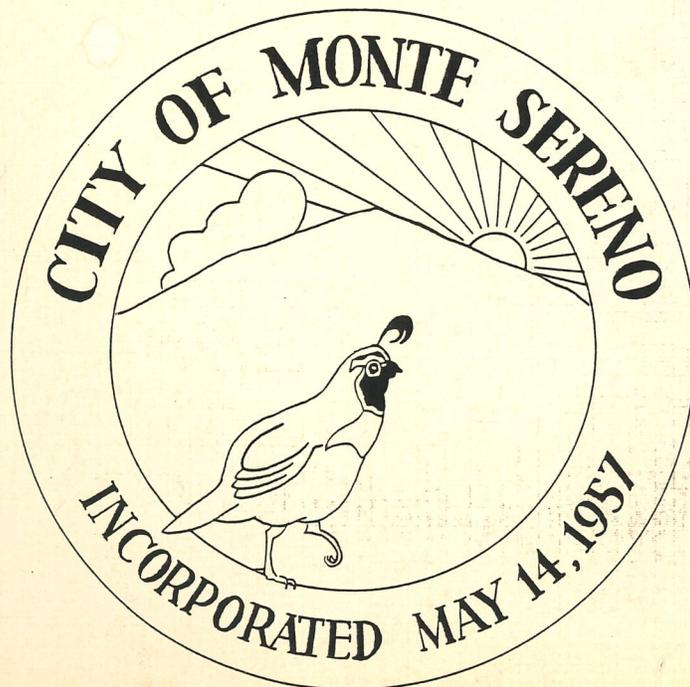

**City
of
Monte Sereno**

Battle of Peaceful Mountain

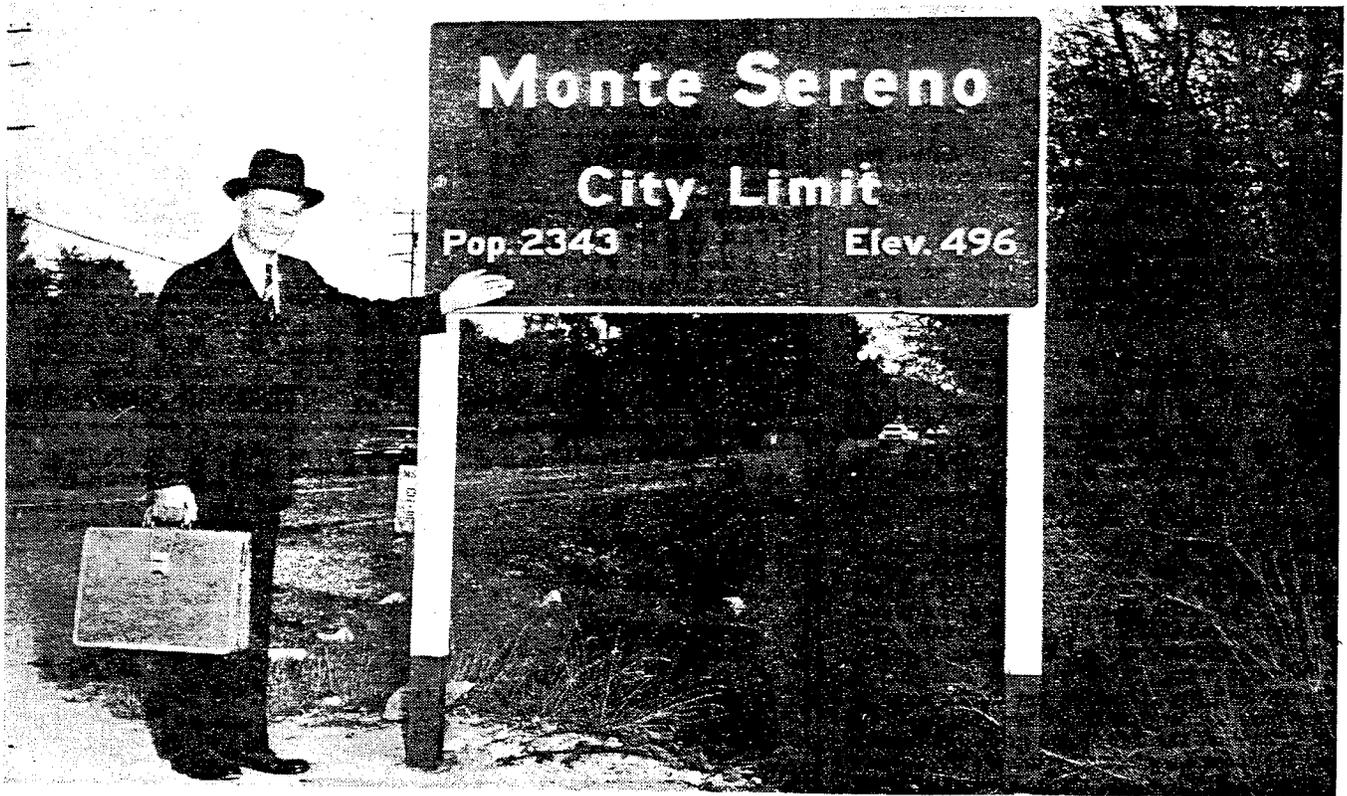
by
Thomas B. Inglis
VAdm USN (Ret)



