thereof held on the 17th day of June, 1953.

Karl J. Belser

KARL J. BELSER, Secretary
Santa Clara County Planning Commission
Santa Clara County, California

COUNTY OF SANTA CLARA BOARD OF SUPERVISORS

RESOLUTION

28 A

WHEREAS, the County of Santa Clara Planning Commission, State of California, did by a resolution thereof adopted at a regular meeting thereof held on the 5th day of August, 1953, after following the procedure specified by law approve certain amendments to Ordinance No. 120 of said county being the Zoning Ordinance of the County of Santa Clara, and did adopt the same as an amendment to the Master Plan of said County and did recommend that the Board of Supervisors of said county adopt said proposed amendments which amendments are as follow, to wit:

B. D. G. L. M.

Section 1:

Section 4 of Ordinance No. 120 is hereby amended by adding thereto, under the title "Non-Urban Group", the following language, to-wit:

"A" Districts: Restricted Agricultural District.

Section 2:

That language found in the first sentence of Paragraph 2 of Section 11 of Ordinance No. 120 of the definition of "District (2)" is hereby amended to read as follows:

The term "A District" shall mean any "A-1", "A-2", "A", or "-A".

Section 3:

The definition of "District, More Restricted or Less Restricted:" as contained in Section 11 of said Ordinance No. 120 is hereby repealed in its entirety, including the title.

Section 4:

The definition of "Use Accessory:" as contained in Section 11 of Ordinance No. 120 is hereby amended to read as follows:

A use incidental and accessory to the principal use of a lot or building located on the same lot as the accessory use. Any agricultural use in any "R" or "A-1" or "A-2" District shall be deemed to be an accessory use to the use for residence purposes.

Section 5:

Section 44, entitled "Regulations for 'A' Restricted Agricultural Districts" is hereby added to said Ordinance No. 120, to read as follows:

Sec. 44.1: The following regulations shall apply in any "A" Restricted Agricultural District:

Sec. 44.2: USES PERMITTED: No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following uses:

Botanical Conservatory.

Field and truck crops.

Orchards and vineyards.

Nurseries, greenhouses, landscape gardening, botanical conservatories, and arboreta.

Forest land.

Drying of crops.

Storage, bottling and wholesaling of wine.

Riding academies and stables.

Animal breeding.

Apiary.

Dairies and processing of dairy products.

Poultry raising, eggs and hatcheries.

Fur farm.

Guest ranch.

Hay and straw sale and storage.

Pasture.

Livestock ranches.

Sec. 44.3: Subject to the above provisions, uses customarily incident to any of the listed permitted uses may be maintained and specifically the following:

Sec. 44.3.1: Residence of the owner or owners or lessee or lessor of the land upon which the use is conducted.

Sec. 44.3.2: Residence of other members of the family of those mentioned in Section 44.3.1.

Sec. 44.3.3: Residence of bona fide employees of those mentioned in Sections 44.3.1 and 44.3.2.

Sec. 44.3.4: Temporary farm labor camps incident and necessary to the gathering of the crops grown on the premises.

Sec. 44.3.5: For the purposes of the interpretation of the above provisions, the term "owner" or "lessee" shall be construed to include the following:

Stockholders in family corporations.

Beneficiaries of family trusts and estates.

Owners of undivided partial interests in the fee.

Joint tenants.

Sec. 44.4: CONDITIONAL USES: The following conditional uses may be established in an "A" Restricted Agricultural District subject to the securing of a Use Permit as provided in Section 35 of this Ordinance:

School (elementary and high) and Church (except rescue mission or temporary revival); park, playground or community center, owned and operated by a governmental agency or a non-profit community organization; and golf course (except driving tee or range, miniature course and similar uses operated for commercial purposes); permanent farm labor camp.

Sec. 44.5: ADDITIONAL REGULATIONS.

No building shall hereafter be erected, nor shall any use of land be conducted, except the use of land for agricultural purposes, so that the same will be closer to the right-of-way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this Ordinance; nor shall any building or structure hereafter be erected with less than the following minimum yards:

FRONT YARD	25 feet
SIDE YARD	6 feet
REAR YARD	25 feet, or 20% of the lot depth, whichever is less, but in no event shall any rear yard be less than twenty (20) feet in depth.

Where any "A" zone is combined with any of the regulations set forth in Section 5 of this Ordinance, the specific regulations set forth in the appropriate section shall apply in lieu of the foregoing.

36

August 12, 1953

Re: Amdt to Zoning Ordinance

San Jose Mercury
San Jose, California

Att: Miss Wade

Gentlemen:

Please publish in the San Jose Mercury on on the 28th day of August, 1953, the enclosed Notice Of Hearing.

Very truly yours,
BOARD OF SUPERVISORS

By _____
Clerk of the Board

Close D-t

Dft 1cf

IN THE SUPERIOR COURT

OF THE

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

In the matter of

County of Santa Clara,

Notice of Hearing

Zoning Ordinance

STATE OF CALIFORNIA, }
COUNTY OF SANTA CLARA } SS.

Alice G. Wade

being first duly sworn, deposes and says: That at all

she was a citizen of the United States, over the a

a resident of said County, and was at and during all

the NORTHWEST PUBLICATIONS, INC., the pr

SAN JOSE MERCURY, ~~SAN JOSE NEWS~~, a ne

tion printed and published daily in the City of San Jo

Clara, State of California; that the said SAN JOSE

~~NEWS is~~ and was at all times herein mentioned, a ne

tion as that term is defined by Section 4460 of the P

vided by said section, is published for the disseminati

news and intelligence of a general character, having a

of paying subscribers, and is not devoted to the int

entertainment or instruction of a particular class, pro

or denomination, or for the entertainment and instruct

classes, professions, trades, callings, races or denomina

said newspaper had been established, printed and pub

Jose, in said County and State at regular intervals for

ing the first publication of the notice herein mentioned

type not smaller than nonpareil and was preceded wi

face type not smaller than nonpareil, describing and ex

the purport and character of the notice intended to be

Notice

annexed is a printed copy, was published and printed

one

August 28, 1953

day of ....., 19....., and ending on the

day of ....., 19....., both days inclusive,

that being as often during said time as said newspaper was regularly issued,

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Santa Clara, State of California, did, by a resolution thereof adopted at a regular meeting thereof held on the 5th day of August, 1953, after following the procedure specified by law, approve certain amendments to Ordinance No. 120 of said County, being the Zoning Ordinance of the County of Santa Clara, and did adopt the same as an amendment to the Master Plan of said County, and did recommend that the Board of Supervisors of said county adopt said proposed amendment which amendment is as follows, to wit:

Section 1:

Section 4 of Ordinance No. 120 is hereby amended by adding thereto, under the title "Non-Urban Group," the following language, to-wit:

"A" Districts: Restricted Agricultural District.

Section 2:

That language found in the first sentence of Paragraph 2 of Section 11 of Ordinance No. 120 of the definition of "District (2)" is hereby amended to read as follows:

The term "A District" shall mean any "A-1," "A-2," "A," or "-A".

Section 3:

The definition of "District, More Restricted or Less Restricted" as contained in Section 11 of said Ordinance No. 120 is hereby repealed in its entirety, including the title.

Section 4:

The definition of "Use Accessory" as contained in Section 11 of Ordinance No. 120 is hereby amended to read as follows:

A use incidental and accessory to the principal use of a lot or building located on the same lot as the accessory use. Any agricultural use in any "R" or "A-1" or "A-2" District shall be deemed to be an accessory use to the use for residence purposes.

Section 5:

Section 44, entitled "Regulations for 'A' Restricted Agricultural Districts" is hereby added to said Ordinance No. 120, to read as follows:

Sec. 44.1: The following regulations shall apply in any "A" Restricted Agricultural District.

Sec. 44.2: USES PERMITTED. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following uses:

Botanical Conservatory.
Field and truck crops.
Orchards and vineyards.
Nurseries, greenhouses, landscape gardening, botanical conservatories, and arboreta.
Forest land.
Drying of crops.
Storage, bottling and wholesaling of wine.
Riding academies and stables.
Animal breeding.
Apiary.
Dairies and processing of dairy products.
Poultry raising, eggs and hatcheries.
Fur farm.
Guest Ranch.
Hay and straw sale and storage.
Pasture.
Livestock ranches.

Sec. 44.3: Subject to the above provisions uses customarily incident to any of the listed permitted uses may be maintained and specifically the following:

Sec. 44.3.1: Residence of the owner or owners or lessee or lessor of the land upon which the use is conducted.

Sec. 44.3.2: Residence of other members of the family of those mentioned in Section 44.3.1.

Sec. 44.3.3: Residence of bona fide employees of those mentioned in Sections 44.3.1 and 44.3.2.

Sec. 44.3.4: Temporary farm labor camps incident and necessary to the gathering of the crops grown on the premises.

Sec. 44.3.5: For the purposes of the interpretation of the above provisions, the term "owner" or "lessee" shall be construed to include the following:

Stockholders in family corporations.

Beneficiaries of family trusts and estates.

Owners of undivided partial interests in the fee.

Joint tenants.

Sec. 44.4: CONDITIONAL USES: The following conditional uses may be established in an "A" Restricted Agricultural District subject to the securing of a Use Permit as provided in Section 35 of this Ordinance:

School (elementary and high) and Church (except rescue mission or temporary revival), park, playground or community center, owned and operated by a governmental agency or a non-profit community organization; and golf course (except driving tee or range, miniature course and similar uses operated for commercial purposes); permanent farm labor camp.

Sec. 44.5: ADDITIONAL REGULATIONS.

No building shall hereafter be erected, nor shall any use of land be conducted, except the use of land for agricultural purposes, so that the same will be closer to the right-of-way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this Ordinance; nor shall any building or structure hereafter be erected with less than the following minimum yards:

FRONT YARD 25 feet.
SIDE YARD 6 feet.
REAR YARD 25 feet, or 20% of the lot depth, whichever is less, but in no event shall any rear yard be less than twenty (20) feet in depth. Where any "A" zone is combined with any of the regulations set forth in Section 5 of this Ordinance, the specific regulations set forth in the appropriate section shall apply in lieu of the foregoing.

NOTICE IS HEREBY FURTHER GIVEN that the Board of Supervisors in meeting assembled on the 10th day of August, 1953, did set a certain time and place for a public hearing on said proposed amendment, at which time and place any and all persons interested therein may appear and be heard thereon, which time and place is as follows, to wit:

At the hour of 11 a.m. on the 14th day of September, 1953, in the Chambers of the Board of Supervisors in the Court House, San Jose, California.

RICHARD OLSON,
Clerk, Board of Supervisors of the County of Santa Clara, State of California.
(Seal)
August 28, 1953

Alice J. Wade

Subscribed and sworn to before me this 31st day of August, 1953

D. L. Worley

Notary Public in and for County of Santa Clara, State of California.

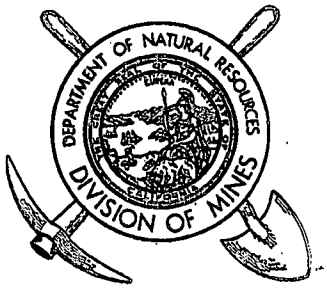
D. L WORLEY
Notary Public in and for the County of Santa Clara, State of California
My Commission expires Nov. 27, 1956

STATE OF CALIFORNIA
GOODWIN J. KNIGHT, Governor
DEPARTMENT OF NATURAL RESOURCES
DeWITT NELSON, Director

DIVISION OF MINES
FERRY BUILDING, SAN FRANCISCO 11
OLAF P. JENKINS, Chief

Vol. 50 APRIL 1954 No. 2

CALIFORNIA JOURNAL
OF
MINES AND GEOLOGY



11/23

Nonmetallic Mineral Commodities

Cement

Cementing material was used in the pyramids of the ancient Egyptians as a binder for the blocks of limestone forming those structures. The Greeks and the Romans employed volcanic tuff and ash, calcined by the heat of the crater, as the cementing material in their structural works. During the Roman period the ash was originally obtained from Mt. Vesuvius near the town of Pozzuoli, and similar binders are still known as puzzolans or puzzolan cement. No further progress was made in the development of cement-making until 1756. In that year John Smeaton, an English engineer, recognized that some impure limestones harden under water after calcination. In 1824 Joseph Aspidin, an English mason, patented his method of making Portland cement. The cement received its name from its resemblance to a widely used structural limestone quarried on the Island of Portland.

Portland cement was first manufactured in the United States in 1871, near Coplay, Pennsylvania. The first continuous rotary kiln for cement-making was employed in 1899. Rapid expansion of the Portland cement industry since that time has been a result of the demonstrated usefulness of its product.

Portland cement is made by combining rocks containing calcium carbonate with rocks containing the oxides of aluminum, silicon, and iron. Limestone is the principal source of the calcium carbonate. Other sources include cement rock (limestone containing clay in suitable proportions); chalk (a fine-grained limestone composed of microscopic foraminifera shells); travertine (a banded calcium carbonate deposited around hot springs); shell deposits; and chemically precipitated calcium carbonate from industrial processes. Clay or shale are the usual sources of aluminum oxide (alumina) and silicon dioxide (silica). Slate or blast-furnace slag may also be used. Quartz or chert present in limestone as impurities may furnish part of the required silica. Very often, however, they are present in excessive quantities and are considered deleterious material. Since magnesium oxide (magnesia) is an undesirable constituent in cement, limestone containing impurities above 2 or 3 percent in the form of magnesia is unsuitable for cement-making. Dolomitic limestone (containing 5-25 percent magnesium carbonate) and dolomite (containing 25-45 percent magnesium carbonate) cannot be used. The iron oxide is often provided by a laterite or high-iron clay. Iron ore or pyrite calcine may also be the source of this ingredient (Bogue, 1947).

Permanente Cement Company. Location: Permanente, California, about 3 miles west of Monta Vista.

Construction of the Permanente cement plant (named after Permanente Creek, a flowing stream discovered by the Spaniards) began in June 1939. The first barrel of cement was produced on Christmas Day of the same year. The original output of the plant (7,000 barrels per day) was destined for the construction of Shasta Dam, keystone of the United States government's Central Valley Project in California. A total of 6,800,000 barrels of cement were used in constructing Shasta Dam, largest overflow dam in the world.

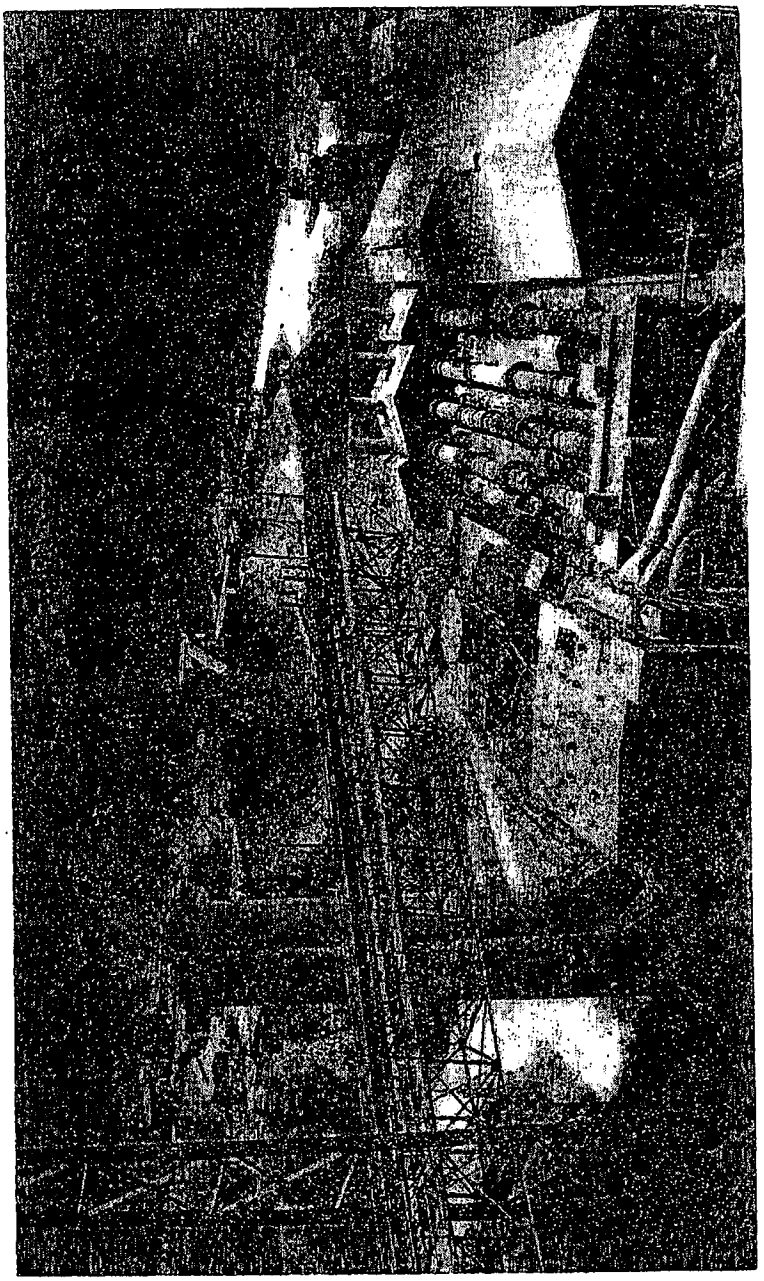


FIGURE 6. Aerial photograph of cement plant of the Permanente Cement Company. The fifth rotary kiln was placed in operation during 1951. *Photo by courtesy of Permanente Cement Company.*

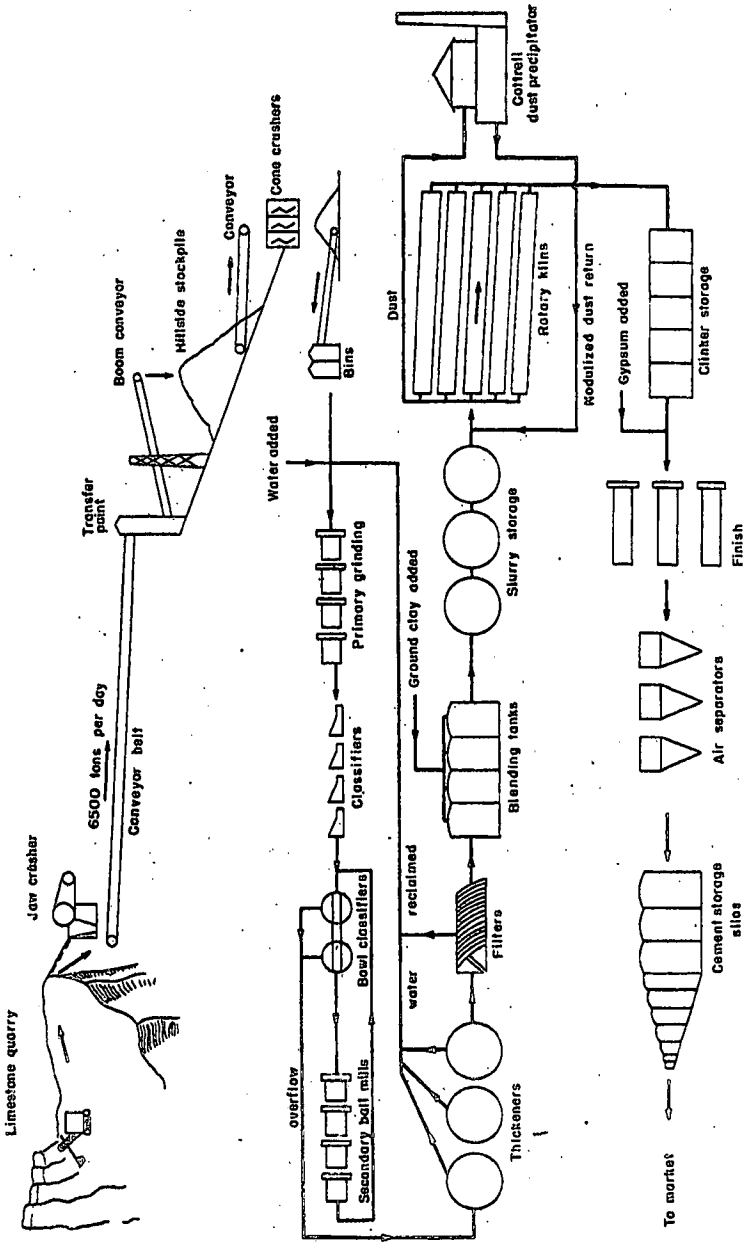


FIGURE 7. Flowsheet, limestone to cement.

The original design of the Permanente wet-process plant included two 12- by 363-foot kilns, three primary ball mills, one rake classifier, two 150-foot thickeners, two tube mills, and four finish mills.

A third kiln was installed in 1940 to supply installations of the U. S. Navy in the Pacific defense area. The kiln was supplemented by a Symons 5-foot cone crusher, two secondary ball mills with bowl-classifier circuits, Oliver filters, and two finish mills (9½ by 10 feet and 8 by 40 feet in size). Details of the plant at that time when capacity had been increased to 12,000 barrels per day were presented in Pit and Quarry (1943).

A fourth kiln was added in July 1941 as prospective federal government needs mounted with the imminence of war. Another 9½- by 10-foot ball mill in closed circuit, a 10- by 125-foot slurry thickener, a hammer mill for clay grinding, and a finish mill unit were added at this time. Rated capacity reached 16,000 barrels of cement per day after making these improvements.

New clinker cooler installations were begun on the kilns in 1946 and completed in 1947. These additions raised the capacity of the kilns and brought the latter units into balance with finish grinding capacity. Changes were also made in the raw grinding section to meet the demands of the kilns. These changes, raising the output to 5½ million barrels per year, were described in detail by Jack (1948).

A fifth kiln, 12 by 448 feet in size, was put in operation in March 1951. An 8- by 39-foot Smidth tube mill and 9½- by 10-foot ball mill were added to the raw grinding circuit. Similar ball and tube mills were added to the finish grinding circuit. Finished cement storage capacity was also increased.

The kiln dust collected in the Cottrell precipitator was formerly pug-milled with kiln feed slurry and re-introduced to each kiln. This practice resulted in increased fuel consumption and had irregular effects on clinker composition. To correct these conditions it was decided to nodulize the dust with a clay slurry and introduce it into a single kiln where it provides 50 percent of the feed. This installation, completed in 1951, was designed to handle 1000 tons of dust per 24-hour day. It has resulted in a 6 percent overall fuel saving, a 3 percent increase in kiln capacity, a decreased dust load in the kilns and in the Cottrell precipitator, a decrease in time lost, and a decrease in dust disposal horsepower. The nodulizing process was recently described in considerable detail by Hass (1952).

All five types of A.S.T.M. specification cement are made at this plant. Over 31,000 connected horsepower are required for operation, and natural gas is consumed at the rate of 20,000 M.C.F. per day. The rated output is now 7 million barrels of cement per year, making Permanente the largest cement plant in the world. Over 425 men are employed in its operation.

A generalized flow sheet of the plant is shown in figure 7. The deposits of source materials used in the manufacture of cement by the Permanente Cement Company are described in the clay and limestone sections of this report.

Clay and Ceramics

Clay is composed of hydrous aluminum silicate minerals, derived from the weathering of rocks. It can be worked into a plastic mass

80

31

(Now NS-1200.3)

ORDINANCE NO. 802

AN ORDINANCE REPEALING THE PROCEDURAL PROVISIONS OF ORDINANCES NOS. 120, 471 AND 586, BEING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA, AS AMENDED.

WHEREAS, the procedural provisions of Ordinances Nos. 120, 471 and 586, being the Zoning Ordinance of the County of Santa Clara, as amended, are not in agreement with the requirements of State law relative to zoning regulations, adoption, amendment, and administration; and

WHEREAS, this Board desires to adopt, amend and administer the zoning regulations of the County of Santa Clara in accordance with said State law,

THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION I:

All of Sections 1, 2, 3, 4, 5, 6, 7, 8, 31, 32, 33, 34, 35, 36 and 37 of Ordinance No. 120 are hereby repealed.

SECTION II:

All of Sections 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Ordinance No. 471 are hereby repealed.

SECTION III:

Ordinance No. 586 is hereby repealed.

SECTION IV:

New Section 1 of Ordinance No. 120 is hereby adopted to read as follows:

Section 1. Adoption of Zoning Plan.

Sec. 1.1. There is hereby adopted a Zoning Plan for the County of Santa Clara, State of California, said Zoning Plan being a districting plan as provided by law.

Mc-D

JUL 26 1954

D-McB Absent: S-L

Sec. 1.2. It is expressly declared that all of the provisions of this Ordinance shall apply to all property within the unincorporated territory of the County of Santa Clara whether owned by private persons, firms or corporations, or by the Government of the United States of America or any of its agencies, or by the State of California or any of its political subdivisions or agencies, or by any county including the County of Santa Clara, city and county, city, town, or municipal corporation or any of its or their agencies, or by any district formed under the laws of the State of California.

Sec. 1.3. For the purpose of facilitating the administration of the Zoning Plan for the County of Santa Clara, the County may be divided into arbitrary areas designated as units. Such units shall not be construed to constitute Zoning Districts as hereinafter defined or Sectional Districts as hereinafter defined, and such units need not have reference to a comprehensive plan of development for zoning purposes, provided that a Sectional District or Districts shall not overlap the boundaries of any unit.

SECTION V:

New Section 2 of Zoning Ordinance No. 120 is hereby adopted to read as follows:

Section 2. Purpose of Adoption of Zoning Plan.

Said Zoning Plan is adopted to promote and protect the public health, safety, peace, comfort, convenience, and general welfare for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County, and to guide, control, and regulate the future growth of the County.

(b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and

other areas within the County; to assure the orderly and beneficial development of such areas; and more particularly, to provide adequate light and air; to avoid undue concentration of the population; to facilitate the adequate provision of transportation, water, sewerage, drainage facilities, schools, parks, and other public developments; to conserve and develop natural resources; to protect the food supply; to conserve property values; to promote efficient urban design and arrangement, and to secure economy in governmental expenditures.

(c) To obviate the menace to the public safety resulting from the location of buildings, and the uses of buildings and of land, adjacent to streets and highways which are a part of the Streets and Highways Plan Unit of the Master Plan of the County, or other thoroughfares, so that existing or prospective traffic movements on said highways will be facilitated.

SECTION VI:

New Section 3 of Ordinance No. 120 is hereby adopted to read as follows:

Section 3. Nature of Zoning Plan.

Sec. 3.1. The Zoning Plan established by this Ordinance and by amendments pursuant to the terms of this Ordinance and State law consists of various geographical district areas designated Sectional Districts within the unincorporated territory of the County of Santa Clara, within said Sectional Districts of Zoning Districts, represented by a symbol, which said Zoning Districts shall prescribe the use, occupation, improvement, development and other such matters for specific properties located within Sectional Districts. It shall be the purpose of the Planning Commission and the Board of Supervisors, in establishing Sectional Districts, to create, insofar as is possible, for the purposes of the public interest and comprehensive planning, a geographic and economic unit of area.

Sec. 3.2. Within the Sectional Districts and/or the Zoning Districts established pursuant thereto as set forth in this Ordinance or amendments thereto, it shall be unlawful to erect, construct, alter, or maintain certain buildings, or to carry on certain trades or occupations or to conduct certain uses of land or of buildings; the height and bulk of future buildings shall be limited; certain open spaces shall be required, and appropriate regulations shall be provided for the development of such Sectional Districts and the enforcement of the provisions of said Zoning Districts.

Sec. 3.3. Areas of the County not included by the terms of this Ordinance or any amendment thereto in any Sectional District shall be subject to the provisions of Section 35 hereof pending the establishment of a Sectional District or Districts.

SECTION VII:

New Section 4 of Ordinance No. 120 is hereby adopted to read as follows:

Section 4. Zoning Districts.

The references contained in this Ordinance and amendments thereto to the word "districts" shall refer to Zoning Districts as provided for in this Ordinance. Said Zoning Districts are as follows:

Non-Urban Groups:

A-1 Zoning Districts
A-2 " "
A " "

Community Groups:

R-E Zoning Districts
R-1 " "
R-2 " "
R-3 " "

R-4 Zoning Districts

C-1 " "

C-2 " "

M-1 " "

M-2 " "

H-1 " "

Combining Zoning Districts Group:

-A Zoning Districts

-H " "

B-1 " "

B-2 " "

B-3 " "

B-4 " "

B-D " "

SECTION VIII:

New Section 5 of Ordinance No. 120 is hereby adopted to read as follows:

Section 5. Establishment of Sectional Districts and Index Maps.

Sec. 5.1. Sectional Districts shall be established as the same are set forth and designated by amendments to Section 10 of this Ordinance. Such amendments shall be designated by the number 10 and a letter or letters of the alphabet.

Sec. 5.2. Indices to Sectional Districts shall be established as the same are set forth and designated by amendments to Section 9 of this Ordinance. Such amendments shall be designated by the number 9 and a letter or letters of the alphabet.

Sec. 5.3. Amendments of the character referred to in 5.1, 5.2 and 5.4 may be in the form of maps.

Sec. 5.4. Zoning Districts as referred to in Section 4 of this Ordinance may be established in a Sectional District coincidentally with the proceeding to establish said Sectional District.

SECTION IX:

New Section 6 of Ordinance No. 120 is hereby adopted to read as follows:

Section 6. Boundaries of Districts.

Where uncertainty exists as to the boundaries of any of the aforesaid districts as described as aforesaid or as shown on said Sectional Districts maps, the following rules shall apply:

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said Sectional Districts maps, shall be determined by the use of the scale appearing on such Sectional Districts maps.

(d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

SECTION X:

New Section 31 of Ordinance No. 120 is hereby adopted to read as follows:

Section 31. Initiation and Adoption of Amendment to Zoning Ordinance.

Sec. 31.1. This Ordinance may be amended to change any property from one Zoning District to another, or to impose any regulation listed in any other provision of this Ordinance not theretofore imposed, or to remove or modify any regulation listed in this Ordinance theretofore imposed upon property in the manner provided by State law for the adoption of a precise plan or as the

said State law shall be amended to provide for the adoption of original zoning ordinances or amendments of the character referred to in this Section.

Sec. 31.2. Amendments of the character referred to in Section 31.1 hereof may be requested by one ~~or~~ more owners of specific property as to which an amendment is proposed or by a majority of owners of property within an area as to which an amendment is proposed. To request such amendment, such owners shall file a petition with the Planning Commission subject to the payment of a fee of $100.00, no part of which shall be returnable to such owners, or with the Board of Supervisors. The filing of such petition shall not require the Planning Commission or the Board of Supervisors to pass a resolution to consider a proposed amendment to said Ordinance. The form and scope of any such petition shall be prescribed by the Planning Commission, provided that it shall include a statement by at least one of such owners that the facts and maps presented with said petition are true and correct, and further provided that at least one of the signers thereof shall swear to the correctness of said statements before the Secretary of the Planning Commission, the Clerk of the Board of Supervisors, or an authorized deputy.

Sec. 31.3. An amendment to any other provision of this Ordinance may be initiated and adopted as other ordinances are initiated or adopted.

Sec. 31.4. The Planning Commission or the Board of Supervisors may, at any time after initiation by them, rescind and abandon any proceeding provided for by State law upon the vote of a majority of all members of said Board or Commission, provided that the reason for such rescission shall be stated in the Resolution of Rescission.

Sec. 31.5. The Planning Commission may hold any public hearings preliminary to the adoption of a resolution to consider a proposed amendment. Such hearings may be noticed as the Commis-

sion may direct and shall be conducted only for the purpose of determining the effect of the proposed amendment upon the property affected by it and/or adjoining areas.

Sec. 31.6. In the event the Planning Commission, prior to recommending to the Board of Supervisors a proposed amendment, desires to make any change in the original proposed amendment after meeting the requirements of State law relative to public hearings, the Planning Commission may make such change, and the proposed amendment as changed need not be re-set for public hearing by the Planning Commission in the manner provided for by State law unless such proposed amendment as changed shall affect or indicate:

(1) A larger area of land or property than was described in the original amendment; and/or

(2) The establishment of a Zoning District permitting a use of land or property not permitted by any regulation or use permit in the Zoning District originally included in the proposed amendment upon which a hearing has been held.

Sec. 31.7. In the event the Board of Supervisors desires to make any change in a proposed amendment, such proposed amendment as changed need not be re-set for public hearing by the Planning Commission or the Board of Supervisors when considering said change, unless it shall affect or indicate:

(1) A larger area of land or property than was described in the original amendment; and/or

(2) The establishment of a Zoning District permitting a use of land or property not permitted by any regulation or use permit pursuant to the Zoning District recommended by the Planning Commission in its proposed amendment.

SECTION XI:

New Section 32 of Ordinance No. 1120 is hereby adopted to read as follows:

Section 32. Form of Notices.

Sec. 32.1. Whenever the publishing of public notice is required by the provisions of State law prior to any hearing scheduled on an amendment to the Zoning Ordinance or the initiation of a new zoning ordinance, such notice shall be published giving the time and place of the public hearing, or hearings, to be held on the said amendment or upon the said new zoning ordinance as required by State law. The notice shall be entitled, "Notice of Public Hearing", and shall contain, in addition, at least one of the following statements:

(1) initiation of new zoning ordinance,

(2) amendment to zoning ordinance changing property from one zoning district to another,

(3) amendment to zoning ordinance imposing regulations not theretofore imposed, or

(4) amendment to zoning ordinance removing or modifying existing regulations theretofore imposed.

In addition thereto, in any amendment changing property from one Zoning District to another, the notice shall contain a statement in the following form:

To repeal so much of Ordinance No. _____ as establishes _____ Zoning District as the regulation for the following property:

(description)

and to adopt _____ Zoning District as the regulation for said described property.

The Planning Commission may insert in said notice any other information deemed to be necessary for the information of the public.

Sec. 32.2. The Planning Commission shall prescribe the form of all other notices provided for by the terms of this Ordinance or any amendments thereto.

SECTION XII:

New Section 33 of Ordinance No. 120 is hereby adopted to read as follows:

Section 33. Conditional Uses and Variances Allowed in all Zoning Districts.

Sec. 33.1. In addition to uses permitted in any Zoning District, the following uses may be established subject to the issuance of a permit therefor:

1. Public Utility and Service uses
2. Commercial excavating of natural materials
3. Airport
4. Library
5. Public Community Center
6. Church
7. Hospital
8. Educational, charitable and philanthropic institutions
9. Cemetery, crematory and mausoleum
10. Public Buildings

Sec. 33.2. In the event the establishment of a Zoning District divides or has divided a subdivided building lot or a single parcel of land into two or more Zoning Districts, a variance or adjustment of the boundary line or lines dividing said property may be granted subject to the provisions of this Ordinance to extend the Zoning District which regulates the use of the largest number of square feet of the property so divided to the remainder thereof. Evidence of the fact of such division shall be sufficient to meet the requirements of Section 34.5 A(1). The Planning Commission may refuse to consider the application for a variance or adjustment provided for in this section and direct that the applicant file under the provisions of Section 31.2.

Sec. 33.3. Architectural and site control permits may be issued without the hearing or notice required by other provisions of this Ordinance for the construction of any building, structure or other improvement or for any use of any site previously authorized by the grant of any permit provided for herein or for any use of any site authorized by the provisions of any H-1 Zoning District or any Zoning District which is combined with an "__H" Zoning District.

SECTION XIII:

New Section 34 of Ordinance No. 120 is hereby adopted to read as follows:

Section 34. Conditional Uses, Variances, and Permits.

Sec. 34.1. The Planning Commission shall have the power to sit as a board of zoning adjustment with the powers and duties provided for such boards pursuant to State law, and it shall prescribe the form of all applications and notices provided for in this Section.

Sec. 34.2. Any person desiring to establish any conditional use, obtain a variance or adjustment, or secure any other permit permitted by the provisions of this Ordinance, shall file an application with the Planning Commission, subject to the payment of a fee of $10.00, describing the land which will be affected by said application and stating the nature of the use, business, occupation and purpose for which such permit is desired, or stating the nature of the variance or adjustment applied for.

Sec. 34.3. An application pursuant to the provisions of this Section shall be accompanied by any or all of the following exhibits which may be required by the Planning Commission in support of the application:

1. Drawings and sketches showing front, side and rear elevations of the proposed structures as they will appear when completed;
2. Site plans and/or building plans;
3. Studies of ingress and egress arrangements to the site and/or the structures;
4. A drawing or sketch relating to vehicle parking and control on the site;
5. A statement of expected marketing area;
6. A statement of proposed expansion of site or structure use or development; and

7. A plat of the property to be affected by the application.

Sec. 34.4. Following the filing of a sufficient and proper application for any of the permits, variances, conditional uses, or special exceptions provided for in this Ordinance, the officer or employee of the County of Santa Clara designated by the Planning Commission shall set the time and place for public hearing and shall cause public notice of such public hearing to be mailed to the owners of all property within 300 feet of the property to be affected by the application. Said notice shall be mailed at least five (5) days before the date of said hearing to said property owners at their last known address as the same are shown upon the most recent records of the Assessor of the County of Santa Clara.

Sec. 34.5. At the time and place set for the hearing on the said application, the Planning Commission shall require the applicant to present evidence sufficient:

A. If the application be for a variance or adjustment, to show:

1. That there are special conditions or exceptional characteristics in the nature of the property to be affected or that its location, or its surroundings are such as will permit the Commission to make a determination that a literal enforcement of the Ordinance would result in practical difficulties or unnecessary hardships; and
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights; and
3. That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighbor-

hood of the property which is the subject of the application, and that the use of said property in the manner in which it is proposed to be used will not be materially detrimental to the public welfare or injurious to the value of property or improvements located in said surroundings.

B. If the application be for a permit to use land pursuant to the provisions of any Zoning District regulations in this Ordinance, to show:

1. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights; and
2. That the granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property which is the subject of the application, and that the use of said property in the manner in which it is proposed to be used will not be materially detrimental to the public welfare or injurious to property or improvements located in said surroundings.

C. If the application be for an architectural and site control permit, to show:

1. That the improvement and/or the use of the site will not be unsightly, undesirable or obnoxious of appearance to the extent that it will hinder the orderly and harmonious development of the County; impair the desirability of residence, investment or occupation; limit the opportunity to obtain the optimum use and value of land and improvements; impair the desirability of living conditions in the area or adjoining areas and/or otherwise adversely affect the general prosperity and welfare.

Sec. 34.6. The Planning Commission shall make a written finding on the facts presented at said hearing that the establishment, maintenance and/or conducting or such use or the grant of the variance or adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, convenience or welfare of persons residing or working in the neighborhood of such use, and also a written finding on the enumerated elements of proof required by the applicable subsection of Sec. 34.5.

Sec. 34.7. The grant of any permit, variance or adjustment may include such conditions as the Commission deems reasonable to carry out any of the provisions of this Ordinance. Such conditions, without limiting the discretion and authority of the Commission in this regard, may include a time limitation, site planning limitations, architectural conditions, setback restrictions, and occupancy regulations, landscape regulations, drainage and sewerage regulations.

Sec. 34.8. Upon the grant of any application for a permit, variance, or adjustment, the Secretary of the Planning Commission shall prepare and deliver to the applicant a formal statement thereof stating the fact of the grant and any conditions attached thereto.

Sec. 34.9. If any use for which a permit has been granted is not established or conducted within one year of the date of delivery of the permit, the permit shall be deemed automatically revoked.

Sec. 34.10. Permits granted pursuant hereto shall be automatically revoked and rendered null and void upon the abandonment of the use permitted thereby for a period of twelve (12) months. Abandonment shall be construed to mean the failure to make continuing use of the property in the manner set forth in the grant of said permit by the Commission.

Sec. 34.11. The grant of any permit or variance or adjustment is discretionary with the Planning Commission.

SECTION XIV:

New Section 35 of Ordinance No. 120 is hereby adopted to read as follows:

Section 35. Areas Not in Sectional Districts.

Areas of the County not included by the terms of this Ordinance or any amendment thereto in any Sectional District are designated and established as 10xx Sectional District, and the property located therein is hereby designated and classified as "A-1" Zoning Districts.

SECTION XV:

No hearing or other proceeding initiated or commenced before this Ordinance takes effect and no right accrued is affected either by the repeal of any section or provision of any other ordinance or by the provisions of this Ordinance, but all procedures taken after the effective date of this Ordinance shall conform to the provisions of this Ordinance so far as is possible. No rights given by any permit, license or any other act of the Planning Commission or the Board of Supervisors taken under any ordinance repealed by this Ordinance are affected by such repeal, but such rights shall hereafter be exercised according to the provisions of this Ordinance. The repeals provided for in this Ordinance shall not revive any of the provisions of any other ordinance repealed or affected by the passage of said repealed ordinance or ordinances.

SECTION XVI:

Reference to Section 35 of Ordinance 120 as contained in Sections 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 29 is hereby amended to read Section 34.

SECTION XVII:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once, with the names of the members voting for and against the same, in the Santa Clara Journal, a newspaper published in said County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this 26th day of July, 1954, by the following vote:

AYES: Supervisors, Della Maggiore, McKinnon, Brown

NOES: Supervisors, None

ABSENT: Supervisors, Gaspar, Levin

Chairman of the Board of Supervisors

ATTEST: RICHARD OLSON, Clerk of the Board of Supervisors

WHH:lsd 4/30-10
WHH:nw 7/26/54-2

ppw

COUNTY OF SANTA CLARA
PLANNING COMMISSION

COMMISSIONERS

W. W. CURTNER
CHARLES KUHN
CHESTER ROOT
CARROLL WENTZ
W. S. WESTON
CHRISTIAN A. WILDER

L. BUSHNELL
COUNTY SURVEYOR
HOWARD W. CAMPEN
COUNTY COUNSEL
WALTER S. GASPAR
BOARD OF SUPERVISORS
KARL J. BELSER
DIRECTOR-SECRETARY

SANTA CLARA COUNTY OFFICE BUILDING
FIRST AND ROSA STREETS
SAN JOSE 12, CALIFORNIA

June 3, 1954

Honorable Board of Supervisors
County of Santa Clara
Court House,
San Jose, California

Gentlemen:

Under the date of May 17, 1954, your Honorable Board granted the Planning Commission an additional two weeks in which to consider amendments to the procedural sections of the County Zoning Ordinance No. 120.

At its meeting of June 2, 1954 the said Commission voted to recommend to your Honorable Board that the proposed amendments be adopted on the condition that the modifications as set forth on the attached page be made in the proposed ordinance.

At the time the Commission originally considered the proposed amendments numerous questions arose as to certain provisions contained therein. After a thorough discussion of these matters with the Office of the County Counsel, the Commission now finds that these amendments merely bring the County Zoning Ordinance No. 120 in conformance with the State Conservation and Planning Law, as amended in 1953.

Very truly yours,

Karl J. Belser
Secretary

KJB:hvc
Attachment.

DATE JUN 7 - 1954
~~APPROVED~~ Hearing 6/28
RE: CE CC PC ENG 11 am
D-PS

The following are the suggested modifications to the text of the proposed amendments to the County Zoning Ordinance No. 120:

1. That Section 33.2 be changed by substituting therefor the language set forth on the attached form.

2. That Section 34.10 be changed by substituting the words "twelve months" in place of "six months".

3. That Section 35 be completed by designating the areas not included in any Sectional District as being in Sectional District 10-xx.

May 4, 1954

Mr. Karl T. Belser, Secretary-Director
County Planning Commission
Civic Center
San Jose, California

Dear Mr. Belser:

Attached please find certified copy of resolution adopted by the Board of Supervisors on May 3, 1954, with a copy of proposed ordinance repealing the procedural provisions of Ordinances Nos. 120, 471 and 586.

Very truly yours,

BOARD OF SUPERVISORS

By _____
Clerk of the Board

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Monday, at 11 o'clock A.M., the 28th day of June, 1954, at the Meeting Room of the Board of Supervisors of Santa Clara County, Court House, San Jose, California, is the time and place set for a public hearing before the Board of Supervisors of Santa Clara County relative to that certain proposed ordinance entitled "An Ordinance Repealing the Procedural Provisions of Ordinances Nos. 120, 471 and 586, Being the Zoning Ordinance of the County of Santa Clara, As Amended, and Establishing New Provisions for the Adoption, Amendment and Administration of the Zoning Ordinance".

AND NOTICE IS FURTHER GIVEN that at said time and place, the said Board will hear all public comment on the provisions of said ordinance, copies of which ordinance are available for inspection at the office of the Clerk of the Board of Supervisors, Court House, San Jose, California, and at the office of the Planning Director of the County of Santa Clara, County Governmental Building, 1st and Rosa Streets, San Jose, California.

Dated: June 7, 1954.

Richard Olson
Clerk of the Board of Supervisors of the County of Santa Clara, State of California.

1 cc
1 - Plan Comm

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA TO ADOPT AMENDMENTS TO ZONING ORDINANCE NO. 120 CONFORMING THE PROCEDURAL SECTIONS THEREOF TO THE PROVISIONS OF STATE LAW.

28

BE IT RESOLVED that we do hereby declare our intention to adopt certain amendments to Zoning Ordinance No. 120 to conform the procedural provisions thereof to the requirements of State law;

And we do hereby direct that our Clerk transmit to the Planning Commission of the County of Santa Clara copies of the proposed amendments referred to above;

And we do further direct the Planning Commission to consider the said amendments and report upon them to this Board on or before the 24th day of May, 1954.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this 3rd day of May, 1954, by the following vote:

AYES: Supervisors, Brown, Della Maggiore, Gaspar, Levin, McKinnon

NOES: Supervisors, None

ABSENT: Supervisors, None

W. H. Brown
Chairman of the Board of Supervisors

ATTEST: RICHARD OLSON

Richard Olson
Clerk of the Board of Supervisors

WHH:lsd
4/30/54

D-G-L-M-B G-L

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA TO ADOPT AMENDMENTS TO ZONING ORDINANCE NO. 120 CONFORMING THE PROCEDURAL SECTIONS THEREOF TO THE PROVISIONS OF STATE LAW.

BE IT RESOLVED that we do hereby declare our intention to adopt certain amendments to Zoning Ordinance No. 120 to conform the procedural provisions thereof to the requirements of State law;

And we do hereby direct that our Clerk transmit to the Planning Commission of the County of Santa Clara copies of the proposed amendments referred to above;

And we do further direct the Planning Commission to consider the said amendments and report upon them to this Board on or before the 24th day of May, 1954.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this 3rd day of May, 1954, by the following vote:

AYES: Supervisors, Brown, Della Maggiore, Gaspar, Levin, McKinnon

NOES: Supervisors, None

ABSENT: Supervisors, None

Chairman of the Board of Supervisors

ATTEST: RICHARD OLSON

Clerk of the Board of Supervisors

The foregoing instrument is a correct copy of the original on file in this office
ATTEST: RICHARD OLSON
Clerk Board of Supervisors
By
Dated: MAY 3 - 1954

WHH:lsd
4/30/54

33.2. In the event the establishment of a Zoning District divides or has divided a subdivided building lot or a single parcel of land into 2 or more Zoning Districts, a variance or adjustment of the boundary line or lines dividing said property may be granted subject to the provisions of this Ordinance to extend the Zoning District which regulates the use of the largest number of square feet of the property so divided to the remainder thereof. Evidence of the fact of such division shall be sufficient to meet the requirements of Section 34.5 A(1). The Planning Commission may refuse to consider the application for a variance or adjustment provided for in this section and direct that the applicant file under the provisions of Section 31.2.

COUNTY OF SANTA CLARA
PLANNING COMMISSION

COMMISSIONERS
W. W. CURTNER
CHARLES KUHN
CHESTER ROOT
CARROLL WENTZ
W. B. WESTON
CHRISTIAN A. WILDER

L. BUSHNELL, COUNTY SURVEYOR
HOWARD W. CAMPEN, COUNTY COUNSEL
WALTER S. GASPAR, BOARD OF SUPERVISORS
KARL J. BELSER, DIRECTOR-SECRETARY

SANTA CLARA COUNTY OFFICE BLDG. • CIVIC CENTER
FIRST & ROSA STREETS, SAN JOSE, CALIFORNIA

DATE JUN 7 - 1954
APPROVED
RE: CE CC PC ENG

May 21, 1954

DATE MAY 24 1954
APPROVED L-G Cont 2 wks
RE: CE CC PC ENG

Honorable Board of Supervisors
County of Santa Clara
Court House
San Jose, California

Gentlemen:

Pursuant to your Resolution on the proposed amendments to certain sections of the County Zoning Ordinance No. 120, the Planning Commission, after following the procedure prescribed by law, respectfully submits the following report.

It is the finding of the Planning Commission that the material involved in the proposed provisions is concerned primarily with bringing the procedural sections of the Zoning Ordinance into conformity with the State Conservation and Planning Law, as amended in 1953. It is further found that very little is involved which affects the Planning policy of the County or land use regulations.

Since the emphasis is largely of a legal nature, and it has always been the policy of the Planning Commission to rely upon the office of the County Counsel for advice on the extremely complex structure of the Zoning Ordinance, the Commission feels that it is entirely proper for the office of the County Counsel to propose the amendments which have been referred to the Commission for review, and in general agrees with the contents thereof.

At the request of, and with the agreement of the County Counsel, the Planning Commission recommends the following changes in the text of the proposed amendments as submitted:

1. That Section 33.2 be changed by substituting therefor the language set forth on the attached form.

2. That Section 34.10 be changed by substituting the words "twelve months" in place of "six months".

3. That Section 35 be completed by designating the areas not included in any Sectional District as being in Sectional District 10-xx.

The extremely limited time allowed the Planning Commission to study the amendments has made it impossible to submit a detailed report. The Planning Commission therefore, respectfully requests that this matter be referred back to it and that a period of two weeks be granted so that they may make a more detailed study of certain provisions contained in the proposed amendments.

Very truly yours,

Karl J. Belser
KARL J. BELSER, Secretary

L-G

KJB:RB
Enc.

~~IN THE SUPERIOR COURT~~

OF THE

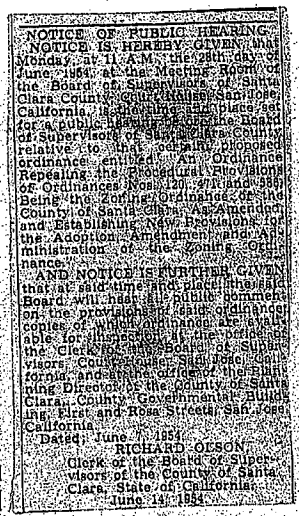
~~COUNTY OF SANTA CLARA, STATE OF CALIFORNIA~~

In the matter of

County of Santa Clara,

Notice of Public Hearing

Ordinance 120



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Monday, at 11 A.M., the 28th day of June, 1954, at the Meeting Room of the Board of Supervisors of Santa Clara County, Court House, San Jose, California, is the time and place set for a public hearing before the Board of Supervisors of Santa Clara County relative to that certain proposed ordinance entitled "An Ordinance Repealing the Procedural Provisions of Ordinances Nos. 120, 471 and 586, Being the Zoning Ordinance of the County of Santa Clara, As Amended, and Establishing New Provisions for the Adoption, Amendment and Administration of the Zoning Ordinance."

AND NOTICE IS FURTHER GIVEN that at said time and place the said Board will hear all public comment on the provisions of said ordinance copies of which ordinance are available for inspection at the office of the Clerk of the Board of Supervisors, Court House, San Jose, California, and at the office of the Planning Director of the County of Santa Clara, County Governmental Building, First and Rosa Streets, San Jose, California.

Dated: June 7, 1954.

RICHARD OLSON,
Clerk of the Board of Supervisors of the County of Santa Clara, State of California.
June 14, 1954

STATE OF CALIFORNIA,
COUNTY OF SANTA CLARA } SS.

Alice G. Wade

being first duly sworn, deposes and says: That at all times hereinafter mentioned she was a citizen of the United States, over the age of twenty-one years, and a resident of said County, and was at and during all said times principal clerk of the NORTHWEST PUBLICATIONS, INC., the printers and publishers of the SAN JOSE MERCURY, ~~SAN JOSE NEWS~~, a newspaper of general circulation printed and published daily in the City of San Jose, in said County of Santa Clara, State of California; that the said SAN JOSE MERCURY, ~~SAN JOSE NEWS~~ is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 4460 of the Political Code, and, as provvided by said section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all said times said newspaper had been established, printed and published in said City of San Jose, in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the

Notice of which the annexed is a printed copy, was published and printed in said newspaper at least

one day/ ~~commencing on the~~

June 14, 1954

~~day of ..... 19....., and ending on the~~

~~[illegible] days inclusive,~~

that being as often during [illegible] regularly issued,

Subscribed and sworn to before me
this 15th
day of June, 1954

Alice G. Wade

D. L. Worley
Notary Public in and for County of Santa Clara, State of California.

D. L. WORLEY
Notary Public in and for the County of Santa Clara, State of California
My Commission expires Nov. 27, 1956

14

26

31

June 9, 1954

Re Amdts Ord. 120

San Jose Mercury
San Jose, California

Att: Miss Wade

Gentlemen:

Please publish the enclosed notice of hearing in the Mercury on 14th.

JUL 26 1954

DATE_____

APPROVED_____

RE: CE CC PC ENG_____

_____

Very truly yours,

BOARD OF SUPERVISORS,

By_____
Clerk of the Board

DATE JUN 28 1954

APPROVED D.G. Cost 7/26

RE: CE CC PC ENG_____ 11 A.M.

ROLL CALL: YES B D G L Mc NO:_____

June 28-11 A.M.

July 26 Th

AMENDMENT 2

COUNTY OF SANTA CLARA
PLANNING COMMISSION

COMMISSIONERS
W. W. CURTNER
CHARLES KUHN
CHESTER POST
CARROLL WENTZ
W. B. WESTON
CHRISTIAN A. WILDER

L. BUSHNELL
COUNTY SURVEYOR
HOWARD W. CAMPEN
COUNTY COUNSEL
WALTER S. GASPAR
BOARD OF SUPERVISORS
KARL J. BELSER
DIRECTOR-SECRETARY

SANTA CLARA COUNTY OFFICE BUILDING
FIRST AND ROSA STREETS
SAN JOSE 12, CALIFORNIA

July 6, 1955

Permanente Cement Company
1522 Latham Square Building
Oakland, California

Gentlemen:

The County of Santa Clara Planning Commission, in regular meeting held on the 18th day of May, 1955, considered your request of May 13, 1955, for an amendment to Use Permit No. 23, to permit the construction of an additional rotary kiln to be erected adjacent to existing kilns at the Permanente Company Cement Plant located on Permanente Road, Monta Vista, California. After consideration of your request and a review of the provisions of issuance of Use Permit No. 23, it was moved by Commissioner Curtner, seconded by Commissioner Wentz, and carried that your request be interpreted as a permitted modification of the original plans.

Approval of your request for modification of the original plans, as set forth in your letter, and on plans on file with the Planning Commission, does not constitute a waiver by the Planning Commission of the conditions on which the original Use Permit No. 23, and the conditions on which an amendment thereto was granted by the Planning Commission under the date of July 17, 1950.

Very truly yours,

Karl J. Belser, Secretary

KJB-JSH:lf

cc: Mr. Duncan Oneal, Atty.
First National Bank Bldg.
San Jose, California

36

ORDINANCE NO. NS-1200.11

AN ORDINANCE AMENDING SECTION 13 OF THE COUNTY OF SANTA CLARA ZONING ORDINANCE NS-1200, AS AMENDED, REVISING REGULATIONS FOR "A-2" ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 13, Regulations for "A-2" Districts, of Ordinance No. NS-1200, as amended, Zoning Ordinance of the County of Santa Clara, State of California, is hereby amended to read as follows:

Section 13. Regulations for "A-2" Agricultural Zoning Districts

13.1 Permitted Uses

The following uses are permitted in "A-2" Zoning Districts:

(a) Agriculture.

(b) Residences of farm workers whose employment is incidental and necessary to agricultural operations conducted on the same parcel of land on which said residences are located.

(c) One-family dwellings.

(d) Golf courses and country clubs.

(e) Public parks and playgrounds.

(f) Home occupations, provided that there shall be no external evidence of any home occupation except a name plate not exceeding one square foot in area.

(g) Accessory buildings and accessory uses incidental to any permitted use.

13.2 Uses Permitted on Securing a Use Permit

Uses not specifically permitted by the provisions of Section 13.1, above, are permitted in "A-2" Zoning Districts subject to the securing of a use permit in each case as provided in Section 34 of this Ordinance.

APR 20 1959

ADOPT: 5-N YES: D L S W H

NO: _____ ABSTAINS: _____

13.3 Development Standards

(a) Building Site Area Required, Main Residential Buildings

The minimum building site area for main residential buildings shall be the same as specified for "R-1" Districts.

(b) Front, Side, and Rear Yards Required for Residential Buildings

The front, side and rear yards required for residential buildings shall be the same as specified for "R-1" Districts.

(c) Additional Regulation, All Buildings

No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right-of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan, or section thereof, of the Master Plan of the County, or than any future width line or building line which may be specified therefor by the provisions of this ordinance.

SECTION 2:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once, with the names of members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this ____ day of APR 20 1959, 195___, by the following vote:

AYES: Supervisors, DELLA MAGGIORE HUBBARD. LEVIN. SLAGHT, WEICHERT
NOES: Supervisors, None
ABSENT: Supervisors, None

Wesley R. Hubbard
Chairman of the Board of Supervisors

ATTEST: RICHARD OLSON, Clerk of
the Board of Supervisors

March 25, 1959

Re: Zoning Ordinance NS-1200, Amendment No. 13 - regulations for A-2 Districts

Los Gatos Times-Observer
114 Royce Street
Los Gatos, California

Attention: Mrs. Baroni

Gentlemen:

Please publish the enclosed Notice of Public Hearing in the Los Gatos Times-Observer on March 30, 1959.

Very truly yours,

RICHARD OLSON
Clerk of the Board

RO:eo
Enclosure 1

COUNTY OF SANTA CLARA
PLANNING COMMISSION

W. W. CURTNER
SAL A. RUIZ
MORGAN STEDMAN
CARROLL WENTZ
WILL B. WESTON
CHRISTIAN A. WILDER
ROBERT L. WELCH, CHAIRMAN
KARL J. BELSER, DIRECTOR
WOODBRIDGE MARSHALL, SECRETARY

SANTA CLARA COUNTY OFFICE BLDG. • CIVIC CENTER
FIRST & ROSA STREETS, SAN JOSE, CALIFORNIA

March 24, 1959

RECEIVED
BOARD OF SUPERVISORS
MAR 24 1959
SANTA CLARA COUNTY
SAN JOSE, CALIF.

Honorable Board of Supervisors
County of Santa Clara
Civic Center
San Jose, California

re: Proposed amendment to Zoning Ordinance amending Section 13-regulations for A-2 districts

Gentlemen:

By order of the County of Santa Clara Planning Commission, I transmit herewith the completed file of a proceeding before said Commission on a proposed amendment to the Zoning Ordinance

This file contains the following enclosures:

~~1. Petition for change of zone.~~

1. Resolution of the Planning Commission proposing an amendment and directing the Secretary to set time and place for hearing.
2. Notice of Hearing which conforms to Section 32.1.
3. Affidavit of publication of Notice of Hearing.
4. Copy of recommended proposed amendment in form prescribed by Section 32.1, in the form of a suggested Ordinance.
5. Planning Commission resolution affirmatively recommending adoption by the Board of Supervisors, and Report of Findings attached thereto.
6. Summary of hearings before the Planning Commission.

Very truly yours,

Woodbridge Marshall

WOODBRIDGE MARSHALL, Secretary
County of Santa Clara Planning Commission

WM:xpgk

FILE NO.

PC #9 (Rev. Apr 57)

PC #6

PLANNING COMMISSION RESOLUTION NO. 4246
County of Santa Clara, State of California

RESOLUTION RECOMMENDING PROPOSED AMENDMENT TO THE ZONING ORDINANCE AND ADOPTING THE REPORT OF FINDINGS THEREOF.

WHEREAS, the County of Santa Clara Planning Commission did, by Resolution No. 4164, propose certain amendments to Section 13 of the County of Santa Clara Zoning Ordinance No. NS-1200, as amended, revising regulations for "A-2" Zoning Districts, and

WHEREAS, the Commission held public hearing on the said proposed amendment, which public hearing was held at the following time and place, to-wit: At the hour of

2 P.M., on the 18th day of March, 1959,

in the Hearing Room of the Santa Clara County Office Building, Civic Center, First and Rosa Streets, San Jose, California, and

WHEREAS, after careful consideration of the proposed amendment as it would affect the Master Plans and the Precise Plans of the County of Santa Clara, and after consideration of the facts brought before the Commission by the Planning Department and all other interested parties, this Commission is of the opinion that the proposed amendment as modified should be affirmatively recommended to the Board of Supervisors,

NOW, THEREFORE, BE IT RESOLVED, that the County of Santa Clara Planning Commission, in regular meeting assembled, does hereby affirmatively recommend the proposed amendment, as modified, to the Board of Supervisors of the County of Santa Clara.

BE IT FURTHER RESOLVED, that the following Report of Findings prepared by the Secretary of this Commission is hereby approved:

As proposed, the amended "A-2" Zoning District would become an important instrument in the precise planning of much of the unincorporated area of the County.

Large areas of Santa Clara County are now under interim zoning regulations pending the preparation of precise zoning plans. Preliminary study of several of these areas reveals the need for zoning which would encourage orderly growth along the lines of a long-range development plan.

The County Zoning Ordinance in its present form does not provide adequately for the zoning of areas partly or wholly in transition from rural to urban uses. Equally important, little or no protection is afforded areas which are likely to remain unincorporated and predominantly rural in character.

Existing zoning districts are either too permissive or too restrictive. "A-1" Zoning Districts permit the haphazard mingling of many uses: agriculture, residences, and commercial establishments. "A" Zoning Districts, on the other hand, permit only agriculture. "A-2" Zoning Districts, with the proposed modification of existing regulations offer the most promise of a satisfactory compromise.

Applied in conjunction with more specific types of zoning districts where appropriate, the amended "A-2" zoning regulations would provide positive control of land use in transitional areas while allowing a desirable degree of flexibility.

AND BE IT FURTHER RESOLVED, that the Secretary is directed to send a copy of the proposed amendment in the form of a suggested Ordinance, a copy of this Resolution of Recommendation with Report of Findings, and a summary of hearings held by this Commission to the Board of Supervisors for further action in accordance with State Law.

PASSED AND ADOPTED by the County of Santa Clara Planning Commission, State of California, this 18th day of March, 1959, by the following roll call vote:

AYES: MILIAS, STEDMAN, SULLIVAN, WILDER, WELCH
NOES: NONE
ABSENT: RUIZ, WESTON

/s/ Woodbridge Marshall
Secretary

/s/ Robert I. Welch
Chairman

Affidavit

LOS GATOS

TIMES

LOS GATOS

In The Superior Cou

OF THE STATE OF CALIFOI

IN AND FOR THE COUNTY OF SA

NOTICE OF PUBLIC HEARING

COUNTY OF SANTA CLARA
STATE OF CALIFORNIA } SS.

John S. Baggerly

first duly sworn, deposes and says: That at all time he was a citizen of the United States, over the a and a resident of said county, and was at and du

Assistant to the Publisher

Times-Saratoga Observer, a newspaper of general published daily except Saturdays, Sundays and Ho Los Gatos, in said County of Santa Clara, State Los Gatos Times-Saratoga Observer is and was at tioned, a newspaper of general circulation as that tion 4460 of the Political Code, and, as provided lished for dissemination of local news and intellig acter, having a bona fide subscription list of pay not devoted to the interests, or published for th struction of a particular class, profession, trade, ination, or for the entertainment and instruction classes, professions, trades, calling, races or den times said newspaper has been established, printe said Town of Los Gatos in said County and Stat for more than one year preceding the first publica in mentioned; said notice was set in type not s and was preceded with words printed in black-face nonpareil describing and expressing in general t character of the notice intended to be given; that the

Notice of Public Hearing

of which the annexed is a printed copy, was published and printed in said newspaper at least

once

date of first publication being the

March 30, 1959

and date of final publication being the

March 30, 1959

both days inclusive; that said newspaper is not regularly issued on Saturdays, Sundays or Holidays.

John S. Baggerly

Subscribed and sworn to before me this 30 day of Mar., 19 59

Lorene M. Parsons

Notary Public in and for Santa Clara County, California

NOTICE IS HEREBY GIV
that the Board of Supervis
the County of Santa Clara
conduct a public hearing on the
13th day of April, 1959, at the
hour of 10:45 A.M. in the cham-
bers of said Board, Civic Center,
North First and Rosa Streets,
San Jose, California, on the fol-
lowing amendment to the County
of Santa Clara Zoning Ordin-
ance:

To Amend Section 13, County of Santa Clara Zoning Ordinance No. NS-1200, as amended, such amended Section 13 to read as follows:

Section 13. Regulations for "A-2" Agricultural Zoning Districts.

13.1 Permitted Uses.

The following uses are permitted in "A-2" Zoning Districts:

a. Agriculture.

b. Residences of farm workers whose employment is incidental and necessary to agricultural operations conducted on the same parcel of land on which said residences are located.

c. Seasonally occupied temporary farm labor camps incidental and necessary to the production and harvesting of crops.

d. One-family dwellings.

e. Golf courses and country clubs.

f. Public parks and playgrounds.

g. Home occupations, provided that there shall be no external evidence of any home occupation except a name plate not exceeding one (1) square foot in area.

h. Accessory buildings and accessory uses incidental to any permitted use.

13.2 Uses Permitted Subject to the Securing of a Use Permit.

The following uses are permitted in "A-2" Zoning Districts subject to the securing of a use permit in each case as provided in Section 34 of this Ordinance:

a. All uses not otherwise prohibited by Law.

13.3 Development Standards.

a. Building Site Area Required, Main Residential Buildings.

The minimum building site area for main residential buildings shall be the same as specified for "R-1" Districts.

b. Front, Side, and Rear Yards Required for Residential Buildings.

The front, side and rear yards required for residential buildings shall be the same as specified for "R-1" Districts.

c. Additional Regulation, All Buildings.

No building shall hereafter be erected, nor shall any use of land be conducted except the use of land for agricultural purposes so that the same will be closer to the right of way line of any street than any Official Plan Line or any building line which has been established for such street by the Street and Highway Plan or section thereof of the Master Plan of the County or then any future width line or building line which may be specified therefor by the provisions of this ordinance.

This Notice of Public Hearing is given pursuant to the order of the Clerk of the Board of Supervisors this 25th day of March, 1959 pursuant to Sections 65803 and 65654 of the Government Code of the State of California.

