

Email Confirmation & Renewal Form

Below is a sticker with the information we have in our database. Please take a moment to either confirm that the information is still correct or edit the information in the space below. Included with this newsletter is a self addressed stamped envelope to return the form to us. If you are paying your dues by check, simply enclose your check for \$100 with this form.

Thank you.

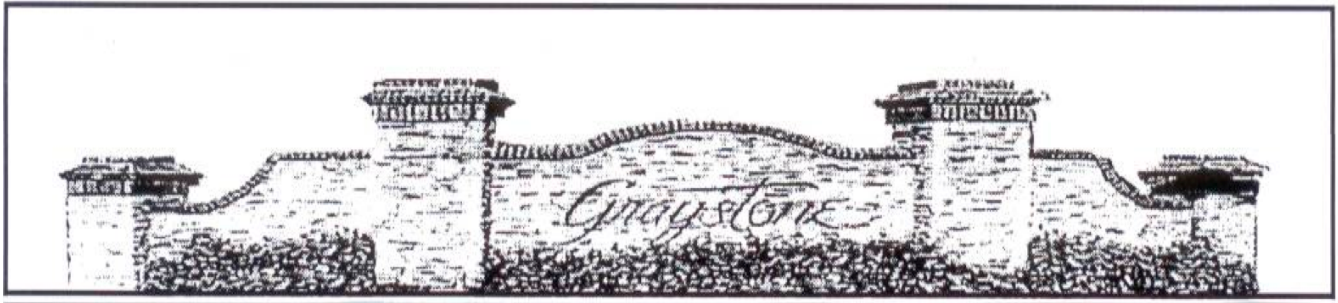
Everything is correct _____

Edited Information (if needed)

Name(s) _____

Primary email address: _____

Secondary email address: _____



Graystone of Almaden

A Neighborhood Association

May 2017 Newsletter

Renewal & Email
Confirmation

President's Letter

Hillside Land
Update

CC&R Reminder

Open Space
Maintenance

Financial Update

Progressive Dinner

Summer Picnic

Renewal & Email Confirmation

Our new fiscal year has begun and it is time to renew your membership in our Association. Dues remain at \$100 for the year. You can pay using PayPal or write a check. Each year along with getting your renewal payment we ask that you confirm your email addresses so we can update our database ensuring everyone gets timely information. Email is our primary form of communication. We only distribute a hardcopy newsletter once a year. Also, please add graystoneofalmaden.org to your address book so our emails do not end up in your spam folder.

On the cover page is a form showing your Name, Address, Primary email address (if you provided one) and a Secondary email address (if you have provided us two emails).

Please send in your form in the self addressed stamped envelope. Enclose your check if you want to pay your dues by check. If paying by Paypal, just click on our website, graystoneofalmaden.org and click on the **Renew Membership Now** button at the top of the page.

President's Letter

We have concluded another year here in Graystone — how time flies. Our Association was formed 20 years ago in 1997 to focus on three important topics:

Social Benefits — Having a structure in place to organize, disseminate information about and fund neighborhood activities.

- We continue to experience this with our newsletters, emails and website
- The upcoming Progressive Dinner, Wine Tasting events and the Summer Picnic are continuing examples of this work

Economic Benefits — Increasing homeowner value by keeping our neighborhood an attractive neighborhood.