City
of
Monte Sereno

Battle of Peaceful Mountain

by
Thomas B. Inglis
VAdm USN (Ret)



The dapper mayor of Monte Sereno, retired Adm. Thomas Inglis, welcomes newcomers, but not industry.

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DEDICATION

To the loyal citizens and firm friends of
Monte Sereno

"Blessed be the tie that binds."

Thos. B. Inglis

Thomas B. Inglis

ACKNOWLEDGMENTS

I am grateful to all of the residents of Monte Sereno for their assistance in time, effort, wisdom and financing and co-operation in founding the City and in its continued happy existence as a superb community in which to live.

Space does not permit naming more than a few; typically, I recall the first Treasurer, George Atwood, and the present Treasurer, Howard Asp, both of whom were efficient, prudent and conscientious in managing WCIA and City funds. Vice Admiral and Mrs. Lockwood, Rear Admiral Styer, Colonel Powell, George Furse and Mrs. Armitage all gave fine support in founding the City. Non-residents who were invaluable were Sam Della Maggiore, Chairman of the County Board of Supervisors; Sam Anderson, our Attorney for WCIA and the first City Attorney; Steve Goodman, Manager of Sanitation District No. 4; and Bill Malkason who generously contributed funds to our beginnings.

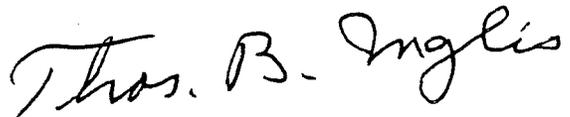
We have been fortunate in having our devoted Councilmen, Mayors and City Staff, whose administration of the City and co-operation with our governments has been outstanding.

The competent, professional and technical work of Jean Fairlie, Ron Harshbarger and the Professional Copy Service in composition, setting, printing and binding this book deserve great credit.

I am especially grateful to my daughter, Mary Jane, and to former Councilman Bill Short for their long, untiring and indispensable assistance in preparing this book for publication.

Well Done!

Monte Sereno, California
1 November 1982



Thomas B. Inglis

PREFACE

My bride and I first viewed what is now Monte Sereno in 1919. It was love at first sight. The mountain slopes to the west were green with lush foliage throughout the year. To the east, the rolling landscape with orchards and natural trees was delightful. We re-visited the area whenever possible and kept it in mind as a probable place for our retirement.

I retired in 1952 after 37 years of active duty in the U.S. Navy. We then settled in our present home where we have lived comfortably for 30 years.