RICHARD OLSON, Clerk
of the Board of Supervisors

(Seal)

Pub. Mar. 30, 1959

LEGAL NOTICE

AFFIDAVIT OF PUBLICATION

SANTA CLARA NEWS
936 Main Street - P. O. Box 299
Santa Clara, California
(A Newspaper of General Circulation by Court Decree 83882, Filed June 25, 1952)

No. .....

IN THE SUPERIOR COURT
OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA CLARA

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

Hollis J. Loughran being first duly sworn, deposes and says: That at all times hereinafter mentioned being a citizen of the United States, over the age of twenty-one years, and a resident of said County, and was

at and during all said times the Editor of **THE SANTA CLARA NEWS**, a newspaper of general circulation, printed and published weekly, in the City of Santa Clara, County of Santa Clara, State of California; that said **SANTA CLARA NEWS** is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and, as provided by said section, is published for dissemination of local news and intelligence of a general character, having a bonafide subscription list of paying subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, calling, races or denominations; that at all times said newspaper has been established, printed and published in the said City of Santa Clara, in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black-face type not smaller than nonpareil describing and expressing in general terms, the purport and character of the notice intended to be given; that the

County of Santa Clara

Ordinance No. NS-1200.11

of which the annexed printed slip is a true copy, was published in said newspaper one time on the following date to-wit:

April 24, 1959

.....

.....

that being as often during said period as said newspaper was regularly issued.

Hollis J. Loughran

Subscribed and sworn to before me this 24th day

of April, 1959

Velma E. Silva

Notary Public in and for the County of Santa Clara, State of California.

My Commission expires Oct. 16, 1962

ORDINANCE NO. NS-1200.11

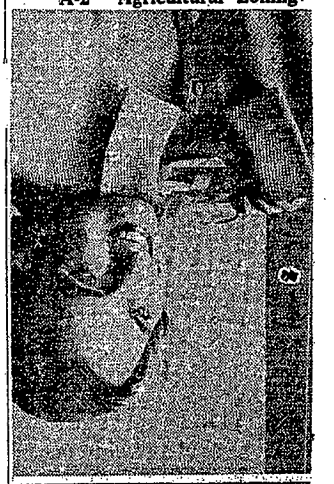
AN ORDINANCE AMENDING SECTION 13 OF THE COUNTY OF SANTA CLARA ZONING ORDINANCE NS-1200, AS AMENDED, REVISING REGULATIONS FOR "A-2" ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 13, Regulations for "A-2" Districts, of Ordinance No. NS-1200, as amended, Zoning Ordinance of the County of Santa Clara, State of California, is hereby amended to read as follows:

Section 13. **Regulations for "A-2" Agricultural Zoning**



resident of Santa Clara County or the year prior.

Bank of America Declares Dividend

A regular quarterly dividend of forty-five cents per share was declared on Bank of America National Trust and Savings Association capital stock by the bank's board of directors meeting Tuesday, April 21 in Los Angeles.

The dividend is at the annual rate of $1.80 per share and is payable May 29 to shareholders of record May 8.

Monday, April 27: Bowers School, Briarwood School, Mariposa School, Pomeroy School, 7:00 p.m.

Tuesday, April 28: Jefferson, Millikin and Raynor Schools at 7:00 p.m.

Wednesday, April 29: Agnew, Bennett and Cutting Schools.

George Mayne School at Alviso also welcomes your visit.

JOE BRUNA, Chairman
Public School Week,
Santa Clara

ORDINANCE NS-1200.14

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA RELATING TO THE METHOD OF DESCRIPTION OF ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

Section 1. Section 1 of Ordinance NS-1200 is amended to read:

Section 1. Adoption and Application

1.1: Adoption

There is hereby adopted a Zoning Ordinance for the County of Santa Clara.

This Ordinance divides the unincorporated territory of the County into geographical districts designated Zoning Districts. It establishes regulations limiting the use of land and structures, the location, height and bulk of structures, the open spaces about buildings and provides for such other measures that will accomplish the purposes of this Ordinance.

1.2: Application

It is expressly declared that all of the provisions of this Ordinance shall apply to all property within the unincorporated territory of the County of Santa Clara whether owned by private persons, firms or corporations, or by the Government of the United States of America or any of its agencies, or by the State of California or any of its political subdivisions or agencies, or by any county including the county of Santa Clara, city and county, city, town, or municipal corporation or any of its or their agencies, or by any district formed under the laws of the State of California.

Section 2. Section 2 of Ordinance NS-1200 is amended to read:

Section 2. Purpose

The Zoning Ordinance is adopted to promote and protect

the public health, safety, peace, comfort, convenience, and general welfare for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County.

(b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the County; to assure the orderly and beneficial development of such areas; and more particularly, to provide adequate light and air; to avoid undue concentration of the population; to facilitate the adequate provision of transportation, water, sewerage, drainage facilities, schools, parks, and other public developments; to conserve and develop natural resources; to protect the food supply; to conserve property values; to promote efficient urban design and arrangement, and to secure economy in governmental expenditures.

(c) To obviate the menace to the public safety resulting from the location of buildings, and the uses of buildings and of land, adjacent to streets and highways which are a part of the Streets and Highways Plan Unit of the Master Plan of the County, or other thoroughfares, so that existing or prospective traffic movements on said highways will be facilitated.

Section 3. Sections 3 and 5 of Ordinance NS-1200 are repealed.

Section 4. Section 6 of Ordinance NS-1200 is amended to read:

Section 6. Zoning District Boundaries

The precise location of the boundaries of Zoning Districts shall be designated by Section 10 and Amendments thereto, of this Ordinance. The boundaries of Zoning Districts may be indicated by map or by legal description. Where uncertainty exists as to the boundaries of any Zoning District, the following rules shall apply:

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said Zoning Districts maps, shall be determined by the use of the scale appearing on such Zoning Districts maps.

(d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

Section 5. Section 35 of Ordinance NS-1200 is renumbered and amended to read:

Section 7. Property Not Incorporated Within A Zoning District

Property not described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-1 Zoning District.

Section 6. Section 9 of Ordinance NS-1200, as amended, and all index maps adopted pursuant thereto, and all Ordinances to the extent that they establish an index map, but no further, are repealed.

Section 7. The section heading of Section 10 of NS-1200 is amended to read:

Section 10. Precise Location of Boundaries of Zoning Districts.

Section 8. In order to facilitate the precise location of the boundaries of Zoning Districts the use of Sectional Districts to designate various geographical portions of the unincorporated territory by amendments to Section 10 of NS-1200 and the use of

Indices to Sectional Districts by amendments to Section 9 of said Ordinance are discontinued. The discontinuance of Sectional Districts and indices to Sectional Districts and the renumbering and amendment of Section 35 shall not be deemed or construed to repeal, amend, modify, alter or change the Zoning District or Regulations affecting any property. All effective Ordinances amending Sections 9 or 10 of NS-1200 which designate the boundaries of any Zoning Districts are hereby expressly declared to continue to locate and describe boundaries of Zoning Districts and this Ordinance shall not be deemed or construed as changing the effective dates of the adoption of said Ordinances or of the Zoning District regulations established pursuant thereto.

Section 9. This Ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this ____ day of OCT 13 1959, by the following vote:

AYES: Supervisors [illegible]

NOES: Supervisors None

ABSENT: Supervisors [illegible]

Chairman of the Board of Supervisors

ATTEST: Richard Olson

RICHARD OLSON

Clerk of the Board of Supervisors

WMS:ma

8/31/59

Proposed Amendment to Zoning Ordinance Relating to Method of Describing Zoning Changes -- Addenda

Explanation of Sections of Proposed Ordinance

Section 1 of Proposed Ordinance:

Amended Sec. 1.1 discontinues the use of the term "Zoning Plan" and substitutes the term "Zoning Ordinance". It combines Secs. 3.1 and 3.2 describing the nature of the zoning ordinance in more concise language taken from the state enabling act.

Sec. 1.2 No change has been made.

Sec. 1.3 Repealed. Units of the Zoning Plan and Sectional districts are to be discontinued.

Section 2 of Proposed Ordinance:

Sec. 2, which states the purpose of the ordinance, is retained without change except the term "Zoning Ordinance" is substituted for "Zoning Plan".

Section 3 of Proposed Ordinance:

Sec. 3 is repealed after relocating Secs. 3.1 and 3.2 as part of a new Sec. 1.1. Sec. 3.3 is repealed. The reference here to property not in a zoning district is placed in a new Sec. 7. Sec. 5 is repealed. This section provided for the method of formation of sectional districts and indices to sectional districts.

Section 4 of Proposed Ordinance:

Sec. 6 is amended to provide that zoning districts are described by Sec. 10 and then repeats the existing language relating to uncertainty as to boundaries.

Section 5 of Proposed Ordinance:

Sec. 7 is a renumbering and amendment of former Sec. 35 which provides that property not in a zoning district is placed in an A-1 zoning district. The amendment deletes the reference to a 10xx sectional district.

Section 6 of Proposed Ordinance:

Sec. 9 and all index maps are repealed. A savings clause is added as a precaution that an index map might locate boundaries of a zoning district. They are not supposed to do this.

Section 7 of Proposed Ordinance:

Sec. 10 has been given a new, more descriptive section heading.

Section 8 of Proposed Ordinance:

This section is not an amendment of NS-1200 but is a savings clause that states the purpose of this amending ordinance and that the zoning of no property is affected by this ordinance. Since this ordinance deals only with procedure no public hearings need be held by the Planning Commission prior to its enactment. It expressly states that sectional district amendments continue to locate the boundaries of zoning districts heretofore adopted.

Suggested Form of Change of Zone Amendment

If the proposed ordinance is adopted it is contemplated that a change of zone amendment would read as follows:

Section 1: Section 10 of the County of Santa Clara Ordinance No. NS-1200, as amended, is hereby amended to change the property described in Exhibit "A", attached hereto and made a part hereof by reference, from ___ Zoning District(s) to ___ Zoning District.

In the event that property is to be placed in several zoning districts by one action, either separate sections may be provided in the amending ordinance, one for each portion in different zoning districts, or a map may be used and incorporated into the amending ordinance with the following addition to the proposed language:

..., from ___ Zoning District(s) to ___ Zoning Districts as indicated on Exhibit "B", attached hereto and made a part hereof by reference.

Exhibit "B" would be a map indicating the precise location of the boundaries of the various zoning districts.

to facilitate the adequate provision of transportation, water, sewerage, drainage facilities, schools, parks, and other public developments; to conserve and develop natural resources; to protect the food supply; to conserve property values; to promote efficient urban design and arrangement, and to secure economy in governmental expenditures.

(c) To obviate the menace to the public safety resulting from the location of buildings, and the uses of buildings and of land, adjacent to streets and highways which are a part of the Streets and Highways Plan Unit of the Master Plan of the County, or other thoroughfares, so that existing or prospective traffic movements on said highways will be facilitated.

Section 3. Sections 3 and 5 of Ordinance NS-1200 are repealed.

Section 4. Section 6 of Ordinance NS-1200 is amended to read:

Section 6. Zoning District Boundaries

The precise location of the boundaries of Zoning Districts shall be designated by Section 10 and Amendments thereto, of this Ordinance. The boundaries of Zoning Districts may be indicated by map or by legal description. Where uncertainty exists as to the boundaries of any Zoning District, the following rules shall apply:

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said Zoning Districts maps, shall be determined by the use of the scale appearing on such Zoning Districts maps.

(d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

Section 5. Section 35 of Ordinance NS-1200 is renumbered and amended to read:

Section 7. Property Not Incorporated Within a Zoning District

Property not described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-1 Zoning District.

Section 6. Section 9 of Ordinance NS-1200, as amended, and all index maps adopted pursuant thereto, and all Ordinances to the extent that they establish an index map, but no further, are repealed.

Section 7. The section heading of Section 10 of NS-1200 is amended to read:

Section 10. Precise Location of Boundaries of Zoning Districts.

Section 8. In order to facilitate the precise location of the boundaries of Zoning Districts the use of Sectional Districts to designate various geographical portions of the unincorporated territory by amendments to Section 10 of NS-1200 and the use of indices to Sectional Districts by amendments to Section 9 of said Ordinance are discontinued. The discontinuance of Sectional Districts and indices to Sectional Districts and the renumbering and amendment of Section 35 shall not be deemed or construed to repeal, amend, modify, alter or change the Zoning District or Regulations affecting any property. All effective Ordinances amending Sections 9 or 10 of NS-1200 which designate the boundaries of any Zoning Districts are hereby expressly declared to continue to locate and describe boundaries of Zoning Districts and this Ordinance shall not be deemed or construed as changing the effective dates of the adoption of said Ordinances or of the Zoning District regulations established pursuant thereto.

Section 9. This Ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this ___ day of _____, by the following vote:

AYES: Supervisors

NOES: Supervisors

ABSENT: Supervisors

_____
Chairman of the Board of Supervisors

ATTEST: Richard Olson

_____
Clerk of the Board of Supervisors

WMS:aa

8/31/59

COPY

(Proposed)
ORDINANCE NS-1200.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA RELATING TO THE METHOD OF DESCRIPTION OF ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

Section 1. Section 1 of Ordinance NS-1200 is amended to read:

Section 1. Adoption and Application

1.1: Adoption

There is hereby adopted a Zoning Ordinance for the County of Santa Clara.

This Ordinance divides the unincorporated territory of the County into geographical districts designated Zoning Districts. It establishes regulations limiting the use of land and structures, the location, height and bulk of structures, the open spaces about buildings and provides for such other measures that will accomplish the purposes of this Ordinance.

1.2: Application

It is expressly declared that all of the provisions of this Ordinance shall apply to all property within the unincorporated territory of the County of Santa Clara whether owned by private persons, firms or corporations, or by the Government of the United States of America or any of its agencies, or by the State of California or any of its political subdivisions or agencies, or by any county including the county of Santa Clara, city and county, city, town, or municipal corporation or any of its or their agencies, or by any district formed under the laws of the State of California.

Section 2. Section 2 of Ordinance NS-1200 is amended to read:

Section 2. Purpose

The Zoning Ordinance is adopted to promote and protect the public health, safety, peace, comfort, convenience, and general welfare for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County.

(b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the County; to assure the orderly and beneficial development of such areas; and more particularly, to provide adequate light and air; to avoid undue concentration or the population;

AFFIDAVIT OF PUBLICATION

SANTA CLARA NEWS
936 Main Street - P. O. Box 299
Santa Clara, California
(A Newspaper of General Circulation by Court Decree 83882, Filed June 25, 1952)

No. .....

IN THE SUPERIOR COURT
OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SANTA CLARA

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) ss.

Hollis J. Loughran being first duly sworn, deposes and says: That at all times hereinafter mentioned being a citizen of the United States, over the age of twenty-one years, and a resident of said County, and was

at and during all said times the Editor of THE SANTA CLARA NEWS, a newspaper of general circulation, printed and published weekly, in the City of Santa Clara, County of Santa Clara, State of California; that said SANTA CLARA NEWS is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and, as provided by said section, is published for dissemination of local news and intelligence of a general character, having a bonafide subscription list of paying subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, calling, races or denominations; that at all times said newspaper has been established, printed and published in the said City of Santa Clara, in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black-face type not smaller than nonpareil describing and expressing in general terms, the purport and character of the notice intended to be given; that the

County of Santa Clara

Ordinance No. NS-1200.14

of which the annexed printed slip is a true copy, was published in said newspaper one time on the following date to-wit:

October 16, 1959

that being as often during said period as said newspaper was regularly issued.

Hollis J. Loughran

Subscribed and sworn to before me this 16th day

of October, 1959

Helen E. Silva
Notary Public in and for the County of Santa Clara, State of California.

My Commission expires Oct. 16, 1962

ORDINANCE NO. NS-1200.14

AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE COUNTY OF SANTA CLARA RELATING TO THE METHOD OF DESCRIPTION OF ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 1 of Ordinance NS-1200 is amended to read:

Section 1. Adoption and Application

1.1: Adoption

There is hereby adopted a Zoning Ordinance for the County of Santa Clara.

This Ordinance divides the unincorporated territory of the County into geographical districts designated Zoning Districts. It establishes regulations limiting the use of land and structures, the location, height and bulk of struotures, the open spaces about buildings and provides for such other measures that will accomplish the purposes of this Ordinance.

1.2: Application

It is expressly declared that all of the provisions of this Ordinance shall apply to all property within the unincorporated territory of the County of Santa Clara whether owned by private persons, firms or corporations, or by the Government of the United States of America or any of its agencies, or by the State of California or any of its political subdivisions or agencies, or by any county including the county of Santa Clara, city and county, city, town, or municipal corporation or any of its or their agencies, or by any district formed under the laws of the State of California.

SECTION 2:

Section 2 of Ordinance NS-1200 is amended to read:

Section 2. Purpose

The Zoning Ordinance is adopted to promote and protect the public health, safety, peace, comfort, convenience, and general welfare for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County.

(b) To protect the character and the social and economic stability of agriculture, residential, commercial, industrial, and other areas within the County; to assure the orderly and beneficial development of such areas; and more particularly, to provide adequate light and air; to avoid undue concentration of the population; to facilitate the adequate provision of transportation, water, sewerage, drainage facilities, schools, parks, and other public developments; to conserve and develop natural resources; to protect the food supply; to conserve property values; to promote efficient

and to secure economy in governmental expenditures.

(c) to obviate the menace to the public safety resulting from the location of buildings, and the uses of buildings and of land, adjacent to streets and highways which are a part of the Streets and Highways Plan Unit of the Master Plan of the County, or other thoroughfares, so that existing or prospective traffic movements on said highways will be facilitated.

SECTION 3:

Sections 3 and 5 of Ordinance NS-1200 are repealed.

SECTION 4:

Section 6 of Ordinance NS-1200 is amended to read:

Section 6. Zoning District Boundaries

The precise location of the boundaries of Zoning Districts shall be designated by Section 10 and Amendments thereto, of this Ordinance. The boundaries of Zoning Districts may be indicated by map or by legal description. Where uncertainty exists as to the boundaries of any Zoning District, the following rules shall apply:

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be contrued to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said Zoning Districts maps, shall be determined by the use of the scale appearing on such Zoning Districts maps.

(d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

SECTION 5:

Section 35 of Ordinance NS-1200 is renumbered and amended to read:

Section 7. Property Not Incorporated Within A Zoning District

Property not described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-1 Zoning District.

SECTION 6:

Section 9 of Ordinance NS-1200, as amended, and all index maps adopted pursuant thereto.

maps adopted pursuant thereto, and all Ordinances to the extent that they establish an index map, but no further, are repealed.

SECTION 7:

The section heading of Section 10 of NS-1200 is amended to read:

Section 10. Precise location of Boundaries of Zoning Districts.

SECTION 8:

In order to facilitate the precise location of the boundaries of Zoning Districts the use of Sectional Districts to designate various geographical portions of the unincorporated territory by amendments to Section 10 of NS-1200 and the use of indices to Sectional Districts by amendments to Section 9 of said Ordinances are discontinued. The discontinuance of Sectional Districts and Indices to Sectional Districts and the renumbering and amendment of Section 35 shall not be deemed or construed to repeal, amend, modify, alter or change the Zoning District or Regulations affecting any property. All effective Ordinances amending Sections 9 or 10 of NS-1200 which designate the boundaries of any Zoning Districts are hereby expressly declared to continue to locate and describe boundaries of Zoning Districts and this Ordinance shall not be deemed or construed as changing the effective dates of the adoption of said Ordinances or of the Zoning District regulations established pursuant thereto.

SECTION 9:

This Ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this 13th day of October, 1959, by the following vote:

AYES: Supervisors: Della Maggiore, Hubbard, Levin, Slaght, Weichert.

NOES: Supervisors: None.

ABSENT: Supervisors: None.

WESLEY L. HUBBARD,
Chairman of the
Board of Supervisors.

ATTEST:

RICHARD OLSON,
Clerk of the
Board of Supervisors.
(SEAL)

(October 16, 1959 - 20 Copies)

PLANNING COMMISSION RESOLUTION NO. 4636
County of Santa Clara, State of California

RESOLUTION RECOMMENDING PROPOSED
AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the County of Santa Clara Planning Commission, at its regular meeting on September 2, 1959, did consider a proposed amendment to the County of Santa Clara Zoning Ordinance relating the method of description of zoning districts, which proposed amendment discontinues the use of sectional districts and indices to sectional districts and simplifies and clarifies the introductory sections of the Zoning Ordinance to accomplish said discontinuation, and

WHEREAS, the Planning Commission is of the opinion that the proposed amendment will provide for an improved method of processing zoning changes by discontinuing the obsolete practice of referring to sectional districts, and

WHEREAS, the proposed amendment makes no change in the zoning of any particular property,

NOW, THEREFORE, BE IT RESOLVED, that the County of Santa Clara Planning Commission, in regular meeting assembled, does hereby affirmatively recommend the proposed amendment, hereinabove described and attached hereto in the form of a suggested Ordinance, to the Board of Supervisors of the County of Santa Clara.

BE IT FURTHER RESOLVED that the Secretary is directed to send a copy of the proposed amendment and a copy of this Resolution of Recommendation to the Board of Supervisors for further action in accordance with State Law.

PASSED AND ADOPTED by the County of Santa Clara Planning Commission, State of California, this 2nd day of September, 1959, by the following roll call vote:

AYES: LESTER, RUIZ, SULLIVAN, WELCH
NOES: NONE
ABSENT: MILIAS, STEDMAN, WILDER

/s/ Woodbridge Marshall
Secretary

/s/ Robert Welch
Chairman

County of Santa Clara
Office of the County Counsel
Planning Department
September 4, 1959 WMS/LP

MEMORANDUM

To: The Board of Supervisors, County of Santa Clara

Subject: Proposed Amendment to Zoning Ordinance Relating to Method of Describing Zoning Changes

Attached hereto for your review is a copy of a proposed ordinance which would amend the County Zoning Ordinance to provide for an improved method of processing zoning changes by discontinuing the obsolete practice of referring to sectional districts. The proposed amendment makes no change in the zoning of any particular property. This proposal will soon be formally presented to your Board pursuant to a recent recommendation of the Planning Commission. The text of the proposed amendment was prepared by the office of the County Counsel in cooperation with the Planning Department.

At the present time the description of the zoning of particular property consists of amendments to Sections 9 and 10 of the Zoning Ordinance (NS-1200) whereby the boundaries of zoning districts are described by reference to sectional district maps and index maps to sectional districts. There have been nearly 1,000 amendments to Section 10.

Sectional district boundaries have created an unnecessary complication in processing zoning amendments. When property lies in two or more sectional districts it requires two or more amendments to accomplish the change. With the proposed method only one amendment would be required to effect a zoning change for a particular property and the mechanics for processing changes would be greatly simplified.

This proposed amendment discontinues the use of sectional districts and indices to sectional districts but all such boundaries previously adopted continue to locate and describe boundaries of zoning districts. In drafting the amendment to accomplish this change an effort has been made to simplify the introductory sections of the Zoning Ordinance in preparation for eventual codification. No substantive changes are made, however.

COUNTY OF SANTA CLARA

PLANNING COMMISSION

GEORGE W. MILIAS
SAL A. RUIZ
MORGAN STEDMAN
JOHN R. SULLIVAN
WILL B. WESTON
CHRISTIAN A. WILDER

ROBERT L. WELCH,
CHAIRMAN

KARL J. BELSER,
DIRECTOR

WOODBRIDGE MARSHALL,
SECRETARY

SANTA CLARA COUNTY OFFICE BLDG. • CIVIC CENTER
FIRST & ROSA STREETS, SAN JOSE, CALIFORNIA

September 11, 1959



The Board of Supervisors
County of Santa Clara
Civic Center
20 West Rosa Street
San Jose, California

Re: Proposed amendment to Zoning Ordinance relating to the method of description of zoning districts.

Gentlemen:

By order of the County of Santa Clara Planning Commission, transmitted herewith is the file of a proceeding before said Commission on a proposed amendment to the Zoning Ordinance.

This file contains the following enclosures:

1. Copy of recommended proposed amendment in the form of a suggested ordinance.

2. Planning Commission resolution affirmatively recommending adoption by the Board of Supervisors.

Very truly yours,

COUNTY OF SANTA CLARA PLANNING COMMISSION

Woodbridge Marshall, Secretary

WM:JSH:rma

Enclosures

indices to Sectional Districts by amendments to Section 9 of said Ordinance are discontinued. The discontinuance of Sectional Districts and indices to Sectional Districts and the renumbering and amendment of Section 35 shall not be deemed or construed to repeal, amend, modify, alter or change the Zoning District or Regulations affecting any property. All effective Ordinances amending Sections 9 or 10 of NS-1200 which designate the boundaries of any Zoning Districts are hereby expressly declared to continue to locate and describe boundaries of Zoning Districts and this Ordinance shall not be deemed or construed as changing the effective dates of the adoption of said Ordinances or of the Zoning District regulations established pursuant thereto.

Section 9. This Ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this ____ day of OCT 13 1959, by the following vote:

AYES: Supervisors DELLA MAGGIORE, HUBBARD, LEVIN, SLAGHT, WEICHERT

NOES: Supervisors None

ABSENT: Supervisors None

WESLEY L. HUBBARD
Chairman of the Board of Supervisors

ATTEST: Richard Olson
RICHARD OLSON
Clerk of the Board of Supervisors

WM3:ma
8/31/59

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said Zoning Districts maps, shall be determined by the use of the scale appearing on such Zoning Districts maps.

(d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

Section 5. Section 35 of Ordinance NS-1200 is renumbered and amended to read:

Section 7. Property Not Incorporated Within A Zoning District

Property not described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-1 Zoning District.

Section 6. Section 9 of Ordinance NS-1200, as amended, and all index maps adopted pursuant thereto, and all Ordinances to the extent that they establish an index map, but no further, are repealed.

Section 7. The section heading of Section 10 of NS-1200 is amended to read:

Section 10. Precise Location of Boundaries of Zoning Districts.

Section 8. In order to facilitate the precise location of the boundaries of Zoning Districts the use of Sectional Districts to designate various geographical portions of the unincorporated territory by amendments to Section 10 of NS-1200 and the use of

the public health, safety, peace, comfort, convenience, and general welfare for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County.

(b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the County; to assure the orderly and beneficial development of such areas; and more particularly, to provide adequate light and air; to avoid undue concentration of the population; to facilitate the adequate provision of transportation, water, sewerage, drainage facilities, schools, parks, and other public developments; to conserve and develop natural resources; to protect the food supply; to conserve property values; to promote efficient urban design and arrangement, and to secure economy in governmental expenditures.

(c) To obviate the menace to the public safety resulting from the location of buildings, and the uses of buildings and of land, adjacent to streets and highways which are a part of the Streets and Highways Plan Unit of the Master Plan of the County, or other thoroughfares, so that existing or prospective traffic movements on said highways will be facilitated.

Section 3. Sections 3 and 5 of Ordinance NS-1200 are repealed.

Section 4. Section 6 of Ordinance NS-1200 is amended to read:

Section 6. Zoning District Boundaries

The precise location of the boundaries of Zoning Districts shall be designated by Section 10 and Amendments thereto, of this Ordinance. The boundaries of Zoning Districts may be indicated by map or by legal description. Where uncertainty exists as to the boundaries of any Zoning District, the following rules shall apply:

ORDINANCE NS-1200.14

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA RELATING TO THE METHOD OF DESCRIPTION OF ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

Section 1. Section 1 of Ordinance NS-1200 is amended to read:

Section 1. Adoption and Application

1.1: Adoption

There is hereby adopted a Zoning Ordinance for the County of Santa Clara.

This Ordinance divides the unincorporated territory of the County into geographical districts designated Zoning Districts. It establishes regulations limiting the use of land and structures, the location, height and bulk of structures, the open spaces about buildings and provides for such other measures that will accomplish the purposes of this Ordinance.

1.2: Application

It is expressly declared that all of the provisions of this Ordinance shall apply to all property within the unincorporated territory of the County of Santa Clara whether owned by private persons, firms or corporations, or by the Government of the United States of America or any of its agencies, or by the State of California or any of its political subdivisions or agencies, or by any county, including the county of Santa Clara, city and county, city, town, or municipal corporation or any of its or their agencies, or by any district formed under the laws of the State of California.

Section 2. Section 2 of Ordinance NS-1200 is amended to read:

Section 2. Purpose

The Zoning Ordinance is adopted to promote and protect

indices to Sectional Districts by amendments to Section 9 of said Ordinance are discontinued. The discontinuance of Sectional Districts and indices to Sectional Districts and the renumbering and amendment of Section 35 shall not be deemed or construed to repeal, amend, modify, alter or change the Zoning District or Regulations affecting any property. All effective Ordinances amending Sections 9 or 10 of NS-1200 which designate the boundaries of any Zoning Districts are hereby expressly declared to continue to locate and describe boundaries of Zoning Districts and this Ordinance shall not be deemed or construed as changing the effective dates of the adoption of said Ordinances or of the Zoning District regulations established pursuant thereto.

Section 9. This Ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this ____ day of OCT 13 1959, by the following vote:

AYES: Supervisors DELLA MAGGIORE, HUBBARD, LEVIN, SLAGHT, WEICHERT

NOES: Supervisors None

ABSENT: Supervisors None

Wilkey L. Hubbard
Chairman of the Board of Supervisors

ATTEST: Richard Olson

Richard Olson
Clerk of the Board of Supervisors

WMS:sa
8/31/59

(a) Where such boundaries are indicated as approximately following street and alley lines, such street and alley lines shall be construed to be such boundaries.

(b) Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

(c) In unsubdivided property and where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said Zoning Districts maps, shall be determined by the use of the scale appearing on such Zoning Districts maps.

(d) In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the location of such boundaries.

Section 5. Section 35 of Ordinance NS-1200 is renumbered and amended to read:

Section 7. Property Not Incorporated Within A Zoning District

Property not described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-1 Zoning District.

Section 6. Section 9 of Ordinance NS-1200, as amended, and all index maps adopted pursuant thereto, and all Ordinances to the extent that they establish an index map, but no further, are repealed.

Section 7. The section heading of Section 10 of NS-1200 is amended to read:

Section 10. Precise Location of Boundaries of Zoning Districts.

Section 8. In order to facilitate the precise location of the boundaries of Zoning Districts the use of Sectional Districts to designate various geographical portions of the unincorporated territory by amendments to Section 10 of NS-1200 and the use of

the public health, safety, peace, comfort, convenience, and general welfare for the following more particularly specified purposes, to-wit:

(a) To assist in providing a definite plan of development for the County, and to guide, control and regulate the future growth of the County.

(b) To protect the character and the social and economic stability of agricultural, residential, commercial, industrial, and other areas within the County; to assure the orderly and beneficial development of such areas; and more particularly, to provide adequate light and air; to avoid undue concentration of the population; to facilitate the adequate provision of transportation, water, sewerage, drainage facilities, schools, parks, and other public developments; to conserve and develop natural resources; to protect the food supply; to conserve property values; to promote efficient urban design and arrangement, and to secure economy in governmental expenditures.

(c) To obviate the menace to the public safety resulting from the location of buildings, and the uses of buildings and of land, adjacent to streets and highways which are a part of the Streets and Highways Plan Unit of the Master Plan of the County, or other thoroughfares, so that existing or prospective traffic movements on said highways will be facilitated.

Section 3. Sections 3 and 5 of Ordinance NS-1200 are repealed.

Section 4. Section 6 of Ordinance NS-1200 is amended to read:

Section 6. Zoning District Boundaries

The precise location of the boundaries of Zoning Districts shall be designated by Section 10 and Amendments thereto, of this Ordinance. The boundaries of Zoning Districts may be indicated by map or by legal description. Where uncertainty exists as to the boundaries of any Zoning District, the following rules shall apply:

S10/16

ORDINANCE NS-1200. 14

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA RELATING TO THE METHOD OF DESCRIPTION OF ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

Section 1. Section 1 of Ordinance NS-1200 is amended to read:

Section 1. Adoption and Application

1.1: Adoption

There is hereby adopted a Zoning Ordinance for the County of Santa Clara.

This Ordinance divides the unincorporated territory of the County into geographical districts designated Zoning Districts. It establishes regulations limiting the use of land and structures, the location, height and bulk of structures, the open spaces about buildings and provides for such other measures that will accomplish the purposes of this Ordinance.

1.2: Application

It is expressly declared that all of the provisions of this Ordinance shall apply to all property within the unincorporated territory of the County of Santa Clara whether owned by private persons, firms or corporations, or by the Government of the United States of America or any of its agencies, or by the State of California or any of its political subdivisions or agencies, or by any county, including the county of Santa Clara, city and county, city, town, or municipal corporation or any of its or their agencies, or by any district formed under the laws of the State of California.

Section 2. Section 2 of Ordinance NS-1200 is amended to read:

Section 2. Purpose

The Zoning Ordinance is adopted to promote and protect

OCT 13 1959 10/14 PC copy
ADOPT: D-L YES: D L S W H
NO: _____ ABSTAINS: _____

SEP 21 1959
ADOPT: _____ YES: D L S W H
NO: _____ ABSTAINS: _____

OCT 5 1959
Held one wk.

ORDINANCE NO. NS-1200.___21

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA, CHANGING PROPERTY FROM ONE ZONING DISTRICT TO ANOTHER AND REPEALING A-1 ZONING DISTRICT REGULATIONS

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 10 of Ordinance No. NS-1200, as amended, is hereby amended to change all that property within the unincorporated territory of the County of Santa Clara in an A-1 or A-1:B-1 Zoning District from A-1 and A-1:B-1 Zoning Districts to A-2 Zoning District. Property not otherwise described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-2 Zoning District.

SECTION 2:

Sections 7 and 12 of Ordinance No. NS-1200, as amended, are hereby repealed.

SECTION 3:

All references to "A-1," "A-1 district", or "A-1 Zoning District" in Sections 4, 11, and 29 of Ordinance No. NS-1200, as amended, are hereby deleted from said Sections.

SECTION 4:

Interim Ordinance Nos. NS-9.2, NS-9.4, and NS-9.122 are hereby repealed. All effective permits issued under the provisions of Ordinance Nos. NS-9.2, NS-9.4, and NS-9.122 continue to be effective but subject to the provisions of Ordinance No. NS-1200, as amended. It is not the intent of this Ordinance to repeal any other effective interim ordinance of the County of Santa Clara.

SECTION 5:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newpaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this _____ day of MAY 31 1960, 1960 by the following vote:

AYES: Supervisors, HUBBARD-LEVIN-SLAGHT-WEICHERT-DELLA MAGGIORE
NOES: Supervisors, None
ABSENT: Supervisors, None

Chairman of the Board of Supervisors

ATTEST:

Acting Clerk of the Board

EXHIBIT A

ORDINANCE NO. NS-1200. 21

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA, CHANGING PROPERTY FROM ONE ZONING DISTRICT TO ANOTHER AND REPEALING A-1 ZONING DISTRICT REGULATIONS

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 10 of Ordinance No. NS-1200, as amended, is hereby amended to change all that property within the unincorporated territory of the County of Santa Clara in an A-1 or A-1:B-1 Zoning District from A-1 and A-1:B-1 Zoning Districts to A-2 Zoning District. Property not otherwise described by Section 10 or amendments thereto as located within a Zoning District is hereby designated as being in an A-2 Zoning District.

SECTION 2:

Sections 7 and 12 of Ordinance No. NS-1200, as amended, are hereby repealed.

SECTION 3:

All references to "A-1," "A-1 district", or "A-1 Zoning District" in Sections 4, 11, and 29 of Ordinance No. NS-1200, as amended, are hereby deleted from said Sections.

SECTION 4:

Interim Ordinance Nos. NS-9.2, NS-9.4, and NS-9.122 are hereby repealed. All effective permits issued under the provisions of Ordinance Nos. NS-9.2, NS-9.4, and NS-9.122 continue to be effective but subject to the provisions of Ordinance No. NS-1200, as amended. It is not the intent of this Ordinance to repeal any other effective interim ordinance of the County of Santa Clara.

SECTION 5:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once, with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newpaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, this _____ day of MAY 31 1960, 1960 by the following vote:

AYES: Supervisors, HUBBARD-LEVIN-SLAGHT-WEICHERT-DELLA MAGGIORE
NOES: Supervisors, None
ABSENT: Supervisors, None

Chairman of the Board of Supervisors

ATTEST:

Acting Clerk of the Board

~~IN THE SUPERIOR COURT~~

OF THE

~~COUNTY OF SANTA CLARA, STATE OF CALIFORNIA~~

In the Matter of

Co. of Santa Clara

Notice of Public Hearing

Repeal of A-1 Zoning Dist.

STATE OF CALIFORNIA, }
COUNTY OF SANTA CLARA } SS.

Helen J. Rice

being first duly sworn, deposes and says: That at all times hereinafter mentioned she was a citizen of the United States, over the age of twenty-one years, and a resident of said County, and was at and during all said times principal clerk of the NORTHWEST PUBLICATIONS, INC., the printers and publishers of the SAN JOSE MERCURY, ~~SAN JOSE NEWS~~, a newspaper of general circulation printed and published daily in the City of San Jose, in said County of Santa Clara, State of California; that the said SAN JOSE MERCURY, ~~SAN JOSE~~ NEWS is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 4460 of the Political Code, and, as provided by said section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all said times said newspaper had been established, printed and published in said City of San Jose, in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the

Notice of which the annexed is a printed copy, was published and printed in said newspaper at least

one day, ~~commencing on the~~

May 13, 1960

~~day of, 19, and ending on the~~

~~day of, 19, both days inclusive,~~

~~that being as often during said time as said newspaper was regularly issued.~~

Subscribed and sworn to before me this 17th day of May, 19 60

Helen J. Rice

D. L. Worley

Notary Public in and for County of Santa Clara, State of California.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Santa Clara will conduct a public hearing on the 31st day of May, 1960, at the hour of 10:45 A.M. in the Chambers of the said Board, County Office Building, 70 West Hedding Street, San Jose, California, to consider a proposed amendment to the County of Santa Clara zoning ordinance providing for repeal of A-1 Zoning District and changing property now zoned A-1 and A-2 (partially regulated) and to replace interim regulations established on various occasions by the Board of Supervisors with similar zoning through full public hearing under the provisions of Interim Ordinances NS-8.7, NS-9.4, and NS-9.22 to wit:

TO AMEND Section No. 10, Ordinance No. NS-1200, as amended, is hereby amended to change all that property within the unincorporated territory of the County of Santa Clara in an A-1 or A-1 B-1 zoning district from A-1 and R-1 B-1 zoning districts and to adopt A-2 zoning district. Property not otherwise described by Section 10 or amendments thereto as located within a zoning district is hereby designated as being in an A-2 zoning district.

TO REPEAL Sections 7 and 11 of Ordinances No. NS-1200, as amended.

TO AMEND Sections 4, 11, and 29, Ordinance No. NS-1200, as amended, so as to delete all references to "A-1", "A-1 District", or "A-1 Zoning District" from said sections.

TO REPEAL Interim Ordinance Nos. NS-8.7, NS-9.4, NS-9.22.

It is not the intent of this Ordinance to repeal any other effective interim ordinance of the County of Santa Clara.

This Notice of Public Hearing is given pursuant to the order of the Clerk of the Board of Supervisors this 9th day of May, 1960, pursuant to Sections 65803 and 65854 of the Government Code of the State of California.

JEAN PULLAN, Acting Clerk of the Board of Supervisors

(SEAL)

cc: File
Publish
Planning Commission
May 13, 1960

PLANNING COMMISSION RESOLUTION NO.5126
County of Santa Clara, State of California

WHEREAS the Board of Supervisors did, by the adoption of Interim Ordinance No. NS-9.122, impose A-2 zoning district regulations, as a temporary measure, on all areas in the County of Santa Clara presently in A-1 zoning district, and

WHEREAS, such Interim Ordinance No. NS-9.122 required that the Planning Commission give consideration to the establishment of appropriate zoning district regulations for the area affected by said interim ordinance, and

WHEREAS the Planning Commission did consider the matter in detail and did hold a public hearing on a proposed amendment to the County of Santa Clara Zoning Ordinance No.NS-1200, in the manner required by law, during which a report of the Staff of the Planning Department was considered which indicated certain areas were presently affected by various interim regulations and should be replaced with similar zoning district regulations.

NOW, THEREFORE, BE IT RESOLVED that the report of the Planning Commission to the Board of Supervisors on the proposed amendment shall be favorable to the said proposed amendment as set forth in Exhibit A, being a suggested ordinance, attached hereto and made a part hereof.

PASSED AND ADOPTED this 6th day of April, 1960, by the County of Santa Clara Planning Commission, State of California, by the following roll call vote:

AYES: RUIZ, STEDMAN, SULLIVAN, LESTER, WILDER, WELCH
NOES: NONE
ABSENT: MILIAS

/s/ John S. Haas
Secretary

/s/ Robert I. Welch
Chairman

Summary of public hearing before the Planning Commission on proposed amendment to the Zoning Ordinance, No. NS-1200, as amended, for repeal of A-1 zoning district changing property now zoned A-1 to A-2 zoning district (to replace interim regulations established on various occasions by the Board of Supervisors with similar zoning through full public hearings, NS-9.2, NS-9.4, and NS-9.122).

PUBLIC HEARING OF APRIL 4, 1960

Public hearing was held on proposed amendment. The Secretary advised the Commission that the proposed amendment was intended to repeal all A-1 zoning districts in the County and to apply A-2 zoning district regulations on such A-1 districts, and further indicated that the proposed amendment would precise interim regulations established by the Board of Supervisors by the adoption Ordinance NS-9.122, which had as a emergency measure imposed such A-2 zoning districts regulations on all areas presently under A-1 zoning districts regulations, and advised the Commission that the recommendation to the Board of Supervisors should be favorable to repeal certain interim ordinances which, after effectuation of the proposed amendment to the zoning ordinance, would render such interim ordinances invalid. Commission discussion indicated concurrence with the report of the Secretary. No persons appeared to be heard. Following further Commission discussion and upon closing of public hearing, it was moved by Commissioner Wilder, seconded by Commissioner Lester, and carried, to adopt Resolution No.5126, recommending the proposed amendment to the Board of Supervisors and adopting findings thereon.

"A-1" Repeal
Zon/Regulations A-2 Districts

COUNTY OF SANTA CLARA
PLANNING COMMISSION

W. W. CURTNER
SAL A. RUIZ
MORGAN STEDMAN
CARROLL WENTZ
WILL B. WESTON
CHRISTIAN A. WILDER
ROBERT L. WELCH, CHAIRMAN
KARL J. BELSER, DIRECTOR
WOODBRIDGE MARSHALL, SECRETARY

SANTA CLARA COUNTY OFFICE BLDG. • CIVIC CENTER
FIRST & ROSA STREETS, SAN JOSE, CALIFORNIA

May 5, 1960

The Board of Supervisors
County of Santa Clara
Civic Center
20 West Rosa Street
San Jose, California

re: ZON/Regulations
Amendments to sections 4,7,10,11& 12,
Ord. No. NS1200,repealing A-1 Zoning Districts.

Gentlemen:

By order of the County of Santa Clara Planning Commission, I transmit herewith the completed file of a proceeding before said Commission on a proposed amendment to the Zoning Ordinance.

This file contains the following enclosures:

1. Petition for change of zone.
2. Resolution of the Planning Commission proposing an amendment and directing the Secretary to set time and place for hearing.
3. Notice of Hearing which conforms to Section 32.1.
4. Affidavit of publication of Notice of Hearing.
5. Copy of recommended proposed amendment ~~in form prescribed by Section 32.1~~.
6. Planning Commission resolution affirmatively recommending adoption by the Board of Supervisors, and Report of Findings ~~attached thereto~~.
7. Summary of hearings before the Planning Commission.

Very truly yours,

COUNTY OF SANTA CLARA PLANNING COMMISSION

John S. Haas

~~WOODBRIDGE MARSHALL~~, Secretary

WM:lde

FILE NO.

PC #9 (Rev. Apr 57)

ORDINANCE NO. NS-1200.22

AN ORDINANCE AMENDING SECTION 33.1 OF THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA RELATING TO THE EXCAVATION OF NATURAL MATERIALS

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1: Section 33.1 of Ordinance No. NS-1200 is amended to read:

Sec. 33.1. In addition to uses permitted in any Zoning District, the following uses may be established subject to the issuance of a permit therefor:

1. Public Utility and Service uses.
2. Commercial excavating of natural materials. Excavation of natural materials does not include installation, maintenance or operation of screening or washing plants or apparatus, rock crushing plants or apparatus, batching plants, mixing plants for either cement or asphaltic concrete, aggregate dryers, block or tile plants or similar processing operations.
3. Airport
4. Library
5. Public Community Center
6. Church
7. Hospital
8. Educational, charitable and philanthropic institutions
9. Cemetery, crematory and mausoleum
10. Public Buildings

SECTION 2. This Ordinance is an urgency measure necessary for the immediate preservation of the public peace, health or safety and shall go into immediate effect. The facts constituting

A question has arisen as to the scope of operations permitted in connection with a use permit for the commercial excavation of natural materials. It has been the policy of the Planning Department and the Board of Supervisors not to include processing operations as part of the excavation of natural materials. In order that the Ordinance will clearly express the practice of the County and the intent of the Board of Supervisors, it is essential that this Ordinance go into immediate effect.

SECTION 3: The Clerk of the Board of Supervisors shall forthwith publish this Ordinance once with the names of the members voting for and against the same in a newspaper of general circulation published in the said County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on MAY 31 1960, 1960, by the following vote:

AYES: Supervisors, Hubbard ~~[illegible]~~ LEVIN SLAGH WEICKERT DELLA MAGGIORE

NOES: Supervisors, None

ABSENT: Supervisors, None

[signature]
Chairman of the Board of Supervisors

ATTEST: JEAN PULLAN, Acting Clerk of the Board of Supervisors

[signature]

FRANCISCAN
AND
RELATED ROCKS

and their significance
in the geology of
western California

BULLETIN 183
California Division of Mines and Geology

FRANCISCAN AND RELATED ROCKS, AND THEIR SIGNIFICANCE IN THE GEOLOGY OF WESTERN CALIFORNIA

By EDGAR H. BAILEY, WILLIAM P. IRWIN, and DAVID L. JONES, Geologists
U.S. Geological Survey, Menlo Park, California

1964



BULLETIN 183
CALIFORNIA DIVISION OF MINES AND GEOLOGY
1416 Ninth Street, Sacramento 95814



Photo 33. Calera type of limestone with chert nodules. Llagas Creek, Morgan Hill quadrangle.

side of the fault, the limestone recurs about 16 miles to the south on Black Mountain in the Palo Alto quadrangle, and it continues southward as isolated exposures into the northern part of the San Juan Bautista quadrangle. On the San Francisco peninsula the limestone is extensively quarried for cement and crushed rock for road materials and aggregate, but elsewhere most masses are smaller, and have more limited economic potential.

Exposures of Franciscan limestones are elongate or lenticular masses from a few feet to as much as a mile in length and from several feet to 400 feet or more in thickness. Most are small, isolated masses only a few feet thick. Some of the lenticularity of the limestone bodies can be ascribed to tectonic dislocations, but initial deposition of at least some of them was as small lenses, and beds with a depositional continuity of over a mile were probably uncommon. The isolated masses do not everywhere lie at exactly the same stratigraphic horizon, but their fossil content indicates that all were deposited during only a brief part of the time spanned by the deposition of the entire assemblage of Franciscan rocks.

Several different types of limestone have been recognized, but the most common kinds are a white-weathering, light- to dark-gray type which Lawson (1902, p. 416; see also Lawson, 1914) named the Calera Limestone, and a pink to deep-red laminated limestone which is best known from exposures near Laytonville in the northern Coast Ranges. These two types of limestones generally do not occur together, but they are nearly of the same age. We herein refer to the red limestone as the Laytonville-type limestone and the white as the Calera-type, as exact correlation of the various masses cannot yet be made.

Chert is commonly associated with Franciscan limestones and in places constitutes 30 percent or more of the total volume. It occurs both in lenticular beds and as isolated, generally loaf-shaped nodules (photos 33 and 34). Chert associated with the iron-poor Calera-type limestone ranges in color from light gray to black and is usually highly fractured and cut by many thin veins. The chert that occurs with the Laytonville-type limestone is generally red, as both it and the limestone contain goethite. The red cherts with the limestone locally contain Radiolaria and seem to be similar to the typical rhythmically layered Franciscan cherts that are closely associated with greenstones.

Calera type of limestone. The Calera Limestone was named by Lawson (1902, p. 416) for exposures in sea cliffs at the lower end of Calera Valley, San Mateo County. It was later relegated by Lawson (1914) as the basal member of his Cahil Sandstone. As typically developed, this limestone is dense, aphanitic, massively bedded, and locally it contains abundant Foraminifera. Its color ranges from light gray to bluish gray to nearly black, with lighter shades predominating. Locally, some beds have a light-pink to flesh or salmon color, but none are deep pink or red. At its type locality near Rockaway Beach on San Francisco peninsula, the Calera Limestone Member of the Franciscan Formation forms a lens-shaped body at least 200 feet thick, which Miranda (1947) subdivided into five alternating zones of gray and black limestone. The gray limestone units are very fine grained, well bedded, cut by many thin calcite veins and contain abundant Foraminifera (photos 35, 36, and 44). The black limestone units have thinner beds, fewer calcite veins, fewer Foraminifera, and a coarser grained, granular texture.

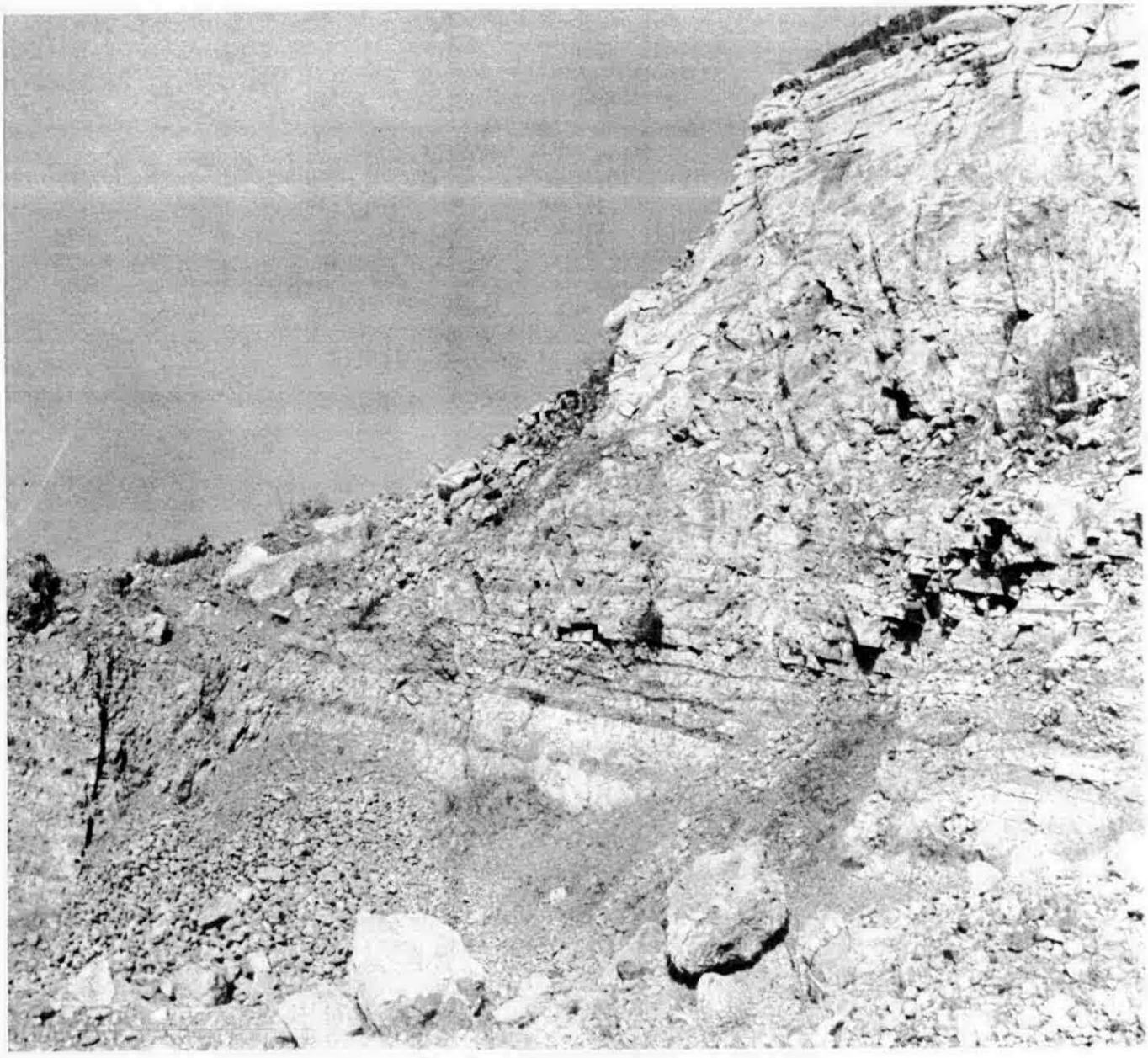


Photo 34. Calera type of limestone with interbedded chert layers (dark gray), Permanente Cement Co. quarry, Palo Alto quadrangle.

On being struck with a hammer, the black limestone emits a strong bituminous odor.

Farther south in the quarries of the Permanente Cement Co., near Los Altos in the Palo Alto quadrangle and in scattered outcrops in the New Almaden area, a limestone like the Calera is divisible into an upper light-colored, foraminiferal unit and a lower bluish-gray unit in which Foraminifera are rare or absent. In the southern part of the Permanente quarry, the upper light-colored unit is split into two members by an intervening basaltic layer (photo 37). Based on information supplied by Mr. Don Towse, geologist, Permanente Cement Co., a generalized stratigraphic section of the limestone in the Permanente quarry is as follows:

Stratigraphic unit	Thickness (in feet)	Average $CaCO_3$ content of bulk samples that include interbedded chert (in percent)
Upper "white" limestone	130	75
Basalt	90	
Lower "white" limestone	110	50
"Blue" limestone	160	87
Fault contact with Franciscan volcanic rocks.		

Glauconitic limestone occurs in the New Almaden area as small, isolated masses. This limestone is coarsely crystalline, contains numerous lenses and pellets of glauconite, and lacks interbedded or nodular chert and Foraminifera. It appears to occur stratigraphically above other lenses of light-colored limestone that more



Photo 35. Photomicrograph of Calera type of limestone showing benthonic and pelagic Foraminifera. Note calcite vein displaced by stylolite. Black Mountain, Palo Alto quadrangle.

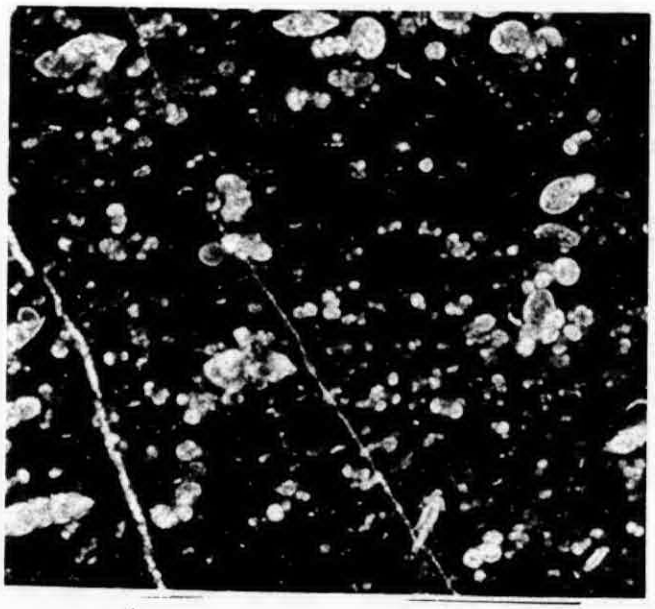


Photo 36. Photomicrograph of Calera type of limestone from Black Mountain in the Palo Alto quadrangle. Foraminifera are pelagic types and consist chiefly of globotruncanids and globogerinids.



Photo 37. Calera type of limestone overlain by Franciscan greenstone. Permanente Cement Co. quarry, Palo Alto quadrangle.

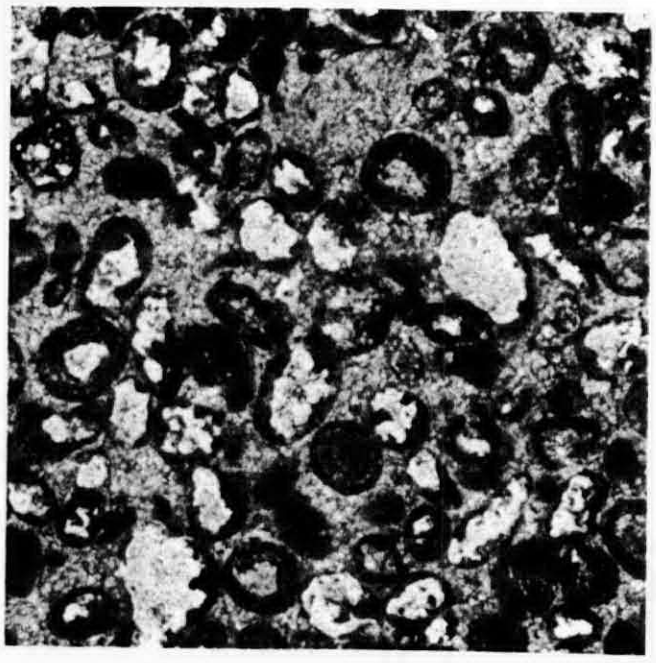


Photo 38. Oölitic Franciscan limestone from Longwall canyon, Los Gatos quadrangle.

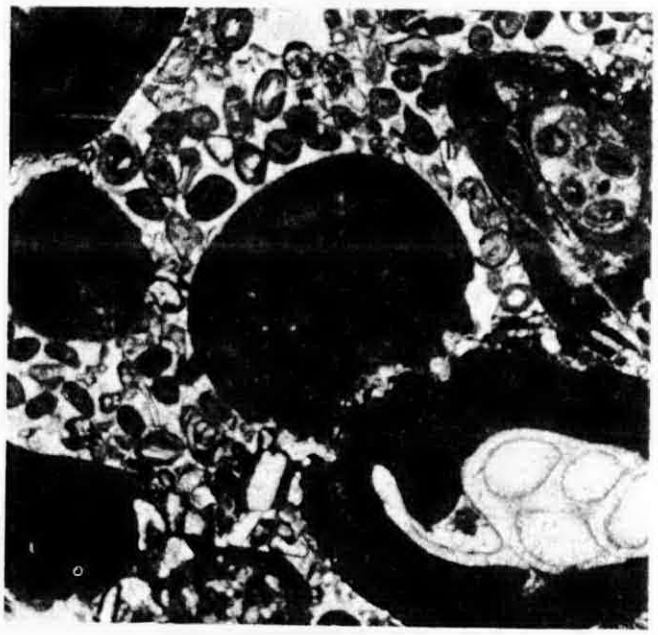


Photo 39. Oölitic Franciscan limestone from Longwall Canyon, Los Gatos quadrangle showing algal (?) pisolites with nuclei consisting of a gastropod and an oölitic lump.

closely resembles the Calera Limestone at its type locality.

Oölitic limestone, apparently a phase of the Calera-type limestone, occurs at one locality south of New Almaden. It is prominently exposed as a few scattered, lenticular beds approximately 50 feet thick and several hundred feet long. The lowest exposed portion is composed of 10 to 20 feet of massive, coarsely crystalline limestone which shows no bedding, current features or any definite traces of organic debris, and the upper portion is oölitic (photos 38 and 39). The oölitic part, however, is not clearly separated into distinct beds but occurs as irregular masses within structureless, crystalline limestone. These oölitic parts exhibit no bedding, channelling, or other evidence of current activity such as is normally associated with oölitic limestones. Most of the oöliths are well sorted and have an average diameter of about 0.3 mm. Their nuclei consist of a variety of material including clear grains of calcite, dense microcrystalline calcite, shell fragments, echinoid plates and spines, fragments of coral, and corroded pieces of volcanic rock. The matrix consists of clear, finely crystalline calcite. The thickness of the oölitic coating varies from the thin skin, consisting of one or two layers surrounding a large nucleus, to many layers surrounding a minute nucleus. The microcrystals of calcite forming the concentric layers are all arranged radially, rather than tangentially as are the aragonite crystals in recently formed oöliths (Rusnak, 1960, p. 471-480).

Locally within this oölitic limestone mass, oöliths of two different-sized groups occur together. Large oöliths, or pisolites, averaging about 2.0 mm in diameter are interspersed in a groundmass of small oöliths averaging about 0.2 to 0.3 mm in diameter (photos 39, 40). The pisolites tend to have irregular concentric layers which are neither as thick nor as sharply defined as those in the small oöliths. Nuclei of the pisolites consist of minute gastropod shells, organic debris including echinoid plates and spines, shell fragments, and algal fragments, together with altered vesicular mafic glass, and aggregates of smaller oöliths. Foraminifera were not observed, either as nuclei or in the matrix, but possibly some of the comminuted organic debris consists of foraminiferal remains. Despite the abundance of fossil debris, only a few relatively well preserved megafossils have been found in this oölitic limestone. These include an echinoid, *Stereocidaris baileyi* Fell, of Late Cretaceous age (see Fell, 1962, p. 29) and a specifically indeterminable specimen of *Nerinea*.

The occurrence of pisolites and oöliths together is anomalous in that most oölitic limestone are very well sorted (Rusnak, 1960; Newell and others, 1960). This association of oöliths of two sizes suggests mixing of material from two different environments or two different modes of formation. Possibly the larger pisolites were formed by algal growth around a nucleus which consisted of organic debris, rock fragments, or oölitic lumps. Similar algal pisolites, formed by *Sphaerocodium bernemanni* Rothpletz, have been illustrated by Hagn (1955, pl. 7). A comparable mixing of small

Photo 40 (opposite). Oölitic Franciscan limestone from Longwall canyon, Los Gatos quadrangle, showing larger algal(?) pisolites in an oölitic matrix.

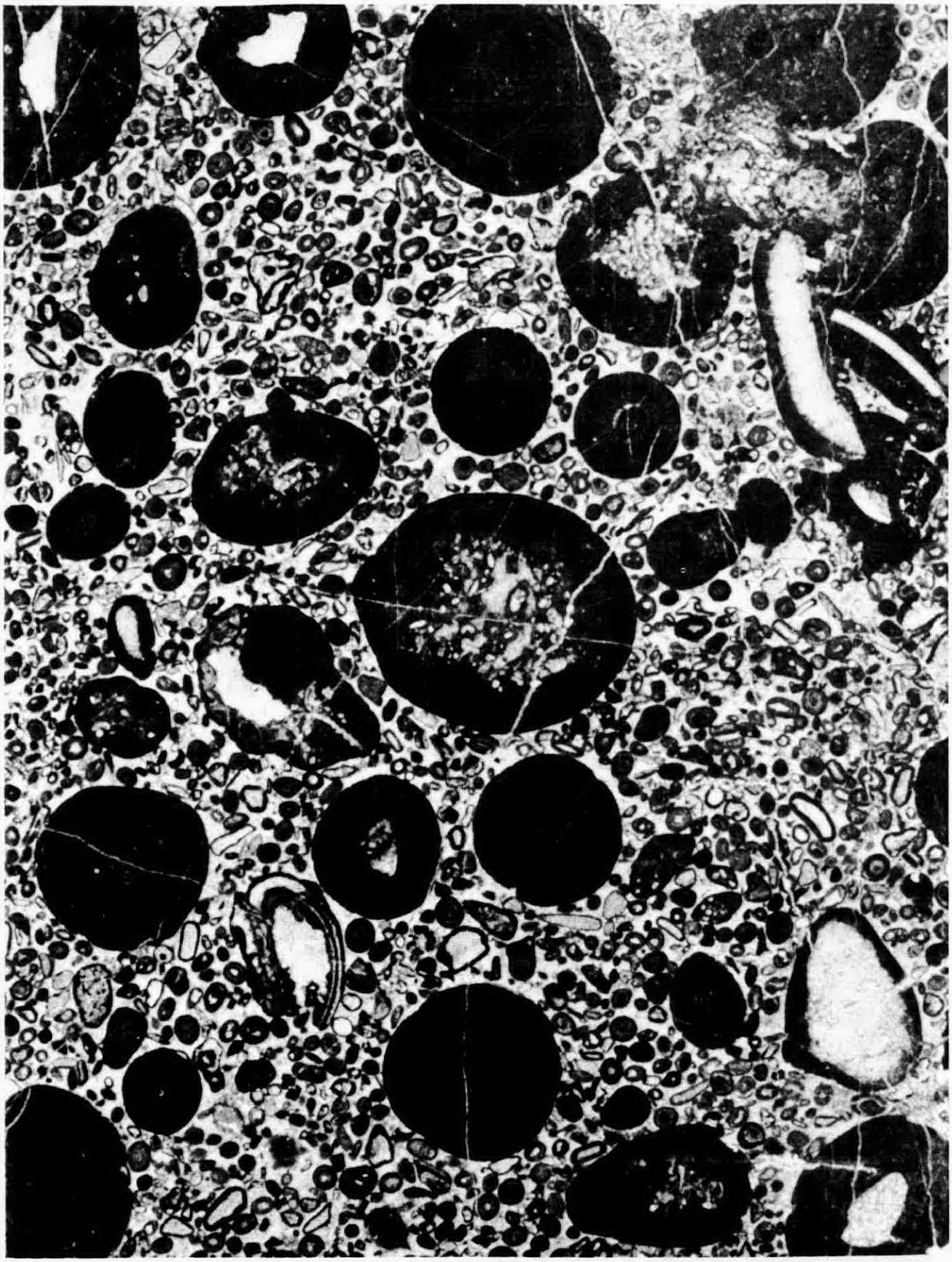

2mm



Photo 41 (above). Organic-detrital, pelletal Franciscan limestone from Fifield Ridge, San Mateo quadrangle, showing pieces of corals and bryozoans.