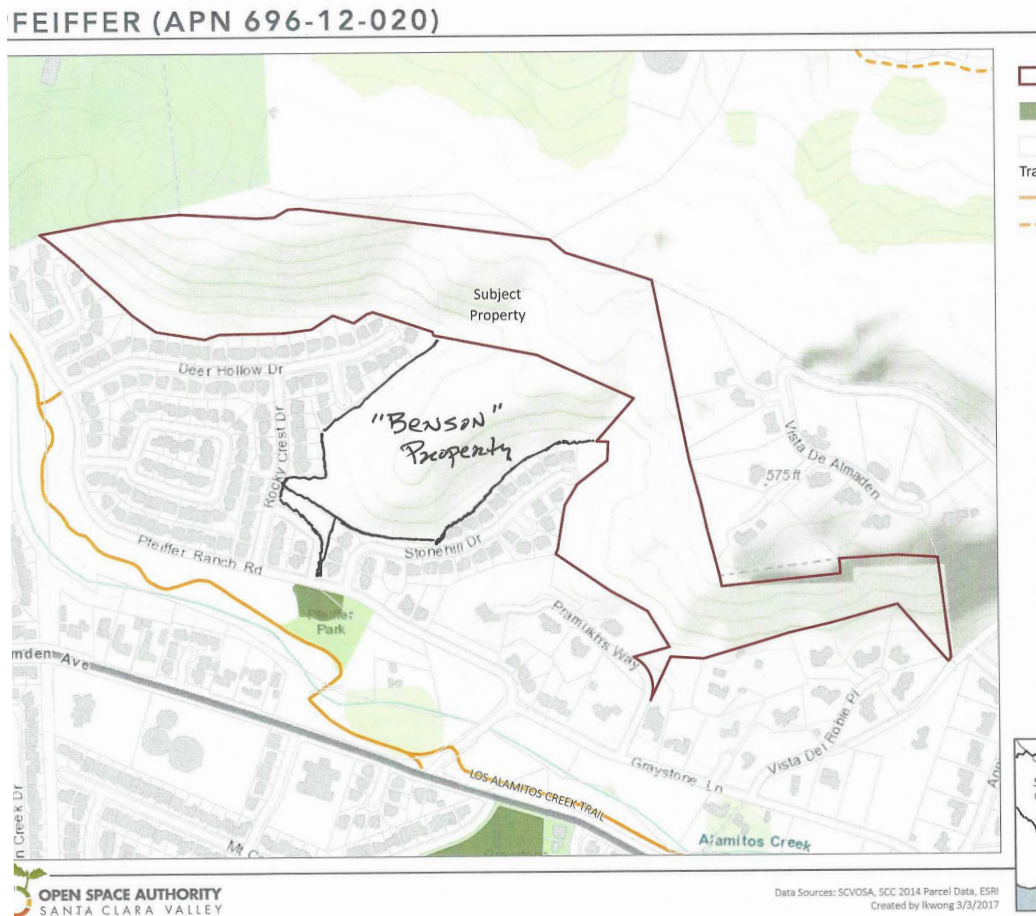
- Landscape maintenance is by far our *largest* annual expenditure, consuming approximately 50% of our budget

Political Benefits — Having a united voice when dealing with City and the County.

- Most recently this has been a major focus of our Association with both the City of San Jose and the Santa Clara County Open Space Authority — work designed to protect the fabulous open space hillsides that surround our homes. As you will read in detail in this newsletter, together, we were heard by both agencies and our open space has been protected.

Hopefully you appreciate the benefits of our voluntary neighborhood association. For only \$100 a year, we make a big difference. Our Board is a voluntary board and we depend upon neighbors to raise their hand to help out. Please consider serving on the Board this year. If you are willing to discuss helping out, please contact me at scottsherwood@sbcglobal.net to discuss your interest.

Open Space Hillside Update — The Land Surrounding Our Homes



On the picture above, the “Subject Property” is the Pfeiffer parcel that was sold by the Pfeiffer family to the Santa Clara County Open Space Authority, SCCOSA. SCCOSA purchased this parcel as part of their continuing effort to protect the hillside and our view shed. Zoning will change to become Public Open Space instead of Private Open Space. Not much else will change except all threats of development are eliminated. The Authority is interested in investigating a possible trail that would connect with the ridge line and have agreed to work with the us on their future plans. The Press Release from SCCOSA is reproduced in full on the following page for your review.

The Benson property has been purchased by a private party and they expressed a desire to build a home on the property and submitted a request to the City for a “preliminary review” of their options. Upon learning of this development, we began working with Councilperson Khamis’s office and the City to fully participate in any discussions and potential zoning changes. The City just issued a denial of their request development, so, for now, we are safe from this threat of new homes on our hillside. We will stay engaged on this issue. The City’s letter to the new owners is also included on the following pages for your review.