For the first 5 years, we remained under very satisfactory County government; we wished to keep it that way. But a bitter contest among the Cities of Santa Clara County ensued, each City becoming obsessed with a fervor to expand. Monte Sereno was a target of the nearby Town of Los Gatos. We successfully opposed annexation by an election, required of any area with more than 12 registered resident voters. Los Gatos then resorted to the legal scheme of strip annexation, taking slices of land, one after another, each slice containing less than 12 voters. California law permits these "Uninhabited" annexation schemes without elections.

To oppose slicing, Monte Sereno organized the West County Improvement Association, the WCIA. The tension between the WCIA and the Council of Los Gatos, abetted by non-resident landowners and real estate agents, became bitter. The landowners were promised by Los Gatos annexation, intensive development into small lots, apartments and shopping centers with ugly billboards. Most of the residents of Monte Sereno wanted to retain the amenities which had attracted them: large lots, moderate taxes, natural scenic beauty unimpaired by unsightly billboards, an avalanche of traffic to and from shopping centers and higher taxes.

PREFACE (CONTINUED)

Our opposition to the first two slices was taken to court where we lost the lawsuits. We then reluctantly determined that the only effective way to prevent "Uninhabited Annexations" was to incorporate as a City. The City would then take over from the County the political and legal authority to remain as a delightful community.

Despite the scheming and technical lawsuits of Los Gatos and developers to prevent an election for incorporation, the election was finally ordered. Despite the bitter opposition of Los Gatos, the election was won by over 60 percent of the voters. Monte Sereno was incorporated.

I had been elected as the first Chairman of WCIA and then as first Mayor of Monte Sereno. I continued as Mayor for 10 years and then as Budget Director for 10 more years.

We have enjoyed 25 years as a pleasant community with a loyal, prudent, obliging Council and City Staff. The tax rate was successively reduced to the lowest in the County. Details of these events are included in the following text of this book. Humor, human interest and some drama are narrated. Monte Sereno, "Peaceful Mountain," is named for Mount El Sereno overlooking the City from the west. And so we stand for "Peace on Earth, Good Will to Men."

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CHAPTER I

DISCOVERY

Introduction

I was born on 19 November 1897, in Petoskey, Michigan, graduated from the U.S. Naval Academy on 28 June 1917, and served in the old battleship, USS KEARSARGE, in the Atlantic through World War I. Shortly after the War I was assigned to the Staff of Vice Admiral Clarence Williams. En route to that duty, in Washington, D.C., on 11 July 1919, I married Kathryn Harper whom I had courted for over two years. We have been happily married for over 62 years. She is known by friends and relatives as "Kitty."

Soon after our marriage, with no time off for a honeymoon, the ship which carried Admiral Williams and his Staff sailed from Boston to the Pacific. The Admiral's ships were placed in post-war reserve at the Mare Island Navy Yard. Kitty rejoined me in October, 1919. We lived in Vallejo, California for the following nine months.

Quasi-Honeymoon

My duties during that period were the least burdensome and demanding of any in my life. I was off-duty nearly every week-end. Believe it or not, I obtained a lifetime driver's license by mailing a post card application to Sacramento giving my age, height, color of eyes and hair and current address. The license was issued without charge and without examination. Kitty and I, usually accompanied by the Thornhills (he was a USNA Classmate), then went off for week-end trips in a rented drive-it-yourself Model T Ford touring car.

We visited various destinations, north of Vallejo, east of Oakland and south of San Francisco. Our first trip south took us through Saratoga along what is now State Highway 9 to Los Gatos and over a steep, winding, unpaved, dusty highway, now State Highway 17, to Santa Cruz. Passing along Highway 9 from Saratoga to Los Gatos we had a beautiful view of what is now Monte Sereno. It was love at first sight. This occurred November, 1919 (my 22nd birthday).

The tour through the Monte Sereno area became our favorite trip, repeated every three or four weeks. We stopped overnight at Santa Cruz or Monterey or Carmel. On one memorable occasion we spent Saturday night at the fine Hotel La Playa just south of Carmel. Our Sunday breakfast included delicious fresh strawberries with cream so thick it wouldn't pour. We spooned it out of the pitcher.