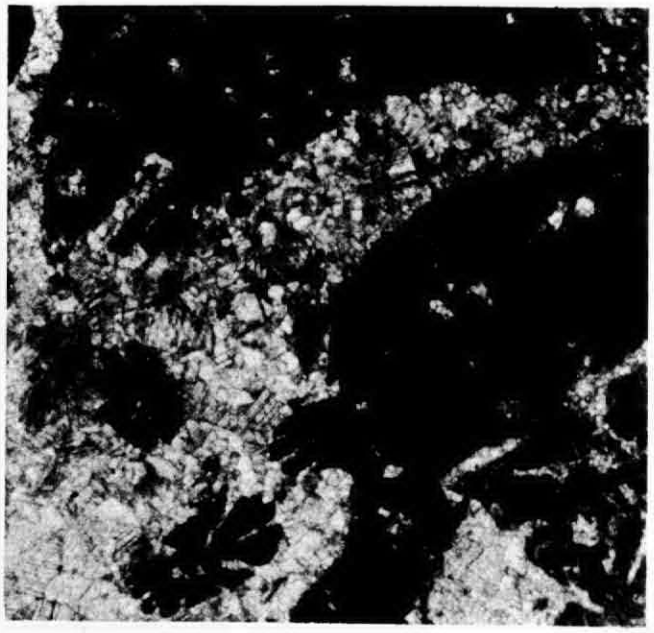


Photo 42 (above). Organic-detrital, pelletal Franciscan limestone from Fifield Ridge, San Mateo quadrangle, showing colonial (hermatypic) corals.

Photo 43 (below). Organic-detrital, pelletal Franciscan limestone from Fifield Ridge, San Mateo quadrangle, showing solitary corals.

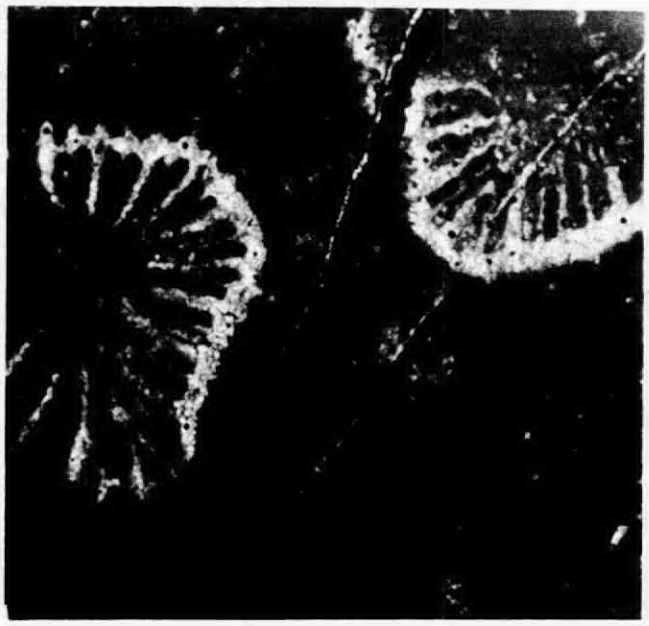


Photo 44 (below). Franciscan red limestone (Laytonville-type) from near Annapolis, Skaggs quadrangle, showing Foraminifera (mainly globotruncanids) concentrated in layers.



oöliths and algal pisolites from the Green River Formation of Eocene age is described by Bradley (1929). However, the Green River pisolites differ from the very round Franciscan pisolites in being more irregular with much thicker and less uniform concentric layers.

Perhaps related to the oölitic limestone is an organic detrital limestone that occurs in small amounts at several places on the San Francisco peninsula, notably on Black Mountain west of Palo Alto, on Fifield Ridge west of Crystal Springs Reservoir, and in Permanente Creek below the Permanente Cement Co. quarry (photo 41). This rock consists of rounded grains composed of skeletal material, larger shell fragments, and finely crystalline, elongate, dark-colored pellets set in a clear calcite matrix. The rounded grains average about 0.15 mm in length and about 0.08 mm in width, although there is much variation in shape and size. Identifiable organic material consists of molluscan shell fragments, algal debris, echinoid plates and spines, pieces of bryozoans, and small solitary corals and fragments of probable hermatypic colonial corals (photos 42 and 43).

Laytonville type of limestone. The red, or Laytonville type of limestone is not as abundant as the white Calera-type limestone, and it usually occurs in much smaller and thinner patches. One exposure near Laytonville has a thickness of nearly 100 feet (E. W. Hart, written communication, 1963). Because the red limestone occurs in smaller masses than the Calera-type limestone, and is also less pure, it has not been regarded as a potential source for cement and has received little study. The red color is due to the presence of ferruginous material, which may constitute as much as 40 percent of the total. As determined by X-ray, this red mineral is chiefly geothite, identical to that found in the red Franciscan chert. In some deposits, the red limestone is well laminated or may show 1-inch color banding, but in others it is massive and shows little or no internal structure. Interbedded red chert commonly occurs with the red limestone. Although the same kinds of Foraminifera are equally abundant in the Laytonville and Calera types of limestone (photo 44), megafossils are unknown in the red variety.

Foraminifera. Locally, Foraminifera are extremely abundant in both the Laytonville and Calera types of limestone, and in some instances as much as 50 percent of the rock is composed of foraminiferal tests. Within the Foraminifera-rich part of the limestone, Foraminifera are scattered throughout the microcrystalline matrix with random orientation and generally with no sign of bedding or of having been sorted. There is no indication that the matrix has been winnowed, with a resulting concentration of the foraminiferal tests. In one specimen of red limestone, however, graded bedding was noted, with large Foraminifera concentrated at the base of each bed and with successively smaller Foraminifera toward the top. Several repetitions of this sequence occur in a single thin section (photo 44). In much of the limestone, however, Foraminifera are lacking, and their absence appears to be a primary feature, as much of the rock consists of very fine grained, microcrystalline calcite that has not recrystallized. The Foraminifera consist predominantly of pelagic forms, including globigerinids and globotruncanids. Benthonic Foraminifera generally are rare, but at one locality, in the New Almaden area, Cushman and Todd obtained a fairly abundant benthonic fauna from a tuffaceous bed interbedded with Calera type of limestone. These forms include: *Gaudryina, Pseudoclavulina, Arenobulimina, Tritaxilina, Eponides,* and others.

Chemical composition and insoluble residue. Chemical analyses of the Calera type of Franciscan limestone are given in table 11, and more complete new analyses of the Laytonville type are given in table 11a. The analyses indicates that both types of limestone contain unusually small amounts of magnesium and phosphate. They also show that the red limestone differs from the Calera variety chiefly in its much larger content of ferric oxide, present as goethite, and its larger content of manganese oxide, which is probably present in the form of manganese carbonate.

Insoluble residues, available only for the purer Calera-type limestone, have been studied by Pantin (1946) and Miranda (1947). The material insoluble in HCl averages between 1 and 2 percent and ranges from a low of 0.005 percent to over 20 percent. The residues consist largely of chert, grey and black authigenic silt, and very fine grained quartz sand, but include minor pyrite, barite, garnet, glauconite, organic matter, limonite pseudomorphic after pyrite, and limonite pseudomorphic after microfossils. Authigenic pseudocubic quartz is abundant locally and is particularly common in the oölitic limestone, where it disrupts the concentric layers of oöliths.

Relation of limestone to other rocks. Both the red, or Laytonville-type, and the white-weathering, or Calera-type, limestones generally occur with volcanic rocks, but in most cases, details of the contacts are obscure because of structural complexities or inadequate exposures. Red limestone seems to occur invariably with pillow basalts and is found as matrix separating pillows, draped over the top of masses of pillows, or interbedded with red radiolarian chert in a volcanic rock-chert sequence. The white limestone of the Calera type appears to be most commonly associated with pyroclastic volcanic rocks, rather than with pillow basalts, and thin beds of tuff are locally found interbedded with limestone. In a few places, particularly in the Los Gatos and San Juan Bautista quadrangles, lenses of white limestone seem to be interbedded with graywacke rather than with volcanic rocks.

Origin. The origin of the various kinds of limestone in the assemblage of Franciscan rocks can be ascribed to several different, but probably related, processes.

Table 11. Analyses of Calera type of Franciscan limestone.

	1	2	3	4	5	6
SiO_2	2.08	1.52	1.56	17.2	0.91	0.08
Al_2O_3	0.56	0.47	0.47	1.4	0.61	Nil
Fe_2O_3			0.22	0.6	0.30	0.07
MgO	0.20	0.14	0.21	0.3	0.77	0.34
CaO	54.44	54.84	54.43	44.2	55.11	53.8
CO_2	42.92	43.33	42.99	(34.7)	42.24	44.7
Total	100.25[a]	100.45[b]	99.99[c]	98.4	100.36[d]	99.87[e]
$CaCO_3$	97.36	98.17	97.42	78.9	97.35	98.5

1-2. Limestone from Permanente Canyon, Palo Alto quadrangle, Santa Clara County, California. (Lawson, 1919, p. 5). Analysis by W. L. Lawson.

3. Limestone from Black Mountain, Palo Alto quadrangle, Santa Clara County, California. (Huguenin and Costello, 1921, p. 185). Analysis by S. A. Tibbetts; recast.

4. Average of 8 analyses of bulk limestone from Permanente Quarry, Palo Alto quadrangle, Santa Clara County, California. Data supplied by Permanente Cement Co.; analyst unknown. CO_2 calculated.

5. Oölitic limestone from Longwall Canyon, Los Gatos quadrangle, Santa Clara County, California. Analysis by A. C. Vlisidis, U.S. Geol. Survey.

6. Oölitic sand from Dollar Harbor, South Cat Cay, Bahama Islands (Newell, Purdy, and Imbrie, 1960, p. 489). Analysis by Arthur Horen.

[a] Includes 0.05 H_2O and trace of SO_3 and P_2O_5.
[b] Includes trace of SO_3 and P_2O_5.
[c] Includes 0.05 Mn_2O_3, 0.15 H_2O, and 0.06 P_2O_5.
[d] Includes 0.01 MnO, 0.10 H_2O, and 0.31 P_2O_5.
[e] Includes 0.34 NaO(?), 0.04 K, 0.19 NaCl(?), and 0.30 SO_4. CO_2 reported as "loss on ignition" and probably includes some H_2O.

Some small deposits, such as the organic detrital, pelletal limestones, were formed mainly by mechanical abrasion of shell material; and others, such as the oölitic limestone in the New Almaden area, were formed by chemical precipitation in shallow, agitated waters. For the bulk of the Franciscan limestone, however, an origin different from either of the two mentioned seems to be required.

Table 11a. Analyses of Laytonville type of Franciscan limestone.

	1	2
SiO_2	2.0	2.4
Al_2O_3	0.61	0.42
Fe_2O_3	2.3	2.6
FeO	0.23	0.00
MgO	0.00	0.00
CaO	52.8	50.0
Na_2O	0.10	0.14
K_2O	0.08	0.08
H_2O^-	0.32	0.34
H_2O^+	0.66	0.65
TiO_2	0.02	0.02
P_2O_5	0.12	0.12
MnO	0.48	0.59
CO_2	40.7	41.5
Total	100	99.
$CaCO_3$	92.5	89.3
Powder density	2.73	2.74

1. Red limestone (62-1). From crest of Smith Ridge, 6,900 feet N. 36°W. of Black Mountain, Fort Ross 7½-minute quadrangle, Skaggs quadrangle, Sonoma County, Calif.

2. Red foraminiferal limestone (62-26). North Branch Road, 3,000 feet S. 25° W. of Rockpile Peak, Ornbaun SE 7½-minute quadrangle, Ornbaun quadrangle, Mendocino County, California.

Samples analyzed by methods described in U.S. Geol. Survey Bull. 1144-A. Analyses by Paul Elmore, S. D. Botts, Gillison Chloe, Lowell Artis, H. Smith.

The presence of appreciable amounts of pelagic foraminiferal tests in the Franciscan limestone at first suggests an analogy with Recent deep-sea *Globigerina* ooze deposits, but other features seem to contradict this. Today, *Globigerina* oozes are forming in warmer parts of oceans above a critical depth wherever deposition of terrigenous material is scant, and much is known concerning their chemistry and rate of deposition. According to Kuenen (1950, p. 352) the amount of lime in such *Globigerina* oozes ranges from 30 to well over 90 percent, with the average being about 65 percent. The higher values, which are those that approach the values of Franciscan limestones most closely, are reported from oozes obtained from depths of 1,000 meters or less, and the lower values are reported from depths of 4,000 to 5,000 meters. Below this latter depth, the amount of lime in sediments decreases abrubtly, owing mainly to dissolution of lime in colder, more highly carbonated water.

The scarcity of terrigenous material in the Franciscan limestone indicates either that the currents responsible for deposition of graywacke and shale were prohibited from reaching sites of limestone deposition, or that limestone deposition was so extremely rapid as to mask the terrigenous increment. Conceivably, deposition of limestone on topographically high areas or on volcanic seamounts could effectively isolate the limestone from contamination; however, Hamilton (1956, p. 34) and others have shown that current activity is sufficient to maintain Recent seamounts as regions of nonaccumulation of *Globigerina* ooze. Possibly, the ooze could be deposited on the seamounts and then be washed, or slumped, into adjoining protected basins where it could accumulate as discontinuous, lens-shaped masses. Although both the organic detrital and oölitic limestones may have been displaced from shallow into deeper water, the more abundant foraminiferal limestones show no evidence of having been winnowed or sorted by current activity, nor have slump structures or other features indicative of mass movement been observed. A lack of mixing together of interbedded limestone and tuffaceous volcanic material also argues against sliding or slumping. Average rates of deposition of *Globigerina* ooze in the Atlantic and Indian Oceans were determined by Schott (1939) as 1.2 and 0.6 cm per 1,000 years. At an average depositional rate of 1.0 cm per 1,000 years, the age span of the thickest of the bodies of the Calera-type limestone would be about 20 million years, or equal to about half of the entire Late Cretaceous. Although the age span of the Franciscan limestone is not known precisely, no clear-cut paleontologic sequence or age differentiation has been established, even within limestone masses that are hundreds of feet thick. This suggests that deposition was quite rapid and probably exceeded the present rate of accumulation of ooze.

These differences between Franciscan limestone deposits and Recent *Globigerina* ooze deposits are sufficient to suggest that the Franciscan limestone may have had a different mode of origin. Judging from its extremely fine grain size, its sporadic distribution in lens-shaped pods, its nearly constant association with volcanic rocks, as well as the variable abundance and seemingly random distribution of Foraminifera, the typical Franciscan limestone may have been a result of volcanic activity and formed by direct chemical precipitation of calcite with concomitant accumulation of minor amounts of organic shell material, mainly foraminiferal tests. A similar association of submarine volcanic rocks, red limestone, and chert, lithologically comparable to the Franciscan, has been described by Park (1945) from the Olympic Mountains, Washington. Park, drawing on earlier work of Kania (1929), suggested that submarine extrusion of lava together with fumarolic activity caused the precipitation of $CaCO_3$ through the release of CO_2 by agitation and warming of the sea water. Lime may have been made available by the reaction of sea water and erupting magma, as chemical analyses of pillow lavas and tuffs (see tables 4-7) suggest that mafic Franciscan magmas lost large amounts of lime to the ocean. The abundant ferruginous material in the red limestone may also have resulted from the reaction of sea water and lava and the coprecipitation of ferric hydroxide. Its similarity to the coloring matter in the red Franciscan cherts and shales, as well as local occurrences of red limestone and chert together, suggests a common origin of the ferruginous material in both limestone and chert. The absence of ferruginous material in the light-colored limestone of the Calera type indicates a somewhat different environment, perhaps due to a difference in depth of deposition in which iron either was not extracted from the magma or remained in solution in the sea water as a ferrous compound. It may be significant that all of the limestones that afford some textural or faunal indication of shallow-water origin are associated with the relatively iron free Calera type.

In summary, the bulk of Franciscan limestones appears to be chemical precipitate genetically associated with volcanism. Differences in the environment of deposition led to either the formation of a light-colored, iron-free, Calera type of limestone, or to the red iron-rich, Laytonville type. The depth of water in which the limestone was deposited is not known with assurance, but the dominance of open-ocean, pelagic Foraminifera, and the scarcity of a shallow-water benthonic mega- and micro-fauna, suggests fairly deep water, perhaps bathyal, for the majority of the deposits. However, other kinds of limestone, which occur in small amounts, are nonferruginous oölitic limestone and organic detrital limestone. Both of these clearly originated in shallow water, perhaps in the vicinity of seamounts or islands, but their present restricted distribution in small pods, and their association with supposed deeper water, foraminiferal varieties, suggest redeposition in deeper water through the action of submarine slides or turbidity currents.

ULTRAMAFIC ROCKS

Ultramafic rocks, chiefly serpentinites, comprise a significant part of the Franciscan terrane and are of considerable economic interest, because they contain all of the chromite, magnesite, and asbestos deposits and many of the highly productive mercury deposits of the Coast Ranges. Tests made in Russia (Asinkritov, 1956) suggest all the ultramafic rock, except the most sheared serpentinite, should be suitable for road metal for "cold-asphalt" roads. In addition, because of their unusual physical properties, the more serpentinized varieties are of special concern to engineering geologists dealing with problems of highway or dam construction. The ultramafic rocks are generally excluded from the Franciscan when it is treated as a formation, because these rocks intrude the Franciscan sedimentary and volcanic rocks. They are, however, an integral part of the eugeosynclinal assemblage, as are ultramafic rocks in similar assemblages in other parts of the world, and therefore no discussion of the eugeosynclinal assemblage that omits the ultramafic rocks could be considered to be complete.

The ultramafic rocks are widely distributed throughout the entire expanse of the Franciscan, and although most areas comprising several hundred square miles of Franciscan rocks will be found to contain at least some ultramafic masses, the masses are generally largest and most abundant along or near contacts between the Franciscan and the Great Valley sequence (pl. 1). Ultramafic masses are of equal or greater abundance in the Paleozoic and older Mesozoic rocks of the Klamath Mountains and western Sierra Nevada provinces, but, curiously, the metamorphic and granitic terrane in the southern Coast Ranges between the San Andreas and Nacimiento faults is nearly devoid of ultramafic rocks (Fiedler, 1944).

The Franciscan ultramafic rocks are all intrusive, in contrast to the mafic Franciscan greenstones, which are predominantly extrusive. The ultramafics occur as dikes, as sills, and less commonly, as plugs. These terms, however, are not wholly satisfactory for, as will be subsequently discussed in greater detail, many of the serpentinized masses appear to have been emplaced as serpentine rather than as a fluid magma or even a crystal mush, and their margins are therefore faults rather than normal igneous contacts.

Megascopic features. The largest ultramafic body in the Coast Ranges is the sill-like mass that throughout much of its length separates the assemblage of Franciscan rocks of the northern Coast Ranges from the Great Valley sequence exposed along the west side of the Sacramento Valley. This mass varies in width from less than a mile to 5 miles and is exposed over a length of nearly 70 miles. Other sill-like masses

ORDINANCE NO. NS- 1200.59

AN ORDINANCE AMENDING THE COUNTY OF SANTA CLARA ZONING ORDINANCE TO CHANGE CERTAIN SYMBOLS AND TITLES IN SAID ORDINANCE, TO CHANGE PROPERTY FROM H-1 ZONING DISTRICTS TO CT ZONING DISTRICTS, TO REPEAL H-1 ZONING DISTRICT REGULATIONS, AND TO MODIFY THE LOT SIZE REQUIREMENTS OF CERTAIN ZONING DISTRICTS.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 2-1 of the Santa Clara County Zoning Ordinance is amended to read:

Section 2-1: List of Zoning Districts

The references contained herein to the word "districts" shall refer to Zoning Districts as provided for in this Ordinance. The Zoning Districts are as follows:

A Districts

A	Exclusive Agricultural (Greenbelt)
A1	Residential & Agricultural

R Districts

R1E	One-family residence-estate
R1	One-family residence
R2	Two-family residence
R3-2.4	Low density multiple dwellings
R3-1.2	Medium density multiple dwellings
R3F	Limited multiple residences
R3	General multiple residences
RP	Residential Planned Development

S District

S	Scenic Highways

OA District

OA	Administrative Professional Offices

C. Co Counsel
Boo-Fedde, CC
Pub works
Planning

FEB 15 1967 (9)

C Districts

CN	Neighborhood Commercial
CG	General Commercial
CT	Thoroughfare Commercial

M Districts

MP	Industrial Park
ML	Light Industrial
MH	Heavy Industrial

Combining Districts - Any Zone

-a	Small Livestock
-h	Architectural and Site Approval

Combining Districts - With R1 and R1E Zones

-6	Land area per dwelling unit - 6,000 square feet
-8	Land area per dwelling unit - 8,000 square feet
-10	Land area per dwelling unit - 10,000 square feet
-20	Land area per dwelling unit - 20,000 square feet
-40	Land area per dwelling unit - 40,000 square feet

Combining Districts - With R2, R3, R3F Zones

-6L	Minimum lot size per development - 6,000 square feet
-8L	Minimum lot size per development - 8,000 square feet
-10L	Minimum lot size per development - 10,000 square feet
-20L	Minimum lot size per development - 20,000 square feet
-40L	Minimum lot size per development - 40,000 square feet

Combining Districts - Non Residential Zones and A1

-6	Minimum lot size per development - 6,000 square feet
-8	Minimum lot size per development - 8,000 square feet
-10	Minimum lot size per development - 10,000 square feet
-20	Minimum lot size per development - 20,000 square feet
-40	Minimum lot size per development - 40,000 square feet

SECTION 2:

Section 3-22 of said Ordinance is amended to read:

Section 3-22: District

1. A portion of the unincorporated territory of the County within which certain uses of land, premises and buildings are permitted and certain other uses of land, premises and buildings are not permitted and within which certain yards and other open spaces are required and certain building site areas are established and certain height limits are established for buildings, all as set forth and specified in this Ordinance.

2. A portion of the unincorporated territory of the County within which are applied certain regulations designated as combining regulations or combining districts as set forth in this Ordinance.

SECTION 3:

The title of Article 4 of said Ordinance is amended to read:

Article 4 - Regulations for A Exclusive Agricultural (Greenbelt) Zoning Districts

SECTION 4:

Section 4-1 of said Ordinance is amended to read:

4-1: Application. The following regulations shall apply in any A zoning district.

SECTION 5:

Section 4-4 of said Ordinance is amended to read:

4-4: Conditional Uses. The following conditional uses may be established in an "A" District subject to the securing of a Use Permit as provided in Article 47 of this Ordinance:

School (elementary and high) and church (except rescue mission or temporary revival);

Park, playground or community center, owned and operated by a governmental agency or a non-profit community organization; ~~and~~

Golf Course (except driving tee or range, miniature course and similar uses operated for commercial purposes);

Permanent Farm Labor Camp

Kennels.

SECTION 6:

The title of Article 5 of said Ordinance is amended to read:

Article 5 - Regulations for A1 Residential & Agricultural Zoning Districts

SECTION 7:

The title of Article 6 of said Ordinance is amended to read:

Article 6 - Regulations for R1E One-Family Residence Estate Zoning Districts

SECTION 8:

The title of Article 7 of said Ordinance is amended to read:

Article 7 - Regulations for R1 One-Family Residence Zoning Districts

SECTION 9:

The title of Article 8 of said Ordinance is amended to read:

Article 8 - Regulations for R2 Two-Family Residence Zoning Districts

SECTION 10:

The title of Article 9 of said Ordinance is amended to read:

Article 9 - Regulations for R3-2.4 Low Density Multiple Dwellings Zoning Districts

SECTION 11:

The title of Article 10 of said Ordinance is amended to read:

Article 10 - Regulations for R3-1.2 Medium Density Multiple Dwellings Zoning Districts

SECTION 12:

The title of Article 11 of said Ordinance is amended to read:

Article 11 - Regulations for R3F Limited Multiple Residence Zoning Districts

SECTION 13:

The title of Article 12 of said Ordinance is amended to read:

Article 12 - Regulations for R3 General Multiple Residence Zoning Districts

SECTION 14:

The title of Article 13 of said Ordinance is amended to read:

Article 13 - Regulations for RP Residential Planned Development Zoning Districts

SECTION 15:

The title of Article 18 of said Ordinance is amended to read:

Article 18 - Regulations for OA Administrative-Professional Office Zoning Districts

SECTION 16:

The title of Article 19 of said Ordinance is amended to read:

Article 19 - Regulations for CN Neighborhood Commercial Zoning Districts

SECTION 17:

The title of Article 20 of said Ordinance is amended to read:

Article 20 - Regulations for CG General Commercial Zoning Districts

SECTION 18:

The title of Article 25 of said Ordinance is amended to read:

Article 25 - Regulations for MP Industrial Park Zoning Districts

SECTION 19:

The title of Article 26 of said Ordinance is amended to read:

Article 26 - Regulations for ML Light Industrial Zoning Districts

SECTION 20:

The title of Article 27 of said Ordinance is amended to read:

Article 27 - Regulations for MH Heavy Industrial Zoning Districts

SECTION 21:

The title of Article 31 of said Ordinance is amended to read:

Article 31 - Regulations for -a Small Livestock Combining Zoning Districts

SECTION 22:

The title of Article 32 of said Ordinance is amended to read:

Article 32 - Regulations for -h Architectural and Site Approval Combining Zoning Districts

SECTION 23:

Article 33 of said Ordinance is amended to read:

Article 33 - Combining Zoning Districts

Section 33-1: Application and Definition

(a) Within zoning districts A, A1, R1 and R1E combined with a combining zoning district, the following regulations as to land area per dwelling unit, depth of front yard and width of side yard shall apply and shall supersede any conflicting regulations in the zoning district:

-6 Land area combining zoning districts:

Minimum land area per dwelling unit, six thousand (6,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, six (6) feet.

-8 Land area combining zoning districts:

Minimum land area per dwelling unit, eight thousand (8,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, eight (8) feet.

-10 Land area combining zoning districts:

Minimum land area per dwelling unit, ten thousand (10,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, ten (10) feet.

-20 Land area combining zoning districts:

Minimum land area per dwelling unit, twenty thousand (20,000) square feet; front yard depths, thirty (30) feet; side yard widths, fifteen (15) feet.

-40 Land area combining zoning districts: Minimum land area per dwelling unit, forty thousand (40,000) square feet; front yard depths, thirty (30) feet; side yard widths, twenty (20) feet.

(b) Within zoning districts R2, R3 and R3F combined with a combining zoning district, the following regulations as to building site area (minimum lot size), depth of front yard and width of side yards shall apply and shall supersede any conflicting regulations in the zoning district.

-6L Lot size combining zoning districts: Minimum building site area, six thousand (6,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, six (6) feet.

-8L Lot size combining zoning districts: Minimum building site area, eight thousand (8,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, eight (8) feet.

-10L Lot size combining zoning districts: Minimum building site area, ten thousand (10,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, ten (10) feet.

-20L Lot size combining zoning districts: Minimum building site area, twenty thousand (20,000) square feet; front yard depths, thirty (30) feet; side yard widths, fifteen (15) feet.

-40L Lot size combining zoning districts: Minimum building site area, forty thousand (40,000) square feet; front yard depths, thirty (30) feet; side yard widths, twenty (20) feet.

(c) Within nonresidential zoning districts and A1 zoning districts combined with a combining zoning district, the

following regulations as to building site area (minimum lot size), depth of front yard and width of side yard shall apply and shall supersede any conflicting regulations in the zoning district:

-6 Lot size combining zoning districts: Minimum building site area, six thousand (6,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, six (6) feet.

-8 Lot size combining zoning districts: Minimum building site area, eight thousand (8,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, eight (8) feet.

-10 Lot size combining zoning districts: Minimum building site area, ten thousand (10,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, ten (10) feet.

-20 Lot size combining zoning districts: Minimum building site area, twenty-thousand (20,000) square feet; front yard depths, thirty (30) feet; side yard widths, fifteen (15) feet.

-40 Lot size combining zoning districts: Minimum building site area, forty thousand (40,000) square feet; front yard depths, thirty (30) feet; side yard widths, twenty (20) feet.

Section 33-2: Regulations

The foregoing regulations shall be subject to the following provisions:

(a) Any parcel of land in any land area combining district or lot size combining district may be used as a building site for a dwelling of the character permitted in the district with which is combined such combining district, provided that all other regulations for such

district, as prescribed by this Ordinance, shall be complied with, provided, however, that the side yards of any such parcel shall each have a width not less than that required in any lot size combining district in which the minimum building site area required by this Ordinance is a number of square feet nearest the number of square feet plus one (1) square foot constituting the area of such parcel, in the event of one of the following:

1. The parcel was under one ownership at the time of the adoption of this Ordinance, when the owner thereof owns no adjoining land, or

2. The parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this Ordinance and which parcel has an area of not less than three thousand seven hundred fifty (3,750) square feet, or

3. The parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law.

(b) In any -6 lot size combining district, or -6 land area combining district, or -6L lot size combining district, on any parcel of land with an average width of less than sixty (60) feet, the width of each side yard may be reduced to ten per cent (10%) of the width of such parcel, but in no case shall the width of any such yard be less than four feet (4'), in the event of one of the following:

1. The parcel was under one ownership at the time of the adoption of this Ordinance, when the owner thereof owns no adjoining land, or

2. The parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of

the County Recorder of the County prior to the adoption of this Ordinance and which parcel has an average width of not less than thirty-seven and one-half (37-1/2) feet, or

3. The parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law.

SECTION 24:

Article 52 is added to the Santa Clara County Zoning Ordinance to read:

Article 52 - Designation References

Section 52-1: Designations

(a) The following zoning district designations shall be a reference to and be designated as the zoning district designation which is set forth hereafter:

"A-2"	shall be designated as	"A1"
"R-E"	"	"R1E"
"R-1"	"	"R1"
"R-2"	"	"R2"
"R-24"	"	"R3-2.4"
"R-12"	"	"R3-1.2"
"R-3"	"	"R3F"
"R-4"	"	"R3"
"RPD"	"	"RP"
"P-O"	"	"OA"
"C-1"	"	"CN"
"C-2"	"	"CG"
"IP"	"	"MP"
"M-1"	"	"ML"
"M-2"	"	"MH"

"-A"	"	"-a"
"-H"	"	"-h"
"H-1"	"	"CT"

(b) The following combining zoning district designations shall be a reference to and be designated as the combining zoning district designation which is set forth hereafter:

"B districts" or "B combining districts" shall be designated "lot size combining district," or "land area combining district," as such terms are defined in Article 33 of this Ordinance.

"B-1" shall be designated as "-6" or "-6L," as defined in Article 33 of this Ordinance.

"B-D^6" shall be designated as "-8" or "-8L," as defined in Article 33 of this Ordinance.

"B-D^8" shall be designated as "-8" or "-8L," as defined in Article 33 of this Ordinance.

"B-2" shall be designated as "-10" or "-10L," as defined in Article 33 of this Ordinance.

"B-3" shall be designated as "-20" or "-20L," as defined in Article 33 of this Ordinance.

"B-4" shall be designated as "-40" or "-40L," as defined in Article 33 of this Ordinance.

SECTION 25:

Article 17 of said Ordinance is repealed.

SECTION 26:

All real property located in the H1 zoning district on the effective date of this section is hereby rezoned in the CT

zoning district, provided that any use actually in existence on such date in a H1 zoning district may continue although such use does not conform with the uses specified for the district in which such use is located and such use shall be deemed a nonconforming use in accordance with and subject to the provisions of Article 38 of this Ordinance.

SECTION 27:

Section 16-6 of said Ordinance is amended to read:

Section 16-6: Development Standards

(a) Minimum Building Site Area

The minimum building site area shall be forty thousand (40,000) square feet.

(b) Minimum Lot Width

The minimum lot width shall be one hundred fifty (150) feet.

(c) Required Front Yard

Each lot shall have a front yard at least one hundred (100) feet deep except that when a lot fronts on a street other than a scenic highway, recreation road, or landscaped freeway or expressway this requirement may be reduced to not less than thirty (30) feet through the architectural and site approval procedure.

(d) Required Side Yard

Each lot shall have side yards at least twenty-five (25) feet wide except as follows:

On corner lots the minimum side yard abutting a scenic highway, recreation road, or landscaped freeway or expressway shall be one hundred (100) feet.

On corner lots adjacent to key lots the minimum side yard abutting a street other than a scenic highway,

5-2-67

recreation road, or landscaped freeway or expressway shall be thirty (30) feet.

(e) Required Rear Yard

Each lot shall have a rear yard with a depth of not less than twenty per cent (20%) of the lot depth or twenty-five (25) feet, whichever is smaller.

(f) Landscaping

Where necessary, landscaping may be required consistent with the purpose of this Ordinance.

(g) Required Removal of Non-conforming Signs

Any outdoor advertising sign or outdoor advertising structure which exists as a non-conforming use in an S Zoning District after the adoption of this Ordinance, as amended, shall continue as provided for non-conforming uses in Article 38 of this Ordinance except that every such sign or structure shall be removed within a period of five (5) years from and after the time that such sign or structure becomes a non-conforming use, notwithstanding any particular subsection of Article 38 of this Ordinance to the contrary.

SECTION 28:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on FEB 15 1967,

by the following vote:

AYES: Supervisors Della Maggiore Spangler Mehrkens Sanchez Quinn

NOES: Supervisors None

ABSENT: Supervisors None

Chairman, Board of Supervisors

ATTEST: JEAN PULLAN, Clerk
Board of Supervisors

APPROVED AS TO FORM:

Deputy County Counsel

SB:j
11-29-66

Proof of Publication

(2015.5 C.C.P.)

SAN JOSE POST-RECORD
76 West St. John Street
San Jose, California
Phone: 293-8177

Space Below for Use of Court Clerk Only

No. NS-1200.59

CHANGE IN ZONING DISTRICT DESIGNATIONS

State of California,
County of Santa Clara, ss

I, the undersigned, state that I am, and at all times herein mentioned, was a citizen of the United States of America, over the age of eighteen years and not a party to nor interested in the above entitled matter; that I am the principal clerk of the printer and publisher of the SAN JOSE POST-RECORD, a newspaper of general circulation, printed and published daily except Saturdays, Sundays and legal holidays, in the City of San Jose, County of Santa Clara, which newspaper has been adjudged a newspaper of general circulation by Superior Court of the County of Santa Clara, State of California, under date of February 3, 1922, Case Number 27844; and that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to-wit:

February 24, 1967

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 24, 1967
at San Jose, California.

Susan E. Snyder

County of Santa Clara
Planning Department
January 23, 1967 DRE

EXPLANATION OF AMENDMENTS

Section 1

(a) changes the list of zoning district designations and name titles in accordance with the ordinance amendments

Section 2

(a) adds a reference (Sec. 3-22:2) to "combining districts" to reflect a change in the title of Article 33

(b) deletes a paragraph which describes the terms "A district," "R district," "C district," and "M district," because it is felt that such terms are self-explanatory, and deletes reference to "B district" in that such districts have been changed to "land area combining" districts and "lot size combining districts."

Section 3

(a) changes the title of the "A" district

Section 4

(a) drops a reference by descriptive name title

Section 5

(a) also drops a reference by descriptive name title

Section 6 through Section 22

(a) changes the "descriptive name titles" of the various districts involved (See Draft V, Summary Study of Standardized Zoning Nomenclature)

Section 23
A. (Re Section 33-1 of the Zoning Ordinance)

(a) establishes the new "combining districts", regulations and their application, and deletes the old "B" combining district designations

(b) this section contains two changes in the combining district regulations

1) the 6' side yard requirement in the 8,000 sq. ft. lot size combining district has been deleted, retaining the 8' side yard requirement as the only side yard requirement in such combining district

Section 23 (continued)

2) reduces the lot area requirement in "1 acre" zoning to 40,000 sq. ft. instead of 43,560 sq. ft.

B. (Re Section 33-2 of the Zoning Ordinance)

(a) this section has been reworded for clarification only with no change in contents

Section 24

(a) this section is being added to the zoning ordinance in order to reference the old zoning designation which will still exist within the text of the ordinance to the new zoning designations

Section 25

(a) deletes H-1 zoning

Section 26

(a) rezones all H-1 zoning to CT (Thoroughfare Commercial)

Section 27

(a) reduces the minimum lot area requirement from 1 acre (43,560 sq.ft.) to 40,000 sq.ft. in "S" Scenic Highways zoning district

(b) other standards in this district are not changed

Section 28

(a) effective date of the ordinance

February 16, 1967

San Jose Post-Record
76 W. St. John St.
San Jose, Calif.

Attention: Legal Department

Subject: **Ordinance No. NS-1200.59 - Change in Zoning District Designations**

Gentlemen:

Please publish the enclosed **Ordinance** in the **San Jose Post-Record** on **February 24, 1967. Please furnish the maximum number of linen reprints. (ATTENTION: Mr. Seymour Rose).**

Please send two (2) copies of the bill and one (1) affidavit to this office immediately following publication.

Very truly yours,

BOARD OF SUPERVISORS

Mrs. Jean Pullan
Clerk of the Board

JP:DMR:gc
Encl

~~IN THE SUPERIOR COURT~~

OF THE

~~COUNTY OF SANTA CLARA, STATE OF CALIFORNIA~~

In the Matter of

Co. of Santa Clara

Notice of Public Hearing

Zon/Ord Amend.-Change in Zon. Dist. Designations

STATE OF CALIFORNIA, }
COUNTY OF SANTA CLARA } SS.

Helen J. Rice

being first duly sworn, deposes and says: That at all times hereinafter mentioned she was a citizen of the United States, over the age of twenty-one years, and a resident of said County, and was at and during all said times principal clerk of the NORTHWEST PUBLICATIONS, INC., the printers and publishers of the SAN JOSE MERCURY, ~~SAN JOSE NEWS~~, a newspaper of general circulation printed and published daily in the City of San Jose, in said County of Santa Clara, State of California; that the said SAN JOSE MERCURY, ~~SAN JOSE NEWS~~ is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 4460 of the Political Code, and, as provided by said section, is published for the dissemination of local and telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all said times said newspaper had been established, printed and published in said City of San Jose, in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the

Notice

of which the annexed is a printed copy, was published and printed in said newspaper at least

one day, ~~commencing on the~~

February 3, 1967

~~day of, 19, and ending on the~~

~~day of, 19, both days inclusive,~~

~~that being as often during said time as said newspaper was regularly issued~~

Subscribed and sworn to before me this 3rd day of February, 19 67

Helen J. Rice

Isa Belle G. Huper

Notary Public in and for County of Santa Clara, State of California.

ISA BELLE G. HUPER
Notary Public in and for the County of Santa Clara, State of California
My Commission Expires Dec. 2, 1969

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Santa Clara will conduct a public hearing on the 15th day of February, 1967, at the hour of 9:30 A.M. in the Chambers of said Board, 70 West Hedding Street, San Jose, California, on certain proposed amendments to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said Ordinance, to change property from H-1 zoning districts to CT zoning districts, to repeal H-1 zoning district regulations, and to modify the lot size requirements of certain zoning districts.

ALL INTERESTED PERSONS may appear and be heard at said time and place. Written communications may be filed prior to the public hearing.

This Notice of Public Hearing is given pursuant to the order of the Clerk of the Board of Supervisors, this 30th day of January, 1967.

JEAN PULLAN, Clerk of the Board of Supervisors.

ZON/ORD AMEND--Change in Zoning District Designations.
February 3, 1967.

ORDINANCE NO. NS-1200.59

An Ordinance Amending the County of Santa Clara Zoning Ordinance to Change Certain Symbols and Titles in Said Ordinance, to Change Property From H-1 Zoning Districts to CT Zoning Districts, to Repeal H-1 Zoning District Regulations, and to Modify the Lot Size Requirements of certain Zoning Districts.

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1:

Section 2-1 of the Santa Clara County Zoning Ordinance is amended to read:

Section 2-1 List of Zoning Districts

The references contained herein to the word "districts" shall refer to Zoning Districts as provided for in this Ordinance. The Zoning Districts are as follows:

A Districts

A	Exclusive Agricultural (Greenbelt)
A1	Residential & Agricultural

R Districts

R1E	One-family residence-estate
R1	One-family residence
R2	Two-family residence
R3-2.4	Low density residence-estate
R3-1.2	Medium density multiple dwellings
R3F	Limited multiple residences
R3	General multiple residences
RP	Residential Planned Development

S District

S	Scenic Highways

OA District

OA	Administrative Professional Offices

C Districts

CN	Neighborhood Commercial
CG	General Commercial
CT	Thoroughfare Commercial

M Districts

MP	Industrial Park
ML	Light Industrial
MH	Heavy Industrial

Combining Districts — Any Zone

—a	Small Livestock
—h	Architectural and Site Approval

Combining Districts — With R1 and R1E Zones

—6	Land area per dwelling unit— 6,000 square feet
—8	Land area per dwelling unit— 8,000 square feet
—10	Land area per dwelling unit—10,000 square feet
—20	Land area per dwelling unit—20,000 square feet
—40	Land area per dwelling unit—40,000 square feet

Combining Districts — With R2, R3, R3F Zones

—6L	Minimum lot size per development— 6,000 square feet
—8L	Minimum lot size per development— 8,000 square feet
—10L	Minimum Lot size per development—10,000 square feet
—20L	Minimum lot size per development—20,000 square feet
—40L	Minimum lot size per development—40,000 square feet

Combining Districts — Non Residential Zones and A1

—6	Minimum lot size per development— 6,000 square feet
—8	Minimum lot size per development— 8,000 square feet
—10	Minimum lot size per development—10,000 square feet
—20	Minimum lot size per development—20,000 square feet
—40	Minimum lot size per development—40,000 square feet

SECTION 2:

Section 3-22 of said Ordinance is amended to read:

Section 3-22: District

1. A portion of the unincorporated territory of the County within which certain uses of land, premises and buildings are permitted and certain other uses of land, premises and buildings are not permitted and within which certain yards and other open spaces are required and certain building site areas are established and certain height limits are established for buildings, all as set forth and specified in this Ordinance.

2. A portion of the unincorporated territory of the County within which are applied certain regulations designated as combining regulations or combining districts as set forth in this Ordinance.

SECTION 3:

The title of Article 4 of said Ordinance is amended to read:

Article 4 — Regulations for A Exclusive Agricultural (Greenbelt) Zoning Districts

SECTION 4:

Section 4-1 of said Ordinance is amended to read:

4-1: **Application.** The following regulations shall apply in any A zoning district.

SECTION 5:

Section 4-4 of said Ordinance is amended to read:

4-4 **Conditional Uses.** The following conditional uses may be established in an "A" District subject to the securing of a Use Permit as provided in Article 47 of this Ordinance.

School (elementary and high) and church (except rescue mission or temporary revival);

Park, playground or community center, owned and operated by a governmental agency or a non-profit community organization; and

Golf Course (except driving tee or range, miniature course and similar uses operated for commercial purposes);

Permanent Farm Labor Camp

Kennels.

SECTION 6:

The title of Article 5 of said Ordinance is amended to read:

Article 5 — Regulations for A1 Residential & Agricultural Zoning Districts

SECTION 7:

The title of Article 6 of said Ordinance is amended to read:

Article 6 — Regulations for R1E One-Family Residence — Estate Zoning Districts

SECTION 8:

The title of Article 7 of said Ordinance in amended to read:

Article 7 — Regulations for R1 One-Family Residence Zoning Districts

SECTION 9:

The title of Article 8 of said Ordinance is amended to read:

Article 8 — Regulations for R2 Two-Family Residence Zoning Districts

SECTION 10:

The title of Article 9 of said Ordinance is amended to read:

Article 9 — Regulations for R3-2.4 Low Density Multiple Dwellings Zoning Districts

SECTION 11:

The title of Article 10 of said Ordinance is amended to read:

Article 10 — Regulations for R3-1.2 Medium Density Multiple Dwellings Zoning Districts

SECTION 12:

The title of Article 11 of said Ordinance is amended to read:

Article 11 — Regulations for R3F Limited Multiple Residence Zoning Districts

SECTION 13:

The title of Article 12 of said Ordinance is amended to read:

Article 12 — Regulations for R3 General Multiple Residence Zoning Districts

SECTION 14:

The title of Article 13 of said Ordinance is amended to read:

Article 13 — Regulations for RP Residential Planned Development Zoning Districts

SECTION 15:

The title of Article 18 of said Ordinance is amended to read:

Article 18 — Regulations for OA Administrative - Professional Office Zoning Districts

SECTION 16:

The title of Article 19 of said Ordinance is amended to read:

Article 19 — Regulations for CN Neighborhood Commercial Zoning Districts

SECTION 17:

The title of Article 20 of said Ordinance is amended to read:

Article 20 — Regulations for CG General Commercial Zoning Districts

SECTION 18:

The title of Article 25 of said Ordinance is amended to read:

Article 25 — Regulations for MP Industrial Park Zoning Districts

SECTION 19:

The title of Article 26 of said Ordinance is amended to read:

Article 26 — Regulations for ML Light Industrial Zoning Districts

SECTION 20:

The title of Article 27 of said Ordinance is amended to read:

Article 27 — Regulations for MH Heavy Industrial Zoning Districts

SECTION 21:

The title of Article 31 of said Ordinance is amended to read:

Article 31 — Regulations for —a Small Livestock Combining Zoning Districts

SECTION 22:

The title of Article 32 of said Ordinance is amended to read:

Article 32 — Regulations for —h Architectural and Site Approval Combining Zoning Districts

SECTION 23:

Article 33 of said Ordinance is amended to read:

Article 33 — Combining Zoning Districts

Section 33-1: Application and Definition

(a) Within zoning districts A, A1, R1 and R1E combined with a combining zoning district, the following regulations as to land area per dwelling unit, depth of front yard and width of side yard shall apply and shall supersede any conflicting regulations in the zoning district:

— 6 Land area combining zoning districts: Minimum land per dwelling unit, six thousand (6,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, six (6) feet.

—8 Land area combining zoning districts: Minimum land area per dwelling unit, eight thousand (8,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, eight (8) feet.

—10 Land area combining zoning districts: Minimum land area per dwelling unit, ten thousand (10,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, ten (10) feet.

— 20 Land area combining zoning districts: Minimum land area per dwelling unit, twenty thousand (20,000) square feet; front yard depths, thirty (30) feet; side yard widths, fifteen (15) feet.

— 40 Land area combining zoning districts: Minimum land area per dwelling unit, forty thousand (40,000) square feet; front yard depths, thirty (30) feet; side yard widths, twenty (20) feet.

(b) Within zoning districts R2, R3 and R3F combined with a combining zoning district, the following regulations as to building site area (minimum lot size), depth of front yard and width of side yards shall apply and shall supersede any conflicting regulations in the zoning district.

—6L Lot size combining zoning districts: Minimum building site area, six thousand (6,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, six (6) feet.

—8L Lot size combining zoning districts: Minimum building site area, eight thousand (8,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, eight (8) feet.

—10L Lot size combining zoning districts: Minimum building site area, ten thousand (10,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, ten (10) feet.

—20L Lot size combining zoning districts: Minimum building site area, twenty thousand (20,000) square feet; front yard depths, thirty (30) feet; side yard widths, fifteen (15) feet.

—40L Lot size combining zoning districts: Minimum building site area, forty thousand (40,000) square feet; front yard depths, thirty (30) feet; side yard widths, twenty (20) feet.

(c) Within nonresidential zoning districts and A1 zoning districts combined with a combining zoning district, the following regulations as to building site area (minimum lot size), depth of front yard and width of side yard shall apply and shall supersede any conflicting regulations in the zoning district:

—6 Lot size combining zoning districts: Minimum building site area, six thousand (6,000) square feet; front yard depths, twenty - five (25) feet; side yard widths, six feet.

—8 Lot size combining zoning districts: Minimum building site area, eight thousand (8,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, eight (8) feet.

—10 Lot size combining zoning districts: Minimum building site area, ten thousand (10,000) square feet; front yard depths, twenty-five (25) feet; side yard widths, ten (10) feet.

—20 Lot size combining zoning districts: Minimum building site area, twenty thousand (20,000) square feet; front yard depths, thirty (30) feet; side yard widths, fifteen (15) feet.

—40 Lot size combining zoning districts: Minimum building site area, forty thousand (40,000) square feet; front yard depths, thirty (30) feet; side yard widths, twenty (20) feet.

Section 33-2: Regulations

The foregoing regulations shall be subject to the following provisions:

(a) Any parcel of land in any land area combining district or lot size combining district may be used as a building site for a dwelling of the character permittel in the disrict with which is combined such combining district, provided that all other regulations for such district, as prescribed by this Ordinance, shall be complied with, provided, however, that the side yards of any such parcel shall each have a width not less than that required in any lot size combining district in which the minimum building site area required by this Ordinance is a number of square feet nearest the number of square feet plus one (1) square foot constituting the area of such parcel, in the event of one of the following:

1. The parcel was under one ownership at the time of the adoption of this Ordinance, when the owner thereof owns no adjoining land, or

2. The parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this Ordinance and which parcel has an area of not less than three thousand seven hundred fifty (3,750) square feet, or

3. The parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law.

(b) In any —6 lot size combining district, or —6 land area combining district, or —6L lot size combining district, on any parcel of land with an average width of less than sixty (60) feet, the width of each side yard may be reduced to ten per cent (10%) of the width of such parcel, but in no case shall the width of any such yard be less than four feet (4'), in the event of one of the following:

1. The parcel was under one ownership at the time of the adoption of this Ordinance, when the owner thereof owns no adjoining land, or

2. The parcel includes not less than one (1) entire lot as shown on any subdivision map which was recorded in the office of the County Recorder of the County prior to the adoption of this Ordinance and which parcel has an average width of not less than thirty-seven and one-half (37-1/2) feet, or

3. The parcel is shown as a lot on any subdivision map which is recorded in the office of said County Recorder after approval of said map by the Board of Supervisors in the manner provided by law.

SECTION 24:

Article 52 is added to the Santa Clara County Zoning Ordinance to read:

Article 52 — Designation References

Section 52-1: Designations

(a) The following zoning district designations shall be a reference to and be designated as the zoning district designation which is set forth hereafter:

"A-2"	shall be designated as	"A1"
"R-E"	"	"R1E"
"R-1"	"	"R1"
"R-2"	"	"R2"
"R-24"	"	"R3-2.4"
"R-12"	"	"R3-1.2"
"R-3"	"	"R3F"
"R-4"	"	"R3"
"RPD"	"	"RP"
"P-O"	"	"OA"
"C-1"	"	"CN"
"C-2"	"	"CG"
"IP"	"	"MP"
"M-1"	"	"ML"
"M-2"	"	"MH"
"-A"	"	"-a"
"-H"	"	"-h"
"H-1"	"	"CT"

(b) The following combining zoning district designations shall be a reference to and be designated as the combining zoning district designation which is set forth hereafter:

"B districts" or "B combining districts" shall be designated "lot size combining district," or "land area combining district," as such terms are defined in Article 33 of this Ordinance.

"B-1" shall be designated as "—6" or "—6L," as defined in Article 33 of this Ordinance.

"B-D6" shall be designated as "—8" or "—8L," as defined in Article 33 of this Ordinance.

"B-D8" shall be designated as "—8" or "—8L," as defined in Article 33 of this Ordinance.

"B-2" shall be designated as "—10" or "—10L," as defined in Article 33 of this Ordinance.

"B-3" shall be designated as "—20" or "—20L," as defined in Article 33 of this Ordinance.

"B-4" shall be designated as "—40" or "—40L," as defined in Article 33 of this Ordinance.

SECTION 25:

Article 17 of said Ordinance is repealed.

SECTION 26:

All real property located in the H1 zoning district on the effective date of this section is hereby rezoned in the CT zoning district, provided that any use actually in existence on such date in a H1 zoning district may continue although such use does not conform with the uses specified for the district in which such use is located and such use shall be deemed a nonconforming use in accordance with and subject to the provisions of Article 38 of this Ordinance.

SECTION 27:

Section 16-6 of said Ordinance is amended to read:

Section 16-6: Development Standards

(a) **Minimum Building Area**

The minimum building site area shall be forty thousand (40,000) square feet.

(b) **Minimum Lot Width**

The minimum lot width shall be one hundred fifty (150) feet.

(c) **Required Front Yard**

Each lot shall have a front yard at least one hundred (100) feet deep except that when a lot fronts on a street other than a scenic highway, recreation road, or landscaped freeway or expressway this requirement may be reduced to not less than thirty (30) feet through the architectural and site approval procedure.

(d) **Required Side Yard**

Each lot shall have side yards at least twenty-five (25) feet wide except as follows:

On corner lots the minimum side yard abutting a scenic highway, recreation road, or landscaped freeway or expressway shall be one hundred (100) feet.

On corner lots adjacent to key lots the minimum side yard abutting a street other than a scenic highway, recreation road, or landscaped freeway or expressway shall be thirty (30) feet.

(e) **Required Rear Yard**

Each lot shall have a rear yard with a depth of not less than twenty per cent (20%) of the lot depth or twenty - five (25) feet, whichever is smaller.

(f) **Landscaping**

Where necessary, landscaping may be required consistent with the purpose of this Ordinance.

(g) **Required Removal of Non-conforming Signs**

Any outdoor advertising sign or outdoor advertising structure which exists as a non - conforming use in an S Zoning District after the adoption of this Ordinance, as amended, shall continue as provided for non - conforming uses in Article 38 of this Ordinance except that every such sign or structure shall be removed within a period of five (5) years from and after the time that such sign or structure becomes a non - conforming use, notwithstanding any particular subsection of Article 38 of this Ordinance to the contrary.

SECTION 28:

This Ordinance shall take effect and be in force on and after thirty (30) days from its passage, and before the expiration of fifteen (15) days after its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Santa Clara.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on Feb. 15, 1967, by the following vote:

AYES: Supervisors — Della Maggiore, Spangler, Mehrkens, Sanchez and Quinn.

NOES: Supervisors — None.

ABSENT: Superviors — None.

SAM P. DELLA MAGGIORE,
Chairman, Board of Supervisors

ATTEST: JEAN PULLAN,
Clerk, Board of Supervisors

(Feb. 24 - L500)

January 30, 1967

San Jose Mercury
211 W. Santa Clara St.
San Jose, Calif.

Attention: Legal Department

Subject: Notice of Public Hearing - Amending County Zoning Ord. to Change Certain Symbols and Titles in Said Ordinance

Gentlemen:

Please publish the enclosed **Notice of Public Hearing** in the **San Jose Mercury** on **February 3, 1967.**

Please send two (2) copies of the bill and one (1) affidavit to this office immediately following publication.

Very truly yours,

BOARD OF SUPERVISORS

Mrs. Jean Pullan
Clerk of the Board

JP:DMR:gc
Encl

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of Santa Clara will conduct a public hearing on the 15th day of February, 1967, at the hour of 9:30 A.M. in the Chambers of said Board, 70 West Hedding Street, San Jose, California, on certain proposed amendments to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said Ordinance, to change property from H-1 zoning districts to CT zoning districts, to repeal H-1 zoning district regulations, and to modify the lot size requirements of certain zoning districts.

ALL INTERESTED PERSONS may appear and be heard at said time and place. Written communications may be filed prior to the public hearing.

This Notice of Public Hearing is given pursuant to the order of the Clerk of the Board of Supervisors, this 30th day of January, 1967.

JEAN PULLAN, Clerk of the
Board of Supervisors

Jean Pullan

ZON/ORD AMEND - Change in Zoning
District Designations

county of santa clara

PLANNING COMMISSION
COUNTY ADMINISTRATION BUILDING 70 WEST HEDDING STREET
CIVIC CENTER SAN JOSE, CALIFORNIA 95110 299-2521

January 23, 1967

The Board of Supervisors
County of Santa Clara
70 West Hedding Street
San Jose, California 95110

Re: An amendment to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said ordinance; to change property from H-1 zoning districts to CT zoning districts; to repeal H-1 zoning district regulations; and to modify the lot size requirements of certain zoning districts.

Gentlemen:

The Planning Commission voted to submit a favorable report to your Board on the subject proposed amendment. Submitted herewith are:

1. Ordinance amendment
2. A brief explanation of each amendment
3. A summary of the standardized zoning nomenclature and examples as they apply to the County
4. A copy of the system of standardized zoning symbols as adopted by the Inter-City Council on recommendation of the Mayor's Committee of the Inter-City Council

Very truly yours,

John S. Haas
Secretary

JSH:DRE:gt

Enclosures

STUART FLETCHER, CHAIRMAN
KARL J. BELSER, DIRECTOR OF PLANNING
JOHN S. HAAS, SECRETARY

N. C. MIRASSOU
WILL W. LESTER, JR.
SHELDON WECHSLER

ANTHONY J. GRCICH
RAYMOND TIKVICA
EDWARD A. TERESI

County of Santa Clara
Planning Department
September 27, 1966 DRE

(Draft V)

SUMMARY STUDY OF STANDARDIZED ZONING NOMENCLATURE

EXIST. DIST.	NEW STAND. DIST.	NEW TITLES	EXIST. TITLES
"A"	A	Exclusive agricultural (Greenbelt)	Restricted Ag. Zoning Dist.
A-2	A1	Residential & Agricultural	Ag. Zoning Dist.
R-E	R1E	One-family residence-estate	Zoning Dist.
R-1	R1	One-family residence	Zoning Dist.
R-2	R2	Two-family residence	Zoning Dist.
R-2A	R3-2.4	Low density multiple dwellings	Medium Density Multiple
R-12	R3-1.2	Medium density multiple dwellings	High Density Multiple
R-3	R3F	Limited multiple residences	Zoning Dist.
R-4	R3	General multiple residences	Zoning Dist.
R.P.D.	RP	Residential Planned Development	(Same)
"S"	S	Scenic Highways	(Same)
P-O	OA	Admin-Prof. Offices	Professional Office
H-1	CT	(see thoroughfare commercial)	
C-1	CN	Neighborhood commercial	Limited Commercial
C-2	CG	General commercial	(same)
CT	CT	Thoroughfare commercial	(same)
IP	MP	Industrial Park	(same)
M-1	ML	Light industrial	Commercial Industrial
M-2	MH	Heavy industrial	General Industrial
-A	-a	Small livestock	Combining Districts
-H	-h	Architectural & Site Approval	Combining Districts

A. Existing combining districts, combining with any zoning district.

B. New combining district with residential expressing land area in thousands of square feet per dwelling unit. (R-1, R-E, "A", A-2) (R1, RIE, A , A1)

C. New combining district with residential expressing minimum lot size per development. (R-2, R-3, R-4) (R2, R3F, R3)

D. New combining district with other than residential expressing minimum lot area.

B-1	-6	-5L	-6	
B-0[2]	-8	-8L	-8	Dropping 6' side yard in 8,000 sq. ft. district
B-0[3]	-8	-8L	-8	
B-2	-10	-10L	-10	
B-3	-20	-20L	-20	
B-4	-40	-40L	-40	Changed from 43,560 sq. ft.

EXAMPLES:

Existing	New	Area	Front	Side	Rear
A-2:B-4	A1-40	40,000 sq ft lot	30'	20'	20% Max 25'
R-1:B-1	R1-6	6,000 sq ft/du	25'	6'	20% Max 25'
R-2:B-1	R2-6L	6,000 sq ft lot	25'	6'	20% Max 25'
A-2:B-1	A1:6	6,000 sq ft lot	25'	6'	20% Max 25'
R-1:B-D[8]	R1-6	8,000 sq ft/du	25'	8'	20% Max 25'
R-2:B-D[8]	R2-8L	8,000 sq ft lot	25'	8'	20% Max 25'
R-3:B-D[8]	R3F-8L	8,000 sq ft lot	25'	8'	20% Max 25'
R-4:B-D[8]	R3-8L	8,000 sq ft lot	25'	8'	20% Max 25'
A-2:B-D[8]	A1-8	8,000 sq ft lot	25'	8	20% Max 25'
M-1:B-D[8]	ML-8	8,000 sq ft lot	25'	8'	20% Max 25'
M-2:B-D[8]	MH-8	8,000 sq ft lot	25'	8'	20% Max 25'
R-1:B-4	R1-40	40,000 sq ft/du	30'	20'	20% Max 25'
A-2-M	A1-h	5,000 sq ft lot	25'	5'	20% Max 25'
R-3	R3F	5,000 sq ft lot	20'	5'	15'
R-4	R3	5,000 sq ft lot	20'	5'	15'
R-1-A:B-D[8]	R1-8a	8,000 sq ft/du	25'	8'	20% Max 25'
R-1-A-H:B-D[8]	R1-8ah	8,000 sq ft/du	25'	8'	20% Max 25'
R.P.D.-640	RP-400	40 du. per net acre	--	--	--

January 14, 1966

STANDARDIZED ZONING SYMBOLS

SYMBOLS ON THE ZONING MAP

A zone is designated by a capital letter, or a series of capital letters and numbers. Each city may use only those letters and numbers in a designation which are necessary to discern between the different zones in the city. Sequence of letters and numbers, and the letter used to signify a characteristic of a zone, is standardized.

A single capital letter; or a letter and a number; or two letters; or an initial letter, a number and an additional letter normally define a zone. The system provides for additional symbols (after a dash), which may be used by a city either to discern between zones which only differ in one requirement; e. g. height or lot size, or to add information on the zoning map.

Note: The letters "I" and "O" should be avoided wherever possible as they may be confused with numbers.

INITIAL CAPITAL LETTER INDICATES BASIC ZONE

A = Agricultural Zone
B = Public or Semi-Public Zone
C = Commercial Zone
F = Flood Plain or Tideland Zone
H = Historical Zone
M = Industrial Zone
O = Office Zone
P = Planned Development
R = Residential Zone
S = Scenic Zone
T = Transportation Zone (Airports, Railroads, Freeways, etc.)
U = Interim Zone, Unclassified, etc.
W = Water and Watershed Zone

THE FIRST NUMBER INDICATES MAXIMUM NUMBER OF DWELLING UNITS PER LOT

1 = One
2 = Two
3 = Three or more

Note that a number combined with a non-residential zone can be used to indicate allowed residential use. The number 1 or 2 may indicate that one or two residences for caretakers are allowed on each lot, 3 that apartments are allowed as an additional use; for instance, M1 = industrial zone with caretaker residence, C30 = downtown with business and apartments.

A city that does not differentiate its residential zones or a particular residential zone on the basis of one-family, two-family or multi-family areas would leave the number out.

SECOND CAPITAL LETTER BEFORE THE DASH INDICATES CHARACTERISTICS OF THE SPECIFIC ZONE

Residential

R1P, R2P, R3P = Residential zones where requirements are tied to a Development Plan.

R1C, R2C, R3C = Cluster zones; (If the concept of a Cluster Permit is used, cluster developments may still be marked R1C, etc. on the zoning map.)

R3D = Dormitories

R1E = Estate zones

R3F = Zone limited to structures containing not more than four dwelling units each.

R1M, R2M, R3M = Mobile homes, trailer park.

The meaning of the second capital letter would be standardized throughout all the Zoning Ordinances. Cities that have only conventional residential zones need not use a second capital letter.

Commercial

CN = Neighborhood Commercial Zone
CL = Local Commercial Zone
CC = Community Commercial Zone
CD = Downtown Commercial Zone
CR = Regional Commercial Zone
CP = Planned Commercial Center
CG = General Commercial Zone
CH = Motel and Hotel Zone
CT = Thoroughfare Commercial Zone
CS = Roadside Service Zone
CW = Warehouse Zone
CA = Amusement Zone
CB = Business Office Zone

Note, that many uses allowed in one commercial zone will also be allowed in one or more other commercial zones.

The second letter of the nomenclature matches only incidentally with the first letter of the zone description.

Industrial

MP = Planned Industrial Park
MR = Research and Development
ML = Light Industrial

Industrial (Cont'd)

MN = Medium Heavy Industrial
MH = Heavy Industrial
MO = Distribution and Warehouses

Public

BA = Public Building
BQ = Quasi Public Building
BR = Public Park or Recreation

Office

OA = Administrative and Professional Offices
OG = General Office Zone
OP = Planned Office Zone

Planned Development

The use of the initial letter P indicates a planned zone which may encompass uses in more than one of the basic zones. Therefore, no second capital letter is required.

A NUMBER AFTER A DASH WITH OR WITHOUT A SUCCEEDING CAPITAL LETTER MAY BE USED TO INDICATE LOT AREA OR DENSITY REQUIREMENTS.

Residential

In residential areas the number, unless followed by a capital letter, indicates minimum lot area per dwelling unit in thousands of square feet. When one of the capital letters listed below follows the number, the number takes the modified meaning as indicated:

L = The number indicates residential lot size in thousands of square feet.
D = The number indicates number of dwelling units per net acre of land.

In multi-family residential areas, the lot size may not be directly proportional to the number of dwelling units on the lot; an additional basic number of square feet is required in some cities. Exceptions from direct proportionality may be indicated by an asterisk after the number. Examples R-2.4D*

Non-Residential

In non-residential areas, the number indicates minimum lot size, in thousands of square feet.

LOWER-CASE LETTER(S) MAY BE USED TO INDICATE SPECIAL REQUIREMENTS

The meaning of the lower case letter(s) would not be standardized. Each city should make its own list, but one letter or combination of letters should have only one meaning within a particular city. Such special requirements, such as

height or story limitations, may be tied to several development areas within the city, or to one single area, or to a part of a development area. Requirements which apply to all developments within a particular zone, independent of the location within the city, need no indicator.

MULTIPLE USE AREA

It may be practical to show a multiple-use area by showing the nomenclature for the secondary use within parentheses. Example: Neighborhood Commercial combined with high-rise apartments indicated thus: R3-3 (CN)

EXAMPLES:

A = Agricultural zone; no additional nomenclature needed because the city has no other zones within the basic group A.

CC = Community Commercial; no residences; uniform requirements.

C3T = Thoroughfare Commercial permitting multiple-family developments.

R1 = One-family residential; uniform requirements within all R-1 areas.

R2P = Duplex residential where development may only be undertaken when in accordance with a development plan.

R3-2.4 = Multi-family conventional residential area with a minimum lot size of 2,400 square feet per dwelling unit.

R3C-3ab = Multi-family clustered residential, special requirements, 3,000 square feet per dwelling unit.

R3-8L = Multiple family zone wherein minimum lot size is 8,000 square feet.

BLANKET AREAS

X = Planned Community area
Y = Scenic or Historical area
Z = Planning Study area

The letters X, Y, Z indicate blanket areas which may contain one or more zones. The area indication should be framed or underlined on the zoning map. (Example: YA, YB indicates Agricultural and Public/Semi-Public zones within a scenic area.)

EXTENSION OF SYMBOL CHART

Some cities may need additional letters or numbers indicating other specific zones or their characteristics. New ideas in city planning may also need such extension, even in the indication of basic zones. Any city wishing to extend the symbol chart should contact the conference of Planning Directors of Santa Clara County to initiate a procedure similar to the one which resulted in this original chart.

This standardized but flexible system of nomenclature makes it possible to vary the requirements for a particular zone in different parts of the city, in order to adjust to the terrain, or to create a variation in types of buildings.