**Open Space Authority Acquires 52 Acres in Santa Teresa Foothills
*Historic Greystone Quarry Site and Beloved Almaden Valley Parcel to be Preserved***

May 9, 2017, San Jose CA: The Open Space Authority has purchased a historic 51.78-acre open space property in the Santa Teresa Foothills from the Pfeiffer family, who settled on the land 146 years ago. The Santa Teresa Ridge parcel, marked by unique rock outcroppings and extensive valley views, sits on the southern edge of the Santa Teresa Foothills in the City of San José. Located above the Greystone neighborhood near the Boulder Ridge Golf Course, the former agricultural parcel is rich in Santa Clara Valley history including the Greystone Quarry site.

“The Open Space Authority is excited to protect this history-rich land in the Santa Teresa Foothills,” said Andrea Mackenzie, General Manager. “This acquisition brings us another step closer to creating an interconnected system of open space, parks, and trails and will provide new opportunities to connect communities with nature.”

“It has a very colorful history,” said Norbert Pfeiffer, Jr. of the family property where he was raised. “We were all over the hills, hiking and biking as kids. It will be an added value to the community. It’s time to let someone else enjoy it.”

His cousin Kevin O’Day agreed, stating “seldom do you see what will be a public park so close to an urban area; what a wonderful trail connection that will be. It really puts nature in people’s backyards.” As a long-term goal, the land will be key to a growing network of parks, open space, and trails linking the County’s Calero, Santa Teresa, and Almaden Quicksilver Parks with the Authority’s Rancho Cañada del Oro and Coyote Valley Open Space Preserves.

The property has prominent sandstone rock outcroppings along the ridge and provides outstanding views across the Almaden Valley towards Mt. Umunhum. The Open Space Authority’s *Santa Clara Valley Greenprint* identifies the Santa Teresa Ridge as an important location for open space protection and as habitat for Bay Checkerspot Butterfly and Santa Clara Valley Dudleya, among other species. The property holds significant historical value as it was once part of the old Greystone Quarry, which operated from the late 1800s until 1906. Stone excavated from the quarry was used to construct the current San José Museum of Art, Cathedral Basilica of St. Joseph, and buildings on the Stanford University campus.

The family’s connection with the land began with Jacob Pfeiffer who worked at the quarries until 1904. The Pfeiffers purchased the property in the 1940s as part of a larger acquisition and worked the land as farmers and ranchers for many years.

The Open Space Authority is working with the City of San José and Santa Clara County to assemble a connected system of parks and open space in the Santa Teresa Foothills between Almaden Lake and Santa Teresa County Park. Authority staff will manage the property with routine patrols and partner with volunteers from the Graystone of Almaden Neighborhood Association, Santa Teresa Foothills Neighborhood Association, and other local community groups on land management and stewardship activities. Until the property is open to public access, volunteer activities and docent-led tours will provide visitors access to the unique site to learn more about the property’s cultural and historic values.

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The Santa Clara Valley Open Space Authority conserves the natural environment, supports agriculture, and connects people to nature, by protecting open spaces, natural areas, and working farms and ranches for future generations. Since 1993, the Open Space Authority has protected nearly 20,000 acres of open space, preserving the region’s scenic beauty, protecting water resources and other natural capital, and providing outdoor recreation opportunities for Santa Clara County residents. Visit openspaceauthority.org or call 408-224-7476.

Planning, Building and Code Enforcement

May 10, 2017

SITE ADDRESS: APNs: 696-12-014 & 696-12-017

RE: Focused Preliminary Review (PRE17-062) to investigate the likelihood of the City supporting a Lot Line Adjustment and a Single-Family House on APN 696-12-017.

Dear XXXXXXXXXXXX:

Thank you for submitting a Preliminary Review application for the proposal noted above. Our goal with Preliminary Review applications is to work with applicants to arrive at a successful outcome, so that together we can continue to develop San Jose as envisioned in the General Plan.