Garden of Eden

From Highway 9 one has a view to the west of the beautiful slopes of Santa Cruz Mountains, completely covered through all seasons by green foliage. A few houses scattered about show small protuberances peeking through the trees, reminiscent of the chateaus of the Swiss Alps.

Looking eastward at Easter-time we were overwhelmed by the sight of prune and apricot orchards in full bloom. There were thousands of acres with only an occasional rancher's house showing through. Santa Clara County was the world's largest producer, distributor and exporter of dried prunes. That was in 1920. Unfortunately, that supremacy is now all gone. Industry has superseded agriculture. The orchards have been replaced by factories, dense housing and shops. However, Monte Sereno has been spared.

The late Senator Phelan, founder of the culture center of nearby Montalvo, in Saratoga, is quoted as saying, in effect, that when the rest of America discovers the attractions of this area there will be a rush to come and enjoy the amenities.

Interlude

In June, 1920, Admiral Williams was transferred to active battleships based at San Pedro. I went with him. From that time until 1951 I was seldom able to re-visit what is now Monte Sereno. Whenever my ship was at San Francisco I combined a visit to my old KEARSARGE shipmate, Dr. Sullivan, in Santa Cruz, with another admiring look at this area. I was introduced to Moshe Menuhin who lived then on Karl Avenue. Moshe's famous son, Yehudi Menuhin, had a delightful vacation home on the east side of Lexington Reservoir.

CHAPTER II

DECISION

Prelude

In the 30 years from 1920 to 1950 I had my share of adventure, excitement, achievement and tragedy; the last being the terrible casualties and damage to my ship, USS BIRMINGHAM, at the Battle of Leyte Gulf. At the end of World War II I was appointed Director of Naval Intelligence. I had a ringside seat viewing foreign relations during a most interesting period in world history, 1945-1949. Almost overnight the Russian Communists changed from comrades-in-arms to hostile opponents. The Cold War was on, Communists vs. Capitalists. It was a fascinating experience for me.

I became disillusioned with the vacillation and inconsistency of our civilian "statesmen." I had my fill of service close to the higher officials of Washington and wanted no more of that. Kitty and I discussed the possibility of my early retirement.

Pursuant to my request I was detached from Naval Intelligence in October, 1949, and reported for duty as Commander Training Command, Pacific Fleet, with headquarters in San Diego. This was satisfying duty with a useful, worthwhile task and straightforward military relationships up and down. We knew that after two years in this assignment I would be sent elsewhere and I did not relish a return to Washington or another mixture of political and military relations.

So, we firmed our intention to retire. We considered five possible locations: Majorca in the western Mediterranean, Kauai in Hawaii, Gettysburg in southern Pennsylvania, Rancho Santa Fe near San Diego and what is now Monte Sereno near Los Gatos, California. Each had its attractions but four were eliminated in the order noted: Majorca and Kauai because we preferred

the continental United States; Gettysburg because of cold winters; Rancho Santa Fe because it was somewhat arid climate. We always remembered this area for its scenic beauty and for its climate, somewhat tempered by the Pacific Ocean and San Francisco Bay but also far enough inland to avoid persistent fog.

Having decided on the Los Gatos area, now Monte Sereno, we made several week-end trips here to select a lot on which to build. Our choice narrowed to two, one on Lexington Drive and one on Ridgecrest Avenue. We bought the latter, 2.29 acres, on 13 June 1950. We deferred construction of our home here until retirement became imminent. I am embarrassed to report what we paid for our lot. In the 30-odd years that we have owned it the "fair marked value" has increased 50-fold because of inflation and the demand for land in Monte Sereno. Proposition 13 has put a welcome lid on our County real estate tax.

Korean War

On 30 June 1950, less than a month after we bought the land, the U.S. gave military assistance to South Korea in its War with invading Communist North Korea. I abandoned my intention to retire. President Truman and General MacArthur became involved in a bitter dispute. I faced a dilemma. My plans to retire were cold then hot as the War turned hot then cold. MacArthur was dismissed by Truman in April, 1951. In May construction of our new home commenced with Gifford Sobey as architect and Pete Buckner as contractor. Both were excellent.