Mountain View Planning Department
January 14, 1966

COUNTY OF SANTA CLARA PLANNING COMMISSION AND BOARD OF ZONING ADJUSTMENT

The regular meeting of the County of Santa Clara Planning Commission and Board of Zoning Adjustment was held on Wednesday, October 5, 1966, at the hour of 10:35 a.m., in the Board of Supervisors' Chambers, 70 West Hedding Street, Civic Center, San Jose, California.

ROLL CALL

PRESENT: Commissioners: Lester, Mirassou, Teresi, Tirvica, Wechsler, Stuart Fletcher, Chairman

Advisory Members: Warren Whaley, Department of Public Works
John Bianchi, Health Department

Deputy Secretary: Jim Chapman

Assistant Director Of Planning: Roy S. Cameron

Staff Members: Duane R. Ellwood, Associate Planner
Lucas S. Stamos, Assistant Planner

ABSENT: Commissioner: Grelch

APPROVAL OF MINUTES

The minutes of August 3, 1966, were approved as submitted. The minutes of August 17, 1966, September 7, 1966, and September 21, 1966 were held.

CONTINUED PUBLIC HEARING

ZONING ORDINANCE AMENDMENT

ZON/ORD AMEND--CHANGE IN ZONING DISTRICT DESIGNATIONS

Continued public hearing of September 21, 1966, on certain proposed amendments to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said Ordinance, to change property from M-1 zoning district to A1 zoning district; to repeal M-1 zoning district regulations, and to modify the lot size requirements of certain zoning districts. Associate Planner Ellwood then reviewed in detail the proposals of the amendment, indicating that the cities in the county were also considering such amendment which would bring all zoning district designations into conformity. He further stated that the proposed amendment also included change in zone of all properties presently zoned M-1 to C-T zoning district and that the present R-1 zoning district regulations would reduce the minimum lot size to 40,000 square feet in lieu of the existing 43,560 square feet. General discussion followed the presentation by Mr. Ellwood which indicated concurrence with the proposals of the proposed amendment. Mr. James O'Brien, representing the Santa Clara County Builders and Contractors Association, appeared for informational purposes. In discussing the matter he stated that the proposed amendment appeared to be appreciated, but that he would prefer having an opportunity to review the proposals before commenting thereon. No other persons appeared to be heard. Following further Commission discussion relative to the appropriateness of the proposed amendment on the basis of bringing zoning district designations of the county and sixteen cities within the county into conformity, and upon closing of the public hearing, it was moved by Commissioner Wechsler, seconded by Commissioner Mirassou, and carried to submit a favorable report to the Board of Supervisors on the proposed amendment. The vote on the motion was as follows:

AYES: LESTER, MIRASSOU, TERESI, TIRVICA, WECHSLER, FLETCHER
NOES: NONE
ABSENT: GRELCH

22 # 66.4 MARY-LOU BLANCHARD

Public hearing on application for a use permit for a dog kennel to be located on property lying on the southerly side of California Avenue between Coolidge and Harding Avenues. Property of James M. Chance. A-2 B-4 zoning district. Address: Route 1, Box 2690 California Avenue, San Martin. (66-1) The applicant appeared to be heard in support, advised the Commission that she proposed to develop a model kennel on the subject property, which consists of approximately five acres, that the kennel will be constructed on 2½ acres of the property and that she proposed to sell the remaining 2½ acres. In reply to questions from the Commission, she stated that she proposed ultimately to construct facilities to maintain 100 dogs, that the facility would be maintained in a sanitary manner, and that there would be no fly, odor or noise nuisance created thereby. Five residents in the immediate neighborhood then appeared to be heard in opposition based on the fly, odor or noise nuisance which would be created, lack of water adequately to maintain the kennel, the commercial aspects of the proposed use versus the incompatibility thereof with the agricultural character of the area. Commissioner Lester then suggested that as the Commission had not seen the property and the character of development of it and the surrounding area, it might be appropriate to continue the public hearing on the matter in order that the Commissioners could make a personal inspection thereof. There being no objection, the Chair declared that public hearing be continued until the regular meeting of October 5, 1966 at the hour of 1:30 P.M., and suggested that the Commissioners visit and personally inspect the property and surrounding area.

ZONING ORDINANCE AMENDMENT

[illegible] ZONING ORDINANCE [illegible] Public Hearing

Continued public hearing of March 7, 1966, to consider proposed amendments to the County of Santa Clara Zoning Ordinance to change certain [illegible] and sites of said Ordinance, to change property from [illegible] to the Zoning District, to repeal and amend [illegible] and to make the [illegible] requirements of certain zoning districts. The Chairman then suggested that at the hour set [illegible] appropriate to [illegible] public hearing on the matter. It appeared that the [illegible] part of the Planning Commission following [illegible] there being no objection, the Chair declared that public hearing be continued until the regular meeting of October 5, 1966 at the hour of 9:00 A.M., and that the matter be placed first on the agenda.

[illegible] LAW

Mr. The Secretary read the request of Mr. W. R. [illegible] for approval of use permit No. 5 P 52.8 issued for a service station on the southeasterly corner of Foothill Boulevard and Stevens Creek Boulevard. Following [illegible] discussion, it was moved by Commissioner [illegible] seconded by Commissioner Mike [illegible] and carried to grant the request.

AYES: [illegible]
NOES: None
ABSENT: [illegible]

Zon/Ord Amend Change in Zon Dev Des.

ORDINANCE AMENDMENTS

Planning Commission consideration was given to a modification of Agricultural Sign Standards. Associate Planner Duane Silwood then reviewed such modified standards and advised the Commission that these modifications were made to bring the standards into conformity with the newly adopted amendment to the zoning ordinance relative to agricultural stand signs. Following Commission discussion and a review of modified standards, it was moved by Commissioner Wechsler, seconded by Commissioner Lester, and carried to adopt Resolution No. 9135 adopting the modified standards and rescinding Resolution No. 9140 in favor of the modified standard. (Such resolution incorporated in these minutes by reference.) Adopted by the following roll call vote:

AYES:	FLETCHER, GRCICH, LESTER, WECHSLER, NOONAN
NOES:	NONE
ABSENT:	MIRASSOU, STELLING

ZON/ORD AMEND-CHANGE IN ZONING DISTRICT DESIGNATIONS

Continued public hearing of February 16, 1966 was held on certain proposed amendments to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said Ordinance, to change property from H-1 zoning district to CT zoning district, to repeal H-1 zoning district regulations, and to modify the lot size requirements of certain zoning districts. The Secretary then advised the Commission that, as the proposed amendment had not been finally reviewed by the Office of the County Counsel, it may be appropriate to continue the matter to a date uncertain. There being no objection, the chair so directed.

COMMUNICATIONS

a. The Secretary read the request of Palo Alto School District that the Planning Commission discourage development of tax-exempt Senior Citizen housing facilities in the school district, due to the burden it imposes on the residential property owners. There being no objection, the Chair directed that consideration of the matter be held pending Commission study of the request.

b. The Secretary read the request of Mr. William Frank for withdrawal of his request for modification of Use Permit No. 11 P 61.1 for an expansion of the quarry permitted thereby in Lime Kiln Canyon of approximately 40 acres and that the Commission only consider his request for a ten year renewal of the Use Permit. Following Commission discussion, the Secretary was directed to invite the writer to appear before the Commission for purpose of discussing his request.

c. The Secretary read the request of Mr. James Claitor for permission to appear before the Commission to discuss the matter of the use of a house trailer on an 11 acre parcel of land on Felter Road as a residence for a family member. Following Commission discussion, the Chair directed that the Secretary advise the writer that the request was granted.

d. The Secretary read the request of Joyce Ahner to name a private road leading off Sycamore Avenue to "Ah-ner's Haven Road." He then advised the Commission that the staff had not had an opportunity to study the request and report its findings to the Commission. There being no objection, the Chair directed that the matter be referred to the staff for study and report.

OTHER BUSINESS

a. The Secretary submitted the report of the Planning Department recommending that Avenue K be changed in name to Kern Avenue. He then stated that although the street had long been commonly known as Kern Avenue, a portion thereof was still officially known as Avenue K and that the proposed name change appeared to be appropriate. Following Commission discussion, it was moved by Commissioner Fletcher, seconded by Commissioner Wechsler, and carried to adopt Resolution No. 9196, favorably recommending to the Board of Supervisors the change in name of Avenue K to Kern Avenue. (Such resolution incorporated in these minutes by reference.) Adopted by the following roll call vote:

AYES:	FLETCHER, GRCICH, LESTER, WECHSLER, NOONAN
NOES:	NONE
ABSENT:	MIRASSOU, STELLING

ZON/Ord Amend/Changin Zon Desig

14 P 66.3 ANDREW M. SCORSUR

Public hearing was held on an application for a use permit for a drive-in theater to be located on property northerly of McGlincey Lane between Highway 17 Freeway and Union Avenue, property of Andrew M. Scorsur, et al. M-1 zoning district. Address: 295 North Union Avenue, Campbell. (SD-2) The Secretary identified the location of the subject property and the character of development in the immediate neighborhood by the use of a map and photographs. He then suggested that due to the lateness of the hour, and due to the fact that representatives of the proponents and opponents had stated that hearing on the matter would undoubtedly take from 2½ to 3 hours, it may be appropriate to continue public hearing on the matter until a meeting which would give sufficient time for all testimony and evidence to be submitted. Mr. Mc Donald, Mr. Anastasi and Mr. Bonacina, representing proponents, opponents and the City of Campbell, then agreed to a continuance of public hearing. Commission Stelling then suggested that a date be selected at which the full membership of the Planning Commission would be present. Following discussion relative to an appropriate date, there being no objection, the Chair directed that the public hearing be continued until the regular meeting of March 16, 1966, at the hour of 8:30 a.m.

ZON/ORD AMEND -- Change in Zoning District Designations

Continued public hearing of February 2, 1966, was held on certain proposed amendments to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said Ordinance, to change property from M-1 zoning district to CT zoning districts, to repeal M-1 zoning district regulations, and to modify the lot size requirements of certain zoning districts. No one appeared to be heard in support of or in opposition to the proposed amendments. The Secretary then suggested that, due to the lateness of the hour, it may be appropriate to continue public hearing until a meeting at which full consideration could be given to the matter. There being no objection, the Chair then directed that public hearing on the matter be continued until the regular meeting of March 2, 1966, at the hour of 1:30 p.m.

C O M M U N I C A T I O N S

a. The Secretary read the request of Gilroy Public School District for approval, as to location, to a proposed high school site on Miller Avenue at Santa Teresa Boulevard extension. He then advised the Commission that the staff had not had an opportunity to study the matter and prepare a report thereon. There being no objection, the Chair directed that the matter be referred to the staff of the Planning Department for study and report.

b. The Secretary read the request of Mr. N. Colombo for a hearing before the Planning Commission on an appeal from the conditions suggested by the Architectural and Site Approval Committee for redevelopment of a shopping center at the intersection of Payne and Saratoga Avenues. He then advised the Commission that the appeal appeared to be premature in that the Architectural and Site Approval Committee had not established conditions but had only suggested that the plan be revised in a manner that would meet all development standards that had been adopted for shopping centers. There being no objections, the Chair directed that the communication be noted and filed. He further directed the Secretary to advise the writer that the matter was still before the Architectural and Site Approval Committee and that he had the privilege to appear before the Committee at such time as revised plans had been prepared and filed.

c. The Secretary read the request of Mr. Richard E. Nicholas for an opinion as to whether a custom household furniture upholstery shop is permitted in C-1 zoning districts. Mr. Nicholas then appeared to be heard and advised the Commission that he proposed to maintain a small custom upholstery shop in a neighborhood shopping center being constructed on property on White Road at Florence Avenue, that equipment used would consist of small hand power tools and that such use would not be more intense than the repair of household appliances normally done in connection with

(continued)

ZON/Ord Amend
Change in Zon Dist Des

(COMMISSIONER ERCICH LEAVES THE MEETING AT THIS TIME.)

ZONING ORDINANCE AMENDMENT -- CHANGES IN ZONING DISTRICT DESIGNATIONS

Continued public hearing of January 5, 1966, was held on certain proposed amendments to the County of Santa Clara Zoning Ordinance to change certain symbols and titles in said Ordinance, to change property from R-1 zoning district to R7 zoning district, to repeal R-1 zoning district regulations, and to modify the lot size requirements of certain zoning districts. The Secretary then suggested that, as it may take considerable time for the staff to review in detail the proposed amendment, it may be appropriate to continue public hearing on the matter to a future date so that ample time could be provided. There being no objection, the Chair then directed that public hearing on the matter be continued until the regular meeting of February 16, 1966, and that the matter be placed last on the agenda in order to provide for sufficient time for review of such proposed amendment.

S U B D I V I S I O N S

The Secretary submitted the report of the Subdivision Technical Committee from its meeting of January 26, 1966, and described the various items. At the conclusion of discussion, it was moved by Commissioner Mirassou, seconded by Commissioner Ercich, and carried to adopt Resolution Nos. 9191 and 9192, approving certain tentative maps as follows:

12.2.66.1 MARY J. BENVAU

Resolution No. 9191, approving 4 lots, Via Santa Teresa and Scenic Vista, R-1:B-4 zoning district, with 10 conditions.

11.2.66.11 D. V. RHINEHART

Resolution No. 9192, approving revised plan subject to all conditions of previous approval of October 6, 1965, by Resolution No. 9059, for 4 lots, Shannon Road, R-1:B-4 zoning district.

SUBDIVISION COMMUNICATIONS

a. With the approval of the Commission, Mr. John Wyatt appeared to be heard on an appeal from conditions of the Land Development Committee approval which would require improving a means of access to his property which was approximately 1200 feet from a County road. (COMMISSIONER ERCICH RE-ENTERS THE MEETING AT THIS TIME.) He then stated that the road was adequate in width to accommodate emergency vehicles such as fire equipment and stated that, at present, large trucks were using the road to transport chicken feed to a ranch beyond his property. He then cited the cost of improvement as being $2.00 and far in excess of what he considered reasonable. Mr. Warren Bailey, representing the Department of Public Works, then submitted a report which indicated that two building sites were to be established and that there was a demonstrated need for minimum improvements as a first stage of development of the road and that the Office of the Fire Marshal had stated that such improvement as had been requested of Mr. Wyatt was necessary for adequate fire protection. Commission discussion indicated that, as adequate roadway or provide fire protection was necessary and that as the condition imposed by the Land Development Committee was a standard condition applied to all developments such as proposed, there appeared to be no reason why such condition should be deleted. Following further Commission discussion, it was moved by Commissioner Lester, seconded by Commissioner Fletcher, and carried to deny the appeal, based on the reasons cited by the Commission, the vote on such motion being:

AYES: FLETCHER, LESTER, MIRASSOU, STELLING, WECHSLER, MOONAN
NOES: NONE
ABSENT: NONE
ABSTAINED: ERCICH

THE MINERAL ECONOMICS OF THE CARBONATE ROCKS



LIMESTONE AND DOLOMITE RESOURCES OF CALIFORNIA

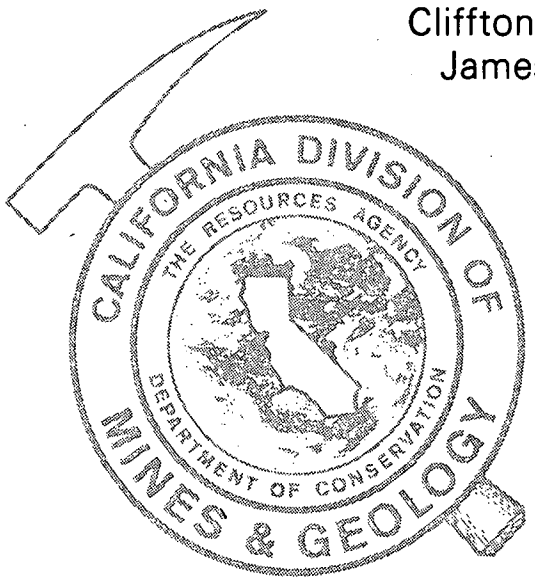
BULLETIN 194
California Division of Mines and Geology
1416 Ninth Street, Sacramento 95814, 1978

LIMESTONE AND DOLOMITE RESOURCES OF CALIFORNIA

Oliver E. Bowen, Editor

THE MINERAL ECONOMICS OF THE CARBONATE ROCKS

by
Oliver E. Bowen
Cliffton H. Gray, Jr.
James R. Evans



BULLETIN 194

California Division of Mines and Geology
1416 Ninth Street, Sacramento 95814 1973

LIMESTONE AND DOLOMITE RESOURCES OF CALIFORNIA

Oliver E. Bowen, Editor

PLAN AND ORGANIZATION OF THE INVESTIGATION

The statewide investigation of limestone and dolomite resources of California was initiated in 1962 under the immediate guidance of Oliver E. Bowen, Senior Geologist. As conceived by his plan, the investigation, to be conducted by Division geologists, would be divided into seven parts. The first part would provide information on the mineral economics of the carbonate rocks. The other six parts would be organized on a geographic basis, as described below. Work by Division staff on this statewide investigation was conducted during numerous intervals from 1962 to 1970.

The first part, here published as Bulletin 194, contains background information applicable to all carbonate rock deposits in the state. It covers origin, mineralogy, chemistry, exploration, development, quarrying and mining, processing for market (including beneficiation) and uses and marketing of carbonate rock products.

The results of the remainder of the investigations will be made available when writing and processing are completed. These parts are arranged on a geographic basis—primarily by carbonate rock province: II, Klamath Mountains; III, Coast Ranges; IV, Sierra Nevada; V, Basin Ranges; VI, Mojave Desert; and VII, combined Transverse and Peninsular Ranges (see fig. 1). There are no deposits of any consequence in the Modoc Plateau, Cascade Range, or Central Valley provinces.

Long slender provinces such as the Coast Ranges and Sierra Nevada have been divided into northern, central, and southern regions for greater ease of discussion. Arrangement of districts within provinces is north to south and, when more than one district begins at the same latitude, east to west. Districts are designated by various combinations of numbers—IV-A-3. Most of the discussions of the deposits will be arranged alphabetically within each district. The carbonate rock provinces and districts are listed below.

KLAMATH MOUNTAINS PROVINCE II
- District II-1-A Yreka-Etna-Callahan-Gazelle subdistrict
- II-1-B Happy Camp-Seiad Valley-Scott Bar subdistrict
- II-2 Redding-Ingot-Castella
- II-3 Trinity Mountains

COAST RANGES PROVINCE III
- Northern Coast Ranges region (A)
  - District III-A-1 Humboldt
  - III-A-2 Mendocino
  - III-A-3 Clear Lake
- Central Coast Ranges region (B)
  - District III-B-1 Healdsburg
  - III-B-2 North Bay
  - III-B-3 San Francisco Bay
  - III-B-4 Santa Clara
  - III-B-5 Santa Cruz
- Southern Coast Ranges region (C)
  - District III-C-1 Gabilan Range
  - III-C-2 Panoche Hills
  - III-C-3 Northern Santa Lucia Range
  - III-C-4 Parkfield-Coalinga
  - III-C-5 Southern Santa Lucia Range
  - III-C-6 Santa Ynez

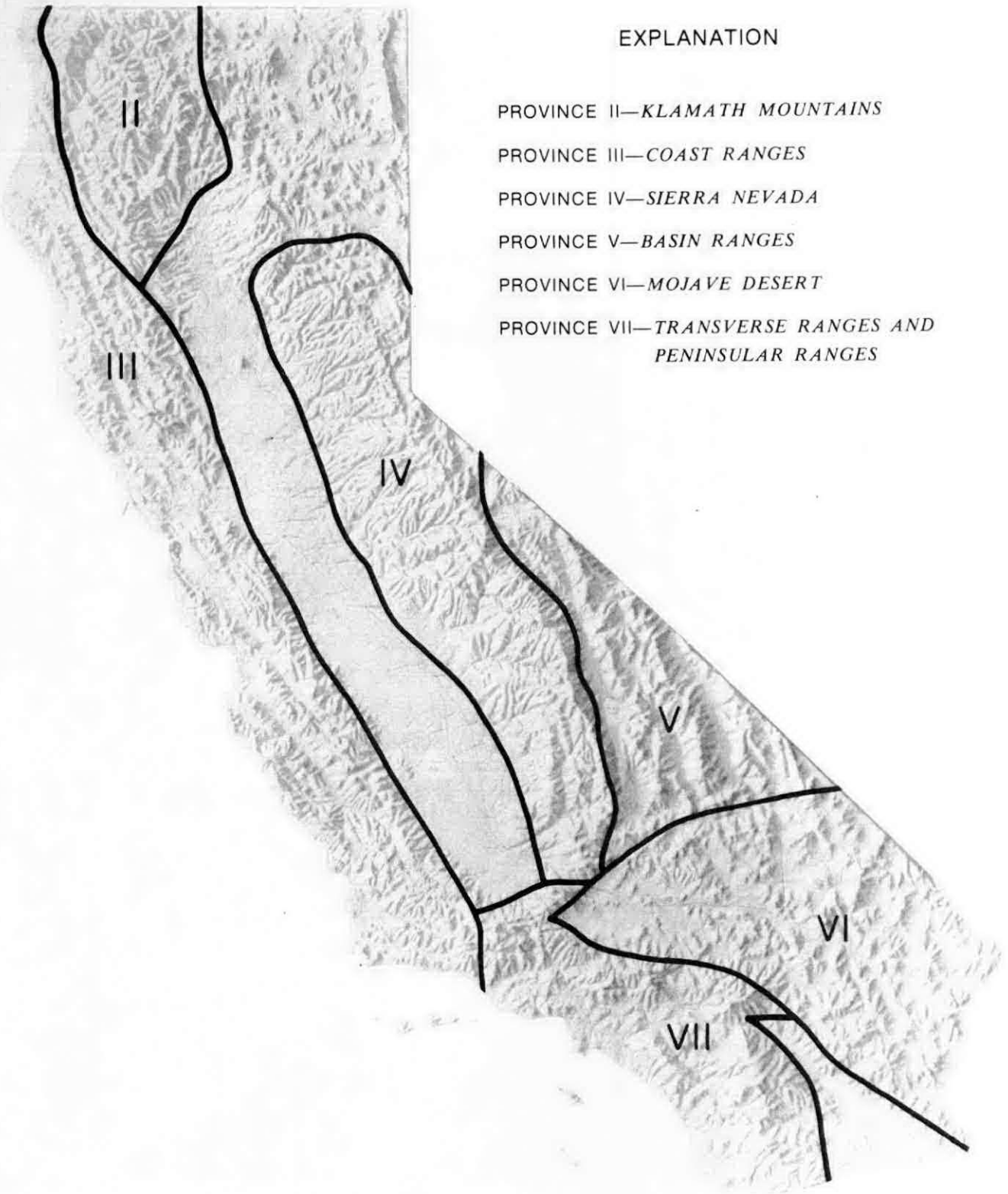


Figure 1. Index map showing carbonate rock provinces.

SIERRA NEVADA PROVINCE IV
Northern region (A)
District IV-A-1 North central Plumas County
IV-A-2 Southwestern Plumas-eastern Butte Counties
IV-A-3 Sierra Buttes-Bowman Lake
Central region (B)
District IV-B-1 Foothill belt between Auburn and Shingle Springs
IV-B-2-A Deposits east of the Mother Lode between Placerville and San Andreas (subdistrict)
IV-B-2-B Foothill belt west of the Mother Lode between Latrobe and Altaville (subdistrict)
IV-B-3 Markleeville-Topaz Lake
IV-B-4-A Belt east of the Mother Lode between Altaville and the Tuolumne River, including the Columbia-Sonora area (subdistrict)
IV-B-4-B Foothill belt west of the Mother Lode between Altaville and the Stanislaus River (subdistrict)
IV-B-5 West of Mono Lake
IV-B-6 Merced River
Southern region (C)
District IV-C-1 Lake Crowley-Bishop-Big Pine
IV-C-2 Huntington Lake-Kings River
IV-C-3 Mt. Pinchot-Sawmill Pass
IV-C-4 Kaweah River
IV-C-5 Tule River
IV-C-6 Walker Pass-Inyokern
IV-C-7 Kern River
IV-C-8 Tehachapi-Caliente Creek

BASIN RANGES PROVINCE V
District V-1 Mono Lake
V-2 White Mountains
V-3 Northern Inyo Mountains
V-4 Last Chance Range and Dry Mountains
V-5 Grapevine Mountain
V-6 Funeral Mountains
V-7 Cottonwood Mountains and Northern Panamint Range
V-8 Southern Panamint Range
V-9 Lee Flat-Darwin
V-10 Nopah and Resting Springs Ranges
V-11 Black Mountain
V-12 Argus and Slate Ranges

MOJAVE DESERT PROVINCE VI
District VI-1 Mesquite Mountains-Clark Mountain Range-Mescal Range-Ivanpah Mountains
VI-2-A Silurian Hills subdistrict
VI-2-B Avawatz Mountains subdistrict
VI-2-C Soda and Cave Mountains subdistrict
VI-3 New York Mountains and Providence Mountains
VI-4 Kelso-Old Dad Mountain-Devil's Playground
VI-5 Alvord Mountains-Lane Mountains-Calico Mountains
VI-6 Hinkley
VI-7 Piute, Old Woman and Ship Mountains-Kilbeck Hills
VI-8 Marble and Bristol Mountains
VI-9 Victorville-Oro Grande
VI-10 Shadow Mountains-Adelanto
VI-11 Riverside-Big Maria-Little Maria-Palen and Arica Mountains
VI-12 Eagle Mountains
VI-13 Blythe-Palo Verde
VI-14 Chocolate Mountains

TRANSVERSE RANGES AND PENINSULAR RANGES PROVINCE VII
District VII-1 Tehachapi Mountains and Pleito Hills
VII-2 San Gabriel Mountains
VII-3 San Bernardino Mountains
VII-4 Santa Susana and Santa Monica Mountains
VII-5 Colton-Riverside (Jurupa Mountains)
VII-6 San Jacinto Mountains and northern Santa Rosa Mountains
VII-7 Santa Ana Mountains, San Joaquin Hills and Palos Verdes Hills
VII-8 San Ysidro Mountain-Coyote Mountain-Southern Santa Rosa Mountains
VII-9 Coyote, Fish Creek, Jacumba and Laguna Mountains
VII-10 San Diego Mountains

Plate 1 (scale 1:1,000,000), accompanying this bulletin, shows the location of all known carbonate rock deposits in California. On it are delineated all province, sub-province, district, and county boundaries plus the land net, main highway network, and the railroad routes. Plate 2 (scale 1:2,000,000) shows the approximate location of the principal limestone- and dolomite-consuming plants and the larger processing plants in California as of 1970.

This bulletin also contains a complete index to the limestone and dolomite deposits of the state. This index includes all names presently in use, as well as names (synonyms) known to have been used formerly. A list of processing plants also is included.

History of Utilization of Carbonate Rocks in California

The use of lime-bearing materials dates back to the building of the Spanish missions, where whitewash and lime mortars were used widely in small quantities. Abalone shells collected on the beaches probably were the first raw material burned into lime. Accumulations of fossils shells were found and used later, and finally the crystalline limestones were discovered and used locally. Not until the gold rush days of the middle 1850's did lime become important in the construction industry, but from then on, until the early 1900's, lime kilns sprang up all over California. The rise in demand for lime was directly related to the disastrous fires that repeatedly swept through towns composed of wooden frame buildings. Field stone or brick buildings laid up in lime mortar or mud and shuttered in steel became the standard type of construction throughout the gold country; many of these are still in use. A large quantity of lime was imported from Europe to supply the demand for masonry mortar during the gold rush.

The lime-burning business probably had its heyday between 1880 and 1900—in relation to its importance to the economy of that time if not in actual tonnage produced. Vast banks of lime kilns were constructed in the Santa Cruz Mountains, Santa Lucia Range, Sierra Nevada foothills,Tehachapi Mountains, and southwestern San Bernardino County. Many of these lime companies were as significant for their day as the portland cement companies now are—in relation to the rest of the economy.

Although portland cement was invented in England as early as 1825, it was not used to any great extent in California until the late 1850's and 1860's. The first cement used here was imported from Europe. Even then it did not greatly supplant lime mortars, nor did concrete become serious competition to masonry construction until about the turn of the century. Cement manufacturing in California dates back to 1860 when a hydraulic cement (a type manufactured at considerably lower temperature than portland cement) was placed on the San Francisco market. This was made at Benicia, Solano County, probably from scattered deposits of limy concretions, seashells and caliche plus clay. The first cement approaching the true portland type was made at Santa Cruz about 1877, from crystalline limestone and clay. Another early plant that produced a portland-type cement was built on the Jamul Ranch, San Diego County, in 1891. Since the early 1900's, cement plants have been the largest consumers of limestone in California, but numerous other industrial uses of limestone are equally important to the economy of California even though the quantity of material they consume is smaller.

Three other major limestone-consuming industries have figured prominently in the marketing of limestone in California for more than 75 years—sugar refining, steel manufacturing and glass manufacturing. Perhaps the steadiest consumer among these has been the beet sugar refining industry, which started in a small way as early as 1856, continued intermittently until 1889 and has been a steady consumer ever since. Present consumption exceeds 280,000 tons annually in California. However, inasmuch as the newer plants are being designed to recycle pond limes, future use of limestone in sugar beet processing is expected to decline.

Steel making in California dates back to gold rush times and the advent of such foundries as the Joshua Hendy Iron Works. Limestone, however, was not used in any great quantity until the erection of the steel mill at Clipper Gap, Placer County, in 1880. Steel foundries and casting companies have been fairly large consumers of limestone and lime ever since. Erection of the Kaiser steel mill at Fontana, San Bernardino County, in 1942 resulted in a major increase in steel flux consumption in California. For a time, much of the fluxstone was imported from Nevada; but this has been greatly reduced. Current California consumption is on the order of 500,000 tons per year.

Glass-making in California began in a small way as early as 1858 but was intermittent until about the turn of the century. Some early day factories used lime instead of the limestone now consumed. Notable periods of expansion have been the 1920's and the period since World War II. California's first plate glass plant was opened at Lathrop (near Stockton) by Libby-Owens-Ford in 1964. Plans for an additional plant at Fresno were progressing in 1966. Approximately 200,000 tons of limestone is consumed each year by California glass manufacturers.

Dolomite was probably first used in California as a building stone. Dolomite dressed stone and field stone was used exclusively in the Sonora district of the Mother Lode in the 1850's and 1960's, and dolomite marble dimension stone was produced in Inyo County as early as 1888. Dolomite production was small and intermittent until 1942, basic flux for steel making being the principal product. In 1942, the Henry J. Kaiser interests initiated the use of dolomite as the principal raw material for use in magnesia refractories. During the decade following, other California producers of magnesia altered their processes to utilize dolomite. The refractories industry now is by far the largest user of California dolomite. Prior to the advent of the use of dolomite, magnesia and other magnesium chemicals had been made from interaction of lime with sea water or from relatively small deposits of magnesite. Interaction of calcined dolomite with sea water results in a substantially larger yield of magnesia than lime plus sea water.

References

Bowles, Oliver, and Jensen, N. C., 1947, Industrial uses of limestone and dolomite: U.S. Bur. Mines Inf. Circ. 7402, 19 p.

Colby, S. F., 1941, Occurrences and uses of dolomite in the United States: U.S. Bur. Mines Inf. Circ. 7192, 21 p.

Graf, D. L., and Lamar, J. E., 1955, Properties of calcium and magnesium carbonates and their bearing on some uses of carbonate rocks: Econ. Geol., 50th Ann. Vol., p. 639–713. Contains an extensive bibliography of 524 entries.

Hatmaker, Paul, Sept. 1931, Utilization of dolomite and high magnesium limestones: U.S. Bur. Mines Inf. Circ. 6254, 18 p.

Moore Limestone (Bautista Canyon); VII-6; 18
Moorehouse Creek Group; IV-C-5; 5
Mooretown (see Briggsville)
Moraga Ranch (see Sierra Blanca)
Moran (see Nightingale Limestone)
Moran (see Sheep Creek)
Morgan; III-C-5; 11
Mormon (see Sheep Creek)
Mormon Point; V-11; 4
Morongo (Olson, Onyx Quarry, Pipes Canyon); VII-3; 30
Mother Lode Limestone Company (see Cosumnes)
Moulton Ranch (El Toro); VII-7; 9
Mount Baldwin; IV-C-1; 4
Mount Diablo Lime Marl Company (see Lime Ridge)
Mount Diablo Quarries (see Lime Ridge)
Mount Edna; VII-6; 7
Mount Emerson; IV-C-1; 13
Mount Harlan; III-C-1; 29
Mount Hawkins (Cal-Pine Tungsten Mine); IV-B-3; 1
Mount Home Grove Group; IV-C-4; 9
Mount Jura; IV-A-1; 2
Mount Pinchot; IV-C-3; 1
Mount Shasta Lime Company (see Electro Lime and Chemical Company)
Mountain Copper Company Deposit; II-2; 17
Mountain Home Grove Group; IV-C-5; 2
Mountain Minerals Dolomite (see San Emigdio Mountain Dolomite)
Mountain Quarries (see Mountain Quarries and North Extension)
Mountain Quarries and North Extension (Pacific Portland Cement Company); IV-B-1; 12
Mountain Spring (Tyce); VII-9; 15
Mountain Summit Lime Co. (see Keene)
Moxley; II-2; 6
Muegge; IV-B-1; 10
Mule Spring (Southern Pacific Railroad); V-3; 3
Murphys; IV-B-4-A; 2
Musante Ranch; IV-B-4-A; 20
Napa Junction; III-B-2; 3
Natividad; III-C-1; 10
Natural Bridge (see Bridge Gulch)
Navajo; III-C-5; 6
Nelson Bar; IV-A-2; 10
Nelson Creek; III-C-4; 3
New City Quarry; VII-5; 8
New River; II-3; 2
New York Canyon (South Fork Yuba River, South Yuba Marble Company); IV-A-3; 13
Newcastle Lime Company (see Rattlesnake Bar)
Newsom; III-C-5; 10
Nichols Peak; IV-C-7; 9
Nightingale Limestone Big Hill, Harris, Moran, Pinyon Flat); VII-6; 21
Nipomo; III-C-5; ND
Nojoqui Canyon; III-C-6; 7
Nonhof; VII-7; 1
Noren; III-B-2; 8
North Fork Dam; IV-B-1; 7
North Fork (Jesus Maria-Rich Gulch)
North Fork Kaweah River; IV-C-4; 8
North Fork Kaweah River group; IV-C-4; 11
North Fork Kings River group; IV-C-2; 5
North Fork Merced River; IV-B-6; 8
North Fork Tuolumne River; IV-B-4-A; 24
North Fork Yucca Creek; IV-C-4; 6
North Hill (see Old City Quarry)
North Post Creek; II-3; 27
North Rattlesnake Gulch; II-3; 31
Northeastern Clark Mountain Range Limestone (Shire); VI-1; 2
Northern Nopah Range (see Chicago Valley)
Northwest of Darwin, in Bullion Member Monte Cristo Limestone and Tin Mountain Limestone; V-9; 8
Northwest Talc City Hills, in Hidden Valley Dolomite; V-9; 6
Novelle Limestone; VII-6; 5
Nye; III-A-3; 1
Oak Flat; III-C-5; ND
Oak Spring; VII-2; 4
Oakbeach Mining Company (see Omco)
Oat Canyon (Abramson and Bode, Gill Ranch, Simons, Valley Lime Company; IV-C-5; 3
O'Brien II; IV-B-6; 9
O'Connell (see Ivanpah)
O'Hara Ranch (see Westvaco)
Oil Canyon; III-B-3; 2
Oil Canyon; IV-C-8; 10
Ojai Cement Company (see Matilija Canyon)
Old City Quarry (Fairmount Hill, North Hill); VII-5; 7
Old Dad Mountain Limestone; VI-4; 2
Old Dad Mountains Limestone; VI-8; 2
Old Glory No. 4; VII-3; 17
Old Mammoth; IV-C-1; 1
Old Mission Portland Cement Company (see Ideal Cement Company, San Juan Bautista Plant)
Olema; III-B-2; 10
Oleta (see Fiddletown)
Olson (see Morongo Onyx Quarry)
Omco; VI-6; 2
On It Creek; IV-B-2-A; ND
Onion Valley Creek (Last Chance); IV-A-2; 4
Oregon Gulch; II-3; 8
Original Quarry (see Oro Grande Canyon)
Orinda; III-B-3; 3
Oro Fino (Burton); II-1-A; 7
Oro Grande Canyon; VI-9; 22
Oro Grande Lime Company (see Oro Grande Canyon)
Oro Grande Lime and Stone Company (see Oro Grande Canyon)
Ortley Shell Company (see San Francisco Bay Shell company)
Otis (see White Crown Placer)
Owlshead, Quail and El Paso Mountains; V-11; ND
Pacific Carrara Marble Company; III-C-3; ND
Pacific Cement and Aggregates (see San Vicente Creek)
Pacific Gem Company (see Morongo Onyx Quarry)
Pacific Lime and Plaster Company (see Sonora Limestone)
Pacific Limestone Products Company Deposits; III-B-5; 10
Pacific Portland Cement Company (see Bryan and Pearce-Twohy; Cement Hill; Ideal Cement Company under San Francisco Bay Shell; Ideal Cement Company, San Juan Bautista Plant; Mountain Quarries and North Extension)
Pacific Rock and Gravel Company (see Chubbuck Reserve)
Pacific Western Industries; VII-1; 16
Palm Canyon Rock Products, Inc. (see Nightingale Limestone)
Palm Springs Canyon; VII-6; 17
Palmtag-Harris (Harris); III-C-1; 18
Palo Verde Dam Quarry; VI-11; 12
Palos Verdes (see Lomita Quarry)
Palos Verdes Stone Quarries; VII-7; 2
Panamint City; V-8; 1
Paradise Ridge; IV-C-4; 10
Parish (see Pentz)
Parker; II-1-A; 11
Parker Marl; VI-5; ND
Parkhurst Ridge; III-A-1; 8
Parrotts Ferry; IV-B-4-A; 12
Partin's (see Terrace Springs)
Patriquin (see Little Cholame)
Paterson Pass; III-B-3; 7
Peasley Gulch; III-B-5; 9
Penn; IV-B-2; 4
Pentz (Parish, Wilson); IV-A-2; 13
Peoria Creek (Shell Ranch); IV-B-4-B; 2
Permanente; III-B-4; 2
Pescado Creek (see Antelope Valley Marble)
Peterman Hill Quarry (Marter, Peterson); VI-9; 32
Peterson Quarry (see Peterman Hill Quarry)
Pfizer, Chas., and Company, Inc. (see Alvord Mountain, Big Maria Mountains, Devil Canyon, Golden Eagle Placer, Kennedy Minerals, Lucerne Valley Quarry, Victorville Lime Rock Company Deposit)
Pfizer, Chas., and Company, Inc., Deposits; VII-3; 7
Picardo Ranch; III-B-3; 15
Pico Blanco; III-C-3; 6
Pierce; VII-6; 6
Pilarcitos Creek; III-B-3; 22
Pine Creek; IV-C-1; 8
Pine Grove; II-2; 19
Pine Log; IV-B-4-A; 5
Pine Tree Portland Cement Company (see Coyote Mountains Limestone, Golden State Mining and Marble, Wedge, White Hope)
Pinnacles Calcareous Tufa; V-12; 5
Pinyon Flat (see Nightingale Limestone)
Pioneer Shell Company (see San Francisco Bay Shell)
Pipes Canyon (see Morongo Onyx Quarry)
Piute Mountains Dolomite; VI-7; 2

ENVIRONMENTAL GEOLOGIC ANALYSIS OF THE MONTE BELLO RIDGE MOUNTAIN STUDY AREA SANTA CLARA COUNTY, CALIFORNIA

1973

CALIFORNIA DIVISION OF MINES AND GEOLOGY

PREPARED IN COOPERATION WITH THE SANTA CLARA COUNTY PLANNING DEPARTMENT



PRELIMINARY REPORT 17

TEXT

(maps in separate envelope)

Preliminary Report 17

ENVIRONMENTAL GEOLOGIC ANALYSIS OF THE MONTE BELLO RIDGE MOUNTAIN STUDY AREA SANTA CLARA COUNTY, CALIFORNIA

A Supplement to "Environmental Geologic Analysis of the Santa Cruz Mountain Study Area, Santa Clara County, California"

By

Thomas H. Rogers and Charles F. Armstrong

1973

CALIFORNIA DIVISION OF MINES AND GEOLOGY
Resources Building, Room 1341
1416 Ninth St. Sacramento, CA 95814

Prepared in cooperation with the Santa Clara County Planning Department

STATE OF CALIFORNIA
RONALD REAGAN, *GOVERNOR*

THE RESOURCES AGENCY
NORMAN B. LIVERMORE, JR., *SECRETARY*

DEPARTMENT OF CONSERVATION
RAY B. HUNTER, *DIRECTOR*

DIVISION OF MINES AND GEOLOGY
WESLEY G. BRUER, *STATE GEOLOGIST*

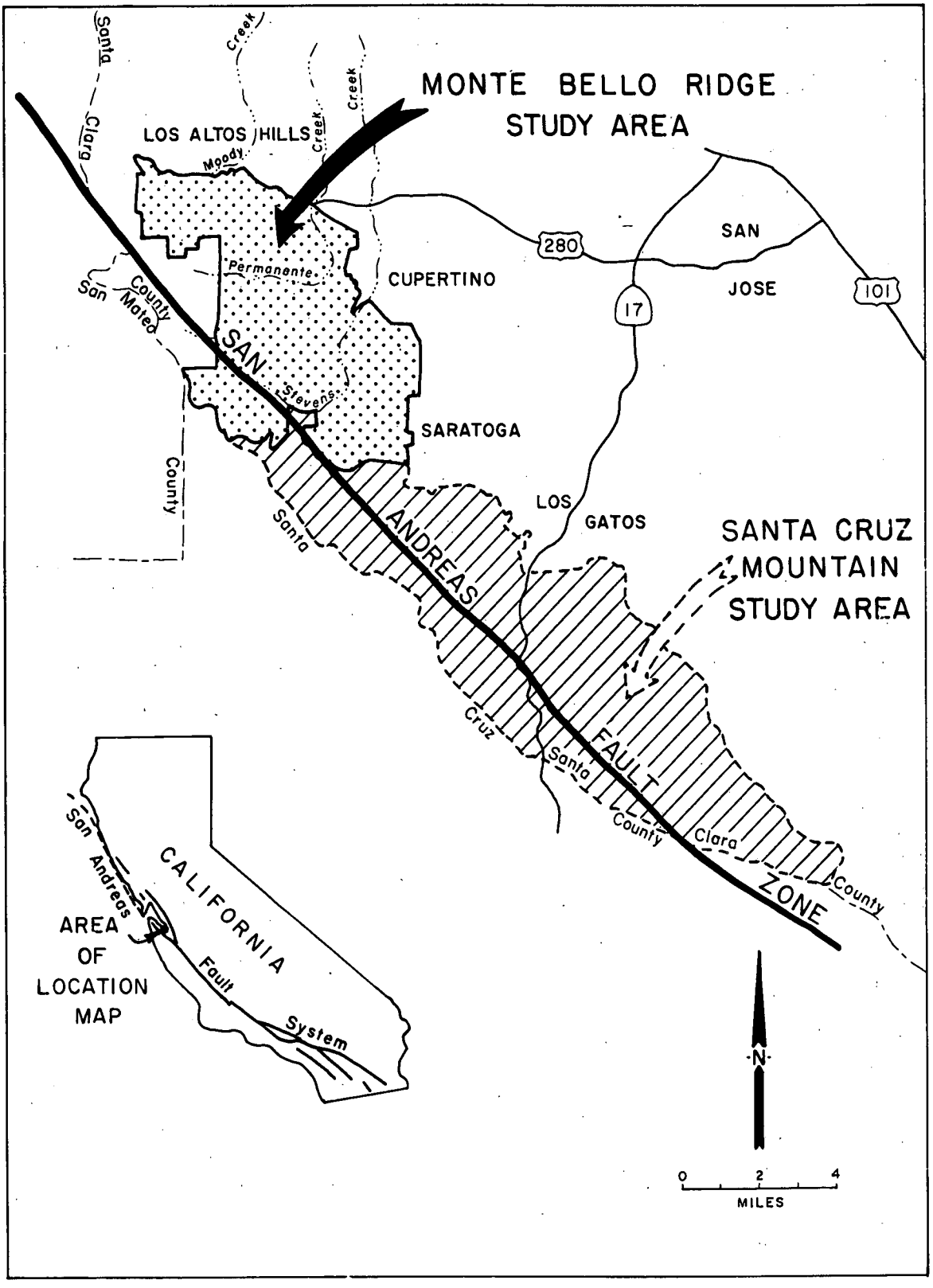


Figure 1. Location map.

(see References) also were used. Unpublished information was obtained from State of California, Department of Water Resources and Division of Highways; Santa Clara County Department of Public Works, Santa Clara Valley Water District, Dr. J.C. Cummings, California State University at Hayward; Kaiser Cement and Gypsum Corporation; Burkland & Associates; Jo Crosby & Associates; and Reynolds and Associates.

DATA PRESENTATION, RELIABILITY, LIMITATIONS

For a discussion of these topics, the reader is referred to Rogers (1972).

It is emphasized that the geologic and interpretive maps are based on attainable information that is limited by the extensive vegetation covering most of the study area. Special map symbols indicate the location of information points. The reliability is in general directly proportional to the density of such points.

It is evident that the interpretations of geologic data (such as the hypothesized* existence of a fault or fault location) are only approximate and subject to reappraisal. This is one principal reason that detailed site investigations are recommended before a proposed development proceeds (see Rogers, 1972).

In this report, interpretations usually are biased in the direction of public safety. For example, if the existence of a fault is suspected, the fault is shown, with question marks indicating uncertainty. Also, in the Relative Geologic Stability Map (Plate 4), the zones of sheared, shattered, and consequently weak rock along fault traces have been uniformly drawn 200 feet wide, even though such zones on some faults may be narrower. This philosophy (or bias) has been used in order that planners, developers, land owners, and their geologic and engineering consultants will be made aware of all or most of the specific geologic problems to be anticipated on a particular site. The tasks of the consulting geologist and engineer in detailed site investigations are to: 1) more precisely identify and delineate these problems with regard to the site, whether noted or not in the generalized interpretations; and 2) design the development so as to cause minimal disturbance of the natural geologic conditions and processes, and thus provide maximum safety for the land occupants and their neighbors.

GEOLOGIC DATA

GENERAL GEOLOGIC SETTING

The San Andreas Fault Zone is the dominant geologic feature

*Accepted as highly probable in light of the known facts.

which separates distinctive series of rock and soil types. The fault zone itself ranges in width from 700 to 3500 feet. It consists of many closely spaced faults bounding many different rock and soil types, most of which are pervasively-sheared, and fractured, and thus potentially very unstable. Strong unsheared rock masses occur locally within the fault zone.

Significant differences between the "Santa Cruz Mountain area" and this study area are:

1) In this area ancient and modern landslides along the San Andreas Fault Zone generally are much smaller and cover a much smaller areal percent of the zone. They are restricted generally to the terrain along the San Andreas 1906 earthquake fault trace, and to clay-rich sheared rock units within the fault zone. The main factor controlling this difference seems to be the presence or absence of the relatively unstable San Lorenzo Formation. This geologic unit occurs extensively in the "Santa Cruz Mountain area" (generally coincident with the ancient to modern landslide complex) and is absent in this study area at the ground surface.

2) In this area the Santa Clara Formation (Pliocene-Pleistocene age - see Appendix A) and various geologic units of Miocene age are much more extensive than in the "Santa Cruz Mountain area". These geologic units lie east of the San Andreas Fault Zone and overlie the Franciscan rocks. The Santa Clara Formation in this area is composed of two distinct members, or subunits, exhibiting very different potential geologic stability, related to the clay content of the members (J.C. Cummings, California State University at Hayward, unpublished mapping, 1972). The member of potentially low stability contains a large percentage of clay-rich layers (see Plates 1 and 4).

3) Limestone in the Franciscan rocks is much more widespread and occurs in larger masses than in the "Santa Cruz Mountain area". The uniquely large deposit on Permanente Creek is mined for the production of Portland cement and crushed rock products by Kaiser Cement and Gypsum Corporation.

GEOLOGIC UNITS

Bedrock and surficial geologic units on each side of the San Andreas Fault Zone are very similar to those described in Rogers (1972). Detailed descriptions of these units are included in Appendix E.

CORRELATION WITH SOIL UNITS

A general correlation exists between soil complexes and groups

of bedrock units. The Los Gatos-Maymen soil complex is associated with bedrock east of the San Andreas Fault Zone and the Felton-Ben Lomond soil complex is associated with bedrock to the west. Many individual soil units are found overlying two different bedrock units, and vice-versa (see Rogers, 1972 for details). Soils in this area which seem to be restricted to a single bedrock unit are listed as follows:

Bedrock Unit	Soil Unit
Franciscan Rocks	Permanente stony loam Maymen fine sandy loam Los Gatos gravelly loam
Monterey Formation	Positas-Saratoga loam
Santa Clara Formation	Soper gravelly loam Azule clay loam
Alluvium	Garretson gravelly loam Pleasanton gravelly loam Pleasanton loam

Table 1 shows a comparison between the "shrink-swell potential" of these soil units (U.S. Department of Agriculture, Soil Conservation Service, 1968) and the geologic stability rating of the underlying bedrock (Plate 4). There seems to be a general correlation between relative stability of soils and bedrock units. An exception to this is the volcanic unit of the Franciscan rocks, which has a "High to Moderate" geologic stability rating, but gives rise to soils with high to moderate "shrink-swell potential" (low to moderate stability) (See specific field investigation by Soil Mechanics and Foundation Engineers, Inc., unpublished report, November 23, 1966). Also, referring to Table 1, soils developed on the Monterey Formation seem to be relatively less stable locally than Monterey bedrock.

GEOLOGIC STRUCTURE

There is a strong contrast in complexity of geologic structure (i.e., faults and folds) between the relatively young sedimentary rocks on both sides of the San Andreas Fault Zone and the relatively old, more complex Franciscan rocks to the east. Discussion of these differences can be found in Rogers (1972); in this study area, much more of the area underlain by Franciscan rocks east of the San Andreas Fault Zone is covered by younger rock units -- Santa Clara Formation, Monterey Formation, and Unnamed (Miocene age) sandstone and siltstone.

Table 1. - Comparison of selected soil and bedrock units.

SOIL UNIT			BEDROCK UNIT		
Soil Unit Name	Shrink-Swell Potential*		Relative Geologic Stability Rating**		Bedrock Unit
Permanente stony loam	Low	High	D		Franciscan (limestone)
Maymen fine sandy loam	Low		H		Franciscan (sandstone)
Positas-Saratoga loam	Moderate to High		L		Monterey Formation
Madonna loam	Moderate	Geologic Stability	P		Vaqueros and Butano Formations
Garretson gravelly loam	Low		P-S		Alluvium
Pleasanton gravelly loam	Moderate		P-S		Alluvium
Soper gravelly loam	Moderate		S-W		Santa Clara Formation
Azule clay loam	High		S-W		Santa Clara Formation
Los Gatos gravelly loam	High	Low	W		Franciscan rocks (shear zone)

* Data from U.S. Department of Agriculture, Soil Conservation Service (1968)

** See Relative Geologic Stability Map (Plate IV).

Younger Rocks East of San Andreas Fault Zone (Location; Folds) -- These rock units extend from Congress Springs Road northward through Stevens Creek Reservoir, to Moody Road (see Plate 1). Most of this area is overed by the Santa Clara Formation of Pliocene-Pleistocene age. The underlying older Miocene units are exposed discontinuously in a narrow belt along the mountain front at the eastern and northern edge of the study area.

A series of broad folds within the younger rocks is oriented generally northwest-southeast, subparallel with the San Andreas Fault Zone. Locally, these folds become somewhat sinuous, and the surface traces of their crests often form broad arcs convex toward the southwest (see Plate 1). One anticline and one syncline in the Pierce Road area seem to be oriented entirely east-west. Several anticlines and monoclines are aligned in an en-echelon pattern along the locally-steep mountain front at the eastern edge of the study area between Permanente Road and Prospect Road.

Younger Rocks East of San Andreas Fault Zone (Faults) -- In addition to being folded, these younger rocks are offset by faults that have displaced the Santa Clara Formation locally against the Miocene units, and both of these units against the Franciscan rocks. Movement on one major fault has displaced the Franciscan rocks against the Santa Clara Formation in the area extending from Congress Springs Road to Permanente Creek.

A major fault zone is located along the mountain front at the eastern edge of the study area. Within this fault zone, one fault trace cuts through the younger rocks from the north fork of Permanente Creek to Stevens Creek, then extends southeastward beneath alluvial deposits, and possibly beneath the en-echelon monoclines south of Stevens Creek. A second (perhaps the major) fault trace is composed of two segments: 1) a thrust fault which extends from Moody Road to Permanente Creek, cutting Miocene rocks but buried beneath Pleistocene-Holocene alluvium, and 2) a steeply-dipping fault extending southeastward from Permanente Creek, buried beneath alluvium along the mountain front, and connecting with the Shannon Fault in the Los Gatos area (California Department of Water Resources, in press).

Deposits of stream alluvium (Qal) and older stream alluvium (Qoal) cross these faults apparently without offset. This indicates that the last movement on these faults was apparently older than deposition of the uppermost layers within the alluvium. According to the California Department of Water Resources, numerous linear gravel deposits within the older alluvium (Qoal) mark former stream channels that extended from the mouth of Stevens Creek northeastward toward San Francisco Bay. Within the upper 350-400 feet of Qoal near Stevens Creek, these channels continue across the Shannon Fault without being affected. Below 350-400 feet these

channels are abruptly terminated at the Shannon Fault. An alignment of such stream gravel terminations within the Qoal extends southeastward from Stevens Creek toward Los Gatos and provides the basis for locating the Shannon Fault (R.S. Ford, California Department of Water Resources, oral communication, 10/30/72; see also California Department of Water Resources, in press). The age of the alluvium (Qal and Qoal) has been estimated by Helley and Brabb (1971) as Holocene and Pleistocene. Recent data from a site in Mountain View indicates an age of 20,500 years before present (late Pleistocene) for alluvial deposits equivalent to the Qoal of this study area (E.J. Helley, U.S. Geological Survey, oral communication, 8/28/72).

Younger Rocks East of San Andreas Fault Zone (Unconformities) -- In the north part of the study area, two probable unconformities exist in the younger rock sequence. One of these lies at the base of the Miocene sedimentary rocks (12-25 million years old) where they overlie the Cretaceous Franciscan rocks (63-135 million years old). This unconformity can be observed west of Permanente Creek, 3000-4000 feet west of St. Joseph's School. Here, the highly irregular nature of the map contact and the lack of shearing in the Monterey Formation indicate the probable unconformity. Elsewhere, however, this unconformity can only be inferred at any given site because the contact between the Franciscan rocks and Monterey Formation is not well exposed.

The second probable unconformity lies at the base of the Santa Clara Formation (Plio-Pleistocene age -- 3-13 million years old). Evidence for this unconformity is much more abundant than in the above case. The Santa Clara Formation overlies three different rock units of different ages:

1) South of the mouth of Stevens Creek, the Santa Clara Formation (Pliocene-Pleistocene age) overlies an unnamed fossiliferous siltstone unit of Upper Miocene to possibly Pliocene age (W. Addicott, U.S. Geological Survey, oral communication, 3/1/72). This contact is exposed in an abandoned quarry west of Linda Vista Park, and is interpreted as a normal depositional contact, since A) There is little or no time gap between the ages of the two sedimentary units, and B) The orientation of the strata in each unit is parallel to the other.

2) In the Town of Los Altos Hills between Mora Drive and Moody Road, the Santa Clara Formation (Pliocene-Pleistocene age) overlies the Monterey Formation (Middle Miocene age -- see fossil locality SWR-2). This contact is considered to be an unconformity since: A) Upper Miocene age rocks are missing between the two units; B) Based on widely scattered data, the orientation of the strata within the two units seems not to be parallel; C) The map contact between the units is very irregular, locally (along Interstate 280) showing ancient stream channels 20-30 feet wide in the Monterey Formation filled with deposits of the Santa Clara Formation; D) Near the contact, the gravel

of the overlying Santa Clara Formation commonly contains pebbles of the Monterey Formation, derived from erosion of that formation. Locally a basal conglomerate in the Santa Clara Formation contains cobbles of the Monterey Formation and the Franciscan rocks (see Plate 1).

3) At the Kaiser Cement Plant, the Santa Clara Formation (Pliocene-Pleistocene age) overlies the Franciscan rocks (Cretaceous age). Due to the large time gap between the two units, the irregular nature of the contact (see Plate 1), and the lack of shears or other deformation features in the Santa Clara Formation, this contact is considered to be an unconformity.

These unconformities are often marked by landslides, and thus are zones of potential low geologic stability. Therefore when development plans are being considered, particular attention should be directed toward these features as further revealed by geologic site investigations.

DESCRIPTION OF LAND FORMS (GEOMORPHOLOGY)

Land forms in this study area are determined largely by bedrock type, degree of rock deformation, and the geologically recent vertical uplift of the Santa Cruz Mountains. For a detailed discussion see Rogers (1972).

Three distinct types of land forms are present in the study area: 1) The steep, rugged high mountains in the west are underlain by Franciscan rocks and older Tertiary rocks; 2) The lower mountains in the east are mostly underlain by the relatively young Santa Clara and Monterey Formations, composed of relatively soft, easily eroded sedimentary rocks which are only moderately deformed; 3) The area of very subdued "foothill" topography, adjacent to Interstate 280, is underlain by the same units as in 2) but exhibits few or none of the steeper canyon features of 1) or 2). This subdued mature topography probably represents the ancient land surface typical of the Santa Cruz Mountains before the most recent uplift (in middle to late Pleistocene time). To the west, this land surface has been mostly removed by erosion that was accelerated by the large amount of vertical uplift. Isolated remnants of this surface can be seen high up on the flat-topped ridges in the Franciscan Rocks, such as on Monte Bello Ridge. The intense erosion that sculptured the present rugged mountain topography also produced vast quantities of rock debris, which was transported by streams and deposited in the Santa Clara Valley, to form the thick alluvial deposits now fringing the study area on the east.

It should be noted that the western boundary of the very subdued foothill topography closely follows, and was indeed the major evidence for a major fault extending from Moody Road to Permanente Creek (see Plate I). This fault, together with its tentative projection southeastward, approximately defines the eastern margin of a major uplifted mass

within the Santa Cruz Mountains.

MINERAL RESOURCES

Resources of three non-metallic commodities exist in the study area: limestone, crushed rock, and sand and gravel.

Limestone -- Deposits of limestone and interbedded chert exist as minor but significant units within the Franciscan rocks. These limestone-chert units have been used in the past for cement manufacture, crushed rock and sugar refining. Kaiser Cement and Gypsum Corporation is mining one of these deposits in the Permanente Creek drainage. Products include limestone for cement manufacture, and limestone-chert for crushed rock material. Until 1951, high-grade limestone also was produced for the sugar refining industry. Although this deposit was worked as early as 1900 (for beet sugar refining material), the current large-scale open pit operation was begun in 1939 by Permanente Cement Company (now Kaiser Cement and Gypsum Corp.) to supply more than 6.5 million barrels of cement for construction of Shasta Dam (Hart, in press).

The Permanente Creek deposit is the largest known limestone deposit within the Franciscan rocks in the Coast Ranges (Walker, 1950). Its present surface exposure covers a generally triangular area, the sides of which measure approximately 3000' x 3500' x 4000'. Most of the deposit is situated on the north side of Permanente Creek, where the large open pit is being developed. The maximum vertical dimenson of the deposit is difficult to estimate, because it is deformed by a complex series of faults and folds. At present, approximately 600 vertical feet of the deposit are exposed in the open pit. Exploratory drill holes indicate that part of the deposit extends further downward (Kaiser Cement and Gypsum Corp., oral communication).

Limestone in the Permanente deposit is associated with interbedded chert in varying amounts. In addition, igneous rocks locally occur, either as originally-interbedded lava flows, or subsequent intrusions (sills). Therefore, the percentage of limestone available for cement production varies widely from location to location within the deposit. In order to provide quarry material for the cement plant with a consistent percentage of limestone, a complex system of programmed selective mining and blending is necessary (Towse, Donald: paper presented at AIME Southwest Mineral Industry Conference, Las Vegas, Nevada, April 24, 1961). In addition, since 1962, a froth flotation plant has been in operation, enriching the quarry material in limestone by partly separating and removing chert and other impurities (Kleiber and Meisel, 1964). Some of the material containing too little limestone for use in cement production is stockpiled and sold as crushed rock.

In general, the Permanente deposit forms an approximately tabular southeast-dipping body composed of two large masses of limestone-chert separated by shear zone rocks (interpreted by Towse, op. cit., as fault gouge on the sole of a thrust fault). Surrounding the roughly tabular body are additional shear zone rocks and sheared volcanic rocks. The Permanente deposit is deformed, as are most units of the Franciscan rocks. Extensive mining of the deposit has revealed many faults and folds. Nevertheless, the limestone strata are consistently inclined to the southeast over large areas (see Plate 1). Deformation within the limestone mass is definitely less intense than outside in the surrounding Franciscan rocks. Apparently this huge limestone-chert deposit has behaved as a relatively resistant, relatively unsheared, hard mass, while the surrounding Franciscan rocks have been broken and pervasively sheared. Similar structural relationships between hard tectonic blocks and pervasively sheared surrounding matrix can be seen (on a different scale) in road-cut sized outcrops within the shear zone unit of the Franciscan rocks.

Major faults within and cutting across the Permanente deposit are oriented generally NW-SE, subparallel with the San Andreas Fault Zone. One well-exposed fault, located in the western part of the open pit, is oriented N 70 E - S 70 W. A major fold in the western part of the upper limestone mass is oriented N 80 W - S 80 E.

Other smaller limestone-chert deposits occur on Monte Bello Ridge, and locally in Stevens Creek Canyon and the northern part of the study area. The Monte Bello Ridge deposits are the largest of these and were explored by Permanente Cement Company mainly about 1945. These limestone masses have never been exploited, and it is felt that due to their relatively small size as well as other factors, they will probably be useful only for crushed rock (Hart, in press).

Crushed Rock -- Material sold as crushed rock is used for a variety of purposes including (in order of decreasing quality of material) concrete aggregate, asphalt aggregate, road base, and fill. High quality material must be hard, resistant to abrasion, and non-reactive when suspended in a cement or asphalt medium. In the study area, the highest quality crushed rock is the limestone-chert material produced as a by-product of the Kaiser Cement and Gypsum Corp. operation at Permanente Creek, and used for aggregate and road base.

The Neary Quarry adjacent to Los Altos Hills, and the Stevens Creek Quarry northwest of Stevens Creek Reservoir now produce crushed rock material for road base and fill. Both the Neary and Stevens Creek Quarries are located in volcanic rock units of the Franciscan rocks.

Sand and Gravel -- In commercial terms, "sand and gravel" refers to those naturally fragmental materials whose rock and mineral fragments are commonly rounded and range in diameter from 0.003 inches to 3 1/2

inches. These materials are used for much the same construction purposes as crushed rock.

No production of this commodity occurs currently in the study area, except for intermittent operation of the former "Voss Quarry" at the northwest edge of Stevens Creek Reservoir. This quarry and two abandoned quarries downstream formerly produced sand and gravel from the Stevens Creek member of the Santa Clara Formation (see Plate 3). These materials were crushed and used for road base, cement-treated road base, and fill (Goldman, 1964). An abandoned quarry in Saratoga, north of Pierce Road, formerly produced fill material from this same geologic unit (see Plate 3).

Oil and Gas -- One exploratory oil well (Texas Co. - Hayward #1) was drilled in 1953 in the study area. Several other wells outside the study area are closely adjacent to Skyline Blvd. All of these wells penetrate young Tertiary rocks west of the San Andreas Fault Zone near the SW margin of the study area (see Plate 3). Only a minor amount of oil-stained sand and a trace of gas was recovered from the Texas Co. well (Miocene - Vaqueros Formation) before it was abandoned. The potential for any substantial oil and gas resources near the San Andreas Fault Zone appears to be minimal.

East of the San Andreas Fault Zone, the Franciscan rocks and Santa Clara Formation generally are not considered potential oil-bearing rocks. The younger marine Miocene rocks are prolific oil producers in the San Joaquin and Salinas Valleys but not in the San Francisco Bay region. In the study area, these Miocene rocks are relatively thin and oil staining has not been noted in any outcrops.

Oil and gas potential for the study area in general is thus considered to be minimal.

Mineral Resources Map -- The extent of the geologic units which have been used for crushed rock, limestone, and sand and gravel are indicated on Plate 3. Also shown are other rock units potentially useful for crushed rock material. This map is intended to show the probable potential resource for these three commodities. Actual suitability for any use can be determined only by more detailed exploration and consideration of many other factors, such as distance from market, local geologic conditions and local community policies.