Below are our comments and analysis of your application in regards to the City of San Jose Envision 2040 General Plan and other applicable City regulations and policies:

Preliminary Review

1. General Plan Consistency

The site with an APN of 696-12-017 is designated **Residential Neighborhood** on the Land Use/Transportation Diagram of the Envision San José 2040 General Plan. The site with an APN of 696-12-014 is designated **Open Space, Parklands and Habitat** on the Land Use/Transportation Diagram of the Envision San Jose 2040 General Plan. The Residential Neighborhood designation is applied broadly throughout the city to encompass most of the established, single-family residential neighborhoods. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. The Open Space, Parklands and Habitat designation are typically devoted to open space, parks, recreation areas, trails, habitat buffers, nature preserves and other permanent open space areas. The project, as proposed, does not appear to comply with the General Plan in the following ways:

Policy LU-17.3: Minimize grading on hillsides and design any necessary grading or recontouring to preserve the natural character of the hills and to minimize the removal of significant vegetation, especially native trees such as Valley Oaks.

Policy LU-17.6: Avoid any new development along ridges and other major hillside areas (typically all properties that exceed 30% slope) that surround the valley floor to minimize visibility of development on these aesthetic resources.

Goal: LU-17—Hillside/Rural Preservation: Preserve the valuable natural resources of the hillsides, and protect their aesthetic and habitat amenities to enhance the rural character of these areas.

Staff likely would not be able to support a single-family house on the subject site due to the potential General Plan incompatibility as described above and for reasons described in the Zoning Consistency section below.

2. Zoning Consistency

The subject site is located in a A(PD) Planned Development Zoning District. This Planned Development Zoning District (file number PDC94-041) was approved by the City Council on November 15, 1994. This Planned Development Zoning District does not allow a single-family house to be constructed on the subject site because the subject site is designated as Open Space. The following uses are allowed in this area, as per this Planned Development Zoning District:

- Breeding, grazing, feeding, raising and training of horses.
- Breeding, grazing, feeding and raising of goats, sheep, bulls, cows and steers.
- Planting, cultivation, growing, harvesting, and storing of seeds, fruits, vegetables, grains, mushrooms, trees, flowers, grasses and other plants.
- Pasture and range land.
- Horseback riding trails or paths, pedestrian trails or paths.
- Park uses.

The Open Space area further states, “The open space area shall be left in a natural state with no grading to facilitate permitted uses. All structures constructed in conjunction with permitted uses will be subject to a PD Permit and the Site Development regulation of the Open Space Zoning District of Title 20 of the San Jose Municipal Code.”

Furthermore, the Environmental Impact Report identifies the following mitigation measure, “Preservation of 20 acres of private open space, historic sites one through four and public access areas partially mitigate the loss of 48 acres of open space.” This 20 acre appears to be the subject site.

In summary, a single-family house cannot be built at the subject site because the area is designated as Open Space and residential uses are not allowed. Furthermore, the subject site is a mitigation measure to the Environmental Impact Report for the Planned Development Zoning. Meaning, there was an identified environmental impact to the Pfeiffer Ranch development project. This environmental impact is as follows, “Loss of 50% of the trees on the 49 acres to be developed on the 69 acre site.” To mitigate this impact, a mitigation measure was placed on the project.

In addition to likely General Plan incompatibility and the reasons presented in the Zoning Consistency of this letter, staff would not be able to support a single-family house on the subject site.

3. Environmental Review - California Environmental Quality Act (CEQA)

Based on the project description and the provided scope of work, the proposed project would need to submit, at a minimum, an Initial Study. Please be aware that additional time may be required depending on the level of environmental review. The level of environmental review cannot be determined at this time.

4. Community Outreach

A community meeting may be required for the proposed project.

5. Required Entitlements/Timeline

In order to construct a single-family house on this property, a rezoning application would need to be submitted at a minimum. As the current Planned Development Zoning District only allows the subject site to be utilized as Open Space, a rezoning application would be required to re-designate the site to allow for residential uses.

Please note that staff would not be able to support a rezoning application to rezone the property from A(PD) Planned Development to a residential zone due to incompatibility with the General Plan and because the Open Space nature of the site is a mitigation measure to the certified Environmental Impact Report for the Planned Development Zoning.