Armistice

On 10 July 1951, negotiations for an Armistice of the Korean War commenced. The negotiations became humiliating to the U.S. and seemed endless.

Retirement

In October, 1951, I finally decided to retire. My request was granted. I spent two months undergoing detailed physical examinations. I was formally retired on 1 January 1952, with the rank of Vice Admiral after 37 years of active service in the U.S. Navy.

CHAPTER III

SETTLERS

We Move In

Our house was completed, our furniture arrived from Coronado and we moved in on 24 October 1951. The design of the house conformed to our wishes. We found it adequate and comfortable. We have enjoyed living in it for 30 years.

We have beautiful varied views at all angles (azimuths): Santa Cruz Mountains, including Mount El Sereno, to the west; Sierra Azul ridge, including Mount El Sombroso, to the south; Lexington ridge and the lights over San Jose to the east; a close-up view of forestation along our bordering creek to the north. We soon came to enjoy most the middle-distant view of the Santa Cruz Mountains. And so we settled.

Geography

The elevation above sea level of our community varies from about 300 feet on the east to 1,000 feet on the west. Mount El Sereno has an elevation of 2,800 feet. Our house has an elevation of about 550 feet. The soil of our lot is mostly red clay. The soil is good for evergreens, live oak and fir trees in the upper regions and is more fertile for agriculture below us. A few small streams cross Monte Sereno. There are no rivers of any consequence. A once-active earthquake fault is about five miles southwest of Monte Sereno. We are 50 miles south of San Francisco; 12 miles west of San Jose.

Climate

One day after we moved in a heavy downpour struck. It washed out gulleys in our new driveway. We posted the holes to prevent automobile accidents pending repairs. Except for that baptism we have suffered no serious flood damage. The rainy season here lasts, normally,

from October to May. Average annual rainfall is about 28 inches, but this varies from year to year. A comparative drought gives concern because of resulting shortage of hydroelectric power and irrigating water through the 6-month dry season.

The climate is subtropical. We have a few days each summer when the temperature in midday approaches 100°F., but the nights are cool because the air is dry. We never lose sleep because of heat or humidity. Through the dry season it is usually cloudy in the forenoons but clears about 10 A.M. and is fair and sunny the rest of the day.

The low temperature in the winter is usually about 32°F. Every few years it lowers to the 20's with temporary damaging frosts. I have been quite successful with citrus trees and the Mexican varieties of avocado trees. The climate is especially good for deciduous fruit trees including persimmons, all being prolific. "We eat what we can and what we can't we can" (or give to friends).

The Cats

California was, technically, a part of Mexico until 1848. In 1836 rebellious Mexicans sought independence. Russians entered northwestern California. Numerous Americans came, including Sutter in 1839, Fremont and Sloat in 1846 and Kearney in 1847. The last Mexican Governor was ousted in 1845. California became a sort of no man's land or everyman's land. This turmoil was resolved by the Treaty of Guadalupe-Hidalgo terminating the U.S.-Mexican War and ceding California to the U.S. in 1848. California was admitted as a State in the United States in 1850.

In a land grant from Mexico dated 21 May 1840, Jose Hernandez and Sebastian Peralta received 6,600 acres in the western part of what is now Santa Clara County. They were dissatisfied with life in the crowded Mission San Jose and wanted to live in the country. On an exploring expedition towards Mission Santa Cruz they sought a suitable place for a home. Legend relates that they camped one night where Indian trails crossed. They heard mountain lions loudly quarreling. Their Indian guide said there must be water nearby to attract the lions. Sure enough, they discovered water--the San Tomas Aquino Creek near what is now Quito Road. Hernandez

selected that site for his home. He then named his 6,600 acres "La Rinconada de Los Gatos," Spanish for "The Corner of the Cats." Thus the name "Los Gatos" was taken by the village eventually established within the 6,600 acres. (One hundred years later the Hernandez home was the residence of the Raisch family.)