INTERPRETIVE ANALYSIS

The following interpretive analysis highlights certain geologic data most critical for consideration in land use planning. These data are summarized and simplified on interpretive maps (Plates 3

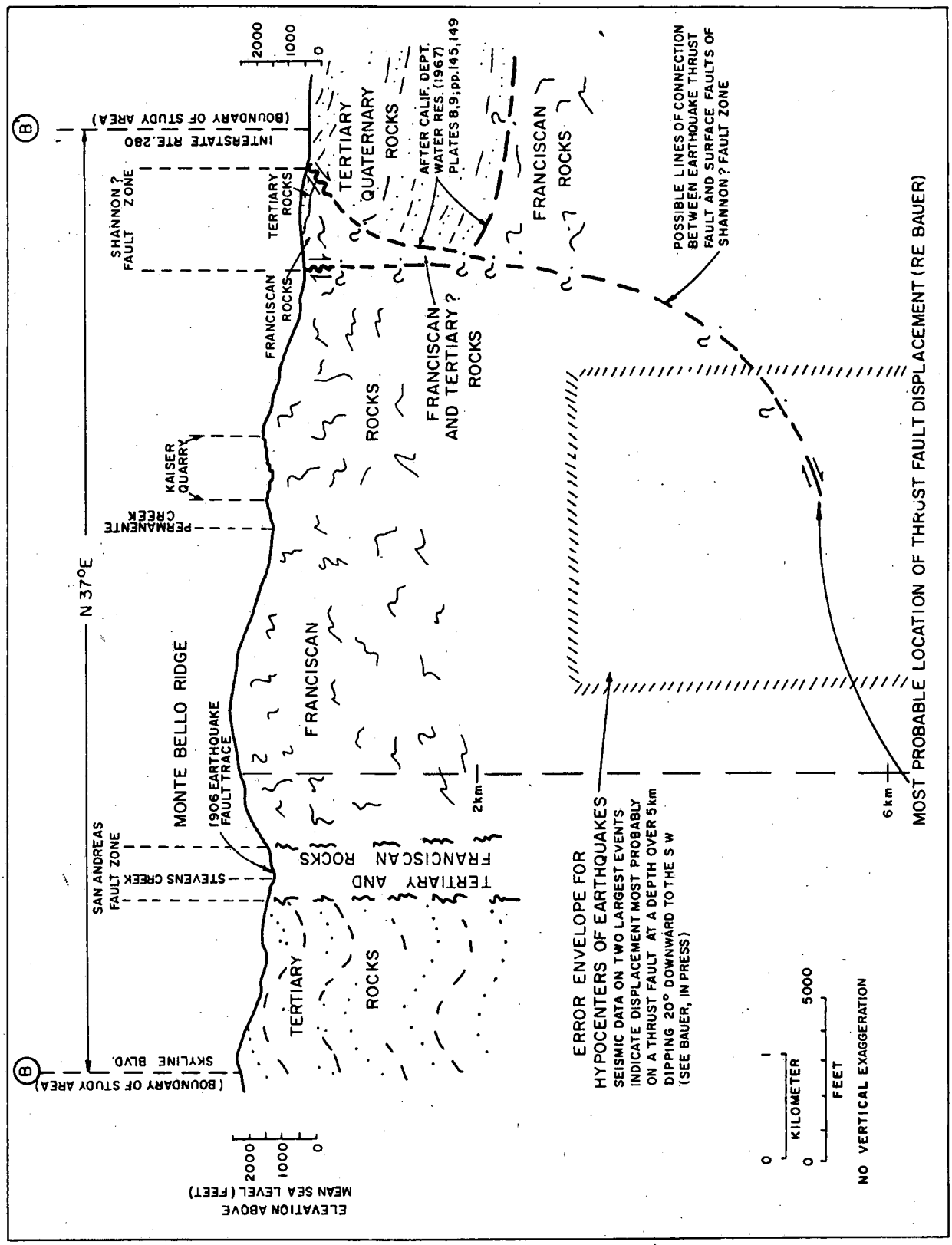


Figure 4. Possible relationship between earthquakes and surface faults (Cupertino area).

Table 3 - Probable Rates of Flow of Storm-Induced Flood Events

Watershed	Cubic Feet Per Second 100 year event	200 year event
Adobe Creek (at north study area boundary)	1600*	2100*
Permanente Creek (at Hwy. 280)	900*	1000*
Saratoga Creek (above Saratoga)	7500*	9600*
Stevens Creek (near Stevens Ck. Lodge)	5800*	7000*
Stevens Creek (at dam)	5700**	7600***

* Values based on methodology and data obtained from Santa Clara Valley Water District (obtained in 1971).

** Calculations for this figure were made by Santa Clara Valley Water District using a coincident reservoir storage of 2000 acre-feet.

*** Estimated by California Division of Mines and Geology.

STATE OF CALIFORNIA — THE RESOURCES AGENCY
DEPARTMENT OF CONSERVATION
DIVISION OF MINES AND GEOLOGY

MINERAL PROPERTY and/or MILL AND PROCESSING PLANT REPORT *

Name of property, mill, or plant: Kaiser Cement and Gypsum Corp. - Permanente Quarry
Commodity: Crushed rock (limestone)
County: Santa Clara
Township: 7S. Range: 2W. Section: 17 & 18
Latitude: 37°19'2-25"N. Longitude: 122°6'25-55"W.
U.S.G.S. quad: Cupertino 7 1/2'

C.D.M.G. Investigator: Melvin C. Stinson
Date of field visit: July 14, 1977
Date of office data review: July 20-21, 1977
Date approved:

Location, Accessibility, and Physiography:

The Kaiser Permanente Quarry is located on the west side of Santa Clara Valley in the low eastern foothills of the Santa Cruz Mountains. The Permanente cement plant is located about 3 miles west of Cupertino or 1 1/4 miles west of Monta Vista a small unincorporated town at the west end of Stevens Creek Blvd. The quarry area is located principally on the north side of Permanente Creek about a mile west of the cement plant. The quarry and cement plant are accessible to freeways (Stevens Creek Freeway, Junipero Serra Freeway - U.S. 280) via Permanente Road, a paved 2 lane highway. Both freeways are less than 2 miles away. The Southern Pacific Railroad has a branch line with several sidings at the cement plant.

The quarry area is on a south-facing slope of an east-west trending ridge that has a maximum relief of about 1000 feet. The immediate quarry area is nearly barren but surrounding ridges are covered with a dense growth of chaparral or trees including oak and bay.

Ownership, Leaseholders, Intermediaries:

The Kaiser Cement and Gypsum Corporation, Permanente, CA 95014 owns 3400 acres of land surrounding the quarry and cement plant. About 128 acres of the site is occupied by the quarry which is common to both the cement and aggregate operations.

History, Production, and Marketing (trade names, and availability of milled and/or processed products):

Part of the site now occupied by the Kaiser Permanente Cement plant, aggregate plant, and quarry was purchased in 1938 from the Santa Clara Holding Company. This company had operated several small quarries on the property intermittently. The limestone produced was used for beet-sugar refining. In early 1939 the Henry J. Kaiser Corporation (Permanente Corp.) applied for a Use Permit from Santa Clara County to "erect and operate a cement mill". The first barrel of cement was produced on Christmas Day 1939.

The limestone quarried at the Permanente Quarry contains siliceous impurities that makes the rock unsuitable for use in cement making. A portion of this rock is crushed and used for aggregate.

The Permanente rock plant produces the following rock products:

- Aggregate Base Rock - Class 2
- Aggregate Sub-Base - Class 2
- Crusher-Run Base Rock - (3/4" max.)
- Crusher-Run Sub-Base (3" max.)
- Crusher-Run Drain Rock (1"x3")

History, Production, and Marketing (continued)

Aggregate from the Permanente Quarry is used by other Kaiser operations or sold to other operators who may either sell it as is or crush it in their plants. Most of the aggregate produced by the Kaiser Permanente Quarry is used in the south Bay area - primarily in Santa Clara County. Some aggregate may be used in San Mateo County.

Mill and/or Plant Flowsheet (describe source and location of raw material):

Rock arriving at the primary crusher from the quarry is dumped into a holding hopper and fed into the primary crusher. The primary crusher is an 88" x 64" Birdsboro Jaw Crusher set at about 7". A secondary crusher which is a 7' Norberg Cone Crusher is mounted directly below the primary jaw crusher. This crusher reduces the rock to minus 2 1/2". These two crushers have a capacity of 1000-1200 tons/hour and are located near the south edge of the quarry.

The 2 1/2" minus rock is conveyed to a transfer station ("C"-Station) by a 48" wide belt about 1 mile long. At the transfer station located on a hill above the west end of the cement plant, the type of rock being mined and crushed is diverted to any one of four conveyor belt systems and delivered to a stockpile. This is necessary because one quarry and primary-secondary crusher supplies high-grade limestone, medium-grade limestone, clay, and commercial rock aggregate.

The belt from the transfer station delivers the aggregate rock to a stockpile located on the south side of Permanente Creek. Rock from this stockpile may be removed without further processing or fed to a 5' Symons short head crusher for further crushing. Material from this crusher is screened by 2 double deck screens, the undersize going to either a storage bin or to a belt conveyor that transfers it to another double screen deck located near the mouth of Permanente Creek. The oversize from the first screen deck is returned for further crushing. The various sizes of crushed rock separated by the screen deck are distributed by belt conveyors to stockpiles. A weighstation is located near these stockpiles. A Huff 100 loader with a 6-ton capacity loads trucks from the stockpiles. About 12 men are employed in the aggregate section of the operation.

Geology and Mineralogy:

The Permanente Quarry lies in one of number of discontinuous masses of limestone that crop out along a northwest-southeast trending zone in the central and southern San Francisco Peninsula area of the Coast Ranges. The limestone outcrops are surrounded by Franciscan graywacke, shale, red chert, diabase, and greenstone. The limestone is considered one of the units of the Franciscan Formation of Cretaceous age and is referred to as the Calera Limestone. Attachment 3 is a geologic map of the area.

Walker (1950, p. 5) divided the limestone into two units, an "upper light" and a lower "blue" limestone. The "upper light" limestone is light gray and contains numerous chert beds. Little use has been made of this limestone because of the impurities.

The "blue" limestone has been mined extensively and used in making cement. The limestone is blue-gray to white, massive to bedded, and very fine grained. The lighter colored limestone contains more silica and is utilized for concrete aggregate and road metal.

Mining:

The first mining done in the quarry area was at an elevation of about 1750 feet and gradually worked to the top of the hill. At this time no waste stripping was done. In 1956 it was necessary to start stripping in order to remove material that was interbedded in the remaining limestone. The ratio of waste to usable limestone has varied from 1/2 to 1 to 1.3 to 1. From about 1964 to the present time this ratio has been about 1 to 1. About half of the waste material, mainly low carbonate limestone is processed through the rock crushing and screening plant and used by base and subbase aggregate.

Mining (continued)

The mining is being done by two 6 cu. yd. capacity electric shovels, one 8 cu. yd. electric shovel, and one 5 cu. yd. electric shovel. A 10 cu. yd. loader is also used to load eleven 55 ton trucks which haul the rock over haul roads sprinkled with a mixture of an asphalt emulsion and water. This makes the roads dust free and appear like regular paved roads.

The quarry covers an area of about 3000' x 3600', with a vertical difference of over 800 feet. The quarry is mined by a series of benches which are 50 feet high with 4 to 6 benches being active all the time in order to meet production demands.

During the early years of operation it was not necessary to blast the rock before mining because the rock was badly shattered and could be easily mined. It is now necessary to blast the rock before removal by the electric shovels. Two diesel driven rotary drill units are used to drill 6 1/2" diameter holes 55' deep in the bench face. These holes are filled with ANFO (ammonium nitrate and fuel oil) and blasted to shatter the rock. Blasting is done 3 to 4 times a week only during the day shift.

The quarry is in operation 2 shifts a day, 5 days per week. A total of about 40 to 45 men work in the quarry primary crusher and rock distribution areas.

Reclamation:

There has been some reclamation done at the Permanente Quarry up to the present time. In the past, the highest ridge has always been revegetated and recently 3 of the large lower waste dumps have been revegetated. The upper benches near the top of the ridge on the north side of the quarry are mined out and have been partially reclaimed. The slopes between benches have a slope of about 1 to 1 and have been hydromulched and native grasses planted. However, because of the lack of rainfall much of the native vegetation had died. Some trees have been planted on some of the finished slopes. Reclamation of the finished slopes will progress as the benches are mined downward.

When mining is complete the large pit can be used for any one of several uses such as water storage, solid waste disposal, or as a lake for recreation.

Environmental Consideration -- such as zoning restrictions and problems, land use permits, air and sound factors, water use and water quality problems:

The quarry operates under an old Use Permit 173.23 issued in 1939 and modified in 1950 and 1955. But because mining had been done in the quarry prior to 1937, the year Santa Clara County adopted a Zoning Ordinance, the operation is a lawful nonconforming use ("Grandfather" clause).

The quarry operates two shifts a day, 5 days per week. Access is controlled by fences and a gate with a guard present. The quarry and aggregate unit operate 5 days per week on 2 shifts from about 6 a.m. to 10 p.m.

Water for the quarry, crushed rock plant, and other uses is supplied largely by water seeping into the bottom of the quarry pit. This water is pumped out and used to supplement water supplied by commercial mains.

The quarry and rock plant are remote enough to be free from sound problems. The principal problem is the large barren upper part of the quarry which is visible for many miles and the cement plant which exhausts large amounts of steam(?). When mining has proceeded further downwards, the upper part of the quarry will be reclaimed, and the large prominent barren quarry area would be less obvious.

Conclusions and/or Recommendations:

This quarry will probably supply rock for limestone and aggregate for many years. The operation is well situated near areas being urbanized and where cement and aggregate are needed. The company provides jobs for many and plays an important part in the local economy of the area.

References:

Dibblee, T.W., Jr., 1966, Geologic map of the Palo Alto 15-minute quadrangle, California: California Division of Mines and Geology, Map Sheet 8.

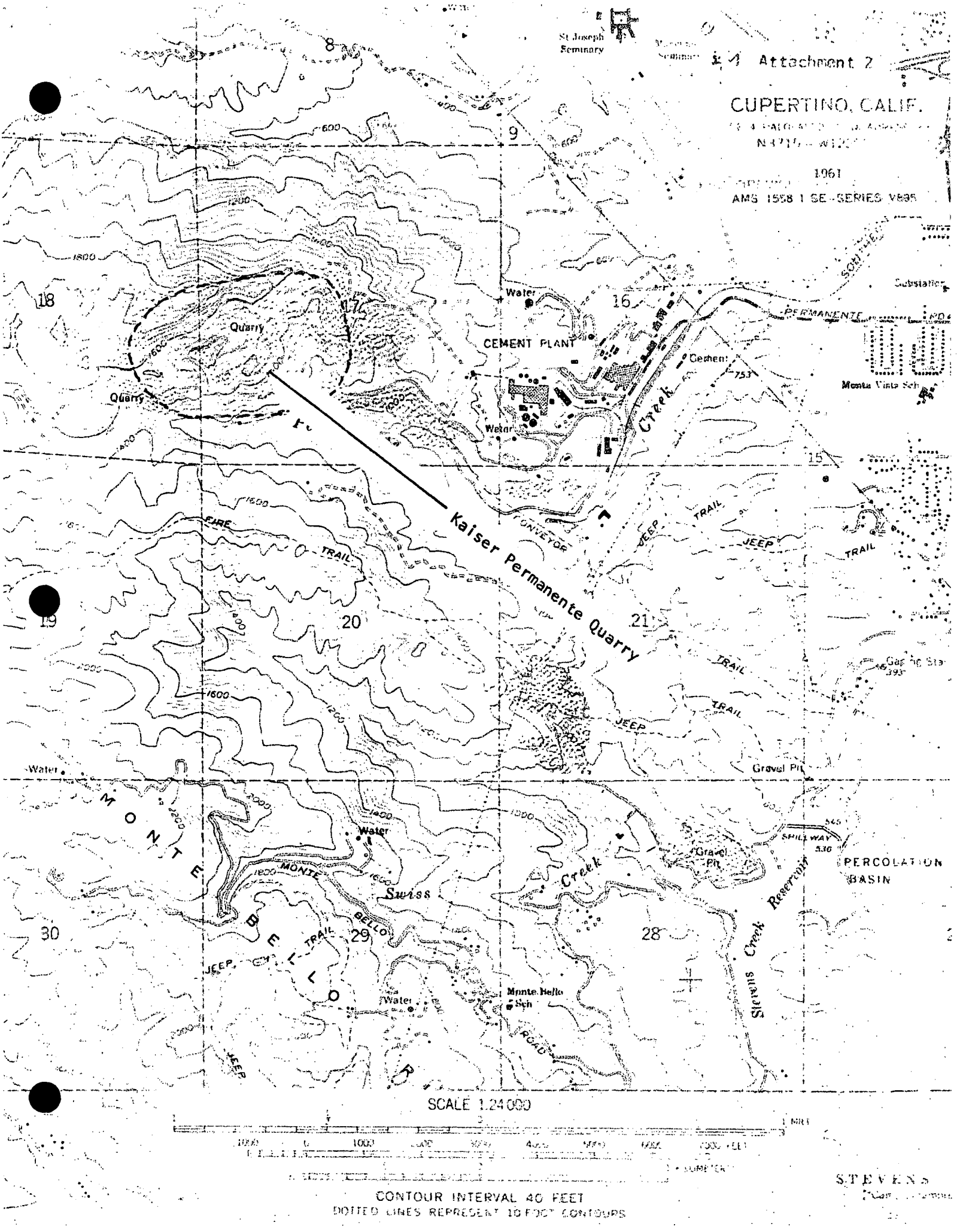
Walker, G.W., 1950, The Calera Limestone in San Mateo and Santa Clara Counties, California: California Division of Mines Special Report 1B, 7p.

Attachments:

1. Vicinity map; 2. Topographic map; 3. Geologic map; 4. Use permit.

Attachment 1




Attachment 2
CUPERTINO, CALIF.
1961
AMS 1558 I SE-SERIES V895
St Joseph Seminary
Quarry
Quarry
Water
CEMENT PLANT
Cement
Water
Creek
PERMANENTE
Substation
Monta Vista Sch
Kaiser Permanente Quarry
CONVEYOR
FIRE TRAIL
JEEP TRAIL
JEEP TRAIL
TRAIL
TRAIL
JEEP
Gravel Pit
Water
MONTE BELLO
Water
MONTE BELLO
Swiss
Creek
Gravel Pit
SPILLWAY
PERCOLATION BASIN
Stevens Creek Reservoir
JEEP TRAIL
Water
Monte Bello Sch
ROAD
JEEP
SCALE 1:24 000
CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 10 FOOT CONTOURS
STEVENS

Attachment 3

Geologic map

(Geology after Dibblee, 1966)

Qa - Recent alluvium

Qoa - Older alluvium

Qs - Santa Clara Formation (Pleistocene)

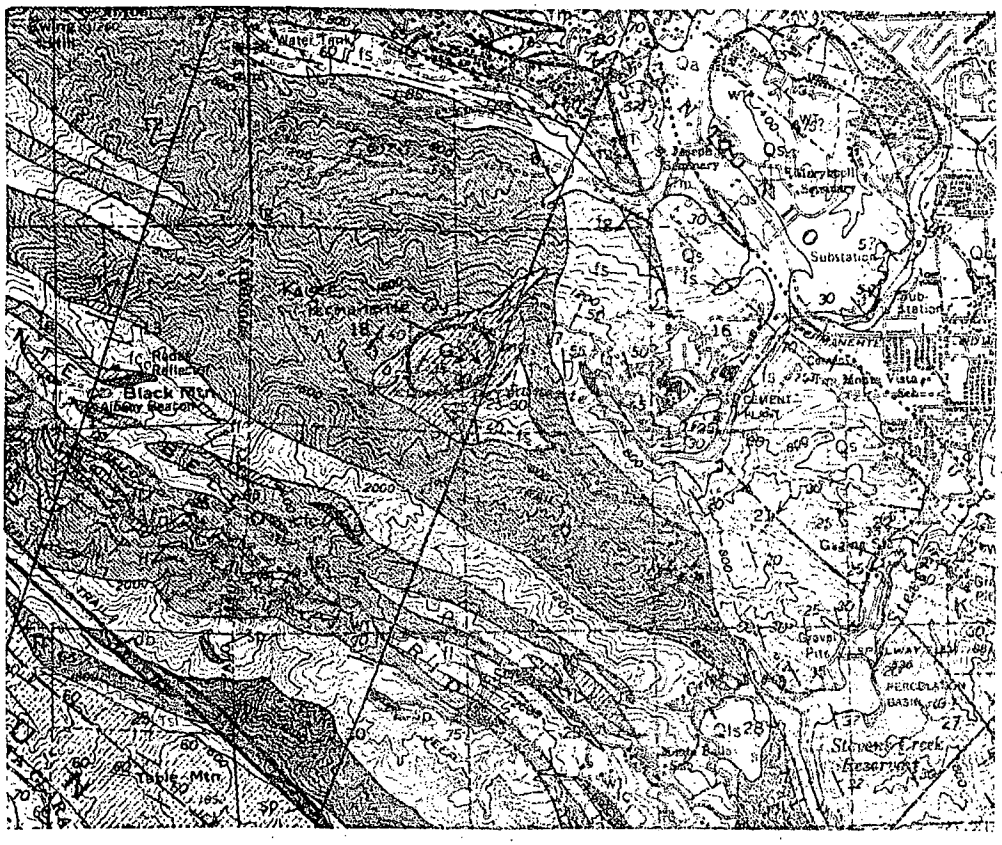
Tus - Unnamed sandstone (Miocene)

Franciscan Formation (Cretaceous)

fs - sandstone or graywacke

fg - greenstone

fl - limestone



SCALE 1:62500

1 0 1 2 3 4 MILES

3000 0 3000 6000 9000 12000 15000 18000 21000 FEET

1 5 0 1 2 3 4 5 KILOMETERS

CONTOUR INTERVAL 80 FEET
DATUM IS MEAN SEA LEVEL

[illegible]

TO THE SANTA CLARA COUNTY PLANNING COMMISSION
COURT HOUSE, SAN JOSE, CALIFORNIA

Date Filed April 26, 1939

The undersigned hereby applies for a [illegible] to erect and operate a cement mill on that certain property situated on Permanente Creek, about ten (10) miles due West of the City of San Jose, County of Santa Clara, State of California, which property is more particularly described in that certain lease and option to purchase date March 9, 1938 between Santa Clara Holding Company, Ltd., a corporation and HENRY J. KAISER COMPANY, a corporation, which said lease and option to purchase was recorded October 1[illegible], 1938 in Vol. 901 of Official Records, page 8, Records of Santa Clara County, California. Said property is legally described as:

> Sections 16,17,18 and a part of 21, T. 7 S. R. 2 W. M.D.B. & M.;

said property is situated in Zoning District officially designated as A-1 Zoning District; total acreage of the property covered by the aforementioned lease and option to purchase is approximately thirteen hundred (1[illegible]) acres. The dimensions of buildings are as shown on the accompanying plant lay-out, which contains, as well, numerous details of design, which may prove of value to your Honorable Body. There are no streets upon the property, or in the vicinity of the proposed plant.

The property [illegible] Clara Holding Company, Ltd., [illegible] have referred to lease and option [illegible] lease and option to purchase has [illegible] the undersigned

The undersigned further states that, under the circumstances of this particular case:

1. The establishment, maintenance and conducting of the use for which this permit is sought will not be detrimental to health, safety, morals, comfort, convenience or welfare of persons residing or working in the neighborhood of such use for the following reasons:

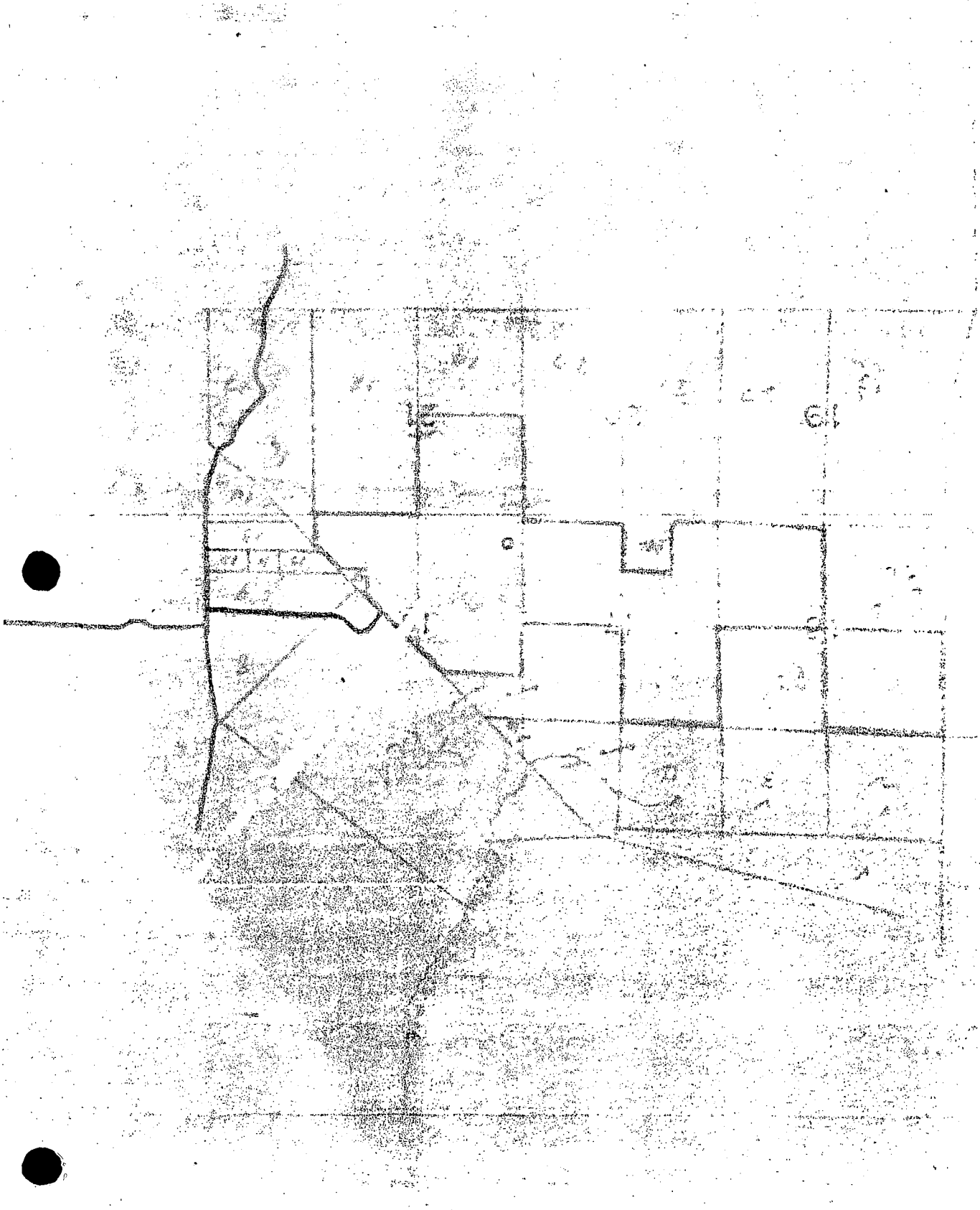
Said proposed plant is to be most modern design and fully equipped with Cottrell Dust Precipitating equipment, of the latest design, which said equipment is warranted by the manufacturers thereof to remove a minimum of 95% of all dust resulting from operation of the plant, leaving less dust than is contained in ordinary air. The plant is likewise of wet process design, which, in itself, reduces the dust hazard to a minimum. In addition to the above, the proposed plant is to be situated in an isolated position on the property in a canyon not in close proximity to any community or dwelling.

2. The proposed use will not be detrimental to the general welfare or injurious to property or improvements in the neighborhood of such use for the following reasons: (see description of plant contained under Number 1).

THE PERMANENTE CORPORATION,

By [signature]

Its Vice President



APPLICANT'S AFFIDAVIT

STATE OF CALIFORNIA } ss.
COUNTY OF SANTA CLARA }

I, A. E. HUMPHREY, being duly sworn, depose and say:

That I am the Vice President of the Permanente Corporation, a corporation, which said corporation makes the foregoing application for use permit; that the owner of the property approves the application, and that the foregoing statement and all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

A. E. Humphrey
Vice-President The Permanente Corporation.

Subscribed and sworn to before me this 26th day of April, A.D., 1939.

S. J. Englert
Notary Public in and for the County of Santa Clara, State of California.

Phone No. Sutter 8040 address: c/o Pacific Coast Aggregates, 65 So. 2nd Street, San Francisco, California.

This is to certify that the foregoing application has been inspected by me and was filed in the office of the Santa Clara County Planning Commission in accordance with the provisions of Section ____ of Zoning Procedure Ordinance No. 120.

SANTA CLARA COUNTY PLANNING COMMISSION
By Anne M. Campbell
Dated April 26 1939

Use permit application No. 123

[illegible] all applicable laws [illegible] [illegible], failure to comply with all [illegible] conditions [illegible] will be cause for the cancellation of this Use Permit by the County Planning Commission.

SANTA CLARA COUNTY PLANNING COMMISSION

By (Signed) [illegible]
Secretary

Dated May 8, 1939

[illegible] Confirmed by Board of Supervisors, County of Santa Clara, [illegible] May, 1939.

[illegible] COUNTY [illegible], STATE OF CALIFORNIA,

([illegible])

By [illegible]
Chairman

[illegible]

[illegible] with the ordinances of the County [illegible] in such manner that dust be controlled [illegible] [illegible] in the application heretofore [illegible] with the Planning Commission and that a bond satisfactory to the Board of Supervisors in the amount of $50,000 be posted with the Board of Supervisors for the faithful performance of these conditions.

2. That when there is a violation of the above provision or of any other provisions of law or ordinance it shall [illegible] cause for the [illegible] [illegible] the Use Permit to operate said plant, and

3. [illegible] failure to cease [illegible] [illegible] of the [illegible] to the Board [illegible] [illegible] of the terms of forfeiture of said bond.

[illegible]

By [illegible] James [illegible]

[illegible] 6, 1939

We agree [illegible]

[illegible]

Commissioner Wentz introduced the following resolution and moved its adoption:

WHEREAS: The Permanente Corporation has applied for a Use Permit as provided for in Sections 12 and 35 of Ordinance No. 120 to allow the construction of a cement plant and the storage of cement on the following described property:

Sections 18, 17, 16 and a part of 21,
T. 7 S. R. 2 W, M.D.B. & M.;

and

WHEREAS: The applicants have given evidence that the plant will be properly operated and all necessary safeguards will be provided, and,

WHEREAS: The Planning Commission finds that the storage, maintenance and/or conducting of the use for which said Use Permit is sought will not, under the circumstances of the case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood, [illegible], [illegible], be it:

RESOLVED: That said Planning Commission in [illegible] assembled on the [illegible] day of April, [illegible], [illegible] Supervisors of the County of Santa Clara, State of California, the permit applied for, subject to the following [illegible]:

1. That the plant be constructed and operated [illegible] the ordinances of the County of Santa Clara, [illegible]

[illegible] must be controlled in [illegible] manner specific[illegible] [illegible] heretofore filed with the Planning Commission, and that [illegible] [illegible]tory to the Board of Supervisors in the amount of fifty thousand dollars ($50,000.00) be posted with the Board of Supervisors for the faithful performance of these conditions.

2. That when there is a violation of the above provision, or of any other provision of law or ordinance it shall constitute cause for the Board of Supervisors to suspend the use permit to operate said plant, and

3. That failure to cease operation upon suspension [illegible] the Use Permit by the Board of Supervisors shall be one of the [illegible]rms of forfeiture of said bond.

Commissioner Whiffen seconded the foregoing [illegible]on and the resolution was adopted by the following roll call vote:

AYES:	Commissioners	Gartner Kuhn Whiffen Weatz Wool
NOES:	Commissioners	None
[illegible]:	Commissioners	Weston Campbell Chandler
[illegible]	Commissioner	Fitzgerald

Date: [illegible] 1, [illegible]

In accordance with the provisions of Ordinance No. 1[illegible] [illegible] of Santa Clara, State of California,

[illegible]

is hereby granted an amendment to Use Permit No. 23 to permit the installation of one additional kiln, and auxiliary facilities, at the existing cement plant, subject to the following conditions:

(1.) Two (2) Cottrell Electro-static precipitators be installed in the proposed kiln at the time of its construction.

(2.) All conditions of the original Use Permit No. 23, issued for the construction and operation of the cement plant, are to continue to be in full force and effect, and the proposed additional kiln is to be operated in accordance with said conditions, except that the $50,000.00 bond previously posted by the applicant shall be increased to [illegible] surety bond.

I, Hector Barrett, Secretary of the Planning Commission of the County of Santa Clara, State of California, hereby certify that the said Planning Commission did grant the foregoing Amendment to Use Permit No. 23 at a regular meeting of said Commission held on the 21st day of June, 1950.

[illegible]

[illegible], Director-Secretary

I, [illegible], County Clerk [illegible] Supervisors of the County of [illegible] certify [illegible] the Planning Commission [illegible] the foregoing Use Permit.

[illegible]

(Seal)

February 22, 1971

M E M O R A N D U M

To: Supervisor Victor Calvo

From: John S. Haas

Subject: Zoning History - Permanente Corporation Property - Monta Vista

Prior to the adoption of the County Zoning Ordinance in August 1937, a quarry operation was commenced on the Permanente property. As a use established prior to the requirement that a use permit be secured, it is now considered a lawful nonconforming use and, pursuant to the Zoning Ordinance provisions relating to nonconforming uses, may continue to operate. It is my understanding that the quarry may be expanded without a use permit, but only to the boundary of the property it was originally established on.

Since the date of adoption of the Zoning Ordinance requirement that a use permit is required for the commercial excavation of natural materials in any zoning district, such permit would be required in the event the quarry was to have been expanded onto adjacent property. As it appears that no additional land has been acquired or used for quarry operations, the County, through zoning regulations, has been without authority to regulate the operation.

The existing cement plant on the Permanente property was authorized by the issuance of Use Permit 173.23, May 8, 1939. Certain conditions were imposed on the use permit to insure the control of dust and a fifty thousand dollar ($50,000) bond posted to guarantee faithful performance.

In 1950 and in 1955, modifications to the use permit were approved by the Planning Commission, such being in each instance, the addition of an additional kiln. The Commission required installation of 2 Cottrell precipitators on each kiln to further assist in supressing dust and required that all conditions imposed on the original permit be held to be in full force and effect. To our knowledge, no new processing equipment has been installed on the property which would be related to the manufacturing of cement.

During World War II, a use permit was issued for a Ferro Silicon plant on the property. This use was discontinued upon termination of the war and has not been reestablished.

JSH:jt

KAISER
CEMENT & GYPSUM
CORPORATION

KAISER CENTER · 300 LAKESIDE DRIVE · OAKLAND, CALIFORNIA 94666 · AREA CODE 415 271-2211

August 12, 1977

Mr. Lucas Stamos
Secretary
Planning Commission
County of Santa Clara
San Jose, Califomia

In Re: Application for Categorical Exemption
Kaiser Cement & Gypsum Corporation

Dear Mr. Stamos:

Enclosed are an original and twenty (20) copies of the application of Kaiser Cement & Gypsum Corporation for a Categorical Exemption Assessment pursuant to Article III Section 3.7, Class 1 (b) (2) (Restoration of Structures) and/or Class 2 (a), (2) or (3) (Replacement of Structures) of the Santa Clara County Planning Department Environmental Impact Handbook.

We are proposing to modernize the Permanente cement manufacturing facilities within the purview of the existing Use Permit No. 23. The contemplated modernization is detailed in the application. The purpose of the plant and its production capacity will remain unchanged. Modernization of the facilities will provide a more efficient operation, thereby resulting in a substantial reduction of energy and water requirements.

A new improved air pollutant control system will not only enable the plant to meet existing emission standards but future emission requirements as well.

Moreover the new facilities involved in the modernization process will be placed within the existing use permit site, but in a less conspicuous place.

1 l

pg 8 of 9

If you have any questions regarding the modernization of the plant, our staff will be pleased to meet with you at any time within your convenience.

Sincerely,

J. I. Walker
Senior Vice President
Manufacturing & Distribution

JIW:gk

Enclosures

lm 9989

ENVIRONMENTAL DATA SUBMITTED BY THE

APPLICANT TO SUPPORT THE FINDING OF CATEGORICAL EXEMPTION

The following information regarding environmental factors is submitted to facilitate determination of Categorical Exemption or a Negative Declaration.

A. Physical Resources

1. Vegetation - The new facilities will be located adjacent to existing facilities and will require removal of vegetation only at the border of the existing developed plant area. A minor amount of the native brush will be removed in the new stockpile area.

2. Wildlife - There will be no change in the wildlife environment. Deer, quail, rabbits, rattlesnakes and other wildlife in the surrounding hills will be unaffected either by construction or operation of the facilities as a sizable part of the site area already has activities related to current plant operations.

3. Water - Total plant usage of water will be reduced 65%, i.e. more than 500,000 gallons per day (at full capacity) upon completion of the modernization program. Water will be piped from the existing plant water system to the new plant area for fire protection, sanitary service, make-up water for bearing cooling, and potable water. (The present water sources are the California Water Company and the City of Cupertino.)

4. Air Quality - A substantial improvement in air pollution emissions will result as is shown below.

   The central element in the modernization, insofar as energy use and emissions are concerned, is the new dry process suspension preheater kiln with precalcination.

   Hot kiln clinker goes to two successive stages of coolers. Exhaust air from the first serves as preheated combustion air for the kiln and precalciner. The second cooler cools by indirect heat exchange, eliminating exhaust gas dust from this source.

   Preheater exhaust gases will be vented to the raw grinding circuit to dry raw materials and the remainder (all, when the mill is not in operation) will be passed through a cooling tower prior to entry to the new glass fiber baghouse dust collector serving the kiln and mill systems. An air cooling tower, rather than the more common water spray system, will be utilized to virtually eliminate steam condensation plumes.

The new dry process precalciner kiln system will have a fuel consumption of 3.05 MBTU per ton in comparison with the present wet kiln consumption of 5 MBTU per ton of cement. Thus, pollutant emissions are considerably reduced by the lower exhaust gas volume associated with the improved fuel efficiency, as well as by the new pollution control facilities described.

A comparison of existing emissions versus those estimated for the modernized facilities follows. Calculations for the new facilities were conservatively based on our oil fuel firing experience. Emissions with coal firing are expected to be equal to or less than with oil, based on experience at the company's San Antonio, Texas plant and a recent nationwide survey of gas, oil and coal fired cement plant emissions. Parenthetically, coal ash combines with the kiln product (serving as a raw material constituent) and contemplated coal sulfur levels are below present oil fuel sulfur levels.

(a) Particulate emissions are estimated to be reduced by .38 tons per day, a 40% reduction in emissions from those facilities being modernized in Phase I.

(b) SO_2 emissions, conservatively based on oil fuel firing experience, are estimated to be reduced by 52% below present levels.

(c) NO_x emissions, reported from foreign precalciner kiln systems approximate 20% of our wet kiln experience. However, pending confirmation with domestic test methods, facilities and fuels, NO_x emissions are conservatively estimated to be reduced in proportion to the reduction in maximum daily fuel use, a reduction of 33% below present levels.

Following is a comparative tabulation of existing emissions versus those estimated for the modernized facilities:

Production	Existing Facilities(1)	Modernized Facilities	Percent of Existing
Tons cement/year-millions	1.6	1.6	100
Emissions - TPD			
Particulates	.97	.59	60
SO_2	12.3	5.8	48
NO_x	20.8	13.9	67

(1) Emissions and reductions are from facilities modernized in Phase I, with no further change in emissions in Phase II.

5. Noise - Plant noise will not change materially. The new plant location is approximately 3200 feet distant from the nearest habitation and is screened by intervening hills.

   As plant capacity is not being increased, truck traffic should remain at current levels or less because truck delivery of fuel oil will be replaced by rail delivery of coal. (A temporary increase in activity is expected during construction.)

6. Geologic - Geologic conditions of the site are described in Burton H. Marliave, consulting geologist, report of June 23, 1977, a copy of which is included in the Appendix of this report as Exhibit A. The recommendations stated therein as to design of structure and grading of slopes - to withstand earthquake stresses and slide hazards - will be followed. The conclusions of this report are as follows:

   "(1) The Santa Clara formation as exposed in the trenching will provide a sound foundation for the proposed structures.

   (2) Cross faults from the main northwesterly trending fault systems have been projected 300 to 600 feet to the east and west of the ridge that forms the site, but trenching has established that ground rupture has not occurred in the past and is therefore not likely to occur through the proposed building site. However, any structure built in this locality will have to be designed to withstand ground shaking from a magnitude 8.3 earthquake emanating from the active San Andreas fault only three miles to the west or a 7.0 magnitude earthquake on the Sargent Berrocal fault system.

   (3) Neither flooding nor subsidence are believed to be a hazard at the proposed site, but the possibility of sliding during a strong earthquake is a hazard that must be considered particularly in areas of prior sliding or along steep slopes cut by shear zones. The Santa Clara County "Relative Seismic Stability Map" indicates the ridge that forms the site to be "an area of high potential for earthquake induced landslides". It was noted however that the west slope of the ridge has been standing at natural slopes of nearly $1\frac{1}{2}$:1 in many places and a cut slope of 1:1 on the east side of the ridge has proven stable for many years with no indications of slide failure.

   (4) The extensive road cuts and trenching provided continuous exposures of bedrock the length of the site and at least 100 feet north and south of the proposed area of construction. This has established that no northwesterly trending branch of the Berrocal or Monte Vista faults passes through the site.

(5) The crusher structure proposed 300 feet west of the reclamation pond does not appear to be threatened by faulting but the slope above it is already 1½:1 to 2:1 and cannot be steepened beyond 1½:1 without producing some slide hazard. Steeper cuts may be used if supported by engineering retaining walls.

(6) The quarrying of the storage and kiln sites will reduce the height of the steep slide slopes on the ridge and will eliminate most of the potential for sliding.

(7) The greatest hazard at this site during an earthquake will be from possible sliding. It is suggested that no quarried slope be steeper than 1½:1 in the building site area and that the background surface runoff be carefully collected and diverted to natural channels."

B. Cultural Resources

1. Historic - There are no resources of historic significance in the plant area.

2. Archaeological - No known evidence of archaeological significance exists in the plant site area.

3. Visual Aesthetic - The plant will be installed at an elevation of 630 feet compared with 730 feet for the existing kilns so that visibility of the plant from the Santa Clara Valley will be minimized. The new preheater tower, the tallest structure, will be approximately 120 feet below the top of the existing stacks. Since the plant will utilize the dry process, virtually no steam plumes will be created as are now visible from the existing stacks, and completion of the modernization program ultimately will make possible the elimination of the two existing stacks.

   The new raw material stockpiles on the hill above the plant will be visible similar to the existing stockpiles except that approximately one-half of the stockpiles will be below ground level.

4. Local Community Plans - There are no known local community plans that would be affected.

5. Displacement (Housing) - No displacement of housing will occur.

6. Employment, Business - The project will have no growth inducing impact since plant capacity will not be increased nor will the new facilities require additional personnel. County and Bay Area employment in the construction trades and perhaps equipment manufacturing industries should be favorably affected during project construction.

C. Community Facilities

1. Sewage - Sewage is presently discharged into Kaiser Aluminum's sewage treatment plant system, and the treated water effluent is used in the wet process plant. Upon completion of Phase I, sewage will continue to be handled by the Kaiser Aluminum sewage treatment plant, and treated reclaimed water will be used in the plant process. Raw material stockpile storm water run-off will be collected in the present reclaim facilities.

2. Water - The present sources of water for the plant will continue to be used. These are the California Water Company, Kendell-Del Pumping Station and the City of Cupertino. However, the volume of water used will be approximately 500,000 gallons per day less than the present usage, a 65% reduction.

3. Police - There will be no effect on police services.

4. Fire - The plant maintains a fire truck and has plant personnel assigned to emergency fire duty. In addition, the plant is served by the Cupertino Fire Department. No change or additional fire service load is anticipated.

5. Circulation - The change in fuel from oil to coal would result in a reduction in normal truck traffic, as coal will be delivered by rail.

   During the construction period, delivery of construction materials will be by truck and rail, with an estimated total tonnage of materials for the project of approximately 51,000 tons. Every effort will be made to move construction materials by rail. Major components of equipment will also be delivered by rail; smaller equipment by truck. Equipment tonnage is estimated to total approximately 22,000 tons. The average increase in truck traffic during the construction period will be less than four percent or an average of seven trucks per working day.

   Truck deliveries mainly will be routed from highway 280 via Foothill Boulevard and Stevens Creek Boulevard to the plant site. Rail deliveries will be routed via the existing Southern Pacific line.

   The construction force is expected to add a maximum of 175 automobiles for a four to six month period, and an average for the project period of about 85 automobiles.

6. Schools - There will be no effect on schools, as there will be no increase in the employment level.

7. Other Community Services - No other community services should be affected.

D. Energy

1. Fuel - Fuel use will be reduced by approximately 40% as a result of the more fuel-efficient dry precalciner kiln process to be used. Coal will be the principal fuel used in place of oil.

2. Power - Power requirements, comprising under 20% of total plant energy use, will increase by approximately 10%. Pacific Gas & Electric Co., the present power source, will continue to supply power to the plant.

3. Total Energy - As shown on the table following, the large reduction in the use of fuel energy, partially offset by an increase in electrical energy, will result in an overall energy reduction of 30% at capacity.

Energy - Per Ton Cement	Existing Plant	Modernized Facility	Percent of Existing
Power-KWH/Ton	120	132	110
Equivalent(1) BTUs/Ton	1.2	1.32	110
Fuel BTUs/Ton	5.0	3.05	61
Total Energy Equivalent BTUs/Ton	6.2	4.37	70
Energy - Per Year			
Power-Million KWH	192	211	110
Equivalent(1) BTUs-billions	1,920	2,110	110
Fuel BTUs-billions	8,000	4,880	61
Total Energy Equivalent Billion BTUs/Year	9,920	6,990	70

(1) Based on 10,000 BTUs fuel to utility per KWH (34% efficiency).

Planning Commission
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

County of Santa Clara

California

Members of the Commission:
Raymond C. Benech
Joe Clark
George Hinoki
Jose E. Martinez
Peg Muscato
Andy Pepitone
Terry Trumbull

October 16, 1978

Kaiser Cement and Gypsum Corporation
300 Lakeside Drive
Oakland, CA 94666

PLANNING COMMISSION ACTION ON YOUR PROPOSAL TO MODERNIZE CEMENT PLAN FOR PROPERTY SITUATED AT THE TERMINUS OF PERMANENTE ROAD. FILE NO. 173.23

Our records show that no official record of the Planning Commission's action of November 3, 1977 was related to you. Please excuse us and consider this letter as the official action of the County Planning Commission Meeting of November 3, 1977.

At its meeting of November 3, 1977, the County of Santa Clara Planning Commission took the following actions regarding the modernization and replacement at the cement plant:

1. Accept the plans submitted by Kaiser Cement and Gypsum Corporation for the modernization and replacement of the cement plant, together with conditions as recommended by the Architectural and Site Approval Committee with two added conditions:

   a) Investigate the possibility of a batch plant on site to handle quarrying operations material.

   b) Investigate the possibility that all empty trucks relating to the quarry operation returning to plant carry material for the concrete batching plant.

2. Consider to set for hearing the use permit for Kaiser Cement and Gypsum Corporation for a possible modification or reaffirmation hearing. This hearing to be preceded by a study committee to be constructed by Chairpersons Steinberg and Alexander. The Committee is to study the traffic and any other situations that they may define as problems. This Committee to turn its report over to the Architectural and Site Approval Committee for possible conditions. This report with conditions then to be brought to the Planning Commission at a hearing (for a possible modification or reaffirmation) regarding the land use problems in the area.

The Planning Commission, in taking this action, made the following findings:

1. That the plans as submitted by Kaiser Cement and Gypsum Corporation are consistent with the present use permit as per the conditions of the original use permit 173.23.

2. By accepting the conditions as set forth by the Architectural and Site Approval Committee, the proposed modernization would be in keeping with the overall intent of the original use permit issued in 1939 to Kaiser Cement and Gypsum Corporation and would in fact improve conditions in the area regarding the health, safety and welfare of the immediate area.

Lucas S. Stamos
Secretary

LSS:ad

cc: Albert J. Ruffo, Attorney

Attachments

ARCHITECTURAL & SITE APPROVAL (ASA) COMMITTEE REPORT

ASA Meeting of September 22, 1977

TO: Planning Commission

FROM: Architectural and Site Approval Committee

SUBJECT: Recommended Conditions for Use Permit 173.23 - Kaiser Cement and Gypsum Corporation - Cement Plant Modernization

1. Proposed structures shall be designed to withstand ground shaking from a magnitude of 8.3 earthquake emenating from the San Andreas Fault or a 7.0 magnitude earthquake on the Sargent Berrocal Fault System.

2. Slope located above the proposed crusher structure shall not exceed 1½:1 unless supported by engineered retaining walls.

3. No quarried slope in the building site area shall exceed 1½:1.

4. Prior to issuance of building permit, the applicant shall provide evidence of contact with the Bay Area Regional Water Quality Control Board for a determination of:

   a) Waste discharge requirements, or

   b) Whether an NPDS permit is required.

   Contact Robert Scholar at 464-0618 for information.

5. Noise level at the property line generated by new equipment shall comply with the County noise element and the proposed noise ordinance. Provide the County Noise Abatement Specialist with a list of proposed equipment and noise ratings. Contact Gerry Starkey at 297-1637, ext. 271 for additional information.

6. Coal storage stockpiles shall be located as per approved plan. Coal processing is not permitted, except for final pulverization prior to injection into boiler.

7. Building and structure locations shall be limited by the building envelopes delineated on the approved plan and the proposed screen tower and crusher. Specific individual building locations shall be determined by the applicant but shall be as limited by the building envelopes. The approved structures within the envelopes are:

   PHASE I

   a) Preblend storage building
   b) Dust collectors (2)
   c) Homogenizing sites (2)
   d) Warehouse and service building
   e) Preheater
   f) Kiln
   g) Raw material storage bins
   h) Grate cooler
   i) "G" cooler
   j) Clinker silos
   k) Fuel oil tank
   l) Building extension to existing ferro-silica and storage building

   PHASE II

   a) Future packhouses as indicated on approved plan
   b) Finished mill building

8. Truck traffic related to new construction shall be limited to the following hours: 7:00 a.m. to 6:00 p.m., Monday through Friday. The only exceptions are:

   a) The three (3) occasions where 24-hour traffic is required for the continuous pour necessary in constructing the two clinker silos, the two homogenizing silos, and the preheater. The maximum number of days allowed for continuous pour shall be 15 days per incidence. The applicant shall deliver notice to the Secretary of the Planning Commission 7 days prior to commencing.

1a

b) Any equipment prohibited by government regulation from being transported during the allotted time period.

The applicant shall deliver notice to the Secretary of the Planning Commission prior to commencing 24-hour runs or movement of equipment beyond the prescribed time limits.

9. Heavy truck traffic related to new construction shall be limited to the following route: Highway 280 to Foothill Boulevard; Foothill Boulevard to Stevens Creek Boulevard/Permanente Road; Permanente Road to Kaiser Cement Plant.

The only exception shall be any equipment prohibited by governmental regulation from using the aforementioned route. Obtain all necessary County moving permits. Contact Art DeMattei at 299-2871 for information.

10. Prior to issuance of building permits, applicant shall demonstrate that a construction permit has been issued by the Bay Area Air Pollution Control District (BAAPCD). Prior to commencing operations, the applicant shall demonstrate an operating permit from BAAPCD. Applicant shall comply with all requirements of BAAPCD.

11. Existing stacks and disposition of abandoned equipment shall be removed/demolished as per time schedule outlined in correspondence dated September 21 and 22, 1977 submitted on behalf of Kaiser Cement and Gypsum Corporation by Ruffo, Ferrari & McNeil attorneys. (See Exhibit "A")

Notes:

1. The City of Cupertino has requested:

a) Noise study to establish an existing noise level baseline for future reference.

b) Applicant provide detailed information pertaining to existing truck and rail traffic.

Planning

RESOLUTION OF THE BOARD OF SUPERVISORS DENYING APPEAL AND AFFIRMING DECISION OF THE PLANNING COMMISSION IN ACCEPTING PLANS FOR MODERNIZATION OF KAISER CEMENT PLANT AND DETERMINING SAID MODERNIZATION TO BE CATEGORICALLY EXEMPT UNDER STATE AND COUNTY ENVIRONMENTAL GUIDELINES

WHEREAS, on September 1, 1977, the Planning Commission of the County of Santa Clara determined a plant modernization proposal submitted by Kaiser Cement and Gypsum Corporation to be categorically exempt from provisions of the California Environmental Quality Act under section 15102 of the State Guidelines and section 3.9, class 2(a)(3) of the County Environmental Administrative Handbook; and

WHEREAS, on November 3, 1977, the Planning Commission voted to accept plans submitted by Kaiser for the modernization and replacement of its cement plant situated at the terminus of Permanente Road; and

WHEREAS, Planning Commission acceptance of said plans was subject to conditions recommended by the County Architectural and Site Approval Committee as well as two conditions imposed by the Commission, namely that an on-site batching plant be utilized during the construction phase of the modernization process and that, as much as possible, trucks already going to Permanente be used to haul material for the batching plant; and

WHEREAS, a timely appeal from said decisions of the Planning Commission was filed by Nicholas Szabo on behalf of the Creston Improvement Association, Inc., and by Mr. Hans-Joachim Dehne; and

WHEREAS, all maps, records, photographs, photographic slides, papers, documents and files constituting the record before the Planning Commission were referred to the Board of Supervisors by the Secretary of the Planning Commission; and

WHEREAS, the Board of Supervisors, at a public hearing on December 5, 1977, declared its intention to deny the appeal, to

accept the plant modernization plans incorporating therein the conditions recommended by Architectural and Site Approval and by the Planning Commission, and to find the modernization proposal categorically exempt under state and county guidelines promulgated pursuant to the California Environmental Quality Act; and

WHEREAS, this Board does hereby make the following findings:

1. Section 15102 of the State Guidelines exempts the ". . . replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced . . . ." The Kaiser modernization and replacement proposal qualifies under section 15102 in that:
   (a) The new facility will be located entirely within the plant-layout area (site) established under the use permit issued on May 8, 1939, and still in effect.
   (b) The sole purpose of both the present and the proposed modernized plant is to manufacture cement.
   (c) The product capacity of the existing facility is 1,600,000 tons per year; product capacity of the modernized facility will be 1,600,000 tons per year.
2. The modernization proposal reflects improved technology in the manufacture of cement. It is reasonable to assume that any industry will attempt -- for sound business reasons -- and may be required -- for environmental reasons -- to keep pace with technological advances.

The modernization proposal is the kind of plant modification or improvement contemplated within the scope of the 1939 use permit.

3. Proposed modernization of the Kaiser facility will not have a significant adverse effect upon the environment, but rather will have beneficial effects in that:

   (a) Converting to the new "dry process" precalciner kiln system will reduce water usage by 65% (in excess of 500,000 gallons per day when plant operates at full capacity).

   (b) Air quality will be improved through an estimated 40% reduction in particulate emissions, an estimated 52% reduction in SO_2 emissions, and an estimated 33% reduction in NO_x emissions.

   (c) Visual aesthetics will be improved through elimination of the existing smoke stacks which would not be utilized in the new "dry process".

   (d) Fuel use will be reduced whether the modernized facility continues to use oil, gas, or converts to coal.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Santa Clara, State of California, based on the testimony and other evidence presented, that it hereby denies the aforementioned appeal, accepts the plant modernization plans incorporating therein the conditions recommended by the Architectural and Site Approval Committee and the Planning Commission, and finds the modernization proposal categorically exempt pursuant to section 15102 of the State EIR Guidelines and

section 3.9, class 2(a)(3) of the County Environmental Administrative Handbook.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on DEC 19 1977, by the following vote:

AYES: Supervisors SANCHEZ, CORTESE, MC CORQUODALE, STEINBERG, DIRIDON

NOES: Supervisors NONE

ABSENT: Supervisors NONE

Geraldine F. Steinberg
Chairperson, Board of Supervisors

ATTEST: DONALD M. RAINS, Clerk
Board of Supervisors

APPROVED AS TO FORM:

ALLAN R. SAXE
Deputy County Counsel

ARS:mo
12/16/77

LIMESTONE, DOLOMITE, AND SHELL RESOURCES OF THE COAST RANGES PROVINCE, CALIFORNIA



BULLETIN 197

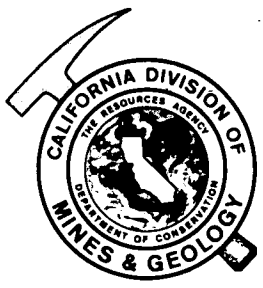
CALIFORNIA DIVISION OF MINES AND GEOLOGY
Sacramento, California, 1978

LIMESTONE, DOLOMITE, AND SHELL RESOURCES OF THE COAST RANGES PROVINCE, CALIFORNIA

By
Earl W. Hart

1978

BULLETIN 197



CALIFORNIA DIVISION OF MINES AND GEOLOGY
1416 NINTH STREET, SACRAMENTO, CA 95814

SANTA CLARA DISTRICT (B-4)

This district covers the limestone deposits in Santa Clara County and in southernmost San Mateo County. Roughly 40 million tons of limestone have been produced in the district since 1864, when Guadalupe Lime Company commenced operations. However, only small amounts were produced prior to 1939—mainly for lime and for beet-sugar refining. Since 1939, all of the limestone produced in the district has come from the Permanente deposit. Most of this was used in manufacturing cement; but a substantial quantity of the more siliceous stone has been sold as crushed rock and some high-quality limestone has been sold for beet-sugar refining.

Nearly all of the limestone deposits in the Santa Clara district are part of the Franciscan Formation and are Cretaceous in age. These deposits are situated on the northeast flank of the Santa Cruz Mountains. The Franciscan limestone occurs as numerous discontinuous lenses and masses that form three distinct and separate belts lying west of San Jose, southeast of Los Gatos, and south of Gilroy. Distribution of these limestone bodies is shown by Allen (1946, plate 1), Walker (1950b, plate 1), Bailey and Everhart (1964, plate 1), and Dibblee (1966b). Because numerous chert interbeds occur with the limetone, few deposits have been worked commercially. However, by selective quarrying and hand sorting, some high-grade limestone has been obtained at the Permanente, Los Gatos Lime Company, Guadalupe Creek, and other deposits for use in sugar refining and lime manufacture. With the exception of the Permanente deposit, none of the Franciscan limestone deposits appears to be sufficiently large or pure for industrial use. Many, however, may be useful as local sources of crushed rock.

Cummings *et al.* (1962, p. 192) describe lenses of limestone up to 1,000 feet long and 100 feet thick in the Mindego Formation (Oligo-Miocene) in southern San Mateo County, but there has been no commercial production from any of them.

Brecciated Eocene limestone, associated with Quaternary caliche or calcareous tufa, also was used in limited amounts (see Bernal deposit); but such occurrences no longer appear to be of economic interest. Also, some Holocene shells may have been dredged from the southern tip of San Francisco Bay (see San Francisco Bay Shell deposits under San Francisco Bay district).

The only active limestone quarry in the Santa Clara district is at the Permanente deposit, operated by Kaiser Cement and Gypsum Corporation. This and other deposits and operations are described alphabetically below.

Baldy Ryan deposits. Location: Sec. 13 (proj.), T. 9 S., R. 1 E. and sec. 18, T. 9 S., R. 2 E., M. D., 5½ to 6 miles southwest of Coyote; Los Gatos 15-minute quadrangle. Ownership: Not determined.

Several small to moderate-sized bodies of limestone of the Franciscan Formation form a group extending 1½ miles westward from Baldy Ryan (Longwall) Canyon to Fern Peak (Bailey and Everhart, 1964, plate 1). The largest and most accessible deposits lie at the extremities of the group. The large deposit to the west at Fern Peak is 1,000 feet long by a maximum of 75 to 100 feet wide. To the east in Baldy Ryan Canyon is a similarly narrow deposit 1,700 feet long. This deposit contains an unusual oölitic limestone that is exposed conspicuously. Bailey and Everhart (1964, p. 23) describe the oölitic limestone as "dull battleship gray, and the purest consists almost entirely of oölites about 2 mm in diameter, embedded in a matrix of smaller oölites averaging about 0.1 mm in diameter." Less pure varieties, which grade into tuffs and shales, are reported to be more common. A chemical analysis by A. C. Vlisidis (Bailey and Everhart, 1964, p. 24) of the oölitic limestone indicated 0.91% SiO_2, 0.61% Al_2O_3, 0.30% Fe_2O_3, 0.77% MgO, 55.11% CaO, 0.10% TiO_2, 0.31% P_2O_5, 0.01% MnO and 42.24% CO_2.

Bailey and Everhart (1964, p. 24) consider the oölitic limestone to offer "good commercial possibilities" because of the virtual absence of chert lenses. However, all of the limestone bodies of the Baldy Ryan drainage lie within a broad shear zone and are apt to be less continuous than indicated on Bailey and Everhart's map (plate 1).

Other reference: Bailey, Irwin, and Jones, 1964, p. 72–73.

Bernal deposit. Location: SE¼ sec. 19 (proj.), T. 8 S., R. 2 E., M. D., 1 mile northwest of Coyote Peak and 3 miles west of Coyote; Los Gatos 15-minute quadrangle. Ownership: Mr. Gomez, Hollister(?) (1962).

Fragmental limestone and associated caliche or calcareous tufa ("marl") were utilized intermittently from 1915 to 1938 for beet-sugar refining and agricultural purposes. The deposit apparently was opened by Spreckels Sugar Company, which shipped a few thousand tons of limestone around 1915 to one of their refineries (Huguenin and Costello, 1920, p. 186). Under the ownership of Pedro A. Bernal, the California Lime Marl Fertilizer Company produced roughly 10 to 20 thousand tons of soft "marl" for agricultural use.

At the quarry, a coarse breccia of fragmental Eocene limestone is imbedded in varying amounts in a soft matrix of caliche or impure calcareous tufa. The deposit, which ranges from 5 to 15 feet thick or more overlies sheared sandstone at the south side of the quarry. Sandstone fragments and other impurities also are present in the carbonate matrix. It seems likely that the deposit is the result of landsliding or faulting in association with the surficial deposition of calcium carbonate. The Eocene age of the hard limestone is based on its abundant fossil debris (Bailey and Everhart, 1964, p. 69–71). It is gray to yellowish tan, dense to slightly vuggy, fine grained to medium crystalline, and locally is either sandy or argillaceous(?). A typical sample of the hard limestone, analyzed by

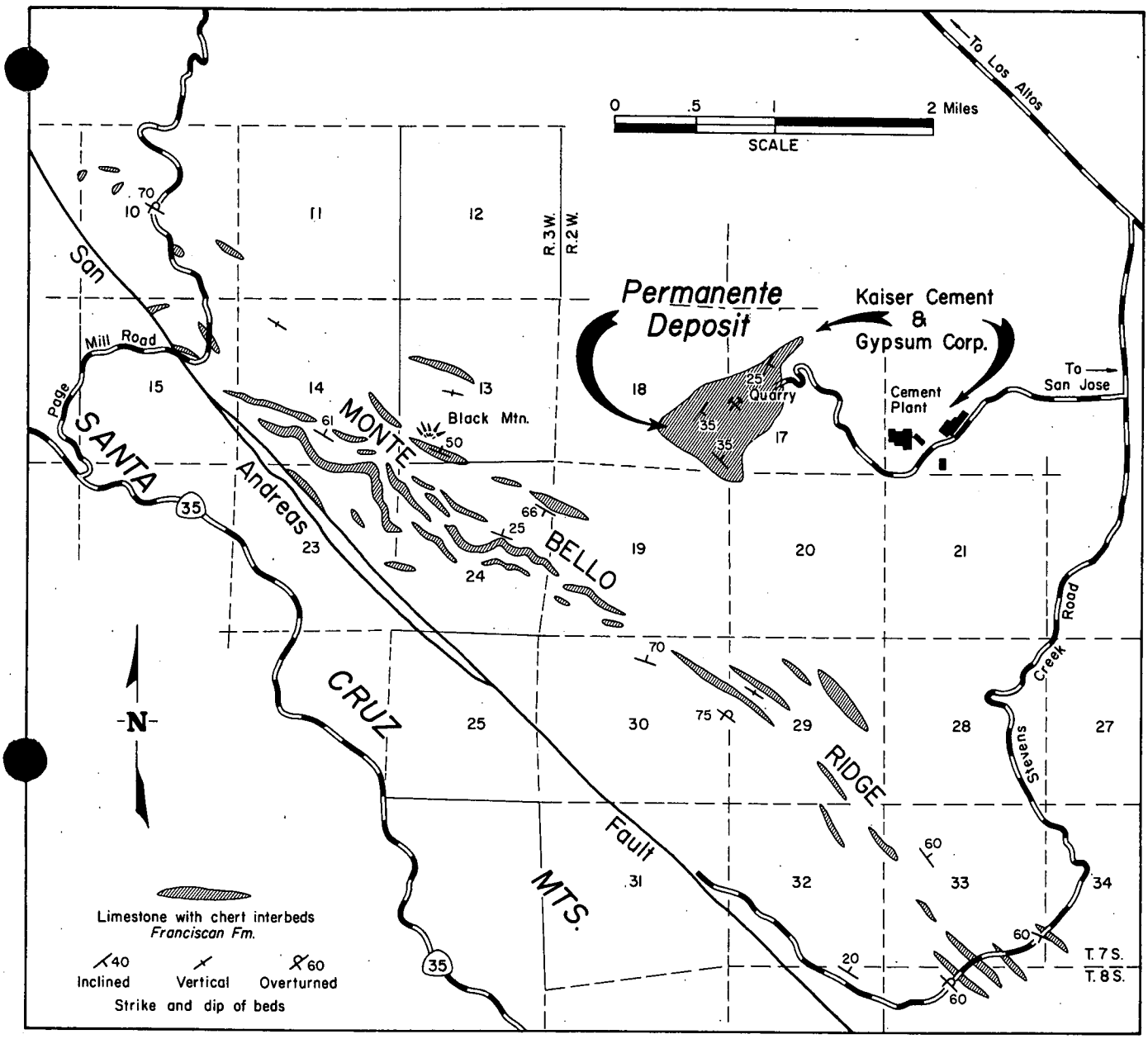


Figure 3. Map of Permanente and Monte Bello Ridge limestone deposits.

The limestone on Monte Bello Ridge occurs as lenticular, discontinuous masses in a thick sequence of volcanic and sedimentary strata of the Franciscan Formation. The strata dip predominantly northeast but in many places are vertical or overturned to the southwest (Dibblee, 1966b). Evidence of faulting is prevalent throughout the area, and some minor faults offset some of the limestone lenses. The limestone everywhere is associated with thin chert interbeds. Most lenses of the limestone and chert are less than 50 feet thick and seldom as thick as 100 feet. However, the lens in NE¼ sec. 29 is reported to be as much as 200 feet thick and to dip vertically (Dibblee, 1965, oral communication). The limestone is typical of the Franciscan Formation, varying from light gray, fine grained, and foraminiferal to dark gray, fine to medium crystalline, and bituminous. Silica in chert beds, as well as distributed interstitially with the calcite, constitutes the principal impurity. The maximum grade of selected limestone samples is indicated by analyses in Franke (1930, p. 9, 10) and Huguenin and Costello (1920, p. 185). Four analyses (made by Abbot A. Hanks, Inc., in 1956) of selected samples from the Burns Ranch in sec. 15—containing 51.3–54.1% CaO, 0.2–0.5% MgO, 0.8–4.5% SiO_2, and small percentages of Fe_2O_3, Al_2O_3, and P_2O_5—are rather typical of the Monte Bello Ridge limestone deposits.