A rezoning application may require Planning Commission review and requires City Council review. Planning Commission public hearings are generally held every second and fourth Wednesday of the month at 6:30 p.m. in the City Council Chambers. City Council public hearings are generally held every Tuesday of the month at 1:30 p.m. for Afternoon session and 6:00 p.m. for Evening session. The project would need to be brought to the Evening City Council session because land use items are only heard during Evening session.

6. Application Questions

a. *Can a Lot Line Adjustment be done for a more usable lot share?*

A Lot Line Adjustment is an administrative permit and can be issued for this site. However, a single-family house on the lots would not be approved due to General Plan incompatibility and zoning issues, as discussed above.

7. Next Steps

Please be advised that this summary does not constitute a final review. Additional comments will be provided upon submittal of a formal complete entitlement application.

Should you have any questions, you may contact me at tracy.tam@sanjoseca.gov or (408) 535-3839. I am easier reached by email. You can also contact the Senior Planner overseeing this project, Emily Lipoma at emily.lipoma@sanjoseca.gov.

We look forward to continuing to work with you and your team on this project for San Jose.

Sincerely,
Tracy Tam
Project Manager
Attachments: PDC94-041 Plan Set



Photos from the Pfeiffer family parcel in 1920's and 2017.



Covenants, Conditions & Restrictions Reminder — Commonly referred to as CC&R's

We discussed our CC&R's in last year's newsletter and posted them to our website, graystoneofalmaden.org. Please read the full document to fully understand and appreciate their value. The CC&R's were established in 1993 and are valid for 35 years (2028) and are automatically extended for successive 10 year periods unless revoked.

Below is a summary of the key items:

- Only detached single family homes are permitted, not to exceed 2 1/2 stories and a garage for 3 cars.
- No buildings, fence, or wall nearer the street than the minimum building setback
- No temporary structures, trailers, tents, garage, barn or outbuilding shall be used at any time as a residence
- No animals, livestock or poultry shall be raised or kept on any lot except for dogs, cats or other household pets
- No trailer, boat, truck (other than a pickup) or inoperative vehicle shall be kept or stored on any lot unless enclosed in a garage
 - Note: The City of SJ also has a parking regulation that states: Use of Streets for Storage (SJMC 11.36.220) – Vehicles may not be parked on the street for more than 72 hours without movement.

When you drive through many other neighborhoods, you see the consequences of a lack of CC&R's — boats in front yards with blue tarps, commercial trucks parked in driveways, chicken coops in side yards and tents covering RV's. Our CC&R's are a real benefit to our home values and our daily living enjoyment.

Landscape Maintenance Program

The Association maintains five (5) different “open space” areas within our neighborhood boundaries. They are:

- Front entrance - Graystone sign and wall area
- Pfeiffer Ranch - block retaining wall area and hillside
- Pfeiffer Ranch - property between the trail and the street
- Stonehill - the hillside adjacent to the open space
- Boulder Mountain Way & Rocky Crest - the hillside adjacent to the open space

Pictured below is recent work along Pfeiffer Ranch Road. Our landscaping bill is approximately \$4800 a year.



Financial Update

May 2016 thru April 2017
(Rounded)

Income (\$100 dues x 104 members) \$10,400

Expenses

PayPal Fees	\$ 200
Website	396
Landscaping	3820
Progressive Dinner	248
Dumpster Day	724
Picnic	1329 (Net expense)
Halloween	235
Welcome Baskets	585
Administration	393 (printing, PO Box, tax filing fees)

Total Expenses \$7930

Surplus/Deficit \$2470 (surplus)

Reserve fund \$3000 (new current balance; see below)

(\$2000 paid out of the above surplus of \$2470 to partially fund our objective to restore our Reserve Fund to \$5000, our stated longer term goal)

Progressive Dinner Update

Stay Tuned For Date



While we have lined up the “hosts” for our upcoming Progressive Dinner, we are still working through some complications with finding a date that works. We will communicate by email the specifics for our annual super fun event. So, stay tuned and we will communicate the date and all the additional details.

You're Invited to a



Summer Picnic

Saturday, August 26

Save the Date!



Picnic starts at 4:30 pm
with dinner served about
6:30 pm.

Details and RSVP
information to be
provided by email early
this summer.