Reserves of limestone no doubt aggregate many millions of tons, but none of the deposits appears to be very large. Furthermore, many of them dip steeply into the ridge, thereby limiting the available reserves. The apparent small size and discontinuous nature of

the deposits has been verified to some extent by drilling and trenching in the vicinity of Black Mountain. Little exploration has been done elsewhere. Considering the relatively small size of the deposits and the presence of chert interbeds, it is probable that the limestone will be useful only for crushed rock purposes.

Other reference: Logan, 1947, p. 312, 317.

Permanente (Black Mountain) deposit. Location: W½ sec. 17 and E½ sec. 18, T. 7 S., R. 2 W., M. D., 4 miles south of Los Altos; Palo Alto 15-minute quadrangle. Ownership: Kaiser Cement and Gypsum Corporation, 300 Lakeside Drive, Oakland (1965).

The Permanente deposit is situated mainly on a steep slope on the north side of Permanente Creek, 1½ miles east of Black Mountain. It is by far the largest limestone body known in the Franciscan Formation and may contain the largest reserves of any limestone deposit in the central Coast Ranges. Initial development of this deposit apparently began around 1900, when El Dorado Sugar Company selectively quarried high-grade limestone for use in beet-sugar refining (Aubury, 1906, p. 82). Later, Alameda Sugar Company quarried limestone which was shipped to Alviso, where it was calcined for use in sugar refining (Huguenin and Costello, 1920, p. 185). Santa Clara Holding Company acquired the deposit during the 1920s, but records indicate that they produced limestone (for lime) only in 1934. Large scale production of limestone began in 1939 when Permanente Cement Company established a plant to supply 6,800,000 barrels of cement for the construction of Shasta Dam. Expansion over the years has increased plant capacity from 2½ million to 8½ million barrels of cement per year. Production of limestone and associated materials has increased to more than 2 million tons per year. Most of this has gone to make cement, but significant amounts of overburden and low-grade limestone are sold commercially for aggregate and road construction uses. Until 1951, the company also sold high-grade limestone for use in beet-sugar refining. Increasing percentages of low-grade limestone encountered in recent years stimulated Permanente Cement Company to explore ways to beneficiate the limestone. They completed a froth flotation plant in 1962; and, according to Kleiber and Meisel (1964), this plant was operating successfully by 1963. In 1964, the company changed its name to Kaiser Cement and Gypsum Corporation.

The limestone deposit at Permanente Creek covers an irregular triangular area having a maximum length of a mile and a maximum width of two-thirds of a mile (fig. 3). It is exposed through 800 feet of relief and may be as much as 700 feet thick in places (Kleiber and Meisel, 1964, p. 39). The limestone body, which contains early Late Cretaceous microfossils, is associated with altered volcanic rocks (greenstone) and sedimentary rocks of the Franciscan Formation. Structurally the limestone body is complicated by faults and folds, but mainly it dips 25° to 35° SE. Moderate northeast dips in the south part of the mass indicate the deposit to be an eastward plunging syncline whose axial trace lies just north of Permanente Creek.

Internally, the deposit consists of thin beds of light and dark limestone which tend to occur in mutually exclusive sequences. Thin layers and lenses of chert are interbedded in varying amounts with both types of limestone. A thick sill or flow of volcanic rock, now altered to greenstone, and a few thin tuff beds also are present in the quarry area. The stratigraphic relations of these different beds and sequences is not clearly understood, as extensive faulting has severely disrupted the deposit. G. W. Walker (1950b) interpreted the stratigraphic sequence to consist of an "upper light" limestone unit, a "blue" limestone unit, and a "lower light" limestone unit. A more recent interpretation, based on extensive drill data and chemical analyses, was given by Donald Towse of Kaiser Cement and Gypsum Corporation in a paper presented at the American Institute of Mining, Metallurgical, and Petroleum Engineers, Southwest Mineral Industry Conference, Las Vegas, Nevada, April 24, 1961. According to Towse, the deposit consists of only two limestone units—an upper light-colored unit at least 300 feet thick and a lower dark gray unit at least 200 feet thick. The light limestone is split near its middle by a 90-foot thick greenstone sill or flow. These units may be sliced by two or three thrust faults, causing widespread repetition and omission of strata. Further complexities resulted from later folding and high-angle faulting.

The light limestone is typically light gray to dove gray, fine grained, dense, foraminiferal, and well bedded. Light and dark interlayers of chert, 1 to 3 inches thick, constitute 10 to 50% of the light unit, being more prevalent near the base. The dark limestone is blue gray to dark gray but weathers and bleaches to lighter shades of gray. It is very fine to medium crystalline, bituminous, and well bedded to platy. Black chert interbeds are common but not as abundant as in the light limestone. Both types of limestone are strongly fractured.

The chemical grade of the limestone is quite variable, with high and low grades occurring in both the light and dark units. The variations in grade are reflected to some extent in the bulk analyses presented in table 8. According to Towse, the dark limestone averages 87% $CaCO_3$ and the light limestone 67% $CaCO_3$, the upper part of the light limestone being the best quality (also see Bailey, Irwin, and Jones, 1964, p. 70). For purposes of quarry development, three qualities of limestone are recognized by Kaiser Cement and Gypsum Corporation (Kleiber and Meisel, 1964, p. 39): 1) high grade—consists of dark limestone and averages 87 to 88% $CaCO_3$; 2) medium grade—a mixture of light and dark limestone running 70 to 82% $CaCO_3$; and 3) low grade—mainly extremely cherty, light-colored limestone containing 55 to 70% $CaCO_3$.

Table 8. Bulk analyses of limestone from the Permanente deposit, Santa Clara County (Bailey and Everhart, 1964, table 6).

	1	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*
SiO_2	29.23%	18.4%	17.5%	16.7%	15.9%	15.2%	13.4%	11.3%	7.24%	4.18%
Al_2O_3	1.26	1.5	1.4	1.5	1.5	1.5	1.4	1.3	0.60	0.66
Fe_2O_3	0.54	0.7	0.7	0.7	0.7	0.7	0.6	0.6	0.42	0.32
CaO	38.04	43.3	43.8	44.4	44.9	45.4	46.4	47.8	50.96	52.74
MgO	0.24	0.3	0.4	0.3	0.4	0.4	0.4	0.3	0.04	0.05
Loss on ignition	30.66	34.3	34.7	35.1	35.7	36.1	37.1	38.3	40.48	41.90
Total	99.97	98.5	98.5	98.7	99.1	99.3	99.3	99.6	99.74	99.85
$CaCO_3$	68.4	77.3	78.2	79.3	80.2	81.0	82.9	85.3	91.39	94.67

1, *9*, and *10* from Logan, 1947, p. 315.
2–8 obtained from Permanente Cement Co. by E. H. Bailey and D. L. Everhart.

Normally the low-grade limestone, which is interbedded with the higher grades, would be wasted. However, by means of differential grinding and froth flotation, the low-grade rock is sufficiently up-graded to be blended into the raw feed for cement.

Quarry operations at the Permanente deposit are conducted by benching, at 50-foot intervals, in one large pit near the center of the deposit. An older abandoned quarry is located in SW¼ SE¼ sec. 18 at the west end of the deposit. In 1962, the main quarry covered an area about 1,800 feet by 1,500 feet. There was about 500 feet of relief between the highest face and the quarry floor, the latter being at an elevation of 1,350 feet. Quarry control is provided by exploratory (rotary) drilling on 100-foot or 100-foot by 200-foot centers. Deep diamond drilling also is used for long-range planning.

Normal open-pit operations prevail, with selective quarrying employed to maintain the proper grades of limestone. Blast holes are made with air-circulated rotary drills. Ammonium nitrate and oil constitute the explosive. Some secondary blasting is necessary. Electric-powered shovels load 45-ton-capacity dump trucks, which haul to primary crushers at the edge of the quarry floor. The material is then crushed and transferred to secondary crushers near the plant via a 4200-foot belt conveyor. After secondary crushing, the limestone is conveyed to separate stockpiles to await further processing. Weathered greenstone, obtained west of the quarry and used to supply the needed alumina and iron in cement, also is stockpiled here. Formerly, the alumina-iron oxide fraction was supplied by purchasing laterite produced in Amador County.

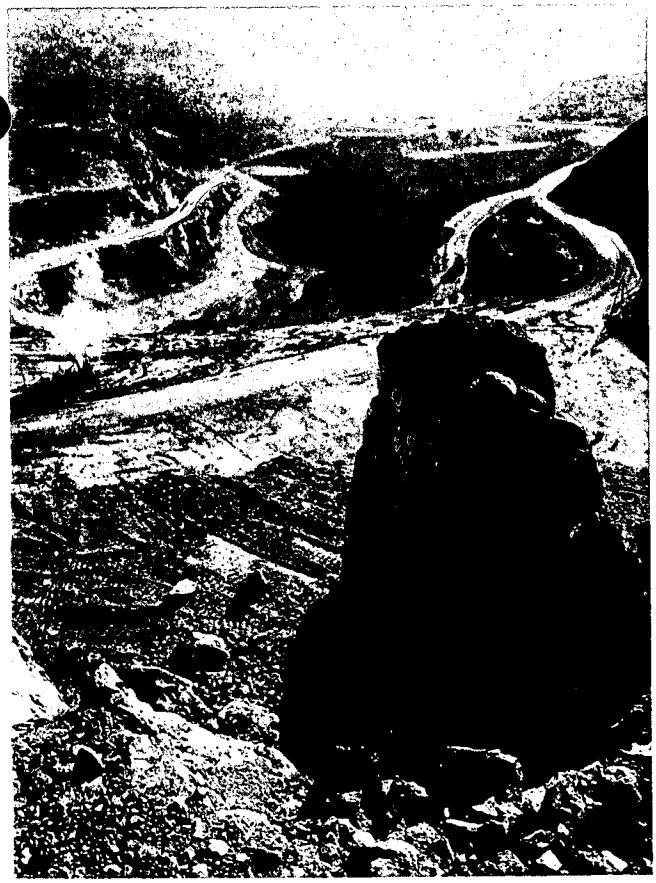


Photo 6. View to west of large multi-benched quarry at Permanente limestone deposit, 1969. The quarry is developed in chert-bearing limestone (Franciscan Formation), which is the principal raw material used at the nearby cement plant. *Photo courtesy of Kaiser Cement and Gypsum Corp.*

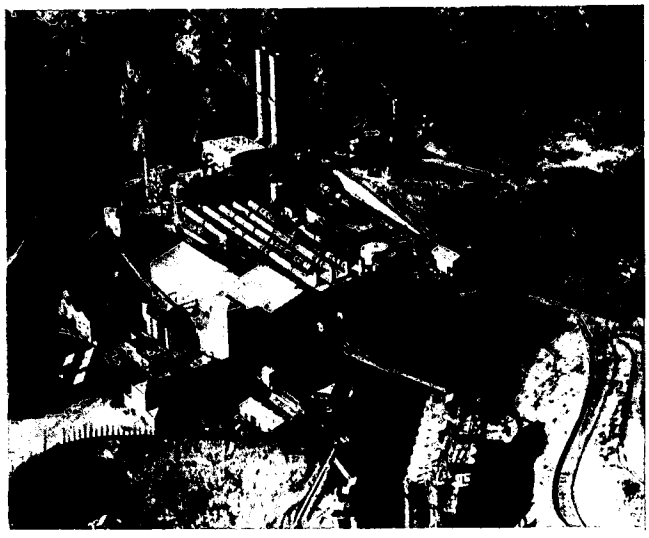


Photo 7. Aerial view of Kaiser Cement and Gypsum Corporation's cement plant at Permanente in 1969. The plant, which is the largest in the west, has six kilns and an annual capacity of 8,500,000 barrels of cement. *Photo courtesy of Kaiser Cement and Gypsum Corp.*

The various raw materials are further crushed, ground, beneficiated, and blended to make up the raw feed (slurry). The feed is processed wet in six kilns, ranging from 444 feet to 454 feet long, to obtain the clinker. This is later ground with gypsum from Mexico to produce a variety of cement products. In addition to cement, the operator has produced crushed rock for use in concrete aggregate and road construction for many years. Such material has come from overburden and low-grade limestone. A sand by-product, derived as tailings from the flotation circuit, also is recovered for commercial sales (Kleiber and Meisel, 1964, p. 44).

Total production of limestone and associated chert at the Permanente deposit is estimated to be on the order of 40 million tons. Proved and estimated reserve figures are not available, but deep diamond-drilling indicates that reserves considerably exceed past production.

Other references: Franke, 1930, p. 9; Krivari, 1942, p. 374–397; Logan, 1947, p. 313–317; Davis and Jennings, 1954, p. 355–358, 361, 364–366; Bowen and Gray, 1962, pt. 2, p. 4; Bailey and Everhart, 1964, p. 24.

San Jose Cement (Guadalupe Portland Cement) Company formerly owned a "deposit of 331 acres of undeveloped limestone" in secs. 4 and 5, T. 9 S., R. 1 E., and sec. 32, T. 8 S., R. 1 E., M.D. (Franke, 1930, p. 9–10). This property probably included the Guadalupe Reservoir deposit (which see). The company lapsed as a corporation in 1936 (Logan, 1947, p. 313).

Snell Ranch deposit. Location: 2½NE¼ sec. 28, T. 8 S., R. 1 W., M.D., 1 mile southeast of downtown Los Gatos; Los Gatos 15-minute quadrangle. Ownership: J.A. Snell, Foster Road, Los Gatos (1962).

This deposit of Franciscan limestone is shown by Bailey and Everhart (1964, plate 1) to be an east-west lens 1,300 feet long by a maximum of 200 feet wide. Where exposed along Foster Road, the deposit is at least 25 to 30 feet thick and dips gently to moderately south. It is composed mainly of dark, fine-crystalline, somewhat mottled, bituminous, thinly bedded limestone that appears to be brecciated and recemented with calcite. A chemical analysis by Matti Tavela in 1963 of typical limestone from the quarry showed 1.3% SiO_2, 0.60% Al_2O_3, 0.37% Fe_2O_3, 0.35% MgO, 53.9% CaO, 0.10% P_2O_5 and 42.8% ignition loss. Light dove-gray, fine-grained limestone is present in lesser amounts. Thin interbeds of dark chert constitute the main visible impurity.

The deposit was developed by a tiny quarry west of the road, from which less than 1,000 tons of material was excavated. The date or purpose of development is unknown, although it is possible that this limestone was used by Los Gatos Lime Company (which see).

Wright's Ranch deposit. Location: probably sec. 16 (proj.), T. 9 S., R. 2 E., M.D., 5 miles southeast of New Almaden mine; Los Gatos 15-minute quadrangle. Ownership: Not determined.

"A large and valuable deposit of marble" is described by Crawford (1894, p. 394). It is exposed continuously over an area 60 feet to more than 100 feet wide and more than 3,000 feet long. The limestone is usually light gray but occasionally is tinged with red or brown. Some is nearly white, "but it is mostly mottled or curiously marked by blotches and streaks of light shades in the darker crystalline ground-mass." Crawford indicates the deposit to be of limited development, although some stone apparently was quarried.

This deposit probably is included in the mile-long, northwest-trending group of limestone lenses mapped as part of the Franciscan Group by Bailey and Everhart (1964, plate 1) in sec. 16 (proj.), by T. 9 S., R. 2 E. The largest of these lenses is shown to be a thin, sinuous body less than 100 feet thick, 1,200 feet long, and dipping steeply to the southwest.

Other reference: Logan, 1947, p. 317.

Unnamed deposits (near Chesbro Reservoir). Location: Approx. sec. 23 (proj.), T. 9 S., R. 2 E., M.D., north of Chesbro Reservoir and 3 miles west of Morgan Hill; Morgan Hill 15-minute quadrangle. Ownership: Not determined.

Bailey and Everhart (1964, p. 21) mention the occurrence of limestone in the Franciscan Formation 2 miles south of the mouth of San Bruno Canyon. By way of comparison, they state that the "limestone crops out in more continuous exposures" than in the adjacent Santa Teresa Hills quadrangle to the west (see Bailey and Everhart, 1964, plate 1). Some limestone (possibly the same as above) also is reported along Llagas Creek in the Morgan Hill quadrangle (Bailey, Irwin, and Jones, 1964, photo 33). Neither of these deposits was examined by this writer.

SANTA CRUZ DISTRICT (B-5)

The Santa Cruz district covers those deposits in the Ben Lomond Mountain-Santa Cruz area of Santa Cruz County. Limestone has been produced continuously in this district since 1851, when Davis and Jordan first established a quarry and lime kiln near Santa Cruz. Although accurate records are not available, total limestone production is estimated to be close to 30 million tons. The San Vicente deposit of Pacific Cement and Aggregates, Inc., yielded about 25 million tons of limestone, most of which went into the manufacture of cement. It is estimated that 3 or 4 million tons of lime rock were calcined from 1851 to 1947. Crushed limestone for livestock feed, agricultural use, riprap, and other purposes also was produced in substantial amounts.

With one possible minor exception (see Wagner's Park deposit), all of the limestone is recrystallized and occurs as massive beds associated with schist and other metamorphic rocks which are commonly correlated with the pre-Cretaceous metamorphic Sur Series of the Santa Lucia Range in Monterey County. Granitic

County of Santa Clara
California

County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

Members of the Commission:
Raymond C. Benech
Joe Clark
George Hinoki
Jose E. Martinez
Peg Muscato
Andy Pepitone
Terry Trumbull

October 16, 1978

ATTENSION: IAN WATSON

Kaiser Cement and Gypsum Corporation
300 Lakeside Drive
Oakland, CA 94666

PLANNING COMMISSION ACTION ON YOUR PROPOSAL TO MODERNIZE CEMENT PLAN FOR PROPERTY SITUATED AT THE TERMINUS OF PERMANENTE ROAD. FILE NO. 173.23

Our records show that no official record of the Planning Commission's action of November 3, 1977 was related to you. Please excuse us and consider this letter as the official action of the County Planning Commission Meeting of November 3, 1977.

At its meeting of November 3, 1977, the County of Santa Clara Planning Commission took the following actions regarding the modernization and replacement at the cement plant:

1. Accept the plans submitted by Kaiser Cement and Gypsum Corporation for the modernization and replacement of the cement plant, together with conditions as recommended by the Architectural and Site Approval Committee with two added conditions:

   a) Investigate the possibility of a batch plant on site to handle quarrying operations material.

   b) Investigate the possibility that all empty trucks relating to the quarry operation returning to plant carry material for the concrete batching plant.

2. Consider to set for hearing the use permit for Kaiser Cement and Gypsum Corporation for a possible modification or reaffirmation hearing. This hearing to be preceded by a study committee to be constructed by Chairpersons Steinberg and Alexander. The Committee is to study the traffic and any other situations that they may define as problems. This Committee to turn its report over to the Architectural and Site Approval Committee for possible conditions. This report with conditions then to be brought to the Planning Commission at a hearing (for a possible modification or reaffirmation) regarding the land use problems in the area.

The Planning Commission, in taking this action, made the following findings:

1. That the plans as submitted by Kaiser Cement and Gypsum Corporation are consistent with the present use permit as per the conditions of the original use permit 173.23.

2. By accepting the conditions as set forth by the Architectural and Site Approval Committee, the proposed modernization would be in keeping with the overall intent of the original use permit issued in 1939 to Kaiser Cement and Gypsum Corporation and would in fact improve conditions in the area regarding the health, safety and welfare of the immediate area.

Lucas S. Stamos
Secretary

LSS:ad

cc: Albert J. Ruffo, Attorney

Attachments

ORDINANCE NO. NS-1200.

NOTICE OF ADOPTION
OF ZONING ORDINANCE AMENDMENTS

On June 15, 1982 the Board of Supervisors of the County of Santa Clara, State of California, adopted an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District; also, it adopted an ordinance applying the new zoning district to designated properties within the unincorporated territory of the County.

AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE: The Zoning Ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2 and 52-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel size.

APPLICATION OF THE HILLSIDE ZONING DISTRICT: The proposed HS Zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside), certain areas shown as existing regional parks and certain areas shown as other public open lands and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional uses. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s (single-family residential with 20 to 160-acre slope density), R1E-20s (single-family residential estate with 20 to 160-acre slope density), RHS (variable slope-density hillside residential, 1 to 10 acre minimum lot size), RHS-20s (variable slope-density hillside residential, 20 to 160 acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre

(residential and agricultural with one-acre minimum lot size), A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density), A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160-acre slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential , geologic hazard zone area #1, with 20 to 160 acre slope density), to HS-G1 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed by the public at the office of the Clerk of the Board of Supervisors/ Government Center, 10th Floor, East Wing, 70 West Hedding Street, San Jose, California 95110.

Copies of the complete ordinance may be obtained from the Clerk of the Board of Supervisors /at the above address.

PASSED AND ADOPTED by the County of Santa Clara, State of California, by the following vote:

AYES: Supervisors Diridon, Lofgren, Morgan, Wilson
NOES: NONE
ABSENT: Supervisor McCorquodale

ATTEST: Donald M. Rains, Clerk /s/ Susanne Wilson, Chairperson

APPROVED AS TO FORM: Robert A. Weers
Deputy County Counsel

RAW/hh

Office of the Board of Supervisors
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-4321 Area Code 408

County of Santa Clara
California

Susanne Wilson, District 1
Zoe Lofgren, District 2
Dan McCorquodale, District 3
Rod Diridon, District 4
Rebecca Q. Morgan, District 5

AFFIDAVIT OF MAILING NOTICE

HONEY HARM, declares as follows: That he or she is a citizen of the United States, over the age of 18 years, that at all times herein mentioned was an employee of the County of Santa Clara; that acting for the County of Santa Clara Board of Supervisors on Wednesday, April 28, 1982, deposited in the United States Post Office, California, a Notice of Hearing, a copy of which is attached hereto. That said mailing list has been provided by the applicant and lists the owners of property who are entitled to Notice of Hearing. That on said day, there was a regular communication by United States mail between San Jose, California, and the addresses shown on the attached mailing list.

I delare under penalty of perjury that the foregoing is true and correct.

Date: April 28, 1982

BY: Honey Harm
Signature

County Government Center, East Wing
70 West Hedding Street
San Jose, Ca. 95110

File No. Hillside Zoning District ✓
-and- Amendment to NS-1200, Section 2-1

Additional names may be added to the mailing list such as interested parties. These may include other County Departments. County Department mail is mailed through the PONY mail.

memorandum

TO	FROM
Board of Supervisors	Leon Pollard, Director of Planning
SUBJECT	DATE
Adoption of "HS" (Hillside Zoning Ordinance)	April 30, 1982

Enclosed is the packet of material from the Planning Commission relative to adoption of the HS (Hillside) Zoning Regulations:

CHANGES MADE SINCE PLANNING COMMISSION HEARING

At the request of the Planning Commission, an amendment to Ordinance Code Section C13-2 has been prepared (under separate cover) to insure that the HS zone is an appropriate zoning district for Williamson Act contracts. Additionally, the Planning Commission made some changes to the HS Ordinance which are listed below. Also, some technical clarifying changes have been made to the HS Ordinance since the Planning Commission meeting and are listed below. (All of these changes have been incorporated into the draft presently before the Board).

A. Planning Commission Changes to HS Ordinance Made at its November 19, 1981 Hearing

1. Section 14-2, Item 1(d): Roofing of mobile homes shall be a non-reflective material, and fire retardent.

2. Section 14-1, Item 14: Changed "firewood" to "wood." Changed "per-year" to "per 5-years."

3. Section 14-3, Item 1(c): Leachfields are placed on natural slopes of 30% or less, unless they meet or exceed all Health Department requirements.

   This same language changes was made for Section 14-3, Item 2(b), 3(a), 4(a), 8(a), 14(a), Section 14-4, Item 7(a).

4. Section 14-3, Item 11: Design review was suggested, but the Commission recommended architectural and site approval.

5. Section 14-4, Item 5: changed "firewood" to "wood". Changed "per-year to "five-years".

6. Section 14-5, Item 5 added at the suggestion of the Commission.

7. Section 14-6, Item 1(a): the sentence "Measurement along contours shall be made at contour intervals of 20-feet or less" was eliminated.

8. Section 14-6, Item 3: added at the request of the Commission.

9. Section 14-6, Item 7(q): added at the request of the Commission.

B. Technical Changes Made by Staff Since the Commission Meeting in Order to Clarify the Language of the Ordinance

1. Section 14-1, Item 14, and Section 14-4, Item 5: add.....37.7 inches in circumference (12" diameter) measured 4.5 feet above ground, for....

2. Section 14-4: add Item 9. Non-commercial Outdoor Recreation which may require a grading permit.

   Specific Finding:

   a. Use will minimally disturb the natural environment.

      Reason: The special permit procedure is better than using a variance procedure, should an applicant believe an exemption is needed for Section 14-2, Item 8.

3. Section 14-5, Item 2(f): Language changed and expanded to clarify intent.

4. Section 14-2, Items 1 and 3: eliminate reference to design review maps since the design review areas are proposed to be designated directly on the zoning maps.

C. Changes Made Subsequent to the Board of Supervisors Workshop on May 12, 1982

1. Section 14-2, Item 1 and Item 3. Reference to design review deleted.

2. Section 14-2, Item 8 - add "incidental to a residential use" to prevent sports clubs from constructing recreational facilities for large groups without a use permit.

3. Section 14-9, Item 9 - deleted since "land in its natural state" is already allowed.

4. Section 14-2, Item 11 - changed to reflect recent legislation.

5. Section 14-3, Item 4 - changed to reflect recent legislation.

LP:RLS:ad

Planning Commission
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

County of Santa Clara
California

Members of the Commission:
Nancy Alexander
Raymond C. Benech
Joe Clark
Ann Coombs
Robert L. Escobar
George Hinoki
Peg Muscato

May 2, 1982

TO: BOARD OF SUPERVISORS

FROM: LUCAS S. STAMOS, SECRETARY
PLANNING COMMISSION

PROPOSED ZONING AND AMENDMENT TO INCLUDE A NEW ZONING DISTRICT "HS" (HILLSIDE) ZONING DISTRICT, DELETING ARTICLE 14 OF THE ZONING ORDINANCE AND ADDING A NEW ARTICLE 14 "HS" (HILLSIDE ZONING DISTRICT) AND PROPOSED AMENDMENT TO SECTIONS 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2, AND 52-3 OF THE ZONING ORDINANCE TO CONFORM TO PROVISIONS OF THE "HS" (HILLSIDE) ZONING DISTRICT, AND A PUBLIC HEARING ON THE APPLICATION OF THE "HS" (HILLSIDE) ZONING DISTRICT TO BE APPLIED TO THOSE AREAS DESIGNATED HILLSIDE AS SHOWN ON THE NEW COUNTY OF SANTA CLARA GENERAL PLAN, WHICH WAS ADOPTED ON OCTOBER 20, 1980. THE GENERAL AREAS TO BE REZONED ARE THE SANTA CRUZ MOUNTAINS AND THE FIRST RIDGE OF THE EASTERN FOOTHILLS. REVIEW OF DISPLAY MAP AND 500 SCALE ZONING MAPS ARE ON DISPLAY AT THE COUNTY'S PLANNING DEPARTMENT OFFICE.

PLANNING COMMISSION RECOMMENDATION
At its meeting of November 19, 1981, the County of Santa Clara Planning Commission voted to send a favorable report to your Board on the above mentioned ordinance amendments as modified, and as shown on the Staff Report from the Planning Director, dated April 30, 1982, and on the application of the pending HS (HILLSIDE) ordinance.

PLANNING COMMISSION FINDINGS
The Commission, in taking these actions, made the findings that the proposed ordinance and its applications are necessary to carry out the policies and intent of the General Plan, as adopted by the County of Santa Clara Board of Supervisors on October 20, 1980.



cc: County Counsel
Board of Supervisors

COUNTY OF SANTA CLARA PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
COUNTY GOVERNMENT CENTER, 70 W. HEDDING STREET, SAN JOSE, CALIFORNIA

A special meeting of the County of Santa Clara Planning Commission and Board of Zoning Adjustment was called to order at the hour of 9:50 a.m., Thursday, November 19, 1970 in the Board of Supervisors Chambers, 70 W. Hedding Street, San Jose.

ATTENDANCE:

COMMISSIONERS PRESENT	ALEXANDER, **BENECH, CLARK, COOMBS, **ESCOBAR, HINOKI, MUSCATO
DIRECTOR OF PLANNING	LEON S. POLLARD
SECRETARY	LUCAS S. STAMOS
ADVISORY STAFF	ROBERT WEERS, COUNTY COUNSEL FRED ROETTGER, HEALTH DEPARTMENT JAMES SIRR, LAND DEVELOPMENT ENGRG. R. SARKISIAN, CENTRAL PERMIT OFFICE
STAFF	ROBERT STURDIVANT, PRINCIPAL PLANNER RICHARD HALL, SENIOR PLANNER L. OBERHOLZER, RECORDING SECRETARY

** LATE ARRIVALS

Mr. Stamos explained that the Hillside Zoning Ordinance was broken into three categories. The first category (a) covers the adoption of the new Hillside Zoning Ordinance. The second category (b) is primarily a housecleaning section to amend certain sections within the zoning ordinance relative to the "HS" zone. The third category (c) is the public hearing on the application of the "HS" to the land -- Santa Cruz Mountains and the East Valley Foothills.

1. HILLSIDE ZONING ORDINANCE

a. Public hearing on an environmental assessment of and public hearing on a proposed new HS (Hillside) Zoning Ordinance deleting Article 14 of the Zoning Ordinance and adding a new Article 14 "HS" Hillside Zoning District.

b. Public hearing on an environmental assessment of and public hearing on a proposed amendment to Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2, and 52-3 of the zoning ordinance to conform to provisions of the HS (Hillside) Zoning District.

c. Public hearing on an environmental assessment of and public hearing on an application of HS (Hillside) Zoning District to the Santa Cruz Mountains and the East Foothills. Review of display map and 500 scale zoning maps.

Mr. Sturdivant stated that the basic purpose of the Hillside Ordinance is to retain the natural character of the mountainous area. Uses are allowed which protect and promote the wise use of natural resources, which avoid the risks posed by natural hazards and which avoid disturbance to the natural terrain to the maximum extent possible. The ordinance is intended to replace many existing zones and combinations of zones. It is intended to apply the "HS" ordinance to the areas designated as Hillside on the General Plan. It was intended to make the document as self-contained as possible and to make it as clear as possible. Land under the Williamson Act contracts should not be affected and that land could continued to be placed under contract. Another intent was to include provisions for existing developed areas,

Hillside - continued, page 2
such as Redwood Estates, and provisions for the remaining undeveloped areas.

The ordinance represents the best thinking of staff and the Planning Commission. Some provisions do not have unanimous agreement. It represents a concensus. It is possible that some provisions have been overlooked but this hearing and review process should identify issues or regulations that need to be further discussed, added, or eliminated. He pointed out that the curved line density formula was contained within the ordinance and,for discussion pruposes, staff prepared a worksheet on the straight line density formula. Additionally, staff prepared a worksheet listing a comparison of uses allowed under current zoning with proposed HS zone.

Mr. Hall reported that the ordinances do not have any immediate physical effect until applied to the property. Ordinances are essentially abstractions. In this instance, two different environmental evaluations have been prepared. One covers the deletion of Article 14 and the addition of a new Article 14, amending various sections of the ordinance. The other covers the application of the "HS" zoning district to the 160,000 acres of land designated Hillside in the Land Use Element of the General Plan.

Concerning the application to the land, Mr. Sturdivant reported to the Commission that they applied to the Hillside where the General Plan designated hillside and where it was designated Regional Parks. Any Regional Park within the area designated in the General Plan as Hillside is included within the HS zone. This was also applied to the open space areas. The same is true of the geological view area which is out of Saratoga and also to the Los Gatos watershed area. The areas not included are the active solid waste sites and the area known as Hellyer Canyon, which has a solid waste application pending. The Hillside excludes Stanford University lands. It was felt that much of the Stanford lands should go in the Hillside zone, but at this point they did not want to interfere with the programs that Stanford is presently working on. Some public facilities, Mr. Umunhum for one, are excluded from the Hillside zone. All the lands within the city limits are excluded. It was not applied to the lands within the urban service areas and it was not applied to lands within the New Almaden Historic zone.

Mr. Hall reported that the application of the HS zoning district would not increase the intensity of uses on the land. Design provisions contained in the HS zoning district will improve governance of those uses allowed under the zoning district, which will mitigate some of the problems associated with hillside development. A negative declaration is recommended on the application of the hillside zoning district to the hillside lands.

Mr. Sturdivant briefly discussed the ordinance. He first outlined the uses permitted as a matter of right. It allows one-family dwellings. It also allows mobile homes as principal structures. In some areas design review will be required. Some criterio has been established for all residential structures. This section is designed primarily to prevent the use of trailers, not mobile homes, but it also applies to all other residential structures. It allows for agriculture which minimally disturbs the land. It allows for on-site sales of agricultural products, but does not allow for the sale of products that come from off-site. Accessory structures shall not be used for human habitation and design review is required in areas designated for design review. It allows home occupations. It allows for domestic pets, fish hatcheries, apiaries, noncommercial outdoor recreation, land in its natural state and public facilities. It allows shelters (residential licensed day care centers, confidential shelters that have under six people in the house). It allows for renting of rooms and recycling centers. Noncommercial cutting of trees for wood, providing the yield does not exceed certain criteria, is allowed.

The uses permitted subject to the securement of a use permit and the uses permitted

subject to securement of a special permit were briefly outlined. Concerning development standards, Mr. Sturdivant stated that in conformance with the General Plan the lot size is 160 acres. There is a strong encouragement for people to cluster and the cluster permit will allow the division of lands within the HS district into lots of less than 160 acres. Ninety percent of the lands in a cluster development will remain in open space. Concerning height, Mr. Sturdivant said there are two separate definitions. The section on height in the HS zoning ordinance is in conflict with the definition on height in the basic zoning district. The section on height in the HS zoning district takes precedence in the hillside area and the other definition on height takes precedence in the other zoning districts. All cluster permits will come before the Commission, even the minor ones. The uses and structures permitted in dedicated open space are listed in the ordinance. Anything allowed as a matter of right that is in open space use would be allowed in this dedicated open space area.

Mr. Sturdivant referred to the additions made to the various sections and certain errata was discussed and noted for correction. Commissioner Coombs thought that there should be a reference to having fireproof roofs on page 2, under Development Standards, and on page 16, under Development Standards in General.

The public hearing on items 1a, 1b, and 1c was opened. Responding to a question by Howard Craven, Mr. Sturdivant stated that the Williamson Act Contracts are not affected by the Hillside zoning. The rights allowed by the Williamson Act are not infringed on by the Hillside zoning.

Rex Lindsay appeared to be heard. He represented the Mount Hamilton Range Improvement Association, certain hillside people, and himself as an owner of hillside lands. Referring to page 2 of the Environmental Clearance Record, items 5 and 8 should be changed to reflect what the Planning Commission decided at its meeting on the General Plan amendments. The Commission came up with language that does not prohibit building on ridgelines but said that it cannot have a serious adverse visual impact. He felt the proposed Ordinance should reflect this language. The Commission was agreed that there should be consistency in the documents presented to the Board. He questioned the fact that 24,000 gallons is the required flow for a two-hour test for water standards. Mr. Hall stated he would check with the fire marshal concerning this requirement and make any changes that might be required. There was discussion concerning fire protection, and Counselor Weers suggested above section 14-6, a subparagraph 5 be added stating: "Fire Protection: Building materials shall conform to the standards of the County Fire Code." Mr. Lindsay said the ordinance appears to exclude metal roofs and for fire resistance they are superior to any other material. It was pointed out that this section of the ordinance was extracted from the mobile home ordinance and the intent is to have mobile homes with non-reflective materials used on the roofs. Mr. Lindsay expressed concern about the section on sewage disposal and the fact that they can be on slopes over 30% "under special circumstances or conditions". He felt that in the studies done for the General Plan, it was determined that no sewage disposal system could be on a slope over 30%. Mr. Sturdivant stated that this refers to the new Health Department ordinance. Mr. Roettger confirmed that the Health Department has approved this provision.

Mr. Lindsay commented that we tend to think of dividing land for the purpose of building a house. This is not always the case. Sometimes it is divided for other purposes and to divide it and give 90% to open space is totally distructive. He suggested that language be added that states there be a 160 acre minimum applied to any case where 3 lots or more result but in cases where less than 3 lots resulted, the 20/160s could be applied. Chairperson Muscato stated that his concern was appreciated and the Commission would discuss this.

Linda Elkind, Committee for Green Foothills, appeared to be heard. The Committee for Green Foothills supports the hillside ordinance and would like to see it retained without any dilution of its purposes. She specifically objected to a division of land in any way other than that specified by the General Plan. Concerning a second unit on a parcel, she commented that it has been the intent to minimize building on the hillside and if detached units are allowed there will be more building. She expressed concern about small tree cutting. Her main concern was protection from erosion.

Hillside - continued, page 4

Responding to a question, Ms. Elkind stated she was opposed to cemeteries in the Hillisde.

A resident of the Hillside appeared to be heard. He asked if greenhouses were permitted in this zoning disttict. Mr. Sturdivant responded that greenhouses that are accessory structures to the main structure are allowed as a matter of right. Mr. Weers commented that it appeared to him that if the use of the parcel is agricultural with no residence on the parcel, there would not be any limitation on size of the greenhouse if it is used in the production of crops but if it is an accessory structure to some other use then there would be limitations. Mr. Stamos stated that a residence for an agricultural helper is permitted but the person or persons must be engaged full-time in agricultural pursuits.

Judith Rose commented on the amount of work the Planning Commission has done on the various ordinances and the General Plan and asked how violations would be enforced. Chairperson Muscato said that the County's resources for finding violations is very limited; it is hoped the public will help in this respect.

Mr. Sarkisian stated that there was a conflict between the sewage ordinance and the General Plan and the Board made the decision that the sewage ordinance took precedence. The same area of conflict exists in the Hillside ordinance. This discrepancy creates confusion and makes it difficult for him to administer it. He recommended that the Hillside ordinance, instead of establishing criteria, refer to the applicable County ordinance. Mr. Sturdivant responded that the section was put in to make it clear to the applicant what is required and the findings that will have to be made. He felt it important to retain this part of the ordinance. It does not preclude any Health Department restrictions. Mr. Weers suggested that the wording could be changed to read: "Leachfields placed on natural slope of 30% or less or meet all Health Department requirements."

John Stewart appeared to be heard. He stated that the ordinance is excellent. He further noted that if the County is trying to restrict or stop development, this document will do it. He asked the Commission to consider the merits of having 5 or 8 acre minimum lot sizes under certain circumstances. Under the ordinance, 5 cluster lots could be built on a 100 acre parcel. He thought that 10 lots might be better. A better water system could be built for twice as many people. There are parcels within the Hillside area where smaller lot sizes could be considered. Mr. Hall commented that one of the basis for a negative declaration is that there would be no change in density or the types of land uses to be imposed on the land from the density and uses under the existing ordinance. A higher density would require re-evaluation of the environmental assessment.

Chuck Dwyer appeared to be heard. He referred to the calculations on slope density and asked if this precludes the use of the USGS maps. Mr. Sturdivant and Mr. Sirr commented on the inaccuracies, in certain instances, of the USGS maps. Mr. Sturdivant suggested that staff work on the formula and bring it back to the Commission at a later point, but he thought the Commission could come to some agreement as to what the requirements are in terms of a USGS sheet in determing slope density formula.

Jo Kurz appeared to be heard. She was speaking for herself, not the Santa Clara County Landowners Association. She expressed disappointment in the 160 acre Hillside zoning. It is a no-growth ordinance. The hillsides have to be the next point of development. She pointed out that the areas that have created the problems have all been in the mountains on the west side of the County. Her community (Felter and Sierra Roads) is hillside. Her home is 20 minutes from the County building and 8 minutes from the City of Milpitas. This is the logical area in which to grow.

Sam Jones, resident of Stevens Creek Canyon, appeared to be heard. He commented on the "Big Brother" attitude in the ordinance. He felt the County was going too far in attempting to restrict the number of domestic pets, size of signs, etc. This is nit-picking and there seems to be the assumption that "no one knows anything about anything". He pointed out that in Europe people live in the hills and farm the flat lands. He agreed with Ms. Kurz that the hillside should have some development.

Hillside - continued, page 5

Mr. Stamos read into record a letter from the Town of Los Gatos expressing the concern of its Planning Commission and Town Council about the noncommercial outdoor recreation which includes motorcycle activities.

The public hearing was closed.

Commissioner Alexander was concerned about septic tank failure in these critical areas and therefore moved that the standards for septic tank be set at 20% slope throughout the ordinance and that the sewage ordinance be amended to be consistent with the standards. Counselor Weers pointed out that the sewage ordinance is not, at this time, within the purview of the Planning Commission. Commissioner Alexander amended the motion to exclude the comment about the sewage ordinance. Commissioner Escobar felt it was too late to bring up new items that have not been considered or researched. It is unfair to do so. The Commission could not consider the recommendation because of the lack of review time and public input. Commissioner Alexander said that the ordinance has been available for public review for some time. The motion died for lack of a second.

The hearing was continued to the afternoon session.

COUNTY OF SANTA CLARA PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
COUNTY GOVERNMENT CENTER, 70 W. HEDDING STREET, SAN JOSE, CALIFORNIA

A special meeting of the County of Santa Clara Planning Commission and Board of Zoning Adjustment was reconvened at the hour of 1:45 p.m., Thursday, November 19, 1981 in the Board of Supervisors Chambers, 70 West Hedding Street, San Jose.

ATTENDANCE:

COMMISSIONERS PRESENT	ALEXANDER, BENECH, CLARK, COOMBS, ESCOBAR, HINOKI, **MUSCATO
DIRECTOR OF PLANNING:	LEON S. POLLARD
SECRETARY:	LUCAS S. STAMOS
ADVISORY STAFF:	ROBERT MENIFEE, COUNTY COUNSEL FRED ROETTGER, HEALTH DEPARTMENT R. SARKISIAN, CENTRAL PERMIT COUNTER
STAFF:	ROBERT STURDIVANT, PRINCIPAL PLANNER RICHARD HALL, SENIOR PLANNER L. OBERHOLZER, RECORDING SECRETARY

** LATE ARRIVAL

HILLSIDE ZONING ORDINANCE - CONTINUED

Commissioner Escobar cautioned his colleagues against considering changes to the ordinance that have not been discussed in public hearing. Chairperson Muscato suggested that the Commission discuss the various items and then briefly reopen the public hearing for input. The Commission agreed to the suggestion.

The following suggestions for changes were made by Commissioner Alexander. Page 5 and Page 15 regarding "noncommercial cutting of trees for fire wood" - delete the word "fire". Concerning the cutting of smaller trees, this should be spread over a 5 year period, not a one year period. Based on the proposed 10% cut, this would allow a 50 year cycle. If a 5 year cycle is used, there will be a greater chance of having a renewable cycle and the larger trees provide an important canape on the hillside for retaining the soil. It was generally agreed that it would be impossible to monitor the situation unless a complaint is received. Page 15, item 7: Labor camps. Add the word "licensed" to read: "temporary licensed farm labor camp". It was suggested by other members of the Commission that the word licensed would be a limiting action. Mr. Roettger stated that the State Division of Housing and Community Development checks the ones with 5 or more employees and the ones with less than 5 employees come under the jurisdiction of the County Health Department. They are carried on inventory and there is an inspection process. Mr. Sturdivant commented that permanent farm labor camps have the use permit process. There is a special permit issued for temporary ones. Section 14-5 - development standards now reads: "the developable area should be located to the maximum extent possible on stable land". She suggested this be changed to read: "developable area shall be located on stable land." Additionally, add the sentence: "The developable area shall not be located on steep slopes". Mr. Sturdivant chose not to use this language because it is misleading. The word "shall" implies there is no other way of doing it. With the Health Department Ordinance, with certain approvals, sometimes there is another way of doing it. However, if the Commission wants to change the word from "should" to "shall" he would not object to this. Chairperson Muscato did not think either word would make much difference in impeding

Hillside - continued, page 7

the development process. Page 40 (Rural Cluster, the section starting on page 39) She suggested that the sentence now reading, "with a density no greater than one dwelling unit per acre" be changed to read, "with an average density no greater than called for in the zoning district." Mr. Sturdivant pointed out that this applies to all zoning districts, not just the hillside. If it is changed, then it has to be applied to other zones and we are not prepared to do this at the present time. He explained that the HS zone takes precedence over this section and in the HS, the minimum lot size is 2 acres. At this point in the meeting, Ms. Alexander again brought up the 20% slope limitation. Mr. Escobar objected because he felt the County has been operating fairly successfully with the 30% slope limitation. There have been a few failures, but it has not been overwhelming. The situation concerning sewage is monitored and conditioned through the permit process so that it can be controlled through this process. If it is changed now, there would have to be another hearing on the sewage ordinance which is imposing a burden on staff, particularly when there is nothing to indicate the present 30% slope is degrading to the environment. Mr. Roettger pointed out that the Health Department tries to have the septic tank put in the level area. It is only when they have to have a maximum guideline to follow that they consider the 30% slope. Ms. Alexander asked why there is a 20% standard. Mr. Roettger stated that in the Basin Plan the San Francisco Bay Regional water Control Board recommends 30%. There is a recommendation from the Central Coast District in San Luis Obispo that they would like to see 20%, but they are not real strong about this point. Generally speaking the 20% slope is a good guideline to follow, but it is too restrictive in this County. 30% is more realistic. Responding to a question, he stated they do not monitor septic tank systems on a routine basis. This is usually done after complaints are received but there are individual cases where the area is steep and the sanitarian will monitor it.

The following suggestions for changes were made by Commissioner Coombs. Page 20, Item 6 add "which would minimally disturb the vegetation cover". This should cover the concerns of the Town of Los Gatos. It was pointed out that there is an Off-Road Vehicle Ordinance that does not allow people to ride motorcycles on another person's property without a permit issued by the Board of Supervisors. Page 20, Item 6: Add: "q" Wells and water storage facilities. Page 18, new Item 5: Add "Building materials. Building materials shall conform to County fire code requirements. She suggested the Commission ask staff to continue to study the formula used in determining the average slope in an attempt to come up with a better formulation.

The following suggestion was made by Commissioner Coombs for Commissioner Clark. Mr. Clark felt that timber harvesting was the only large commercial use allowed in the open space and is not appropriate for dedicated open space use. Ms. Coombs did not agree. Often dedicated open space is private land that citizens will pay taxes on and they should be allowed to use the land with a proper use permit procedures. Mr. Escobar did not agree that timber harvesting is the only commercial use allowed in the hillside. Agricultural use is allowed and other similar uses that have a tendency to be considered commercial. Ms. Coombs asked her colleagues if they had any objections to timber harvesting on open space lands. No objections were registered.

The following suggestions were made by Commissioner Hinoki. He stated he did not have a problem with allowing metal roofs on accessory structures on parcels of 160 acres if they are nonreflective. He thought cemetaries would be a good use, with a use permit. Concerning USGS maps; they are not a problem with small lots but for a large lot they can be a problem and this should be explored for a solution. In a large cluster area, where the cluster takes up a small amount of the acreage, the USGS maps should be satisfactory. Mr. Sturdivant stated that in terms of calculating density, the USGS maps would be satisfactory but we want good surveys and map topography for the areas that will be developed. Mr. Hinoki referred to the general comments previously made on leachfield slopes and agreed with the suggestion made by Counselor Weers for wording.

Hillside - continued, page 8

Chairperson Muscato made the following suggestion. She would like to see Farmer's Market permitted in the Hillside with a use permit and the appropriate findings. They would not have to be restricted to what is grown on site but fruit could be imported. Mr. Stamos pointed out that this has been discouraged in the Hillside because of the additional traffic that would be generated. Ms. Muscato responded that there are, in other parts of the County, Farmer's Markets on highways that are the only means of access between divergent points. She said she would also like to see a discussion about slope formula and possibly refer it to staff for additional study. Mr. Sturdivant said he would bring it back in a workshop session sometime in 1982.

The public hearing was reopened for comment on the items the Commission discussed.

Rex Lindsay appeared to be heard. He expressed displeasure that items discussed in previous workshops are being brought up again. Concerning trees, he stated that there was a lengthy workshop discussion on this item and a conclusion reached. Now it is being brought up. In the study session there was a motion that the cut be 10% every 5 years and this was voted down. Mr. Lindsay commented, "you act as though all landowners are idiots and are going to go out and cut their trees and destroy the value of their land". Ms. Alexander responded that that is not the orientation. The orientation of what we are doing is taking a long-term picture of the land, rather than a shortterm picture of the land. Taking a short-term picture of the land, we agreed that not many landowners would cut their own land but when land turns over there are successive landowners and you get very expedient land policies sometimes. Someone may cut down a good percentage of all large trees because they are not going to be there the next year. It is one of the Commission's charges to look at the long-term picture of the land. Mr. Lindsay responded that there isn't any new information offered now that was not offered at the workshop sessions when the vote was taken. The same applies to the septic tanks. This was discussed at length in the workshop sessions and decisions were made. We should go on from there. There is a requirement or an allowance that you can't exclude the land over 50% slope when you make the calculations for the slope density. That was taken out arbitrarily. He was glad the rounding was left in and sees no reason to revoke it. He expressed strong feelings about the USGS maps. They should be used in the density calculations, but he has no objections to the complete survey on the developable portion.

Jo Bartlett appeared to be heard. She did not favor cemetaries in the hillside and suggested the Commission look at this carefully before approving it. A main concern is the possibility of landslides. Ms. Muscato expressed concern about using the good, flat valley land that can be used for agriculture. The most marginal lands should be considered for cemetary use.

Linda Elkind, representing the Committee for Green Foothills, appeared to be heard. The principal concern in developing the hillside ordinance is to protect the people from the hazards of health menace, to protect the watershed, and to protect from unsound slopes. The center of debate has been about sewage disposal as it relates to slope. She urged the Commission to take the most restrictive measures possible to protect the water supplies. Regarding cemetaries, the main concern is to avoid extensive grading and disruption of the vegetation. She objected to fruit stands that would sell imported items. This is not in keeping with the intent to leave the hillside land in a noncommercial state.

A civil engineer appeared to be heard. He strongly emphasized that the wording of the ordinances should be clearly stated for guidance of the people who have to apply the ordinance. He further suggested that the engineer be given permission to do the design work, with the possibility that in some circumstances an over 30% slope would be used, but have the Health Dept. be the final authority to approve or disapprove.

Hillside - continued, page 9

Sam Jones, Director of Evergreen Resources Conservation District, and President of the San Jose/Mt. Hamilton Farmer's Market, appeared to be heard. There seems to be no provision in the Ordinance for a piece of flat property of 20 acres within a 160 acre total amount for one house to be built. Chairperson Muscato stated he could built one house on 160 acres as a matter of right if it met all approvals, but two houses could not be built. To create a new lot less than 160 acres there must be a cluster and dedication for open space. Counselor Menifee told Mr. Jones that if he has an existing lot, and could met the requirements for design review, health, safety and setbacks, he could built a house regardless of the size of the lot.

The public hearing was again closed.

It was moved by Commissioner Alexander, and seconded by Commissioner Coombs, that on page 5, item 14 and page 15, item 4, to delete the word "firewood" and insert the word "wood", and to insert the words "per 5 year period" in place of the words "per year". Commissioner Benech asked if the 36" in circumference criteria was being eliminated. Commissioner Alexander responded that it was not being eliminated. The roll call vote follows:

AYES:	ALEXANDER, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES:	BENECH
ABSENT:	CLARK

It was moved by Commissioner Alexander, and seconded by Commissioner Escobar, to require architectural and site approval for communication facilities, instead of design review. The roll call vote follows:

AYES:	ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES:	NONE
ABSENT:	CLARK

It was moved by Commissioner Alexander, and seconded by Commmssioner Coombs, that page 16, section 4.5 should read: "The developable areas shall be located on stable and natural slopes which are allowed building without excessive cuts and slopes." and to add the sentence: "The developable area shall not be located on steep slopes." The motion failed for lack of a second.

It was moved by Commissioner Escobar, and seconded by Commissioner Benech, to change the wording on page 7, item 2 (b) and item 3 (a) to read: "Leachfields are placed on natural slopes of 30% or less or meet all Health Department requirements." Commissioner Alexander stated she would oppose the motion because she felt the comment "and general plan criteria" should remain in the sentence. They are designed to protect the hillside and water supply and should not be deleted. It is a question of public safety and one of the responsibilities of the Commission is to protect the water supply in the valley. Commmssioner Coombs established that this motion applies to all specific findings in which leachfield is talked about. The question was called. The roll call vote follows:

AYES:	BENECH, COOMBS, ESCOBAR, HINOKI
NOES:	ALEXANDER, MUSCATO
ABSENT:	CLARK

Hillside - continued, page 10

It was moved by Commissioner Escobar, and seconded by Commissioner Hinoki, that "in the Hillside District areas, other than developable areas, specifically 90% dedicated or open space areas, the USGS maps will be required. In developable areas, we will require what has been traditionally required". Mr. Sturdivant suggested the deletion of the sentence on page 19, first paragraph, reading: "Measurement along contours shall be made at contour intervals of 20 feet or less." By making this deletion it allows us to use the USGS maps to determine density. At another appropriate place, add in: "Maps with contour intervals with appropriate scale should be used for the developable area." Mr. Sturdivant's changes were agreeable to the Commission. The roll call vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commissioner Escobar, and seconded by Commissioner Hinoki, that on page 21, in the section on uses and structures permitted in dedicated open space, to add: "q. Wells and water storage facilities." The roll call vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commissioner Escobar, seconded by Commissioner Benech, and carried, to correct an existing error on page 24, item (4). The description on the last 2 items in that paragraph should read. "-20L Minimum lot size per development 20,000 square feet. -1Ac.L Minimum lot size per development 1 acre gross." The roll call vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commissioner Escobar, seconded by Commissioner Benech, and carried, to change item (d) on page 2 to read: "Roofing of mobile homes shall be a nonreflective material and fire retardent."

At this point in the meeting, Mr. Sarkisian appeared to be heard. He said it was his understanding that Mr. Sturdivant reported that unless a property owner has 160 acres he cannot apply for a subdivision. Mr. Sarkisian said his interpretation is that if a property owner has 40 acres of fairly flat land, he could apply for a subdivision as long as he dedicates 90% of the 40 acres to open space.

He asked if the Williamson contract will be permitted in the HS zoning district. He is accepting applications (and zone changes) for Williamson contracts and wanted some guidance. To date, the Williamson contract has only been permitted in the "A" zoning district. Chairperson Muscato stated that it is the intent of the Commission to permit these contracts in the hillside zoning district. Counselor Menifee pointed out that the Hillside is not yet "on the books" and therefore the "A" zone is the only one at present where the Williamson Bill contracts can be accepted.

It was moved by Commissioner Coombs, seconded by Commissioner to at an item 5. to page 18, to read: "5. Building materials. Building materials shall conform to County fire code requirements. The roll call vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOTES: NONE
ABSENT: CLARK

Hillside - continued, page 11

It was moved by Commissioner Coombs, and seconded by Commissioner Escobar, to add to the section on uses and structures permitted in dedicated open space (second sentence) to read: "The following uses, as defined in Section 14-2 of this ordinance, shall be allowed in the dedicated open space provided the character and quality of the natural environment is maintained. The vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commisioner Hinoki, and seconded by Commissioner Escobar, to allow cemetaries with a use permit with specific findings. Mr. Stamos commented that cemetaries are allowed in any zoning district, subject to a use permit. Mr. Sturdivant suggested the Commission move to other items and he will report back on this later. He later reported that cemetaries would be put back in through the use permit procedure.

It was moved by Commissioner Escobar to expand the language regarding fruit stands to allow the fruit to be imported from off-site. Mr. Stamos stated that this would be a farmer's market and explained that they are a problem even in the agricultural zone. The motion died for lack of a second.

It was moved by Commissioner Escobar, seconded by Commissioner Alexander, and carried, to accept staff's recommendation and adopt a negative declaration on the environmental assessment on the application for the Hillside zoning ordinance. The roll call vote follows.

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commissioner Alexander, seconded by Commissioner Escobar, to send a favorable recommendation to the Board of Supervisors on the HS zoning district with the findings that were made and as amended. The vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

In order to clarify the vote, it was moved by Commissioner Alexander, seconded by Commissioner Benech, to send a favorable report to the Board of Supervisors on the new HS zoning district, as amended, on item 1a and 1b of the zoning ordinance. The roll call vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commissioner Escobar, seconded by Commissioner Alexander, and carried, to send a favorable report to the Board of Supervisors on the application of the Hillside Ordinance (Item 1c). The motion was made to accept a negative declaration on the application of the Hillside ordinance. The roll call vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

It was moved by Commissioner Alexander, seconded by Commissioner Hinoki, and carried, to send a favorable recommendation to the Board on the HS zoning district. The vote follows:

AYES: ALEXANDER, BENECH, COOMBS, ESCOBAR, HINOKI, MUSCATO
NOES: NONE
ABSENT: CLARK

Planning Department
14 County Administration Building
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

County of Santa Clara

California

ENVIRONMENTAL CLEARANCE RECORD

File No.: "HS" Hillside Zoning District **Sponsor:** Board of Supervisors

Date: November 9, 1981 **Project:** An ordinance deleting Article 14 of the zoning ordinance of the County of Santa Clara and adding a new Article 14 providing for a "HS" Hillside Zoning District and amending Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2 and 52-3 of the zoning ordinance to conform to the provisions of such new district.

STATUS NEGATIVE DECLARATION

Categorically Exempt ____ Negative Declaration X E.I.R. Required ____

Environmental Factors Potentially Affected:	
Physical Resources	Vegetation Wildlife Water Air Noise Geologic Misc. Hazards
Community Facilities	Sewage Water Police Fire Circulation Schools
Cultural Resources	Historic Archeological Visual Aesthetic Local Plans Displacement (Housing) Employment, Business Other

Conclusion:
The Hillside zoning district that has been drafted to govern future development occurring in the hillside areas of the county encompasses a number of requirements. The requirements, drawn from adopted policies of the County General Plan, are specifically designed to mitigate the problems that have been historically associated with development in the Hillsides. The effect of the Hillsides zoning district, then, is not to introduce additional uses or more intensive uses in the Hillside areas but, rather, to ensure a governance of development that will lessen the potential for adverse impacts over that which has been experienced in the past. Consequently, the Environmental Impacts associated with enactment of this zoning ordinance are expected to be beneficial.

Discussion:
Environmental Impacts associated with the enactment of ordinances governing land uses preimarily derive from three sources: (1) the potential for new uses to be introduced into an area, (2) the potential for uses to be introduced at a more intensive level, and (3) the potential for uses to be subject to changes in requirements for design or performance. The analysis of the impacts associated with the Hillside zone will focus on the above 3 areas.

1. The potential for new land uses
The HS zoning district is proposed to replace the following zones which are currently assigned to hillside areas:
R1, R1E, RHS, S, A1, A, CN.
The Hillside zoning district will, in most cases, decrease the range of uses allowed and require a number of uses allowable as a matter of right to be subject to the provisions of a use permit. In no case will the range of allowable uses be expanded. For further details, see Attachment A of the staff report on the Hillside zone.

2. The potential for increased intensity of land use.
The standard lot size in the "HS" zone is 160 acres unless a cluster permit is secured. The proposed Hillside zoning district cluster provisions incorporates the slope density formula currently utilized by the -20s combining zone. All the lands to which the "HS" district is to be assigned are currently governed by the -20s combining zone. Accordingly, there would be no change in intensity of use under the "HS" zone.

3. The potential for uses to be subject to changes in requirements for design or performance.
During preparation of the County General Plan, considerable effort was expended in analyzing and discussing problems associated with development in the Hillside areas. Out of the protracted discussions, a number of policies were drafted and incorporated in the General Plan that would address and mitigate the problems associated with Hillside development. Now in the third phase of the effort, the policies are being translated into components of the comprehensive hillside development zoning district that is to be applied to the previously described Hillside areas in Santa Clara County.

Hillside Development Policies Adopted in the County General Plan:

1. Both the roads within a proposed development and those serving the area of the development must be of adequate design, maintenance, and capacity to accommodate the development without causing congestion of safety problems.

2. The portion of the site where roads, buildings, and septic drainfields are allowed must be identified on the subdivision map and shall be free from conflict with natural and heritage resources or these conflicts must be adequately mitigated.

3. Any areas of the site which pose a hazard must be placed in permanent open space. (landslides, excessive slopes, faults, etc.)

4. Homesites and drainfields must be placed only where their presence would not run a risk of environmental pollution (set back from creeks, no drainfields in areas of excessively high percolation or high groundwater, etc.)

5. Homesites and roads shall be placed only where they will not have an adverse visual impact.

6. If the site is in the Williamson Act, there must be an application to cancel or exclude from the contract the areas that will be included in the residential lots created.

7. All standards and criteria of the General Plan and of all applicable County ordinances are met.

8. Prohibit development on ridgelines and establish a minimum point below the ridgeline where home sites will be located.

For each land use that would be permitted in the Hillside zoning district, approval will be subject to specific findings that would serve to ensure that the proposed use does not violate the adopted policies. For example, in the case of public or commercial boarding and riding stables, approval would be subject to the following findings:

(a) The use will not constitute a nuisance as defined in section 37-3.6 of this ordinance.

(b) Corrals are set back from creeks by an amount which prevents water contamination from loose soil or animal waste, are located on flat or nearly flat areas if used on a year-round basis, and are set back from property lines and dwellings a sufficient distance which protects the health, safety and welfare of residents and neighbors.

(c) A method for maintaining sanitary conditions is agreed to.

(d) A satisfactory erosion control plan is agreed to.

In the case of residential development, the following findings would apply:

Sewage disposal.

(a) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less and meet or exceed all Health Department requirements and general plan criteria.

(b) Circulation and roads. There shall be adequate vehicular and pedestrian circulation facilities which shall be designed and arranged for safe and convenient use. Roads shall be in harmony with the surrounding landscape and shall be developed utilizing aesthetic design concepts. Hillside roadways and driveways shall be designed and located so as to necessitate the minimum amount of earth movement in order to be consistent with adopted standards for, including but not limited to curves, gradients, widths and other controlling factors. Pedestrian walks, malls, trails and landscaped spaces shall be located and arranged to discourage pedestrian use of parking and other vehicular areas, and to protect pedestrians from unnecessary exposure to the hazards of vehicular movement.

(c) Height. The maximum height of structures shall be two and one-half (2 1/2) stories, but not exceeding thirty-five (35) feet in height. Height shall be measured from the lowest point on the natural ground to the highest point of the roof directly above. No variance of the height limitation shall be granted without an adequate landscape plan to reduce the visual impact of the structure.

(d) Design. The design of building sites within the HS district shall be done in the manner that best protects the hillsides from excessive disturbance of the terrain and natural vegetation. Excessively long roads and driveways shall be avoided by the design of the project. Excessive cuts, fills and land clearing shall not be allowed.

The design controls would in all cases be as strict or more strict than controls which existed in the past for the specific type of use. The controls are specifically geared to address the problems that have been historically associated with Hillside development.

BOARD OF SUPERVISORS

COUNTY OF SANTA CLARA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Clerk of the Board of Supervisors of Santa Clara County, State of California, has set the hour of 2:15 p.m. on Monday, May 10, 1982 in the Board of Supervisors Chambers at the Government Center, 70 West Hedding Street, San Jose, as the time and place for public hearing on an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District. Further, the Board of Supervisors shall conduct public hearings on the application of the zoning district to certain properties within the unincorporated territory.

AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE: The zoning Ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2 and 52-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel sizes.

APPLICATION OF THE HILLSIDE ZONING DISTRICT: The proposed HS Hillside Zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside), certain areas shown as existing regional parks, and certain areas shown as other public open lands and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional uses. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

(OVER)

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s (single-family residential, with 20 to 160-acre slope density), R1E-20s (single-family residential estate, with 20 to 160-acre slope density), RHS (variable slope-density hillside residential, 1 to 10 acre minimum lot size), RHS-20s (variable slope-density hillside residential, 20 to 160 acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre (residential and agricultural with one-acre minimum lot size), A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density), A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160-acre slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential, geologic hazard zone area #1, with 20 to 160 acre slope density), to HS-G1 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed by the public at the office of the Clerk of the Board, address above.

ALL INTERESTED PERSONS may appear and be heard at said time and place. Written communications should be filed prior to the date of hearing.

BOARD OF SUPERVISORS

Donald M. Rivers

Clerk

hh

Jeff Nichols
19380 Bear Creek Road
Los Gatos, CA 95030 J. Nichols

CR
CR

Gary & Gloria Alexander
Box 790
Los Gatos, CA 95030

Gloria Hoeninghaus
3277 Brandy Lane
San Jose, CA 95132

Rex Lindsay
Box 125 Mt. Hamilton Rd.
San Jose, CA 95140

Robert Augsburger
3000 Sand Hill Road
Menlo Park, CA 94025

Creegan and DeAngelo
P.O. Box 26220
San Jose, CA 95159
ATTN: Jack Stewart

Ronald A. Ettinger
182 Alamo Square Drive
Alamo, CA 94507

Barbara Winckler
17887 Vineland Avenue
Monte Sereno, CA 95030

Cindy Wordell
Committee for Green Foothills
867 Highlands Circle
Los Altos, CA 94022

Patrick Roberts (Mission
Box 143 San Jose Rescue)
San Jose, CA 95103

Leila Naslund
19301 Bear Creek Road
Los Gatos, CA 95030

Mike McNaughton
Star Route 35
Livermore, CA 94550

Norman Matteoni
Matteoni & Saxe
1625 The Alameda, #400
San Jose, CA 95126

Neil L. Huff
1468 Hornblend
San Diego, CA 92109

A. H. Sievert
90 Mt. Hamilton Road
San Jose, CA 95140

Dena Mossar
1024 Emerson
Palo Alto, CA 94301

Linda Elkind
Committee for Green Foothills
2040 Tasso St.
Palo Alto, CA 94301

John Stewart
Creegan & D'Angelo
1046 W. Taylor, Box 26220
San Jose, CA 95159

David Pierson
61 Finger Ave.
Redwood City, CA 94062

Quentin H. Smith
64 W. Santa Clara St.
San Jose, CA 95113

W. T. Brooks
Campbell, Warburton, Bretton,
Fitzsimmons & Smith
Box 1867, San Jose, CA 95109

Mike Craven
771 Ajax Dr.
Sunnyvale, CA 94086

Mrs. Lausten
19099 Black Road
Los Gatos, CA 95030

Ms. R. V. Levitt
14000 Clayton Rd
San Jose, CA 95127

CITY PLANNING DIRECTORS
MAILING LIST
October 14, 1981 DW

ORIGINAL
SAVE

MISCELLANEOUS COUNTY STAFF

Planning Director
City of Campbell
75 N. Central Avenue
Campbell, CA 95008

Planning Director
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

County Executive
11th Floor
** PONY **

Planning Director
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Planning Director
City of San Jose
** PONY **

Paul Yarborough
EMA-GSA Administration
Berger Drive
** PONY **

Planning Director
City of Gilroy
7351 Rosanna Street
Gilroy, CA 95020

Planning Director
City of Santa Clara
P.O. Box 388
Santa Clara, CA 95050

Paul Sagers
EMA-GSA Administration
Berger Drive
** PONY **

Planning Director
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Planning Director
City of Saratoga
13777 Fruitvale Avenue
Saratoga, CA 95070

Raffi Sarkisian
Central Permit Office
7th Floor
** PONY **

Planning Director
Town of Los Altos Hills
26379 Fremont Road
Los Altos Hills, CA 94022

Planning Director
City of Sunnyvale
P.O. Box 607
Sunnyvale, CA 94086

Fred Roettger
Environmental Health
2200 Moorpark
** PONY **

Planning Director
Town of Los Gatos
P.O. Box 949
Los Gatos, CA 95030

Bob Menifee
County Counsel's Office
9th Floor
** PONY **

Planning Director
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035

Bob Weers
County Counsel's Office
9th Floor
** PONY **

Planning Director
City of Monte Sereno
18041 Saratoga-Los Gatos Rd.
Monte Sereno, CA 95030

Planning Director
City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037

Planning Director
City of Mountain View
P.O. Box 10
Mountain View, CA 94042

SANTA CLARA
COUNTY OF
APR 26 8 51 PM '82

Clerk's Set

M

12

ADOPTION OF "HS" (HILLSIDE) ZONING ORDINANCE

TABLE OF CONTENTS

1. Letter of transmittal from Planning Director.
2. Ordinance No. NS 1200.157 providing for "HS" (Hillside) Zoning Regulations (as amended since the Planning Commission Meeting of November 19, 1981.
3. Letter of transmittal from Secretary of the Planning Commission.
4. Minutes of Planning Commission Meeting of November 19, 1981.
5. Environmental Clearance Record.
6. Staff memorandum (dated November 12, 1982) to the Planning Commission, with attachments.

6/21/82: Counsel, Planning, Central Permit, Assessor, Controller, Municipal Code Corporation, Assistant Clerk of the Board (2)
Land Development

ORDINANCE NO. NS 1200.157

AN ORDINANCE DELETING ARTICLE 14 OF THE ZONING ORDINANCE OF THE COUNTY OF SANTA CLARA AND ADDING A NEW ARTICLE 14 PROVIDING FOR A "HS" HILLSIDE ZONING DISTRICT AND AMENDING SECTIONS 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-1, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2 AND 52-3 OF THE ZONING ORDINANCE TO CONFORM TO THE PROVISIONS OF SUCH NEW DISTRICT

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1.

Article 14 of the Zoning Ordinance of the County of Santa Clara is deleted.

SECTION 2.

A new Article 14 is added to the Zoning Ordinance of the County of Santa Clara to read:

ARTICLE 14. REGULATIONS FOR HS HILLSIDE ZONING DISTRICT

Sec. 14-1. Intent.

The intent and purpose of this article is to preserve mountainous land unplanned or unsuited for city development in an open space manner and promote those uses which support and enhance a rural character, which protect and promote wise use of natural resources and which avoid the risks imposed by natural hazards found in these areas. Development shall be limited to avoid augmented need for public services and facilities.

These lands are watersheds and may also provide such important resources as minerals, forests, animal habitat, rare or locally unique plant and animal communities, historic and archeological sites, scenic beauty, grazing lands, recreational areas and land which defines the setting for the urban area.

Sec. 14-2. Uses permitted.

The following uses shall be permitted in HS districts:

1. One-family dwellings and mobile homes (principal structure).

The following development standards shall apply to all dwellings:

(a) All homes and mobile homes shall have a minimum width of 14 feet and a minimum area of 750 square feet, excluding garage area.

(b) One covered off-street parking space shall be provided for each new one-family dwelling and mobile home.

The following development standards shall be applicable to the installation of mobile homes:

(a) No mobile home shall be installed unless it has been certified under the National Mobile Home Construction and Safety Standards Act of 1974.

(b) Each mobile home shall be installed on a foundation system.

(c) Exterior siding which extends to the ground shall be installed on each mobile home. If a solid concrete or masonry perimeter foundation is used, the exterior siding need not extend below the top of the foundation. Exterior siding shall be nonreflective materials which simulates wood, stucco or masonry.

(d) Roofing of mobile homes shall be a nonflective and fire retardent material. Painting of a raw metal roof does not satisfy this requirement.

(e) Each mobile home shall have no less than a minimum 12 inch roof overhang.

(f) Establishment of a mobile home use shall be subject to the requirements of Division C-12 of Title C of the County of Santa Clara Ordinance Code.

2. Agriculture which minimally disturbs the natural environment such as Christmas tree farms, nurseries, grazing, orchards, vineyards and small truck farms.

The following uses shall be allowed:

(a) Noncommercial small animal husbandry, provided that on lots of less than 10 acres enclosures for animals shall be located within the setbacks required for buildings.

(b) Large animal husbandry, except commercial hog farms and feed lots, provided that the number of animals shall not exceed one (1) animal per two (2) acres on an annual average, and provided that corrals in which animals are kept on a year-round basis are limited to areas of 15% or less slope and are located at least 100 feet from established watercourses, swimming pools, property lines and dwellings.

(c) Facilities for the on-site sales of agricultural products including Christmas trees, provided that no structure shall cover more than four hundred (400) square feet. These facilities shall be limited to selling agricultural products produced on the parcel, adjacent parcels and parcels within this zoning district. Signs shall be on-site and with a maximum of two (2) nonilluminated faces and no more than sixteen (16) square feet in total advertising face whether in use or not. Adequate and safe parking shall be provided.

3. Accessory structures, provided that the structure(s) shall not be used for human habitation.

The following development standards shall apply to accessory structures.

(a) The total floor area of the structure(s) shall not exceed two percent (2%) of the parcel area, or 10,000 square feet, whichever is less.

(b) The provisions of Article 42 shall apply to structures accessory to residential use.

(c) Structures exceeding 12 feet in height accessory to dwellings shall be located within the setback requirements for the dwelling.

(d) Structures housing large animals shall be located no less than 100 feet from watercourses, swimming pools, property lines and dwellings.

(e) Greenhouses used for production of plant materials or food shall be located on land with less than fifteen percent (15%) slope and the floor area shall be no greater than one percent (1%) of the parcel area.

4. Home occupations.

5. Domestic pets, provided that on parcels of less than one (1) acre a maximum of two (2) dogs and two (2) cats over four (4) months of age shall be allowed.

6. Fish hatcheries licensed by the State of California Fish and Game Department.

7. Apiaries approved by the County Agricultural Commissioner.

8. Noncommercial outdoor recreation incidental to a residential use which is low-density and of an intensity which will minimally disturb the vegetation cover and which will not disturb the land by grading to the extent of requiring a grading permit. No night lighting shall be allowed except with a special permit as provided in section 14-4 of this ordinance.

9. Public facilities.

(a) Bus stops and shelters.

(b) Percolation ponds, canals, floor diversion channels.

(c) Public utility transmission lines and underground pipelines, in conformance with the gas and electric utilities element of the general plan.

10. Shelters.

(a) Confidential shelters, such as homes for victims of domestic violence or children. These shelters may house up to six (6) adults and their children. They shall be established in accordance with the standards applicable to one-family dwellings.

(b) Licensed residential and day care facilities. They may be established in accordance with the standards applicable to one-family dwellings.

11. Renting of rooms and/or the providing of meals to no more than two (2) persons in a dwelling.

12. Recycling centers serving the local community, provided that the use is for nonhazardous materials, is completely screened and fenced when not open for business, is kept in sanitary condition, is located at least 100 feet from a watercourse, is located on slopes less than fifteen percent (15%) and is accessible to occasional heavy equipment. The use shall be one of active transfer of materials and no long-term stockpiling shall be allowed. If new roads are needed, design review shall be secured as provided in Article 45 of this ordinance.

13. Cutting of trees for wood, provided the yield is not more than 10% of trees over 37.7 inch circumference (approximately 12 inches diameter) measured 4.5 feet above the ground per year on any parcel together with contiguous parcels under the same ownership. No more than 10 cords of wood per year shall be cut on parcels of 100 acres or less and no more than 25 cords per year shall be cut on parcels larger than 100 acres without a special permit or use permit. Trees may also be removed to facilitate construction under a building permit, grading permit, or other development approval unless otherwise provided in the conditions of such approval. Removal of trees or

limbs posing a threat to human life or property and removal of dead or substantially diseased trees shall also be allowed.

Sec. 14-3. Uses permitted subject to securing a use permit.

The following uses are permitted in HS districts subject to securing a use permit in each case as provided in Article 47 of this ordinance. In addition to the findings set forth in Article 47, the granting of a use permit shall be subject to the making of specific findings set forth for each use.

1. Community center recreation. Outdoor and indoor recreational uses designed to serve the neighborhood which are low intensity and have minimal impact upon the natural environment such as football, softball, baseball and soccer fields; outdoor basketball, tennis, handball, volleyball and badminton courts; swimming pools; picnic areas; tracks for running; par courses; child play areas and lawns; indoor meeting hall with a dance floor, multiple purpose room, kitchen, restrooms and library. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) The use is compatible in scale with and will serve primarily the needs of the population of the immediate community.

(b) The use will not normally generate an increase in traffic from outside the immediate community.

(c) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they

meet or exceed all Health Department requirements.

2. Golf courses, including club house, small golf equipment supply rental and retail store, office, maintenance building or yard, restrooms, showers, waiting room, bar and restaurant. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) The use, as designed, will not substantially alter the natural environment.

(b) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

3. Public and private hostels, lodges, group retreats, educational retreats, guest ranches, campgrounds (for tent or vehicle camping) and commercial picnic grounds which have a low population density, are a low intensity use and have a minimal impact upon the natural environment. Architectural and site approval shall be secured for the establishement and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

(b) The arrangement and scale of the uses on the property allow adequate waste and sanitation disposal, permit sufficient access to emergency vehicles and will avoid a substantial increase in traffic.

(c) Adequate secondary access is provided so that access is available in the event the primary ingress and egress is not available.

4. Large shelter facilities for more than six (6) persons. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

(b) The use is not located in an area with a concentration of similar facilities.

(c) The use is located where public emergency support, including fire, sheriff and paramedical service will be able to respond as quickly as may be needed by the special nature of the facility.

(d) The residential character of the site is maintained.

(e) The facility is not for use by persons requiring care for illnesses caused by pathogenic organisms unless served by sanitary sewers.

(f) Adequate secondary access is provided so that access is available in the event the primary ingress and egress is not available.

5. Limited commercial which will serve an ongoing community need not currently being met within the neighborhood and will primarily serve the local population. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in

Article 51 of this ordinance.

Specific findings:

(a) The number and capacity of other existing similar uses in the area together with the proposed use can be supported by the neighborhood.

(b) The location is accessible and convenient to the local community it is to serve.

(c) On-site signs are designed to be compatible with the neighborhood.

6. Commercial wineries. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) Sturctures are of a size, scale and design to be compatible with the neighborhood and the surrounding environment.

(b) Traffic generated by this use does not adversely impact upon the neighborhood.

(c) On-site signs are designed to be compatible with the neighborhood.

(d) Directional signs are coordinated with other signs in the area.

7. Churches. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) Fire and emergency vehicle access and water supplies are adequate and Health Department approved sanitation facilities are provided. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

(b) Traffic generated by this use does not adversely impact upon the neighborhood.

8. Public and private schools and libaries serving the population of the local community. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

(b) The property is adequately served by waste and sanitation facilities, is fully accessible to emergency vehicles, and does not create a substantial increase in traffic.

(c) The structures are located a safe distance from the trace of hazardous faults.

(d) The structures are located a safe distance from hazardous landslides or otherwise unstable slopes unless it is shown that such hazards will be mitigated by acceptable engineering techniques.

9. Public or commercial boarding and riding stables and accompanying facilities such as hay barns, animal shelters, restrooms, tack rooms, small scale retail sales, space for square dancing and small scale snack bars. Ten (10) acres shall be the minimum lot size. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) The use will not constitute a nuisance as defined in section 37-3.6 of this ordinance.

(b) Corrals are set back from creeks by an amount which prevents water contamination from loose soil or animal waste, are located on flat or nearly flat areas if used on a year-round basis, and are set back from property lines and dwellings a sufficient distance which protects the health, safety and welfare of residents and neighbors.

(c) A method for maintaining sanitary conditions is agreed to.

(d) A satisfactory erosion control plan is agreed to.

10. Public utilities and service uses such as pumping stations, water tanks, substations, gas regulating and mixing stations, and water storage and water impoundment facilities. Design review shall be secured for the establishment and conduct of this use as provided in Article 45 of this ordinance.

11. Communications facilities. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) Structures are placed in such a manner as to minimize their visual impact.

12. Kennels, provided the use is located on 20 acres or more. Design review shall be secured for the establishment and conduct of this use as provided in Article 45 of this ordinance.

Specific findings:

(a) Kennels are screened so they will not be visible from adjacent properties.

(b) Kennels are not located in or near a developed area.

13. Commercial timber harvesting. Any timber operation which will yield during any year more than 50,000 board feet of cut timber or more than 100 cords of firewood or the equivalent of other forest products taken from any parcel together with contiguous parcels under the same ownership. Standards adopted by the planning commission shall be used in reviewing the permit application. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

14. Permanent farm labor camps incidental and necessary to the gathering of crops grown on the premises. Architectural and site approval shall be secured for the establishment and conduct of this use as provided in Article 51 of this ordinance.

Specific findings:

(a) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

(b) The arrangement and scale of the uses on the property allow adequate waste and sanitation disposal, permit sufficient access to emergency vehicles and will avoid a substantial increase in traffic.

(c) Adequate secondary access is provided so that access is available in the event the primary ingress and egress is not available.

Sec. 14-4. Uses permitted subject to securing a special permit.

The following uses are permitted in HS districts subject to obtaining a special permit in each case as provided in Article 44 of this ordinance. In addition to the findings set forth in Article 44, the granting of a special permit shall be subject to the making of specific findings set forth for each use.

1. Historic structures. Structures listed in the County Inventory of Historic Structures or Registered State and Federal Historic Structures or whose historic value has been determined by the County Historical Heritage Commission shall be allowed exceptions to the use, setback and height requirements of the HS district as decided by the approving authority.

The uses include, but are not limited to, the following:

(a) Specialty retail store

(b) Fine arts studio

(c) Private club using nonamplified music

(d) Museum

(e) Wine tasting room

(f) "Bed and breakfast" lodge

(g) Restaurant

(h) Hostel

Design review shall be secured for the establishment and conduct of this use as provided in Article 45 of this ordinance.

Specific findings:

(a) The proposed use will restore and return to viability or protect the quality of an existing historic structure and its setting.

(b) The proposed use will be contained within the existing structure without need for additions or additional buildings unless reviewed

by the Historical Heritage Commission for the historic character and impact of the alterations.

2. Noncommercial windmills.

Design review shall be secured for the establishment and conduct of this use as provided in Article 45 of this ordinance.

Specific findings:

(a) The structure will be set back from the nearest property line a minimum distance equal to the height of the tower plus the radius of the blades.

(b) The structure will be set back from neighboring properties and limited in height in such a way that neighbors do not have their views obstructed and are not subjected to excessive noise.

(c) Lettering or "art graphics" will not appear on any part of the windmill and its color will help the structure blend into the surrounding environment.

(d) The structure will be placed in such a manner as to minimize its visual impact.

(e) The base of the structure will be protected to prevent climbing by unauthorized persons.

(f) A wind study has been performed for a minimum of two months at the proposed site.

3. Park and ride lots. Design review shall be secured for the establishment and conduct of this use as provided in Article 45 of this ordinance.

Specific findings:

(a) A need exists for such facilities and traffic will be reduced thereby.

(b) The location is accessible from streets with safe exit and entry.

(c) Excessive grading is not necessary to establish the use. The site is less than 15% slope.

(d) There is no need to remove riparian vegetation.

(e) The removal of significant trees is minimized.

4. Corrals used on a year-round basis located on slopes greater than 15%.

Specific findings:

(a) The use will be conducted in such a manner as to not adversely affect water quality in adjacent creeks, any potable water supply, or swimming pools.

(b) The use will be conducted in such a manner as to control erosion on the site.

5. Wood cutting. Cutting more than 10% of the trees over 37.7 inches in circumference (approximately 12 inches diameter) measured 4.5 feet above the ground per year for wood on any parcel together with contiguous parcels under the same ownership; cutting of trees for wood in an amount more than 10 cords per year on any parcel of 100 acres or less or more than 25 cords per year on any parcel larger than 100 acres. In no case shall the yield exceed 50,000 board feet of cut timber or 100 cords of firewood per year on any parcel and contiguous parcels under the same ownership.

Specific findings:

(a) The use will not create noise, water pollution or traffic congestion adversely affecting the neighborhood.

(b) The applicant has submitted a plan showing that good harvesting practices will be used.

6. Commercial small animal husbandry, provided the use is located on a minimum of 10 acres.

Specific findings:

(a) The use is screened from adjacent properties and will not create obnoxious noise or odors adversely affecting neighboring properties.

(b) The use satisfies the requirements of the County Health Department.

7. Temporary farm labor camps incidental and necessary to the gathering of the crops grown on the premises. Design review shall be secured for the establishment and conduct of this use as provided in Article 45 of this ordinance.

Specific findings:

(a) If the parcel is not served by sanitary sewers, a suitable location exists on the site which can safely handle the size of the expected sanitation waste generation. Leachfields are placed on natural slopes of 30% or less unless they meet or exceed all Health Department requirements.

(b) The arrangement and scale of the uses on the property allow adequate waste and sanitation disposal, permit sufficient access to emergency vehicles and will avoid a substantial increase in traffic.

(c) Adequate secondary access is provided so that access is available in the event the primary ingress and egress is not available.

8. Secondary dwelling unit, provided the unit is located within the principal structure and subject to the same restrictions as the principal structure.

9. Noncommercial outdoor recreation facilities incidental to a single family dwelling or cluster of no more than four single family dwellings the construction of which requires a grading permit; use of night lighting for any noncommercial outdoor recreation facility.

Specific findings:

The use will minimally disturb the natural environment and neighborhood residents.

Sec. 14-5.

The following development standards shall apply in HS districts:

The developable area should be located, to the maximum extent possible, on stable land and on natural slopes which allow building without excessive cuts and fills. Access should be through lands where roads or driveways can be designed without excessive cuts and fills. The area shall include suitable land for a septic system unless the property is sewered. The developable area shall be designated on the tentative and final subdivision maps.

1. Minimum parcel size. The minimum parcel size shall be 160 acres, except as provided in Section 14-6 of this ordinance.

2. Lot width, depth and setbacks. Except as otherwise specified in Section 14-6 of this ordinance, the following lot width, depth and setbacks shall apply:

(a) Each lot shall have a width of not less than one hundred fifty (150) feet.

(b) Front yard setbacks shall be thirty (30) feet except along scenic highways as provided in Section 43-3.3 of this ordinance.

(c) Side yards shall be 20% of the width of the lot to a maximum of thirty (30) feet.

(d) Rear yard setbacks shall be thirty (30) feet.

(e) In existing neighborhoods:

(1) Front and rear yard setbacks may be reduced to be consistent with the neighborhood to a minimum of twenty (20) feet.

(2) Side yard setbacks may be reduced to 10% of the width of the lot to a minimum of five (5) feet.

(f) All setbacks shall be measured from the property line except when an ingress/egress easement, flood control easement, storm drain

easement, future width line, official plan line, or other right-of-way boundary (see Article 43) is located between the structure and the property line, in which case the distance from this line and the property line shall be added to the setback. No structure shall be placed in any of the above areas or within the right-of-way or utility easement.

3. Height. The maximum height of structures shall be two and one-half (2 1/2) stories, but not exceeding thirty-five (35) feet in height. Height shall be measured from the lowest point on the natural ground to the highest point of the roof directly above. No variance of the height limitation shall be granted without an adequate landscape plan to reduce the visual impact of the structure. This provision shall supersede the definition given in Section 3-10 of this ordinance for height of building.

4. Design. The design of building sites within the HS district shall be done in the manner that best protects the hillsides from excessive disturbance of the terrain and natural vegetation. Excessively long roads and driveways shall be avoided by the design of the project. Excessive cuts, fills and land clearing shall not be allowed.

5. Building materials. Building materials shall conform to county fire requirements.

Sec. 14-6. Hillside cluster permit.

A cluster permit shall be required to divide land within the HS district into lots of less than 160 acres. A cluster development shall demonstrate economy in length of roads and/or driveways due to proximity of dwelling units. Structures shall be built on the most logical, least disruptive sites, conforming to the natural contours, with large proportions of the remaining area generally left in a natural condition.

A cluster development shall provide for at least 90% of the land to be left as open space with binding restrictions on future development and use. In cluster permit requests where a dwelling exists, one or more additional dwellings may be clustered separately from the existing dwelling. Cluster development on any parcel may be arranged in more than one cluster provided that the cluster achieves economy of land use and efficiency of access intended by this section and all other provisions are met.

A cluster permit shall be issued under the provisions of Article 52 of this ordinance. If there is any conflict between the provisions of Article 52 and this section, this section shall prevail.

1. Average land area per dwelling unit.

The average land area per dwelling unit is determined by calculating the average slope of the parcel and then using this figure in the Slope-Density equation to get minimum average land area per dwelling unit.

(a) Calculation of the average slope of a parcel. The average slope of a lot or parcel shall be determined according to the following formula:

$$S = \frac{0.00229\text{-}IL}{A}$$

Where S is the average slope of the lot in percent

I is the contour interval in feet

L is the combined length of contour lines in feet

A is the gross area in acres of the parcel.

In measuring the slope, a topographic base map shall be used which meets the requirements for tentative maps as specified in Land Development

Regulations of the County of Santa Clara.

(b) The slope-density equation. If the parcel has an average slope of 10% or less, the average land area per dwelling unit shall be no less than 20 acres. If the parcel has an average slope of 50% or more the minimum average land area shall be no less than 160 acres. If the parcel has an average slope of 10% to 50% the average land area per dwelling shall be determined by the following equation:

$$a = \frac{1}{0.0609375 - 0.00109375\ S}$$

where a is the average land area per dwelling

S is the average slope of the lot in percent.

2. Maximum number of dwelling units. The maximum number of dwelling units permitted in a subdivision shall be determined by dividing the gross land area by the average land area per dwelling unit, computed to the third significant figure and then rounded to the nearest whole number.

3. Developable area. The developable area shall be designated on cluster permit applications. Accurate contours shall be shown for the developable area as required by the county's subdivision regulations.

4. Minimum parcel size. The minimum parcel size for subdivisions shall be two (2) acres.

5. Lot width, depth and setbacks.

(a) Lot width, depth and setbacks may be varied from those required in Section 14-5 of this ordinance when it is established that such variation is consistent with good design and the provision of adequate privacy, light and air.

(b) Setbacks from watercourses, scenic highways, future width lines, ridge lines and other

types of activities or resources may be required consistent with adopted guidelines.

(c) Distances between detached buildings shall be no less than 10 feet unless otherwise approved by the Fire Marshal.

(d) Solar access shall be provided consistent with Part 9 (commencing at Section C12-173) of Article 4 of Chapter 1 of Division C12 of Title C of the County of Santa Clara Ordinance Code.

6. Cluster approval. The planning commission shall be the approving authority for all cluster subdivisions, subject to the right of appeal set forth in Section 51-17 of this ordinance.

7. Uses and structures permitted in dedicated open space. Public owners of open space lands shall be subject to the same restrictions as private owners. The following uses as defined in this article and subject to any required permit shall be allowed in the dedicated open space provided the character and quality of the natural environment is maintained:

(a) Agriculture

(b) Accessory structures for agriculture (not residential)

(c) Pets

(d) Fish hatcheries

(e) Apiaries

(f) Noncommercial outdoor recreation

(g) Land in its natural state

(h) Public facilities (as listed in Section 14-2 of this ordinance)

(i) Wood cutting

(j) Community recreation for residents only

(k) Campgrounds and picnic areas for residents only

(l) Noncommercial riding stables/corrals for

residents only

(m) Public utilities such as power lines

(n) Timber harvesting

(o) Noncommercial windmills

(p) Corrals, including those on slopes greater than 10%

(q) Wells and water storage and distribution facilities

8. Dedication of open space. Use and development of the open space portion of the cluster project shall be limited by covenants, conditions and restrictions contained in the deeds to the land or by appropriate easements or dedications which effectively prevent future subdivision of the open space area and use of the area for purposes inconsistent with the provisions of this section without the approval of the County of Santa Clara or other agency designated by the county.

SECTION 3.

Section 2-1 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 2-1. Establishment of zoning district.

To carry out the purposes of this ordinance, the several districts listed in this section are established. They are grouped under two (2) main categories:

(1) Districts for Rural Uses, Resource Conservation, Open Space and Environmental Safety.

(2) Districts for Urban Uses.

2-1.1. Districts for Rural Uses, Resource Conservation, Open Space and Environmental Safety.

A Exclusive Agricultural (Greenbelt)

A1 Residential and Agricultural

R1E One-Family Residence-Estate

RHS Variable Slope Density Hillside Residential

RR Variable Density Rural Residential

S Scenic Highways

SS Scenic Service

HS Hillside

(1) Combining Districts--With A, A1, R1E and S Zones

-2.5Ac. Land area per dwelling unit 2.5 Acres gross

-5Ac. Land area per dwelling unit 5 Acres gross

-10Ac. Land area per dwelling unit 10 Acres gross

-20Ac. Land area per dwelling unit 20 Acres gross

-40Ac. Land area per dwelling unit 40 Acres gross

(2) Combining Districts--With Nonresidential Zones and Nonresidential Use A1, S, and SS Zones

-2.5Ac. Minimum lot size per development 2.5 Acres gross

-5Ac. Minimum lot size per development 5 Acres gross

-10Ac. Minimum lot size per development 10 Acres gross

-20Ac. Minimum lot size per development 20 Acres gross

-40Ac. Minimum lot size per development 40 Acres gross

(3) Slope-Density Combining Districts:

-1s, -1.75s, -2.5s, -5s, -5/20s and -20s Slope Density Combining Districts.

2-1.2. Districts for Urban Uses.

(1) Residential

R1 One-family residence

R1E One-family residence-estate

R2 Two-family residence

R3-4 Low density multiple dwelling

R3-2.4 Low density multiple dwelling

R3-1.5 Low density multiple dwelling

R3-1.2 Medium density multiple dwelling

R3-.9 Medium density multiple dwelling

R3F Limited multiple residence

R3 General multiple residence

RHS Variable slope-density hillside residential

RP Residential planned development

(2) Nonresidential.

OA Administrative Professional Office

CN Neighborhood Commercial

CG General Commercial

CT Commercial Thoroughfare

MP Industrial Park

ML Light Industrial

MH Heavy Industrial

A1 Residential and Agricultural

(3) Combining Districts--With R1, R1E and A1 Zones:

-6 Land area per dwelling unit 6,000 square feet

-8 Land area per dwelling unit 8,000 square feet

-10 Land area per dwelling unit 10,000 square feet

-20 Land area per dwelling unit 20,000 square feet

-1Ac. Land area per dwelling unit 1 Acre gross

-2.5Ac. Land area per dwelling unit 2.5 Acres gross

(4) Combining Districts--With R-2, R-3, R3F Zones:

-6L Minimum lot size per development 6,000 square feet

-8L Minimum lot size per development 8,000

square feet

-10L Minimum lot size per development 10,000 square feet

-20L Minimum lot size per development 20,000 square feet

-1Ac.L Minimum lot size per development 1 Acre gross

(5) Combining Districts--Nonresidential Zones and Nonresidential Use A1 Zone:

-6 Minimum lot size per development 6,000 square feet

-8 Minimum lot size per development 8,000 square feet

-10 Minimum lot size per development 10,000 square feet

-20 Minimum lot size per development 20,000 square feet

-1Ac. Minimum lot size per development 1 Acre gross

-2.5Ac. Minimum lot size per development 2.5 Acres gross

2-1.3. Other Combining Districts--Any Zone.

-bd Drylands

-bw Wetlands

-cs City Services

-d Design Review

-g Geologic Study

-h Architectural and Site Approval

-p Scenic Preservation

2-1.4. Other Zoning District; H Historical Conservation; H1 and numbered consecutively thereafter

SECTION 4.

Section 3-3 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-3. "A".

Accessory use or structure. A use or structure auxiliary and subordinate to the principal use or structure on a lot. Solar energy collection systems not attached to the main structure are considered accessory structures.

Agriculture. The tilling of the soil, the raising of crops, horticulture, viticulture, small livestock farming, dairying or animal husbandry (or both), including all uses customarily incidental thereto but not including slaughterhouses, fertilizer yards, bone yards or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes.

Airport. Any area of land or water designed and set aside for the landing and taking off of aircraft.

Alley. Any public thoroughfare, not exceeding thirty (30) feet in width for the use of pedestrians or vehicles, or both, which affords only a secondary means of access to abutting property.

Animal hospital. Any building or place wherein is maintained and operated organized facilities for the treatment, surgery and convalescence of animals, pets and birds, whether diseased or injured or both.

Apartment. A room or suite of two (2) or more rooms which is designed for, intended for or occupied, or all, by one family doing its cooking therein.

Apartment court. See Dwelling group.

Apartment house. See Dwelling, multiple.

Architectural value. Representing one or more periods or styles of architecture typical of one or more eras in the history of the county.

Automobile camp. Land or premises used or intended to be used, let or rented for occupancy by campers traveling by automobile or otherwise, or for occupancy by

or of trailers or movable dwellings, rooms or sleeping quarters of any kind.

Automobile court. A group of two (2) or more detached or semidetached buildings containing guest rooms or apartments, or both, with automobile storage space serving such rooms or apartments, or both, provided in connection therewith, which group is designed, intended or used, or all of these, primarily for the accommodation of automobile travelers; including groups designed as auto cabins, motor lodges, and by similar designations.

Automobile service station. A service station, limited to retail sales to the public of gasoline, motor oil and lubricants or grease, travel aids, minor automobile accessories and minor automobile servicing, minor repairs and maintenance, but not including general automobile repair, engine rebuilding or reconditioning of motor vehicles, collision services such as body, frame or fender straightening and repair, or overall painting of automobiles.

Automobile wrecking. See Junkyards.

SECTION 5.

Section 3-4 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-4. "B".

Basement. A story partly underground and having at least one-half (1/2) of its height above grade. A basement shall be counted as a story if the vertical distance from grade to the ceiling is over five (5) feet or if used for business purposes or if used for dwelling purposes by other than a janitor or domestic servants employed in the same building, including the family of the same.

Block. That property abutting on one side of a street and lying between the two (2) nearest intersecting or intercepting streets, or nearest intersecting or

intercepting streets and railroad right-of-way or unsubdivided acreage.

Boarding home. Any building used for the renting of rooms or providing of table board, or both, for three (3) or more persons over the age of sixteen (16) years who are not related by blood or marriage to the resident--operator thereof.

Building. Any structure having a roof supported by columns or walls, or both, and intended for the shelter, housing or enclosure, or all, of any person, animal or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein which wall extends from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

Building, accessory. A subordinate building for other than dwelling purposes, the use of which is incidental to that of a main building on the same lot. On any lot upon which is located a dwelling, any building which is incidental to the conduct of any agricultural use shall be deemed to be an accessory building.

Building, attached. A building is attached to another building when the buildings are joined or connected by a foundation which continues from one building to the other and upon which foundation are constructed enclosing walls and exterior roof. Unless attached in the foregoing manner, all buildings within the meaning of this ordinance shall be deemed separate and detached.

Building envelope. The three dimensional space whose boundaries coincide with the developable area and permissible height limits for structures within it. The height of the building envelope may vary on the site due to slope and solar access.

Building footprint. That portion of a property

vertically below the maximum extensions of the enclosed structure(s) thereon including covered decks over 2 feet above grade and carports, but excluding roof projections over 2 1/2 feet.

Building, main. A building in which is conducted the principal use of the lot upon which it is situated. In any R or A District any dwelling shall be deemed to be a main building upon the lot upon which the same is situated.

Bungalow courts. See House Court; also Dwelling Group.

Business or commerce. The purchase, sale or other transaction involving the handling or disposition (other than is included in the term "industry" as defined herein) of any article, substance or commodity for profit or livelihood, including, in addition, office buildings, offices, shops for the sale of personal services, garages, outdoor advertising signs and outdoor advertising structures, automobile camps, automobile courts, and recreational and amusement enterprises conducted for profit, but not including junkyards.

SECTION 6.

Section 3-6 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-6. "D".

Demolition. Act of demolishing; destruction.

Developable area. That portion of the property with characteristics suitable under the policies of the General Plan and this ordinance for the access, placement of habitable structures, septic drainfields and accessory structures.

District.

(1) A portion of the unincorporated territory of the county within which certain uses of land, premises and buildings are permitted and certain other uses of

land, premises and buildings are not permitted and within which certain yards and other open spaces are required and certain building site areas are established and certain height limits are established for buildings, all as set forth and specified in this ordinance.

(2) A portion of the unincorporated territory of the county within which are applied certain regulations designated as combining regulations or combining districts as set forth in this ordinance.

Duplicating services. To produce an imitation direct from an original paper without any intervening image being produced between the original and the imitation, except that ditto and mimeographed processes are considered to be duplicating services. Diazo copy printers are not included within the meaning of a duplicating service.

Dwelling group. On one lot, groups of more than one of such main buildings as are permitted by the reguzations of the district.

Dwelling, multiple. A building or portion thereof used or designed, or both, as a residence for three (3) or more families living independently of each other and doing their own cooking in said building, including apartment houses, apartment hotels and flats, but not including automobile courts.

Dwelling, one-family. A detached building designed for or occupied exclusively, or both, by one family.

Dwelling, one-family attached (townhouse). Two (2) or more dwelling units attached at the side or sides, each of which dwelling units has a separate outdoor entrance and is occupied exclusively by one family.

Dwelling, two-family. A detached building designed for or occupied exclusively, or both, by two (2) families living independently of each other.

Dwelling unit. A building or portion thereof

intended for occupancy or occupied, or both, by one family exclusion.

SECTION 7.

Section 3-10 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-10. "H".

Height of building. The vertical distance from the average level of the height and lowest point of that portion of the lot covered by the building to the ceiling of the topmost story.

Home occupation. Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which is clearly incidental to the use of the dwelling for dwelling purposes, does not change the character thereof and is:

(a) Conducted in such a manner that there is no external evidence of such use except a one (1) square foot non-illuminated name plate;

(b) Limited to activities of resident inhabitants. No outside employees are allowed;

(c) Does not generate significant additional traffic; and,

(d) Is not involved in any way with hazardous materials other than those commonly found in a residence.

Horse. The term "horse" shall include horses or other equine livestock over one year of age.

Hospital. The definition of the term "hospital" as found in the Health and Safety Code of the State of California is incorporated herein by reference and made applicable to this ordinance.

Hotel. Any building or portion thereof containing six (6) or more guest rooms used, designed or intended to be used, let or hired out to be occupied or which are occupied by six (6) or more individuals for compensation, whether the compensation is paid directly or indirectly.

House court. See Dwelling group.

SECTION 8.

Section 3-14 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-14. "L".

Large animals. Large animals shall mean horses, cattle or any other equine livestock, sheep, goats (excluding pigmy goats) and similar species.

Lot. Land occupied or to be occupied by a building and its accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces as are required under the provisions of this ordinance, having not less than the minimum area required by this ordinance for a building site in the district in which such lot is situated, and having its principal frontage on a street.

Lot area. The total horizontal area included within lot lines, including one-half (1/2) the width, but not to exceed ten (10) feet, of any alley or portion thereof abutting any such lot line.

Lot, corner. A lot situated at the intersection of two (2) or more streets, or bounded on two (2) or more adjacent sides by street lines.

Lot depth. The average distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

Lot frontage. The dimension of a lot or portion of a lot abutting on a street, except that on a corner lot the lesser dimension abutting on a street shall be deemed the lot frontage.

Lot, interior. A lot other than a corner lot.

Lot, key. The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, exclusive of the width of any alley, and fronting on the street which intersects or intercepts the street on which the corner lot fronts.

Lot Line, rear. Ordinarily, that line of a lot which is generally opposite the lot line along the frontage of said lot. In cases in which this definition is not applicable, the planning commission shall designate the rear lot line.

Lot lines. The lines bounding a lot as defined herein.

SECTION 9.

Section 3-15 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-15. "M".

Main building area. That portion of the property within the developable area not restricted by easements or setbacks in which habitable structures may be built.

Mobilehome. A transportable structure designed and equipped for use as a residential dwelling unit.

SECTION 10.

Section 3-20 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 3-20. "R".

Registered historic place. A registered historic place is any building or site which is registered in National Register of Historic Places, California Historical Landmarks Program, or is registered in Historical American Building Survey, California Points of Historical Interest Program, Santa Clara County Preliminary Inventory of Historical Landmarks, or Santa Clara County Conservation Element of the General Plan.

Riparian. That area within and adjacent to waterways, water bodies and areas with special underground wetness characteristics which support a special type or lush condition of vegetation not found in the general area.

SECTION 11.

Section 3-21 of the Zoning Ordinance of the County of

Santa Clara is amended to read:

Sec. 3-21. "S"

Sanitary sewers. Sanitary sewers shall mean those sewer systems operated and maintained by a county, a municipality, or a sanitary sewer district.

Secondary dwelling. A one-family dwelling unit which may be within, attached to, or detached from the principal dwelling and is accessory to the main dwelling, such as a guest house.

Small animals. Small animals shall include the following species and similar animals: fowl (chickens, ducks); small fur-bearing animals such as rabbits, squirrels, chinchilla, minks; pigmy goats.

Small livestock farming. The raising or keeping, or both, of more than twelve (12) chicken hens or twelve (12) pigeons, or twelve (12) similar fowl or twelve (12) rabbits, or both, or twelve (12) similar animals or any roosters, quacking ducks, geese, guinea fowl, pea-fowl, goats, sheep or other similar livestock; provided, that the term "small livestock farming" as used in this ordinance shall not include hog farming, dairying or the raising or keeping, or both, of horses, mules or similar livestock as determined by the board of supervisors.

Steep slopes. Steep slopes shall refer to land with a natural slope over 30% unless otherwise defined in other provisions of this ordinance.

Story. That portion of building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

Story, half. A story with at least two (2) opposite exterior sides meeting a sloping roof not more than two (2) feet above the floor of such story.

Street. A public or private thoroughfare which affords the principal means of access to abutting

property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except an alley as defined herein.

Street line. The boundary between a street and abutting property.

Structural alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

SECTION 12.

Section 36-1 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 36-1. Uses allowed subject to use permit.

The following uses may be established in any zoning district subject to the securing of a use permit as provided in Article 47:

(1) Public utility and service uses.

(2) Commercial excavating of natural materials. Excavation of natural materials does not include installation, maintenance or operation of screening or washing plants or apparatus, rock crushing plants or apparatus, batching plants, mixing plants for either cement or asphaltic concrete, aggregate dryers, block or tile plants or similar processing operations.

(3) Airport.

(4) Library.

(5) Public community center.

(6) Church.

(7) Hospital.

(8) Educational, charitable and philanthropic institutions.

(9) Cemetary, crematory and mausoleum.

(10) Public buildings.

(11) Swim clubs, racquet clubs and swim and racquet clubs. Architectural and site apporval shall be secured for the establishment and conduct of such use.

(12) Timber operations.

SECTION 13.

Section 36-2 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 36-2. Fireworks permits.

Notwithstanding any provision of this ordinance, a fireworks permit issued pursuant to Division 11, Part 2 of the Health and Safety Code may be allowed in any zoning district except the HS district. Applications for such permits shall include a report from the planning director.

SECTION 14.

Section 42-3 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 42-3. Accessory buildings in R and HS districts.

Detached accessory buildings in R districts and in HS districts on lots which are 1 acre or smaller shall conform to the following additional regulations as to their locations upon the lot; provided, however, that where the slope of the front half of the lot is greater than one foot rise or fall in a distance of seven (7) feet from the established street elevation at the property line, or where the elevation of the lot at the street line is five (5) feet or more above or below the established street elevation, a private garage may be built to the front and side lines of the lot:

(1) In the case of an interior lot abutting upon one street, no detached accessory building shall be erected or altered so as to encroach upon the front half of the lot.

(2) In the case of an interior lot abutting upon two (2) or more streets, no accessory building shall be

erected or altered so as to encroach upon the one-quarter (1/4) of the lot nearest either street.

(3) In the case of a corner lot abutting upon two (2) streets, no accessory building shall be erected or altered so as to project beyond the minimum side yard setback requirements of the lot to the rear, providing that on a corner lot adjacent to a key lot, no accessory building shall be located nearer to the street line of the streets upon which such key lot faces than a distance equal to the depth of the front yard required on said key lot.

(4) In the case of a corner lot abutting on more than two (2) streets, no detached accessory building shall be erected or altered so as to be nearer to any street line than one-fourth (1/4) the width or length of the lot.

(5) No detached accessory building shall be within five (5) feet of the side line of the front half of any adjacent lot, except as hereinbefore specifically permitted.

(6) Notwithstanding any requirements in this section, the foregoing rules shall not require any detached accessory building to be more than seventy-five (75) feet from any street line bounding the lot, and shall not require that that line of any such accessory building which faces toward any street and is nearest thereto shall be nearer to the lot line opposite such street line than a distance of twenty (20) feet.

SECTION 15.

Section 44-10 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 44-10. Findings and decision.

The secretary of the planning commission, on the basis of the evidence submitted at the hearing, may grant special permits authorized by this ordinance when he

finds that:

(1) The proposed uses comply with the regulations set forth in this ordinance;

(2) The proposed uses comply with standards, as may be adopted by the planning commission or board of supervisors, applicable to such proposed uses;

(3) The proposed uses of the property are essential or desirable to the public convenience or welfare;

(4) The proposed uses will not impair the integrity and character of the zoning districts;

(5) The proposed uses would not be detrimental to public health, safety or general welfare;

(6) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this ordinance;

(7) The proposed uses, as designed, will not cause a substantial adverse impact upon the environment.

SECTION 16.

Section 47-8 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 47-8. Findings and decision.

The commission, on the basis of the evidence submitted at the hearing, may grant use permits required by the provisions of this ordinance when it finds that:

(1) The proposed uses of the property are essential or desirable to the public convenience or welfare;

(2) The proposed uses will not impair the integrity and character of the zoning district;

(3) The proposed uses would not be detrimental to public health, safety or general welfare;

(4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this ordinance;

(5) The proposed uses, as designed, will not cause a substantial adverse impact upon the environment.

SECTION 17.

Section 48-5 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 48-5. Hearing de novo.

The board of supervisors shall hear and decide the matter de novo as if no other hearing had been held. The decision of the board of supervisors upon an appeal is final.

The board, on the basis of the evidence submitted at the hearing, may grant the appeal when it finds that:

(1) The proposed uses of the property are essential of desirable to the public convenience or welfare;

(2) The proposed uses will not impair the integrity and character of the zoning district;

(3) The proposed uses would not be detrimental to public health, safety or general welfare;

(4) The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of the ordinance;

(5) The proposes uses, as designed, will not cause a substantial adverse impact upon the environment.

SECTION 18.

Section 52-1 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 52-1. Application for cluster permit.

(1) On any property in any R, A1, S, HS, or as such districts may be combined with any combining district, a cluster permit may be granted by the planning commission in accordance with the requirements set forth herein.

(2) Such property must be under one ownership as defined in section 3-17, "One Ownership."

(3) The provisions within any R, A1, or S district which deal with building site area, minimum lot size, yards, distance between buildings, location of buildings,

lot coverage and Article 33 shall be waived to the extent specified in the cluster permit granted by the planning commission except that Article 33 shall not be waived in calculating density under section 52-3-(2). In addition, those provisions of section 43-3.3 dealing with building setbacks on scenic roads shall also be waived to the extent specified in the cluster permit.

(4) Except as provided in section 14-6, in the event of conflict between provisions of this article and other articles of the zoning ordinance, the provisions of this article shall take precedence.

SECTION 19.

Section 52-2 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 52-2. Intent and definitions.

The intent of a cluster permit is to provide for flexibility and variety in the location of dwelling units on a lot and diverstiy of lot sizes, to promote a more desirable living environment, to encourage developers to use a more creative approach in land development, to provide a means for reducing the amount of improvements required in residential development, to conserve natural features, and to facilitate the provisions of more aesthetic and efficient use of open space. In order to further encourage the utilization of clustering concepts in both rural and urban areas of Santa Clara County, separate clustering development standards are hereby established.

The following definitions shall apply for purposes of this article:

(1) Cluster. A cluster development is grouping or groupings of dwelling units which are located in reasonable proximity built on the most logical sites with the large proportion of the remaining area generally left in an unbroken expanse in appearance, whether the open area

is in a single parcel or not.

(2) Urban cluster. An urban cluster is a cluster served by an approved sanitary sewer on property within any R zoning district, and which has a density no greater than that permitted by the zoning district.

(3) Rural cluster. A rural cluster is a cluster on property which is zoned Al, S, RHS, RR, HS served by means of sewage disposal approved by the county health officer and the regional water quality control board having jurisdiction, with a density no greater than one dwelling unit per acre.

(4) Three (3) forms of rural clusters may be applied for.

(a) Variable lot size cluster. Variable lot size cluster is defined as one with individual lot sizes which are smaller than that permitted by the development standards of the applicable zoning district and where neither public or common open space is being provided by the development. A variable lot size cluster may be permitted by the planning commission provided there is left remaining unbroken private open space which would adhere to the intent of this article.

(b) Open space cluster. Open space cluster is defined as a rural cluster which contains either public open space or commonly owned open space where the development rights or open space easements are offered for dedication to the Santa Clara County.

(c) Transitional open space cluster. Common open space clusters which are in close proximity to urban services may be approved with certain common open space dedicated for a specific time period. Such open space would not be available for further residential development until the surrounding area is urbanized and urban services are available.

(5) Building envelope. A building envelope is that area of the lot, delineated on the approved developed plan, within which the main building or buildings may be located.

SECTION 20.

Section 52-3 of the Zoning Ordinance of the County of Santa Clara is amended to read:

Sec. 52-3. Standards.

The following standards shall govern the issuance of a cluster permit:

(1) General. The proposed development shall be in harmony with the elements or objectives of the general plan and the purposes of this ordinance, and shall provide a desirable living environment, shall not impair the integrity and character of the neighborhood or the zoning district, and shall not be detrimental to public health, safety or welfare.

(2) Density. The total number of dwelling units in any zoning district shall not exceed the number of dwelling units that would be permitted if the tract were developed under the regulations applicable within the zoning district, as it may be combined with a combining district in which the development or portion thereof is located. Unless the regulations of a particular zoning district (i.e., Articles 14, 15 and 33) require that density be computed by a specific formula, the total number of permitted dwelling units within each zoning district shall be calculated by dividing the area of the parcel within each zoning district, excluding existing and proposed street rights-of-way and land reserved for school sites by the lot area required for that zoning district. Deduction of street rights-of-way shall not be made in those districts that use gross acreage figures in determination of allowable density. Deduction of private street rights-of-way shall be made in urban multiple

residential zoning districts which use net lot area in the determination of allowable density.

The total number of dwelling units in the entire development shall not exceed the sum total of dwelling units allowable in each zoning district in which the development or portions thereof is located.

When a development contains more than one zoning district, the planning commission by resolution granting the permit may approve a slight variation in density in one or more of said separate districts to insure the intent of the cluster permit, provided that the total number of dwelling units in the entire development shall not increase, and provided that the intent of the separate districts is maintained.

(3) Coverage--Urban and rural clusters. The total land area which may be covered by buildings or structures shall not exceed thirty-five (35) per cent of the cluster development excluding the area of existing and proposed street rights-of-way and land reserved for school sites.

(4) Minimum lot area for one-family detached dwellings--Rural and urban clusters. Each one-family detached dwelling shall be located on the optimum site for the type of building proposed but having not less than four thousand (4,000) square feet of land area. The lines bounding such sites shall be shown on the plan but need not be property lines in the sense of a subdivision.

(5) Minimum lot area for one-family attached dwellings--Rural and urban cluster. Each one-family attached dwelling shall be located on a building site having an area as prescribed by the cluster permit. The lines bounding such sites shall be shown on the plan but need but be property lines in the sense of the subdivision.

(6)Yard requirements--Rural and urban clusters. Yard requirements shall be sufficient to insure adequate

privacy, light and air, and excellence of design. Yards shall be approved by the planning commission. In the event no building site and exterior elevation plans are being proposed, then building envelopes shall be approved by the planning commission.

(7) Outside living area--Rural and urban clusters. Each dwelling shall be provided with adequate contiguous outside living area under the control of the occupant of the dwelling.

(8) Peripheral yards--Rural and urban clusters. Along the periphery of the cluster development, a yard at least as deep as that required by the front yard regulations of each district adjoining the periphery shall be provided on the portion of the periphery facing each such adjoining district unless the planning commission determines that equal protection will be accorded contiguous properties and properties across any street in varying the yard requirement.

(9) County health officer requirements. The chief of environmental health shall review plans for the county health officer and shall report whether the proposed cluster development meets the county health officer's requirements.

(a) Urban cluster. Every residential lot in the development shall have a connection to a public water supply and municipal sanitary sewage treatment facility approved by the appropriate regional water pollution control board and the county health officer.

(b) Rural cluster sanitation. Every lot in the development shall have a means of sewage disposal which is approved by the county health officer and the appropriate regional water quality control board. Septic tank system installation on contiguous property may be considered subject to a

septic tank easement agreement approved as to form by the county counsel.

(c) Rural cluster water supply. Every lot in the development shall be supplied water for domestic purposes from a system which meets the requirements of the county health officer.

(10) Public open space--Rural and urban clusters. The applicant may offer to dedicate suitable open space that is to be maintained by a public agency. Such open space may include but is not restricted to public parks, playgrounds, trails, viewpoints, historical, memorial, and archeological areas. The acreage of such open space fee dedications shall be included in the area calculation for total number of dwelling units.

The applicant may be required to reserve sites for schools which are adequate to serve the development.

(11) Open space. The planning commission shall require open space that will be adequate for the recreational and leisure use of the population that will occupy the cluster development and which will enhance the present or potential value of abutting or surrounding development. Insofar as possible, the commission shall assure that natural features of the land are preserved and landscaping is provided. Open space in urban clusters shall be either in public ownership or in common ownership by the cluster residents. Rural clusters without public areas or commonly owned open space may be approved by the planning commission, provided that there is remaining unbroken space in one or more parcels. In order to assure that open space will be permanent, dedication of development rights to such open space to the County of Santa Clara may be required. Provisions for maintenance of open space shall be reviewed and approved by the planning commission. Documents dedicating development rights and provisions for maintenance of open

space shall be reviewed as to form by the county counsel; additional standards for open space shall be adopted by resolution of the planning commission.

(12) Parking--Rural and urban clusters. The location and number of parking spaces shall be adequate to serve the development. Free required off-street parking shall be available for use by occupants of the dwelling units and their visitors. The number of spaces per dwelling unit shall be dependent upon the availability of on-street parking; however, in no case shall there be less than two (2) off-street spaces per dwelling unit. Design standards for off-street parking spaces shall be as adopted by resolution of the planning commission.

(13) Circulation and roads. There shall be adequate vehicular and pedestrian circulation facilities which shall be designed and arranged for safe and convenient use. Roads shall be in harmony with the surrounding landscape and shall be developed utilizing aesthetic design concepts. Hillside roadways and driveways shall be designed and located so as to necessitate the minimum amount of earth movement in order to be consistent with adopted standards for, including but not limited to curves, gradients, widths and other controlling factors. Pedestrian walks, malls, trails and landscaped spaces shall be located and arranged to discourage pedestrian use of parking and other vehicular areas, and to protect pedestrians from unnecessary exposure to the hazards of vehicular movement.

(a) Urban clusters. In urban clusters the streets and drives shall be developed in accordance with adopted road standards for clusters.

(b) Rural clusters. In rural clusters the streets and drives shall be developed in accordance with adopted road standards for rural subdivisions.

(14) Light and air orientation and design--Rural and urban clusters. Walls containing main window exposures shall be so oriented as to insure adequate light and air taking into consideration sun and other climatic features such as prevailing breezes, shall be so arranged as to avoid undue exposure to the effects of traffic, loading, and parking facilities, and shall be so designed and oriented as to preserve visual and auditory privacy between buildings.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on JUN 15 1982 by the following vote:

AYES: Supervisors DIRIDON, LOFGREN, [redacted], MORGAN, WILSON

NOES: Supervisors NONE

ABSENT: Supervisors McCORQUODALE

Susanne Wilson
Chairperson, Board of Supervisors
Susanne Wilson

ATTEST: Donald M. Rains,
Clerk, Board of Supervisors

APPROVED AS TO FORM:

Deputy County Counsel
RAW/gg

1/22/82

June 23, 1982

Robert L. Laslie
Vice President, Supplements
Municipal Code Corporation
Post Office Box 2235
Tallahassee, FLORIDA 32304

Dear Mr. Laslie:

At the meeting of June 15, 1982, the Board of Supervisors adopted Ordinance No. NS-1200.157 deleting Article 14 of the Zoning Ordinance of the County of Santa Clara, and adding a new Article 14 providing for an "HS" Hillside Zoning District and amending Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-1, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2 and 52-3 of the Zoning Ordinance to conform to the provisions of such new district.

A copy of the ordinance is attached. Please include it in the Supplements of the Santa Clara County Ordinance Code Book.

Very truly yours,

DONALD M. RAINS, Clerk
BOARD OF SUPERVISORS

HONEY HARM
Deputy Clerk

Enclosure

memorandum

ITEMS 1.a AND 1.b

TO	FROM
Planning Commission	Robert L. Sturdivant
SUBJECT	DATE
Adoption of "HS" (Hillside) Zoning Ordinance	November 12, 1981

RECOMMENDED ACTION

Recommend to the Board of Supervisors the adoption of the HS (Hillside) Zoning Ordinance.

DESCRIPTION OF ORDINANCE

The purpose of the HS ordinance is to as much as possible maintain the natural character of the Santa Cruz Mountains and east valley foothills, in Santa Clara County. Uses are allowed which protect and promote the wise use of natural resources, which avoid the risks posed by natural hazards and which avoid disturbance to the natural terrain to the maximum extent possible.

The ordinance will be available to replace many existing zones and combinations of zones. It is intended to apply the HS ordinance to the areas designated on the General Plan as "Hillsides". Much of these lands are watersheds and provide important resources such as minerals, forests, animal habitat, rare or locally unique plant and animal life, historic and archeological sites, scenic beauty, grazing lands, recreational areas and land which defines the urban area.

REASONS FOR RECOMMENDING THIS ACTION

The General Plan requires changes in land use for many parts of the County. This ordinance was prepared as the first in a series of ordinances to be used to carry out the General Plan. This action is merely putting the ordinance in the zoning code, in order for it to be available for applications to the hillside areas.

COST TO THE COUNTY

Adopting the HS ordinance will not in itself create a cost to the County. The application of this ordinance to the land will add some costs and will decrease some costs. See the staff report relative to the application of the HS zone.

BACKGROUND

The Planning Department staff began in February 1981 to draft the proposed HS ordinance. After many staff meetings and many drafts, the conceptual framework for the HS ordinance was developed. The principles followed were to:

1. Develop one ordinance that could replace the many and varied ordinances now applied to the hillside for the purpose of simplifying zoning regulations.

2. Make the document as self-contained as possible so that the citizen does not have to be referred to many different sections of the zoning code.

3. Make the document as clear as possible to reduce confusion and ambiguity.

Form Copy No. 963077
2-A RF 2/75

4. Assure that lands under the Williamson Act contracts would not be affected, and that land could continue to be placed under contract.

5. Include provisions for existing developed areas, such as Redwood Estates, and provision for the remaining undeveloped areas.

Once the initial draft ordinance was prepared, meetings were begun with representatives of other departments and agencies that would have input into the drafting of this ordinance. Perhaps as many as two dozen interstaff meetings were held.

Concurrent with the interstaff meetings were the workshops held with the Planning Commission to discuss the ordinance and to get policy feedback. There were at least a half dozen workshops held with the Planning Commission.

Out of these many meetings several final drafts were prepared by the Planning staff as a means of organizing the ordinance. The County Counsel's office took the final draft and prepared the ordinance before the Commission.

This ordinance represents the best thinking of staff and Planning Commission. There are many provisions which do not have unanimous agreement. It does represent a concensus. With a massive undertaking such as this, it is quite possible that some provisions may have been overlooked. The hearing process will hopefully identify issues or regulations that need to be discussed further, added to the ordinance, or eliminated from the ordinance.

ATTACHMENT A provides a quick summary of the uses allowed in the "HS" ordinance.

ATTACHMENT B provides the principles used to determine what kind of permit or review process should be exercised in the "HS" zone.

ATTACHMENT C provides an alternate formula for determining the density of development under the cluster permit provision, Section 14-6.1 (page 19 of the "HS" ordinance).

a. The formula included in the ordinance is the so-called"curved line" formula. This formula was recommended by the Planning Commission at its October 22 meeting.

b. The formula included as Attachment C is the so-called "straight-line" formula. This formula is provided in the event either the Planning Commission or the Board of Supervisors wishes to consider placing this formula in the ordinance.

ATTACHMENT A

LISTING OF USES PROPOSED IN THE HILLSIDE ZONE

MATTER OF RIGHT

1. one-family dwellings (DR required in designated areas)
2. agriculture
3. accessory structures (DR required in designated area)
4. home occupations
5. domestic pets
6. fish hatcheries
7. apiaries
8. noncommercial outdoor recreation
9. land in natural state
10. public facilities
11. shelters (under 6 people)
12. renting rooms
13. recycling centers (DR)
14. firewood cutting of less than 10% of trees

USE PERMIT

1. community recreation (ASA)
2. golf course (ASA)
3. lodges, retreats, hostels (ASA)
4. large residential care (ASA)
5. limited commercial (ASA)
6. commercial wineries (ASA)
7. churches (ASA)
8. schools (ASA)
9. commercial stables (ASA)
10. public utilities (DR)
11. communications facilities (DR)
12. kennels (DR)
13. commercial timber harvesting (ASA)
14. permanent farm labor camps (ASA)

SPECIAL PERMIT

1. historic structures (DR)
2. noncommercial windmills
3. park and ride lots (DR)
4. corrals on slopes over 10%
5. firewood cutting not otherwise covered
6. commercial animal husbandry
7. temporary farm labor camps (DR)
8. secondary attached dwelling unit

NOTE:

(DR) means design review

(ASA) means architectural and site approval

ATTACHMENT B

THE FOLLOWING PRINCIPLES SHOULD BE USED TO DECIDE WHAT KINDS OF PERMITS AND SUBSEQUENT REVIEW IS REQUIRED FOR USES IN ANY ZONE:

Use Permit (UP) - required for uses that could impact the neighborhood or community in a significant manner. A yes/no decision is needed.

Special Permit (SP) - required for uses that could impact the neighborhood or community in a minor way. A yes/no decision is needed.

Architectural and Site Approval (ASA) - required when there are major design considerations that include other County departments or agencies and the applicant should be present to discuss his proposal. Neighbors are notified.

Design Review (DR) - required when there are minor design considerations that can be handled by one staff member. The applicant being present is optional and notification of neighbors is optional.

ATTACHMENT C

"Straight Line" Density Formula

Section 14.6

1. Average Land Area per Dwelling Unit

The minimum land area per dwelling unit (density) is determined by calculating the average slope of the parcel and then using this figure in the Slope-Density equation to get minimum average land area per dwelling unit.

a) Calculation of the Average Slope of a Parcel

The average slope of a lot or parcel shall be determined according to the following formula:

$$S = \frac{0.00229\ IL}{A}$$

where S is the average slope of the lot in percent
I is the contour interval in feet
L is the combined length of contour lines in feet
A is the gross area in acres of the parcel

In measuring the slope, a topographic base map shall be used which meets the requirements for tentative maps as specified in the Land Development Regulations of the County of Santa Clara. Measurement along contours shall be made at contour intervals of 20 feet or less.

b) The Slope-Density Equation

If the parcel has an average slope of 10% or less, the minimum average land area per dwelling unit shall be no less than 20 acres.

If the parcel has an average slope of 50% or more the minimum average land area shall be no less than 160 acres.

If the parcel has an average slope of 10% to 50% the minimum average land area per dwelling shall be determined by the following equation:

$$a = 3.5\ S - 15.0$$

where a is the minimum average land area per dwelling
S is the average slope of the lot in percent

BOARD OF SUPERVISORS

COUNTY OF SANTA CLARA

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Clerk of the Board of Supervisors of Santa Clara County, State of California, has set the hour of 2:15 p.m. on Monday, May 10, 1982 in the Board of Supervisors Chambers at the Government Center, 70 West Hedding Street, San Jose, as the time and place for public hearing on an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District. Further, the Board of Supervisors shall conduct public hearings on the application of the zoning district to certain properties within the unincorporated territory.

AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE: The zoning Ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2 and 52-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel sizes

APPLICATION OF THE HILLSIDE ZONING DISTRICT: The proposed HS Hillside Zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside), certain areas shown as existing regional parks, and certain areas shown as other public open lands and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional uses.

shown on maps for review only located at the office of the Clerk of the Board at the above address. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s (single-family residential, with 20 to 160-acre slope density), R1E-20s (single-family residential estate, with 20 to 160-acre slope density), RHS (variable slope-density hillside residential 1 to 10 acre minimum lot size), RHS-20s (variable slope-density hillside residential, 20 to 160 acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre (residential and agricultural with one-acre minimum lot size), A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density), A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160-acre slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential, geologic hazard zone area #1, with 20 to 160 acre slope density), to HS-G1 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed by the public at the office of the Clerk of the Board, address above.

ALL INTERESTED PERSONS may appear and be heard at said time and place. Written communications should be filed prior to the date of hearing.

BOARD OF SUPERVISORS

Donald M. Raines

Clerk

OF VANCE NO. NS-1200.157
OTICE OF ADOPTION
OF ZONING ORDINANCE AMENDMENTS

of County Clerk Only

On June 15, 1982 the Board of Supervisors of the County of Santa Clara, State of California, adopted an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District; also, it adopted an ordinance applying the new zoning district to designated properties within the unincorporated territory of the County.

AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE: The Zoning Ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2, and 52-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel size.

APPLICATION OF THE HILLSIDE ZONING DISTRICT: The proposed HS Zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside); certain areas shown as existing regional parks and certain areas shown as other public open lands and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional uses. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s (single-family residential with 20 to 160-acre slope density), R1E-20s (single-family residential estate with 20 to 160-acre slope density), RHS (variable slope-density hillside residential, 1 to 10 acre minimum lot size); RHS-20s (variable slope-density hillside residential, 20 to 160 acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre (residential and agricultural with one acre minimum lot size), A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density), A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160 slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential, geologic hazard zone area #1, with 20 to 160 acre slope density), to HS-G1 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed by the public at the office of the Clerk of the Board of Supervisors, Government Center, 10th Floor, East Wing, 70 West Hedding Street, San Jose, California 95110.

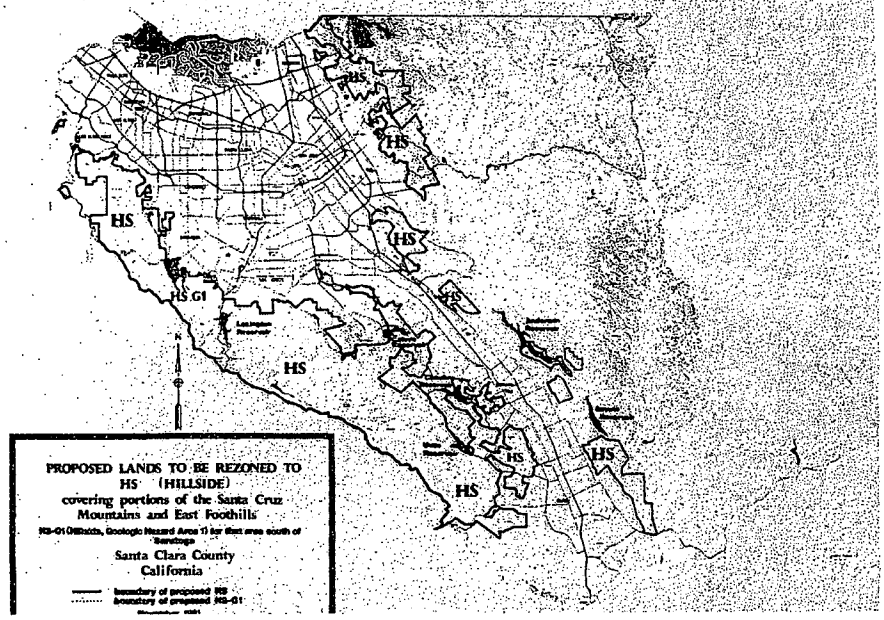
Copies of the complete ordinance may be obtained from the Clerk of the Board of Supervisors at the above address.

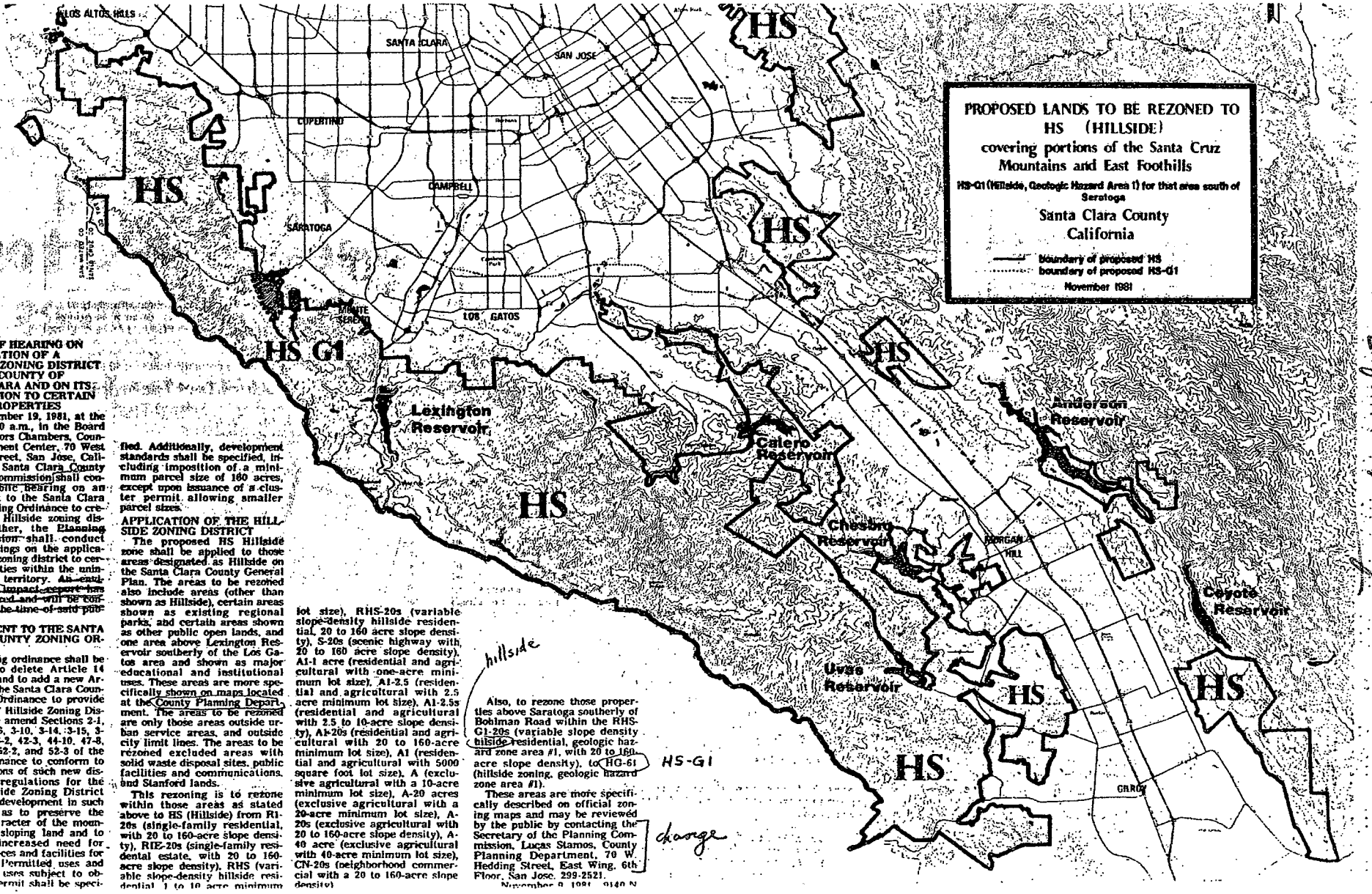
PASSED AND ADOPTED by the County of Santa Clara, State of California, by the following vote:
AYES: Supervisors, **DIRIDON, LOFGREN, MORGAN, WILSON**
NOES: NONE
ABSENT: Supervisor **McCorquodale**

/s/ **Susanne Wilson, Chairperson**

ATTEST: DONALD M. RAINS, Clerk
APPROVED AS TO FORM: ROBERT A. WEERS, Deputy County Counsel

RECEIVED
BD. OF SUPERVISORS
SANTA CLARA
COUNTY OF
JUN 12 39 PM '82





NOTICE OF HEARING ON THE CREATION OF A HILLSIDE ZONING DISTRICT FOR THE COUNTY OF SANTA CLARA AND ON ITS APPLICATION TO CERTAIN PROPERTIES

On November 19, 1981, at the hour of 9:30 a.m., in the Board of Supervisors Chambers, County Government Center, 70 West Hedding Street, San Jose, California, the Santa Clara County Planning Commission shall conduct a public hearing on an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside zoning district. Further, the Planning Commission shall conduct public hearings on the application of the zoning district to certain properties within the unincorporated territory. An environmental impact report has prepared and will be considered at the time of said public hearing.

AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE

The zoning ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 3-3, 3-4, 3-6, 3-10, 3-14, 3-15, 3-20, 3-21, 36-2, 42-3, 44-10, 47-8, 48-5, 51-1, 52-2, and 52-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel sizes.

APPLICATION OF THE HILLSIDE ZONING DISTRICT

The proposed HS Hillside zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside), certain areas shown as existing regional parks, and certain areas shown as other public open lands, and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional uses. These areas are more specifically shown on maps located at the County Planning Department. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s (single-family residential, with 20 to 160-acre slope density), RIE-20s (single-family residental estate, with 20 to 160-acre slope density), RHS (variable slope-density hillside residential, 1 to 10 acre minimum lot size), RHS-20s (variable slope density hillside residential, 20 to 160 acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre (residential and agricultural with one-acre minimum lot size), A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density), A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160-acre slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential, geologic hazard zone area #1, with 20 to 160 acre slope density), to HG-61 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed by the public by contacting the Secretary of the Planning Commission, Lucas Stamos, County Planning Department, 70 W Hedding Street, East Wing, 6th Floor, San Jose, 299-2521.

November 9, 1981 0140 N

PROOF OF PUBLICATION

SAN JOSE NEWS

750 RIDDER PARK DRIVE
SAN JOSE, CALIFORNIA

IN THE

.....

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

In the Matter of

Co. of Santa Clara

Notice of Hearing

Hillside Zoning Dist. (with Map)

.....No.....

STATE OF CALIFORNIA,
COUNTY OF SANTA CLARA } ss.

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to nor interested in the above entitled proceeding; and was at and during all said times and now is the principal clerk of the printer and publisher of the San Jose News, a newspaper of general circulation printed and published daily (except Sundays) in the city of San Jose in said County of Santa Clara, State of California, that said San Jose News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000 and following, of the Government Code of the State of California, and, as provided by said sections, is published for the dissemination of local or telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all times said newspaper has been established, printed and published in the said city of San Jose in said County and State on regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the clipping of which the annexed is a true printed copy, was published and printed in said newspaper on the following dates, to-wit:

5-6-82

B1060633

April 30, 1982

.....

.....

.....

.....

Dated at San Jose, California

this 30th day of April 19 82

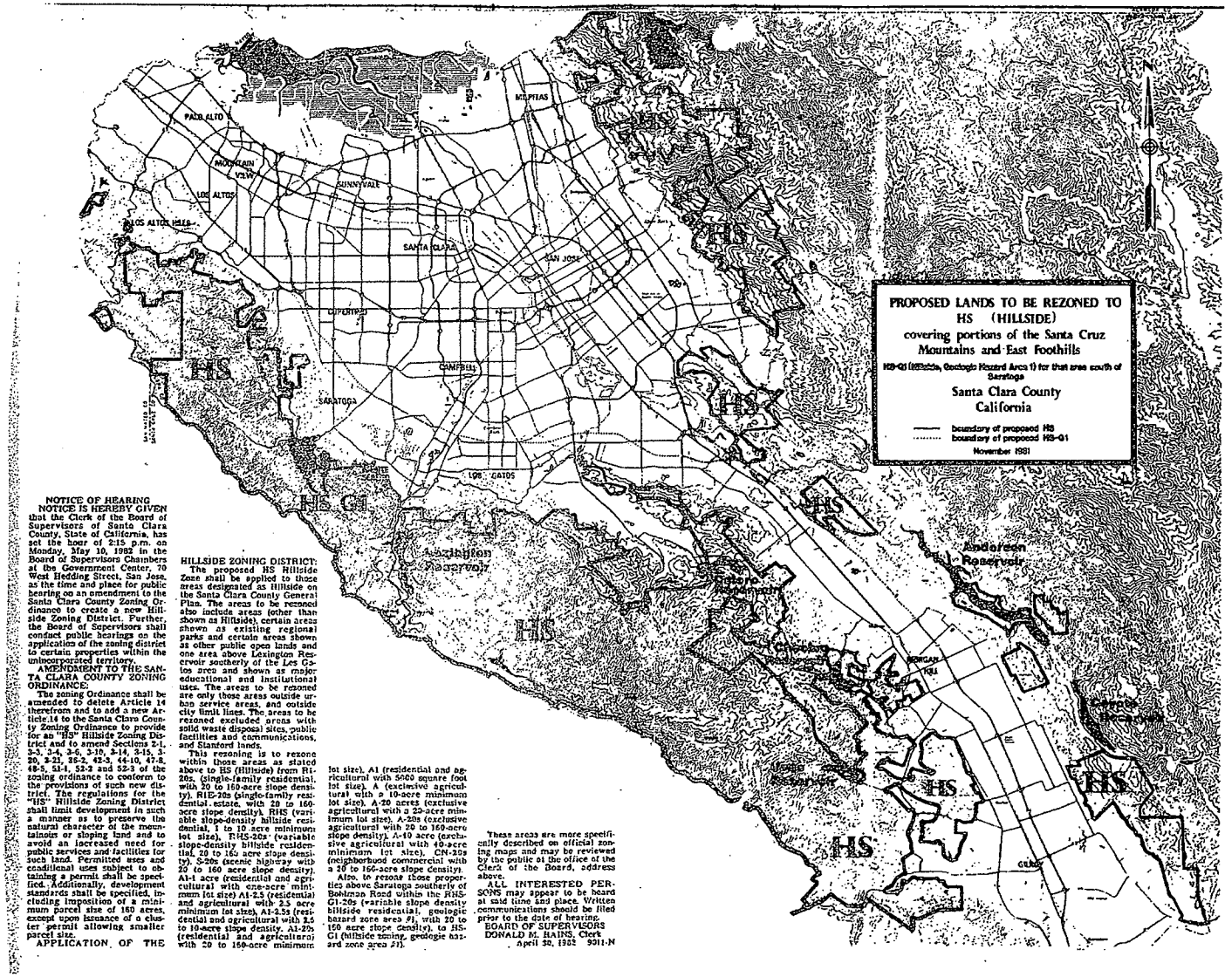
I declare under penalty of perjury that the foregoing is true and correct.

1588.42

Signed .....
Principal clerk of the printer and publisher of the San Jose News.

1008-ACC-4

RECEIVED
BOARD OF SUPERVISORS
MAY 3 10 58 AM '82
COUNTY OF
SANTA CLARA



NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Clerk of the Board of Supervisors of Santa Clara County, State of California, has set the hour of 2:15 p.m. on Monday, May 10, 1982 in the Board of Supervisors Chambers at the Government Center, 70 West Hedding Street, San Jose, as the time and place for public hearing on an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District. Further, the Board of Supervisors shall conduct public hearings on the application of the zoning district to certain properties within the unincorporated territory.

AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE:

The zoning Ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 2-3, 2-4, 2-6, 2-10, 2-14, 2-15, 2-20, 2-21, 25-2, 42-3, 44-10, 47-8, 48-5, 53-1, 52-2 and 52-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel size.

APPLICATION OF THE HILLSIDE ZONING DISTRICT:

The proposed HS Hillside Zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside) certain areas shown as existing regional parks and certain areas shown as other public open lands and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional uses. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s (single-family residential, with 20 to 160-acre slope density), RHS-20s (single-family residential estate, with 20 to 160-acre slope density), RHS (variable slope-density hillside residential, 1 to 10 acre minimum lot size), RHS-20s (variable slope-density hillside residential, 20 to 160 acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre (residential and agricultural with one-acre minimum lot size) A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density, A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160-acre slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential, geologic hazard zone area #1, with 20 to 160 acre slope density), to HS-G1 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed by the public at the office of the Clerk of the Board, address above.

ALL INTERESTED PERSONS may appear to be heard at said time and place. Written communications should be filed prior to the date of hearing.

BOARD OF SUPERVISORS
DONALD M. RAINS, Clerk
April 30, 1982 9911-N

Office of the Board of Supervisors
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-4321 Area Code 408

County of Santa Clara

California

Susanne Wilson, District 1
Zoe Lofgren, District 2
Dan McCorquodale, District 3
Rod Diridon, District 4
Rebecca Q. Morgan, District 5

April 26, 1982
Date

TO: San Jose News
ATTN: Helen Rice
750 Ridder Park Drive
SAN JOSE 95190

SUBJECT: Hillside Notice

Please publish the enclosed notice of public hearing on Friday, April 30, 1982.

Please send three copies of the Bill and one Affidavit of Publication to this Office, Attn: Honey Harm immediately following publication. PLEASE SUBMIT TOGETHER. THANK YOU.

Sincerely,

BOARD OF SUPERVISORS
DONALD M. RAINS, CLERK

By HONEY HARM
Deputy Clerk

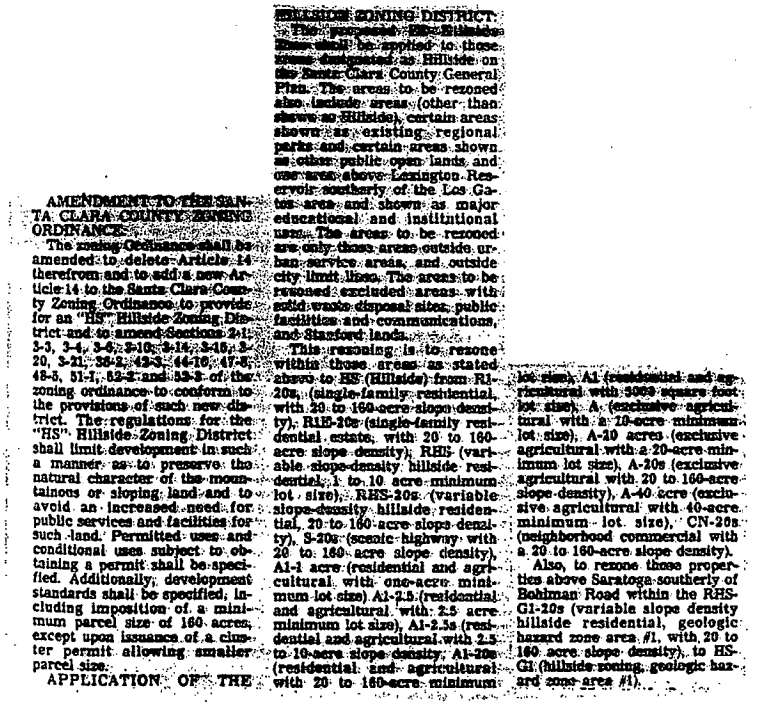
DMR: HH

Enclosures

An Equal Opportunity Employer

NOTICE OF ADOPTION
OF ZONING ORDINANCE AMENDMENTS

On June 15, 1982 the Board of Supervisors of the County of Santa Clara, State of California adopted an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District; also, it adopted an ordinance applying the new zoning district to designated properties within the unincorporated territory of the County.



AMENDMENT TO THE SANTA CLARA COUNTY ZONING ORDINANCE:

The zoning Ordinance shall be amended to delete Article 14 therefrom and to add a new Article 14 to the Santa Clara County Zoning Ordinance to provide for an "HS" Hillside Zoning District and to amend Sections 2-1, 3-1, 3-4, 3-9, 3-10, 3-14, 3-16, 3-20, 3-21, 33-2, 43-3, 44-10, 47-6, 48-8, 51-1, 52-2 and 53-3 of the zoning ordinance to conform to the provisions of such new district. The regulations for the "HS" Hillside Zoning District shall limit development in such a manner as to preserve the natural character of the mountainous or sloping land and to avoid an increased need for public services and facilities for such land. Permitted uses and conditional uses subject to obtaining a permit shall be specified. Additionally, development standards shall be specified, including imposition of a minimum parcel size of 160 acres, except upon issuance of a cluster permit allowing smaller parcel size.

APPLICATION OF THE HILLSIDE ZONING DISTRICT: The proposed "HS" Hillside Zone shall be applied to those areas designated as Hillside on the Santa Clara County General Plan. The areas to be rezoned also include areas (other than shown as Hillside), certain areas shown as existing regional parks and certain areas shown as other public open lands, and one area above Lexington Reservoir southerly of the Los Gatos area and shown as major educational and institutional use. The areas to be rezoned are only those areas outside urban service areas, and outside city limit lines. The areas to be rezoned excluded areas with solid waste disposal sites, public facilities and communications, and Stanford lands.

This rezoning is to rezone within those areas as stated above to HS (Hillside) from R1-20s, (single-family residential, with 20 to 160-acre slope density), R1E-20s (single-family residential estate, with 20 to 160-acre slope density), RHS (variable slope-density hillside residential, 1 to 10 acre minimum lot size), RHS-20s (variable slope-density hillside residential, 20 to 160-acre slope density), S-20s (scenic highway with 20 to 160 acre slope density), A1-1 acre (residential and agricultural with one-acre minimum lot size) A1-2.5 (residential and agricultural with 2.5 acre minimum lot size), A1-2.5s (residential and agricultural with 2.5 to 10-acre slope density, A1-20s (residential and agricultural with 20 to 160-acre minimum lot size), A1 (residential and agricultural with 5000 square foot lot size), A (exclusive agricultural with a 10-acre minimum lot size), A-20 acres (exclusive agricultural with a 20-acre minimum lot size), A-20s (exclusive agricultural with 20 to 160-acre slope density), A-40 acre (exclusive agricultural with 40-acre minimum lot size), CN-20s (neighborhood commercial with a 20 to 160-acre slope density).

Also, to rezone those properties above Saratoga southerly of Bohlman Road within the RHS-G1-20s (variable slope density hillside residential, geologic hazard zone area #1, with 20 to 160 acre slope density), to HS-G1 (hillside zoning, geologic hazard zone area #1).

These areas are more specifically described on official zoning maps and may be reviewed ~~or obtained~~ by the public at the office of the Clerk of the Board of Supervisors, Government Center, 10th Floor, East Wing, 70 West Hedding Street, San Jose, California 95110. * all

PASSED AND ADOPTED by the County of Santa Clara, State of California, by the following vote:

AYES: Supervisors Diridon, Lofgren, Morgan, Wilson
NOES: Supervisors NONE
ABSENT: Supervisor McCorquodale

/s/ Susanne Wilson, Chairperson

ATTEST: Donald M. Rains, Clerk

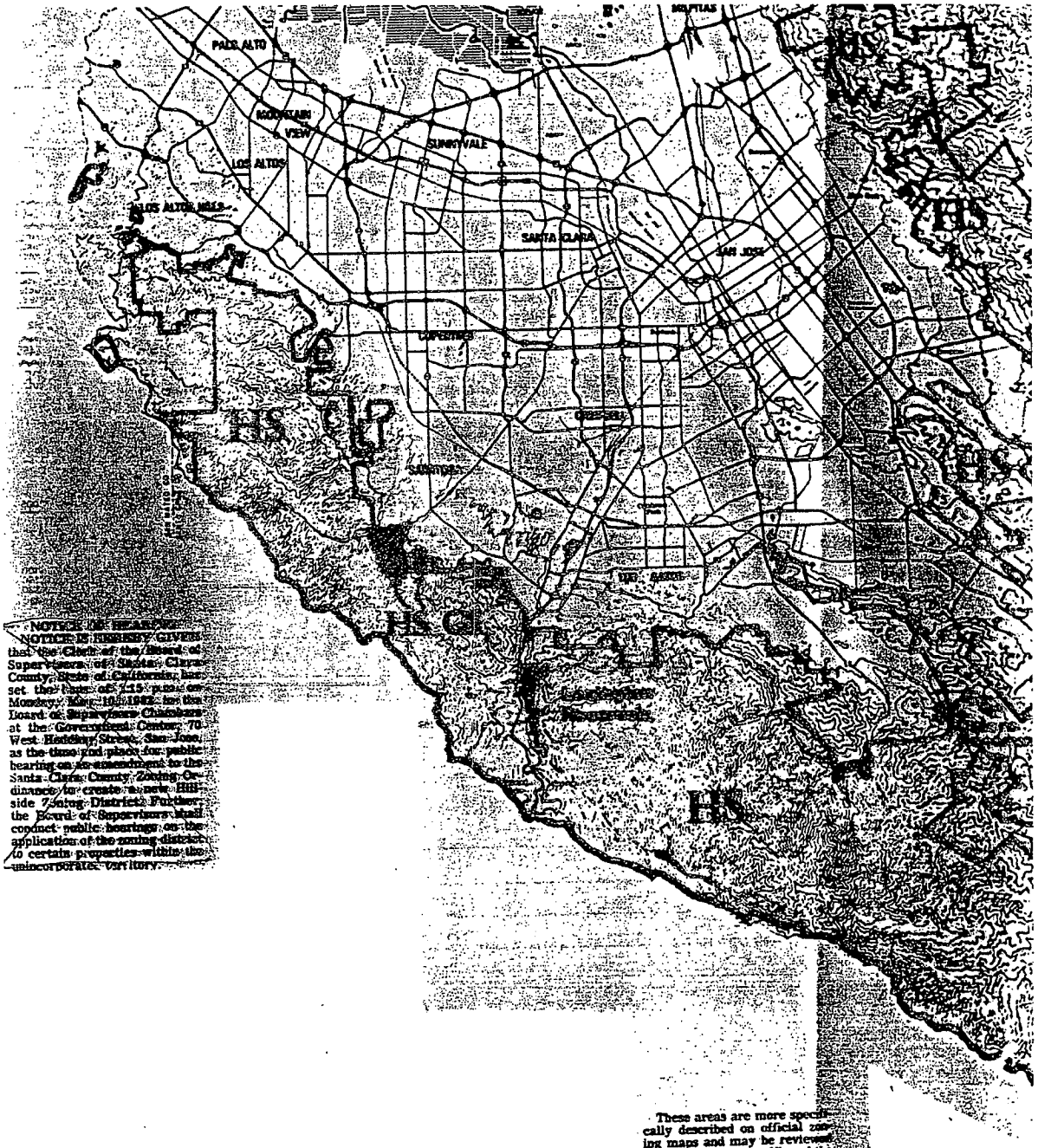
APPROVED AS TO FORM: Robert A. Weers
Deputy County Counsel

RAW/hh

* Copies of the complete ordinance may be obtained from the Clerk of the Board of Supervisors, Government Center, East Wing, 70 West Hedding Street, San Jose, California 95110.

RAW:mj

6-22-82/405.2



NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the Clerk of the Board of Supervisors of Santa Clara County, State of California, has set the hour of 7:15 p.m. on Monday, May 10, 1982 for the Board of Supervisors Chambers at the Government Center, 70 West Hedding Street, San Jose, as the time and place for public hearing on an amendment to the Santa Clara County Zoning Ordinance to create a new Hillside Zoning District. Further, the Board of Supervisors shall conduct public hearings on the application of the zoning district to certain properties within the unincorporated territory.

These areas are more specifically described on official zoning maps and may be reviewed by the public at the office of the Clerk of the Board, address above. below.

~~ALL INTERESTED PERSONS may appear to be heard at said time and place. Written communications should be filed prior to the date of hearing.~~

BOARD OF SUPERVISORS
DONALD M. RAINS, Clerk
~~April 30, 1982 9012-N~~
June 3 '82

memorandum

TO Lorraine FROM RH

SUBJECT DATE 4/24/82

Please give this list to audrey in Board Clerks Office -

The letter re: HCS hearing on May 2 should be mailed to these directors

REORDER # 963074

26 REV 11/69

April 23, 1982

This is a sample of the
letter mailed out to everyone
on the Mailing List

Jeff Nichols
19380 Bear Creek Road
LOS GATOS, California 9503(

Dear Mr. Nichols:

The Hillside Zoning Or
May 10, 1982 at 2:15 p.m.

The following matters w

a. Ordinance

b. Application

c. Ordinance
Williamson

d. Ordinance

e. Ordinance

Copies of Ordinances an
May 6 in the office of the Clerk of the Board of Supervisors, County Government Center, East Wing - 10th Floor, 70 West Hedding Street, San Jose, California.

In addition, Maps for review only will be available in the office of the Clerk of the Board of Supervisors.

Questions regarding the Hearing or materials should be directed to the County Planning Department (299-2521).

Very truly yours,

BOARD OF SUPERVISORS

PHYLLIS A. PEREZ
Assistant Clerk

PAP/HH

ORDINANCE NO. NS - 1200.161

AN ORDINANCE TO AMEND SECTION 36-1 and SECTION 36-4
OF THE SANTA CLARA COUNTY ZONING ORDINANCE,
PROVIDING FOR REGULATION OF SURFACE MINING OPERATIONS

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1.

Section 36-1 of the Santa Clara County Zoning Ordinance is amended to read:

Sec. 36-1. Uses allowed subject to use permit.

The following uses may be established in any zoning district subject to the securing of a use permit as provided in Article 47.

1. Public utility and service uses.
2. Airport, except within the HS zoning district.
3. Library.
4. Public community center.
5. Church.
6. Hospital.
7. Educational, charitable and philanthropic institutions.
8. Cemetery, crematory and mausoleum.
9. Public buildings.
10. Swim clubs, racquet clubs and swim and racquet clubs. Architectural and site approval shall be secured for the establishment and conduct of such use.
11. Timber operations.

SECTION 2.

Section 36-4 of the Santa Clara County Zoning Ordinance is amended to read:

Sec. 36-4. Surface Mining and Land Reclamation.

36-4.1. Definitions.

a. Person. Any individual, firm, association, corporation, organization or partnership, or any city, county, district, or the State or any Department or agency thereof.

b. Reclamation. The combined process of land treatment that minimizes water degradation, air pollution, damage

to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

c. Reclamation Plan. A plan providing for reclamation of lands upon which surface mining operations either have been or will be conducted.

d. Surface Mining Operations. All, or any part of the process involved in the mining of minerals on mined lands by removing over-burden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

(1) In place distillation, retorting or leaching;

(2) Production and disposal of mining waste;

(3) Prospecting and exploratory activities.

36-4.2. Surface Mining Subject to Use Permit.

Surface mining operations may be conducted in any zoning district subject to issuance of a use permit pursuant to Article 47. No use permit shall be issued for surface mining operations until a reclamation plan for the property has been approved by the Planning Commission.

36-4.3. Approved Reclamation Plan Required.

Any person conducting a surface mining operation or who has completed a surface mining operation subsequent to January 1, 1976 shall obtain Planning Commission approval of a reclamation plan for the property which fulfills the requirements of the current adopted standards of the Planning Commission. Reclamation plans shall be reviewed by the Planning Commission to assure compatibility with the California Surface Mining and

Reclamation Act of 1975 and with the adopted standards of the Planning Commission.

36-4.4. Periodic Review.

As a condition of approval for a use permit or reclamation plan, or both, the Planning Commission shall establish a schedule for periodic inspection of the site to evaluate continuing compliance with the permit and plan. In establishing such a condition, the Planning Commission may require the owner or permittee to submit periodic reports prepared by an appropriate qualified professional which describes and analyzes compliance with the permit and plan.

36-4.5. Exceptions to Permit and Plan Requirements.

No use permit or reclamation plan shall be required for any of the following activities:

1. Surface mining operations completed prior to January 1, 1976.

2. Excavations or grading conducted for farming or onsite construction or for the purpose of restoring land following a flood or natural disaster.

3. Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

4. Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for that purpose.

5. Such other surface mining operations which the State Mining and Geology Board determines to be of an infrequent nature and which involves only minor surface disturbances.

The foregoing, however, shall not be deemed to excuse such activities from the requirements of the Santa Clara County Grading Ordinance (Chapter III of Division C12 of Title C of the Santa Clara County Ordinance Code, commencing at Section C12-400)

36-4.6. Applications.

Reclamation plans, modifications of such plans, and applications for use permits shall be filed with the Central Permit

Office and shall be accompanied by a fee in an amount prescribed by resolution of the Board of Supervisors.

36-4.7. Modification of Approved Reclamation Plan.

a. Initiated by Owner-Operator. Any person having an approved reclamation plan may file for modification of such a plan. Requests for modification shall be reviewed and acted upon by the Planning Commission.

b. Initiated by County. The planning Commission, upon its own motion or upon the recommendation of staff, may review and modify any approved reclamation plan when it reasonably appears that implementation of such plan according to its original provisions will not achieve the reclamation goals originally intended or when it reasonably appears that completion of the plan is no longer technologically, economically or environmentally feasible.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on JUL 13 1982, by the following vote:

AYES: Supervisors DIRIDON, LOFGREN, McCORQUODALE, MORGAN, ~~WILSON~~

NOES: Supervisors NONE

ABSENT: Supervisors WILSON

Dan McCorquodale

DAN MC CORQUODALE Chairperson, pro tempore

ATTEST: DONALD M. RAINS, Clerk
Board of Supervisors

Donald M. Rains

APPROVED AS TO FORM:

/s/ Robert A. Weers
ROBERT A. WEERS
Deputy County Counsel

RJM/RAW:mj
6-3-82/388

2nd 7/27/82

County of Santa Clara

California

Planning Commission
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

Members of the Commission:
Nancy Alexander
Raymond C. Benech
Joe Clark
Ann Coombs
Robert L. Escobar
George Hinoki
Peg Muscato

July 13, 1982

TO: BOARD OF SUPERVISORS

FROM: LUCAS S. STAMOS, SECRETARY
PLANNING COMMISSION

SUBJECT: PROPOSED REGULATIONS FOR SURFACE MINING AND LAND RECLAMATION

PLANNING COMMISSION RECOMMENDATION
At its meeting of June 3, 1982, the County of Santa Clara Planning Commission held a public hearing and took the following actions:

1. Voted to send a favorable report on the attached proposed amendment to Article 36 by amending Section 36-1, Uses Allowed Subject to Use Permit, by deleting commercial excavation of natural resources; and amending Section 36-4 by adding provisions for the regulation of surface mining and land reclamation operations; and

2. Adopt the attached proposed resolution establishing standards for the regulation of surface mining and land reclamation replacing the existing County quarry standards.

PLANNING COMMISSION FINDINGS
The County's authority for the approval of surface mining reclamation plans was assumed by the State Mines and Geology Board on November 1, 1981, because the County regulations are not in compliance with the State Mining and Reclamation Act of 1975 (amended in 1980).

The proposed zoning ordinance amendment and revised standards for surface mining and land reclamation are necessary to:

a) Bring the County regulations into compliance with the State Act, and

b) To enable Santa Clara County to review and approve reclamation plans for surface mining operations.

BACKGROUND
See the attached report from the Director of Planning.

CONSEQUENCES OF NEGATIVE ACTION
The County's authority to grant use permits for surface mining operations would be meaningless because it would not be able to review and condition the reclamation plan. The reclamation plan is an integral part of the surface mining use permit and is required by the existing quarrying standards; thus, the net effect is that the County would be unable to approve use permits for new or expanded surface mining operations.

JUL 13 1982

STEPS FOLLOWING ADOPTION

Signed copies of the adopted ordinance amendment and standards would be transmitted immediately by the Clerk of the Board of Supervisors to the State Mining and Geology Board Office, in order for that Board to consider them for certification at its July 23rd meeting.

The State Mining and Geology Board address is:

Tito Patri, Chairman
State Mining and Geology Board
Department of Conservation
610 Bercut Drive
Sacramento, CA 95814

Attention: Mr. Douglas Sprague

Lucas S. Stamos
Secretary, Planning Commission

LSS:RB:jm

Attachments:
1. Ordinance Amendment
2. Standard for Surface Mining
3. Staff Report to Planning Commission
4. Minutes of Planning Commission
5. Planning Directors Report

7/13/82
65

PLANNING COMMISSION STUDY SESSION
May 6, 1982

SURFACE MINING AND LAND RECLAMATION

Don La Graffe
Oliver de Silva, Inc.
P. O. Box 4437
Hayward, CA 94540

Steve Woolpert
Granite Rock Company
P. O. Box 151
Watsonville, CA 95077

Jo Bartlet
166 Oak Hill Way
Los Gatos, CA 95030

Tom O'Donnell
101 Park Center Plaza
San Jose, CA 95113

M. J. "Paddy" Bishon
Kaiser Cement Corporation
Permanente, CA 95014

Steve Kupferman
Kaiser Cement Corporation
Permanente, CA 95014

Steven Gossett
Raisch Products
P. O. Box 742
Mountain View, CA 94042

Bryan Raisch
Raisch Company
P. O. Box 643
San Jose, CA 95106

Don Patton
Patton Brothers
530 Aldo Avenue
Santa Clara, CA 95050

Jeff L. Hardy
Granite Construction Co.
505 W. Beach
Watsonville, CA 95077

William Antonioli
George Neary
1134 El Camino
Mountain View, CA 94040

George Neary
Route 4, Box 492N
Chico, CA 95926

John Franich
Granite Construction Co.
P. O. Box W
Watsonville, CA 95077

Mailing List

Active Quarries' Owners

1982

Ruth L. Curtner
P. O. Box 56
Milpitas, CA 95035

Hazel Winterbauer
P. O. Box 463
Milpitas, CA 95035

Carl Swenson Co.
P. O. Box 588
San Jose, CA 95103

L. J. Klanecki
P. O. Box 643
San Jose, CA 95106

C. F. Serpa
24111 Old Calaveras Rd.
Milpitas, CA 95053

E. B. Neary
12001 Stonesbrook
Los Altos Hills, CA 94022

Robert Voss
Stevens Creek Quarry
12100 Stevens Canyon Rd.
Cupertino, CA 95014

Kaiser Cement & Gypsum Co.
300 Lakeside Dr.
Oakland, CA 94612
Attn.: J. I. Walker

Mid-Peninsula Regional
Open Space District
375 Distel Circle, Suite D-1
Los Altos, CA 94022

MTA Properties
P. O. 8241
San Jose, CA 95155

County of Santa Clara
General Services Agency
Property Division
Park Alameda Center

Lillie Rist
14905 Watsonville Rd.
Morgan Hill, CA 95037

Walter Von Tagen
15305 Calle Enrique
Morgan Hill, CA 95037

Granite Rock Co.
P. O. Box 151
Watsonville, CA 95076

Joseph Lacaze
591 Welburn Ave.
Gilroy, CA 95020

Ernest Felice
7995 Princevalle
Gilroy, CA 95020

J. D. Hoey
Rt. 1, Box 38
Gilroy, CA 95020

MEMBERS OF THE BOARD
SUSANNE WILSON
ZOE LOFGREN
DAN McCORQUODALE
ROD DIRIDON
REBECCA Q. MORGAN

BOARD OF SUPERVISORS
COUNTY OF SANTA CLARA
COUNTY GOVERNMENT CENTER, EAST WING
70 WEST HEDDING ST. / SAN JOSE, CALIFORNIA 95110 / 299-2323

DONALD M. RAINS
CLERK/BOARD OF SUPERVISORS
TELEPHONE 299-4321

September 7, 1982

Municipal Code Corporation
P.O. Box 2235
Tallahassee, Florida 32304

Attn: Mr. Robert Laslie

Re: Santa Clara County Ordinance No. NS-1200.161

Dear Mr. Laslie:

In response to your telephone call this date, enclosed is a copy of Ordinance No. NS-1200.16[illegible] which includes page 2.

Recently the County of Santa Clara changed from legal to letter size paper for this type document, and it seems to me that in the process of shrinking and stapling these papers, the second page was lost.

Thank you for calling this to our attention.

Very truly yours,

BOARD OF SUPERVISORS
DONALD M. RAINS, Clerk

Margaret Jaich
Deputy Clerk

mj

Enclosure

ORD Zoning NS-1200.161

EDMUND G. BROWN JR.
GOVERNOR OF CALIFORNIA

1

Tito Patri
Chairman
James A. Anderson
George Brogan
Alcides S. Freitas
John J. Heck
Robert Matthews
Carol Stadum
Kenneth Topping

THE RESOURCES AGENCY OF CALIFORNIA

DEPARTMENT OF CONSERVATION

STATE MINING AND GEOLOGY BOARD

610 BERCUT DRIVE

SACRAMENTO 95814

RECEIVED
BOARD OF SUPERVISORS
AUG 9 4 02 PM '82
COUNTY OF
SANTA CLARA

August 3, 1982

Susanne Wilson, Chairwoman
Board of Supervisors
Santa Clara County
70 West Hedding Street
San Jose, CA 95110

Dear Ms. Wilson:

State Board Certification of Santa Clara County's
Surface Mining and Reclamation Ordinance #NS1200.161

On July 23, 1982, the State Mining and Geology Board certified Santa Clara County's surface mining and reclamation ordinance as being in conformance with the state policy governing the regulation of surface mining and reclamation in California (Resolution #82-11, enclosed). This action completes the certification procedure for the subject ordinance as required by Section 2774.3(a) of the Surface Mining and Reclamation Act of 1975 (enclosed).

Certification assures that each ordinance contains a basic core of procedural requirements, consistent with state policy, for the review and approval of reclamation plans and the issuance of permits to conduct surface mining operations. It remains the continuing responsibility of each lead agency to utilize its ordinance to achieve the purposes of the Act. In particular, it is important to realize that the intent of the reclamation portion of the Act is that reclamation plans are prepared and approved for all lands disturbed by surface mining operations after January 1, 1976.

Please note that Section 2774.3(b) of the Act requires that future adopted amendments to the ordinance must also be

EA SUP COUNSEL) 8/11/82 L.T.

2

certified by the State Board before the revised ordinance can take effect. You should also be aware that future changes in the state policy for surface mining and reclamation may necessitate modification of the ordinance per Section 2774(a).

Thank you for your cooperation in the certification process. If the Board can be of assistance in implementing the ordinance, please contact Mr. Douglas W. Sprague at (916) 322-1082.

Sincerely,

Tito Patri
Chairman

Enclosures

cc: Roy S. Cameron, Planning Director
Santa Clara County Planning Department

EDMUND G. BROWN JR.
GOVERNOR OF CALIFORNIA

3

Tito Patri
Chairman
James A. Anderson
George Brogan
Alcides S. Freitas
John J. Heck
Robert Matthews
Carol Stadum
Kenneth Topping

THE RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF CONSERVATION

STATE MINING AND GEOLOGY BOARD

610 BERCUT DRIVE
SACRAMENTO 95814

RESOLUTION #82-11

CERTIFICATION OF SMARA ORDINANCES

Lead agencies with active surface mining operations in their jurisdictions are required to adopt ordinances, in accordance with specific criteria, which establish procedures for review and approval of reclamation plans and the issuance of permits to conduct surface mining operations. This action is pursuant to Section 2774(a) of the Surface Mining and Reclamation Act (SMARA).

Section 2774.3(a) of the Act also requires that the State Mining and Geology Board review these local SMARA ordinances to determine whether each such ordinance is in accordance with state policy and to certify them if they are in accordance.

On February 6, 1981, the Board notified all potential lead agencies in California of the above requirements and requested that those agencies considered to be lead agencies for the purposes of the Act submit their SMARA ordinances to the Board for review and certification.

On May 2, 1981, the Board, by Resolution #81-6, adopted the following criteria as contituting the minimum requirements for certification of ordinances:

PROOF OF PUBLICATION

THE SANTA CLARA AMERICAN

P.O. Box 755, Santa Clara, California 95052

RECEIVED
AUG 2 8 12 AM '82
COUNTY OF
SANTA CLARA

IN THE

CITY OF SANTA CLARA

State of California,
County of Santa Clara,

ORDINANCE NO. NS-1200.161

AN ORDINANCE TO AMEND SECTION 36-1 and SECTION 36-4 OF THE SANTA CLARA COUNTY ZONING ORDINANCE, PROVIDING FOR REGULATION OF SURFACE MINING OPERATIONS.

State of California,
County of Santa Clara } ss.

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to nor interested in the above entitled proceeding; and was at and during all said times and still is publisher of The Santa Clara American, a newspaper of general circulation printed and published weekly in the County of Santa Clara, State of California, that said Santa Clara American is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000 and following, of the Government Code of the State of California, and, as provided by said sections, is published for the dissemination of local or telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all times said newspaper has been established, printed and published in the said County of Santa Clara and State of California at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was proceded with words printed in black-face type not smaller than nonpareil, describing and expressing in general terms the purport and character of the notice intended to be given; that the clipping of which the annexed is a true printed copy, was published and printed in said newspaper on the following dates, to wit:

7/23/82

Dated at Santa Clara, California.

this 23rd day of July, 19 82.

I declare under penalty of perjury that the foregoing is true and correct.

Signed: Wade Brummal
Publisher of The Santa Clara American

The Santa Clara American was adjudicated a newspaper of general circulation in and for the County of Santa Clara on September 3, 1974 (Case No. 314617). The Santa Clara American was adjudicated a newspaper of general circulation within the City of Santa Clara on April 2, 1978 (Case No. 347776).

C7-16000 - 70.00

ORDINANCE NO. NS-1200.161
AN ORDINANCE TO AMEND SECTION 36-1 and SECTION 36-4 OF THE SANTA CLARA COUNTY ZONING ORDINANCE, PROVIDING FOR REGULATION OF SURFACE MINING OPERATIONS

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1.

Section 36-1 of the Santa Clara County Zoning Ordinance is amended to read:

Sec. 36-1. Uses allowed subject to use permit.

The following uses may be established in any zoning

Office of the Board of Supervisors
County Government Center, East Wing
70 West Hedding Street
San Jose, California 95110
299-4321 Area Code 408

County of Santa Clara

California

Susanne Wilson, District 1
Zoe Lofgren, District 2
Dan McCorquodale, District 3
Rod Diridon, District 4
Rebecca Q. Morgan, District 5

July 15, 1982
Date

TO: Santa Clara American
Mr. Wade Brummal
P.O. Box 755
Santa Clara, CA 95052

SUBJECT: ~~MSCHA Ordin~~
Ordinance Providing for Regulation of Surface Mining Operations

Please publish the enclosed Zoning Ordinance 1204.151 on 7/23/82.

Please send three copies of the Bill and one Affidavit of Publication to this Office, Attn: Audrey Matthews immediately following publication.

Sincerely,

BOARD OF SUPERVISORS
DONALD M. RAINS, CLERK

By Audrey Matthews
Deputy Clerk

DMR:

Enclosures

An Equal Opportunity Employer

Municipal Code Corporation
Mr. Robert Laslie
P.O. Box 2235
Tallahassee, Florida 32304

July 15, 1982

Dear Mr. Laslie:

At the meeting of July 13, 1982, the Board of Supervisors adopted Ordinance No. NS-1200.161 amending Section 36-1 and Section 36-4 of the Santa Clara County Zoning Ordinance, providing for Regulation of Surface Mining Operations.

A copy of the Ordinance is attached. Please include it in the Supplements of the Santa Clara County Ordinance Code book.

Thank you for your cooperation.

Thank you for your cooperation.

Very truly yours,

BOARD OF SUPERVISORS
Donald M. Rains, Clerk

Audrey Mortensen
Deputy Clerk

DMR:am

Attachment

PROOF OF PUBLICATION

SAN JOSE NEWS

750 RIDDER PARK DRIVE
SAN JOSE, CALIFORNIA

IN THE

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

In The Matter Of
Co. Planning Commission
Notice of Public Hearing
Zoning Ordiance Amendment
Article 36 No.

STATE OF CALIFORNIA, } ss.
COUNTY OF SANTA CLARA }

The undersigned, being first duly sworn, deposes and says: That at all times hereinafter mentioned affiant was and still is a citizen of the United States, over the age of eighteen years, and not a party to nor interested in the above entitled proceeding; and was at and during all said times and now is the principal clerk of the printer and publisher of the San Jose News, a newspaper of general circulation printed and published daily (except Sundays) in the city of San Jose in said County of Santa Clara, State of California, that said San Jose News is and was at all times herein mentioned a newspaper of general circulation as that term is defined by Sections 6000 and following, of the Government Code of the State of California, and, as provided by said sections, is published for the dissemination of local or telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all times said newspaper has been established, printed and published in the said city of San Jose in said County and State at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the clipping of which the annexed is a true printed copy, was published and printed in said newspaper on the following dates, to-wit:

May 24, 1982

Dated at San Jose, California

this 24th. day of May, 19 82

I declare under penalty of perjury that the foregoing is true and correct.

Signed Geneva D Hart

Principal clerk of the printer and publisher of the San Jose News.

1008-ACC-4

5

SURFACE MINING AND RECLAMATION ACT OF 1975

(As amended by Senate Bill 1300, Nejedly - 1980 Statutes)

Article 1. General Provisions

2710. This chapter shall be known and may be cited as the Surface Mining and Reclamation Act of 1975.

2711. (a) The Legislature hereby finds and declares that the extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary to prevent or minimize adverse effects on the environment and to protect the public health and safety.

(b) The Legislature further finds that the reclamation of mined lands as provided in this chapter will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land.

(c) The Legislature further finds that surface mining takes place in diverse areas where the geologic, topographic, climatic, biological, and social conditions are significantly different and that reclamation operations and the specifications therefor may vary accordingly.

2712. It is the intent of the Legislature to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that:

(a) Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses.

(b) The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment.

(c) Residual hazards to the public health and safety are eliminated.

2713. It is not the intent of the Legislature by the enactment of this chapter to take private property for public use without payment of just compensation in violation of the California and United States Constitutions.

2714. The provisions of this chapter shall not apply to any of the following activities:

(a) Excavations or grading conducted for farming or onsite construction or for the purpose of restoring land following a flood or natural disaster.

(b) Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

(c) Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for that purpose.

(d) Such other surface mining operations which the board determines to be of an infrequent nature and which involve only minor surface disturbances.

2715. No provision of this chapter or any ruling, requirement, or policy of the board is a limitation on any of the following:

(a) On the police power of any city or county or on the power of any city or county to declare, prohibit, and abate nuisances.,

(b) On the power of the Attorney General, at the request of the board, or upon his own motion, to bring an action in the name of the people of the State of California to enjoin any pollution or nuisance.

(c) On the power of any state agency in the enforcment or administration of any provision of law which it is specifically authorized or required to enforce or administer.

(d) On the right of any person to maintain at any time any appropriate action for relief against any private nuisance as defined in Part 3 (commencing with Section 3479) of Division 4 of the Civil Code or for any other private relief.

(e) On the power of any lead agency to adopt policies, standards, or regulations imposing additional requirements on any person if the requirements do not prevent the person from complying with the provisions of this chapter.

(f) On the power of any city or county to regulate the use of buildings, structures, and land as between industry, business, residents, open space (including agriculture, recreation, the enjoyment of scenic beauty, and the use of natural resources), and other purposes.

2716. Any person may commence an action on his own behalf against the board or the State Geologist for a writ of mandate pursuant to Chapter 2 (commencing with Section 1084) of Title 1 of Part 3 of the Code of Civil Procedure to compel the board or the State Geologist to carry out any duty imposed upon them pursuant to the provisions of this chapter.

2717. The board shall submit to the Legislature on December 1st of each year a report on the actions taken pursuant to this chapter during the preceding fiscal year. Such report shall include a statement of the actions, including legislative recommendations, which are necessary to carry out more completely the purposes and requirements of this chapter.

2718. If any provision of this chapter or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the chapter which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are severable.

Article 2. Definitions

2725. Unless the context otherwise requires, the definitions set forth in this article shall govern the construction of this chapter.

2726. "Area of regional significance" means an area designated by the board pursuant to Section 2790 which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in a particular region of the state within which the minerals are located and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local significance.

For a list of geologic maps and reports available from the California Division of Mines and Geology, write to the California Division of Mines and Geology, P.O. Box 2980, Sacramento, CA 95812, or visit our District offices in SACRAMENTO, 2815 "O" Street, (916) 445-5716; SAN FRANCISCO, Room 2022, Ferry Building, (415) 557-0633; LOS ANGELES, Room 1065, 107 South Broadway, (213) 620-3560.

(1) Standard metropolitan statistical areas and such other areas for which information is readily available.

(2) Other areas as may be requested by the board.

(b) In accordance with a time schedule, and based upon guidelines adopted by the board, the State Geologist shall classify, on the basis solely of geologic factors, and without regard to existing land use and land ownership, the areas identified by the Office of Planning and Research, any area for which classification has been requested by a petition which has been accepted by the board, or any other areas as may be specified by the board, as one of the following:

(1) Areas containing little or no mineral deposits.

(2) Areas containing significant mineral deposits.

(3) Areas containing mineral deposits, the significance of which requires further evaluation.

(c) As it is completed by county, the State Geologist shall transmit such information to the board for incorporation into the state policy and for transmittal to lead agencies.

2762. (a) Within 12 months of receiving the mineral information described in Section 2761, and also within 12 months of the designation of an area of statewide or regional significance within its jurisdiction, every lead agency shall, in accordance with state policy, establish mineral resource management policies to be incorporated in its general plan which will:

(1) Recognize mineral information classified by the State Geologist and transmitted by the board.

(2) Assist in the management of land use which affect areas of statewide and regional significance.

(3) Emphasize the conservation and development of identified mineral deposits.

(b) Every lead agency shall submit proposed mineral resource management policies to the board for review and comment prior to adoption.

(c) Any subsequent amendment of the mineral resource management policy previously reviewed by the board shall also require review and comment by the board.

(d) Prior to permitting a use which would threaten the potential to extract minerals in an area classified by the State Geologist as an area described in paragraph (3) of subdivision (b) of Section 2761, the lead agency may cause to be prepared an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. The results of such evaluation shall be transmitted to the State Geologist and the board.

2763. (a) Lead agency land use decisions involving areas designated as being of regional significance shall be in accordance with the lead agency's mineral resource management policies and shall also, in balancing mineral values against alternative land uses, consider the importance of these minerals to their market region as a whole and not just their importance to the lead agency's area of jurisdiction.

(b) Lead agency land use decisions involving areas designated as being of statewide significance shall be in accordance with the lead agency's mineral resource management policies and shall also, in balancing mineral values against alternative land uses, consider the importance of the mineral resources to the state and nation as a whole.

Article 5. Reclamation Plans and the Conduct of Surface Mining Operations

2770. Except as specified in Section 2774.5 and 2776, no person shall conduct surface mining operations unless a permit is obtained from, and a reclamation plan has been submitted to, and approved by, the lead agency for such operation pursuant to this article.

2771. Whenever a proposed surface mining operation is within the jurisdiction of two or more public agencies, is a permitted use within the agencies, and is not separated by a natural or man-made barrier coinciding with the boundary of the agencies, the evaluation of the proposed operation shall be made by the lead agency in accordance with the procedures adopted by the lead agency pursuant to Section 2774. In the event that a dispute arises as to which is the lead agency, any public agency which is a party to the dispute may submit the matter to the board; and the board shall designate the public agency which shall serve as the lead agency, giving due consideration to the capability of such agency to fulfill adequately the requirements of this chapter and to an examination of which of the public agencies has principal permit responsibility.

2772. The reclamation plan shall be filed with the lead agency on a form provided by the lead agency, by any person who owns, leases, or otherwise controls or operates on all, or any portion of any, mined lands, and who plans to conduct surface mining operations thereon.

The reclamation plan shall include the following information and documents:

(a) The name and address of the operator and the names and addresses of any persons designated by him as his agents for the service of process.

(b) The anticipated quantity and type of minerals for which the surface mining operation is to be conducted.

(c) The proposed dates for the initiation and termination of such operation.

(d) The maximum anticipated depth of the surface mining operation.

(e) The size and legal description of the lands that will be affected by such operation, a map that includes the boundaries and topographic details of such lands, a description of the general geology of the area, a detailed description of the geology of the area in which surface mining is to be conducted, the location of all streams, roads, railroads, and utility facilities within, or adjacent to, such lands, the location of all proposed access roads to be constructed in conducting such operation, and the names and addresses of the owners of all surface and mineral interests of such lands.

(f) A description of and plan for the type of surface mining to be employed and a time schedule that will provide for the completion of surface mining on each segment of the mined lands so that reclamation can be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance by the surface mining operation.

(g) A description of the proposed use or potential uses of the land after reclamation and evidence that all owners of a possessory interest in the land have been notified of the proposed use or potential uses.

(h) A description of the manner in which reclamation, adequate for the proposed use or potential uses will be accomplished, including:

(1) a description of the manner in which contaminants will be controlled, and mining waste will be disposed; and

(2) a description of the manner in which rehabilitation of affected streambed channels and streambanks to a condition minimizing erosion and sedimentation will occur.

(i) An assessment of the effect of implementation of the reclamation plan on future mining in the area.

(j) A statement that the person submitting the plan accepts responsibility for reclaiming the mined lands in accordance with the reclamation plan.

(k) Any other information which the lead agency may require by ordinance.

2777. Amendments to an approved reclamation plan may be submitted detailing proposed changes from the original plan. Substantial deviations from the original plan shall not be undertaken until such amendment has been filed with, and approved by, the lead agency.

2778. Reclamation plans, reports, applications, and other documents submitted pursuant to this chapter are public records, unless it can be demonstrated to the satisfaction of the lead agency that the release of such information, or part thereof, would reveal production, reserves, or rate of depletion entitled to protection as proprietary information. The lead agency shall identify such proprietary information as a separate part of the application. Proprietary information shall be made available only to the State Geologist and to persons authorized in writing by the operator and by the owner.

A copy of all reclamation plans, reports, applications, and other documents submitted pursuant to this chapter shall be furnished to the State Geologist by lead agencies on request.

2779. Whenever one operator succeeds to the interest of another in any incompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter.

Article 6. Areas of Statewide or Regional Significance

2790. After receipt of mineral information from the State Geologist pursuant to subdivision (c) of Section 2761, the board may by regulation adopted after a public hearing designate specific geographic areas of the state as areas of statewide or regional significance and specify the boundaries thereof. Such designation shall be included as a part of the state policy and shall indicate the reason for which the particular area designated is of significance to the state or region, the adverse effects that might result from premature development of incompatible land uses, the advantages that might be achieved from extraction of the minerals of the area, and the specific goals and policies to protect against the premature incompatible development of the area.

2791. The board shall seek the recommendations of concerned federal, state, and local agencies, educational institutions, civic and public interest organizations, and private organizations and individuals in the identification of areas of statewide and regional significance.

2792. Neither the designation of an area of regional or statewide significance nor the adoption of any regulations for such an area shall in any way limit or modify the rights of any person to complete any development that has been authorized pursuant to Part 2 (commencing with Section 11000) of Division 4 of the Business and Professions Code, pursuant to the Subdivision Map Act (Division 2 [commencing with Section 66410] of Title 7 of the Government Code), or by a building permit or other authorization to commence development, upon which such person relies and has changed his position to his substantial detriment, and, which permit or authorization was issued prior to the designation of such area pursuant to Section 2790. If a developer has by his actions taken in reliance upon prior regulations obtained vested or other legal rights that in law would have prevented a local public agency from changing such regulations in a way adverse to his interests, nothing in this chapter authorizes any governmental agency to abridge those rights.

2793. The board may, by regulation adopted after a public hearing, terminate, partially or wholly, the designation of any area of statewide or regional significance on a finding that the direct involvement of the board is no longer required.

Article 7. Fiscal Provisions

2795. (a) Notwithstanding any other provision of law, the first one million one hundred thousand dollars ($1,100,000) of moneys from mining activities on federal lands disbursed by the United States each fiscal year to this state pursuant to Section 35 of the Mineral Lands Leasing Act, as amended (30 U.S.C. Sec. 191), shall be deposited in the Surface Mining and Reclamation Account in the General Fund, which account is hereby created, and may be expended, upon appropriation by the Legislature, for the purposes of this chapter.

(b) Proposed expenditures from the account shall be included in a separate item in the Budget Bill for each fiscal year for consideration by the Legislature. Each appropriation from the account shall be subject to all of the limitations contained in the Budget Act and to all other fiscal procedures prescribed by law with respect to the expenditure of state funds. On June 30 of each year any portion of the one million one hundred thousand dollars ($1,100,000) specified in subdivision (a) for that fiscal year which is not appropriated by the Legislature shall be transferred to unappropriated surplus of the General Fund.

ORDINANCE NO. NS - 1200.16

AN ORDINANCE TO AMEND SECTION 36-1 and SECTION 36-4
OF THE SANTA CLARA COUNTY ZONING ORDINANCE,
PROVIDING FOR REGULATION OF SURFACE MINING OPERATIONS

The Board of Supervisors of the County of Santa Clara, State of California, do ordain as follows:

SECTION 1.

Section 36-1 of the Santa Clara County Zoning Ordinance is amended to read:

Sec. 36-1. Uses allowed subject to use permit.

The following uses may be established in any zoning district subject to the securing of a use permit as provided in Article 47.

1. Public utility and service uses.
2. Airport, except within the HS zoning district.
3. Library.
4. Public community center.
5. Church.
6. Hospital.
7. Educational, charitable and philanthropic institutions.
8. Cemetery, crematory and mausoleum.
9. Public buildings.
10. Swim clubs, racquet clubs and swim and racquet clubs. Architectural and site approval shall be secured for the establishment and conduct of such use.
11. Timber operations.

SECTION 2.

Section 36-4 of the Santa Clara County Zoning Ordinance is amended to read:

Sec. 36-4. Surface Mining and Land Reclamation.

36-4.1. Definitions.

a. Person. Any individual, firm, association, corporation, organization or partnership, or any city, county, district, or the State or any Department or agency thereof.

b. Reclamation. The combined process of land treatment that minimizes water degradation, air pollution, damage

newspaper, counsel, central permit, controller, planning, geology & engineering, surveyors 7/15/82

to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures.

c. Reclamation Plan. A plan providing for reclamation of lands upon which surface mining operations either have been or will be conducted.

d. Surface Mining Operations. All, or any part of the process involved in the mining of minerals on mined lands by removing over-burden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to:

(1) In place distillation, retorting or leaching;

(2) Production and disposal of mining waste;

(3) Prospecting and exploratory activities.

36-4.2. Surface Mining Subject to Use Permit.

Surface mining operations may be conducted in any zoning district subject to issuance of a use permit pursuant to Article 47. No use permit shall be issued for surface mining operations until a reclamation plan for the property has been approved by the Planning Commission.

36-4.3. Approved Reclamation Plan Required.

Any person conducting a surface mining operation or who has completed a surface mining operation subsequent to January 1, 1976 shall obtain Planning Commission approval of a reclamation plan for the property which fulfills the requirements of the current adopted standards of the Planning Commission. Reclamation plans shall be reviewed by the Planning Commission to assure compatibility with the California Surface Mining and

Reclamation Act of 1975 and with the adopted standards of the Planning Commission.

36-4.4. Periodic Review.

As a condition of approval for a use permit or reclamation plan, or both, the Planning Commission shall establish a schedule for periodic inspection of the site to evaluate continuing compliance with the permit and plan. In establishing such a condition, the Planning Commission may require the owner or permittee to submit periodic reports prepared by an appropriate qualified professional which describes and analyzes compliance with the permit and plan.

36-4.5. Exceptions to Permit and Plan Requirements.

No use permit or reclamation plan shall be required for any of the following activities:

1. Surface mining operations completed prior to January 1, 1976.

2. Excavations or grading conducted for farming or onsite construction or for the purpose of restoring land following a flood or natural disaster.

3. Prospecting for, or the extraction of, minerals for commercial purposes and the removal of overburden in total amounts of less than 1,000 cubic yards in any one location of one acre or less.

4. Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for that purpose.

5. Such other surface mining operations which the State Mining and Geology Board determines to be of an infrequent nature and which involves only minor surface disturbances.

The foregoing, however, shall not be deemed to excuse such activities from the requirements of the Santa Clara County Grading Ordinance (Chapter III of Division C12 of Title C of the Santa Clara County Ordinance Code, commencing at Section C12-400)

36-4.6. Applications.

Reclamation plans, modifications of such plans, and applications for use permits shall be filed with the Central Permit

Office and shall be accompanied by a fee in an amount prescribed by resolution of the Board of Supervisors.

36-4.7. Modification of Approved Reclamation Plan.

a. Initiated by Owner-Operator. Any person having an approved reclamation plan may file for modification of such a plan. Requests for modification shall be reviewed and acted upon by the Planning Commission.

b. Initiated by County. The planning Commission, upon its own motion or upon the recommendation of staff, may review and modify any approved reclamation plan when it reasonably appears that implementation of such plan according to its original provisions will not achieve the reclamation goals originally intended or when it reasonably appears that completion of the plan is no longer technologically, economically or environmentally feasible.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Clara, State of California, on JUL 13 1982, by the following vote:

AYES: Supervisors DIRIDON, LOFGREN, McCORQUODALE, MORGAN, [redacted]

NOES: Supervisors NONE

ABSENT: Supervisors [redacted]

Chairperson, pro tempore
DAN MC CORQUODALE

ATTEST: DONALD M. RAINS, Clerk
Board of Supervisors

APPROVED AS TO FORM:

ROBERT A. WEERS
Deputy County Counsel

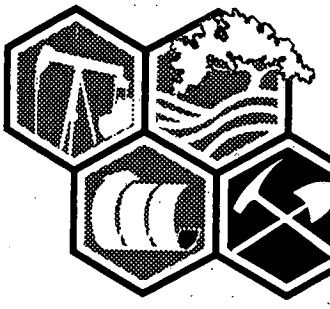
RJM/RAW:mj
6-3-82/388.1-4

CALIFORNIA DEPARTMENT OF CONSERVATION
DIVISION OF MINES AND GEOLOGY

DMG OPEN-FILE REPORT 96-03

UPDATE OF MINERAL LAND CLASSIFICATION: AGGREGATE MATERIALS IN THE SOUTH SAN FRANCISCO BAY PRODUCTION-CONSUMPTION REGION

1996



DEPARTMENT OF CONSERVATION
Division of Mines and Geology

THE RESOURCES AGENCY
DOUGLAS P. WHEELER
SECRETARY FOR RESOURCES

STATE OF CALIFORNIA
PETE WILSON
GOVERNOR

DEPARTMENT OF CONSERVATION
ELIN D. MILLER
DIRECTOR

continuous at this site since they began. CalMat purchased the mining lease from Rhodes and Jamieson in December, 1992. The group of pits south of Stanley Boulevard has been mined since 1932 when California Rock and Gravel Company began operations. In January 1978, California Rock and Gravel Company was bought by Rhodes and Jamieson. The lease was purchased by CalMat in December of 1993. CalMat currently runs an asphalt batch plant and a drum plant on its property. There is also a concrete batch plant located on the property which is leased to RMC Lonestar. Aggregate produced at the CalMat, Pleasanton operation is largely used for PCC and asphaltic aggregate. In March of 1996, CalMat started crushing recycled concrete and asphalt at the Pleasanton property for use in class II aggregate base and asphaltic aggregate.

Dumbarton Quarry Associates operates the Dumbarton Quarry located in the southern part of the Coyote Hills in the City of Fremont. The quarry was run by Lone Star Industries until 1967 when it was bought by Dumbarton Quarry Associates which has operated the property continuously since then. An asphalt plant was installed on the property in 1982. Aggregate mined from the quarry is used largely for road base and asphalt.

East Bay Excavation Company, Inc. operates the La Vista Quarry situated at the base of the western slope of the Berkeley Hills, Alameda County. Rock was first quarried at this property in the early 1950s. East Bay Excavation Company took over the property in 1964 and mining has taken place continuously since then. The mined rock is used primarily for asphaltic aggregate and other asphalt products, trench backfilling, and drain rock. The property has an asphalt batch plant with a capacity of 250 tons per hour. Some recycling of asphalt and concrete has been taking place at the La Vista site for the last 10-15 years.

F.T.G. Construction Materials, Inc. operates the Sand Hill Ranch Quarry for owner Tom Anderson. The quarry is located in Contra Costa County about 2.5 miles west of the town of Byron. The property was first mined in 1989 by V.E. Santos Enterprises. F.T.G. Construction Materials Inc. was contracted to mine the property in June 1993. The material mined has largely been used for fill.

Kaiser Sand and Gravel Company (owned by Hanson PLC) operates the Radum sand and gravel property in Livermore Valley, Alameda County (see Figure 4), and the Clayton crushed stone quarry on the west side of Mount Zion, Contra Costa County.

Kaiser Sand and Gravel began operations at the Radum site in 1930 and has been operating it continuously since then. The property has an asphalt batch plant and a concrete batch plant. The concrete plant has not been operated in the last 2 years.

Aggregate produced at the Radum property has largely been used for PCC aggregate, asphaltic aggregate, and road base.

Kaiser Sand and Gravel has been mining continuously at the Clayton Quarry since 1954. Most of the rock produced from the quarry is used for road base and asphaltic aggregate.

Kaiser Cement Corporation (owned by Hanson PLC) operates the Kaiser Permanente limestone quarry located on the west side of Santa Clara Valley in the eastern foothills of the Santa Cruz Mountains, Santa Clara County. The quarry largely produces limestone which is used for the manufacturing of cement; but the quarry is included in this aggregate study because roughly 25% of the rock mined at the quarry is used for aggregate. The first mining of the quarry is not known, but in 1930 (Franke, H.A., 1930) the quarry was listed as being idle for some time. In 1938, Kaiser Cement purchased the quarry from the Santa Clara Holding Company. Most of the early mining of the rock at the quarry was used for lime purposes. Aggregate production from the site began in the mid 1950s. The main aggregate use for the crushed limestone is for PCC, asphaltic concrete, and road base.

Michael Dempsey operates the Langley Hill crushed rock quarry and plant situated on the northeastern flank of Langley Hill, San Mateo County. Mining at the site started in the early 1930s. In 1954, Michael Dempsey's father took over the operation and the quarry has been mined continuously since then. Rock produced from the quarry is largely used for road base.

Mission Valley Rock Company leases four sand and gravel properties (SMP-24, SMP-29, SMP-32, and SMP-33) located in Sunol Valley on the western flood plain of Alameda Creek, Alameda County (see Figure 5). For Plate 1 and Figure 7, these four properties are listed together as Mission Valley Rock Company, Sunol. Only SMP-24 is currently being mined; yet all of the properties have active mining permits. Concrete Service Company began mining on the SMP-24 property in 1951. In 1965, Mission Pass Aggregates Company bought the operation and leased the property to Mission Valley Rock. The most southerly property, SMP-33, was purchased by Mission Valley Rock sometime in the late 1980s or early 1990s from Ivaldi Brothers, who was originally granted a permit to mine the site in 1966. Ivaldi Brothers last mined the property in 1987. SMP-29 and 32 are two adjoining unmined properties which were granted permits in 1991 and 1994 respectively. Mission Valley Rock is using 4,000-5,000 tons per year of by-product from glass recycling for select fill and trench backfilling. Mission Valley Rock currently has an on-site asphalt and concrete plant. Mission Valley Rock mainly produces aggregate for use in PCC and asphaltic concrete.

Oliver de Silva, Inc. operates the Curtner Quarry located in Santa Clara County north of Colera Creek and directly south of