During the first five years that Kitty and I lived in what is now Monte Sereno that area was unincorporated and under the direct government of Santa Clara County. We were near Los Gatos, an incorporated city with a population of about 4,000. We were served by the Los Gatos Post Office and used "Los Gatos" as our mailing address.

Shortly before I retired I went to the Training Command Hobby Shop and cut out a name plate for our Monte Sereno property. It combined thoughts of the Navy, Los Gatos and Inglis with outlines of two pussy-cats, an anchor and words to complete the caption, thus:

Tom	and	Kitty
(cat)	INGLIS	(cat)
	(anchor)	
	Here	

(Translation: "Tom-cat and Kitty-cat Inglis Anchor Here")

Civic Activities

During the five years preceding the incorporation of the City of Monte Sereno we were well satisfied with our government by the County of Santa Clara. We were adequately served by County Sheriff's Deputies, Fire Fighters, Zoning Regulations, Taxes, etc. We were left to enjoy our surroundings and the amenities that we had paid for in purchasing our home.

I was asked to serve in numerous civic activities. I made a number of speeches, mostly patriotic. In two or three I advocated more vocational training in manual trades (as in the Navy), austerity school budgets, etc. I was prominent in Fourth of July and Memorial Day celebrations. I was appointed by the Red Cross: one year as Fund-Raising Co-Chairman, the next year as Chairman, then Chapter Chairman and was for several

years on the County Blood Bank Board of Directors. I became fascinated with orchids, constructed a large greenhouse and at one time had a total of 750 orchid plants and plantlets. I served for a time as the President of the County Orchid Society with exhibitions at the County Fair, in bank lobbies and at our monthly meetings.

My most publicized activity was Chairman of the Lexington Dam Committee. The other members were Colonel Hans Christian Anderson of Saratoga and William Malkason, retired San Francisco auto dealer of Los Gatos. Gifford Sobey served as technical consultant. The Committee was appointed by the Los Gatos Chamber of Commerce in August, 1952, with the approval of the Los Gatos Town Council. Construction of the Dam had been started and was completed in October, 1952. It was an ambitious project of the Santa Clara Valley Water Conservation District.

The Dam crosses Los Gatos Creek 1-1/2 miles upstream, south of the center of Los Gatos. It is constructed of an enormous mass of packed earth, 1,500 feet thick at the bottom, narrowing through a 5-1/2 to 1 slope to 75 feet in width at the top where its length is 1/4 mile. This construction was flexible enough to make it immune from cracking in case of an earthquake from the nearby San Andreas fault.

At the bottom of the Dam there is a large drain-pipe, 50 inches in diameter, with a massive valve operated from above to control the flow of water downstream into sub-surface percolation ponds. At the top of the Dam there is a hardened spillway to release, without damage to the Dam, excess water in case of torrential rainfall. The Dam is close to State Highway 17.

Water is impounded by the Dam in the winter rainy season in a Reservoir extending 2-1/2 miles upstream. When full the Reservoir has a maximum width of 1/2 mile and contains 25,000 acre-feet of water. It is one of 7 Reservoirs in Santa Clara County with total capacity of 144,000 acre-feet. Highway 17 follows the western shore with attractive views of the Reservoir lake and surrounding mountainsides.

The purpose of the Dam and Reservoir is to conserve winter season run-off water from the mountains above for summer irrigation, household and industrial use and to protect Los Gatos, Campbell, San Jose and Central Santa Clara County from flooding.

The 7 Reservoirs are connected from their outlet drain-pipes through small canals to underground percolation ponds in filtering gravelly soil. The SCVWCD tries to keep the water level in the ponds high enough to facilitate pumping water out by farmers for crop irrigation and by the San Jose Water Works for households and industries. The SJWW has a pump and landscaped tank above and south of Monte Sereno to maintain "High-line" pressure. Water supply is augmented by a SJWW Lake in the mountains and, more recently, by water imported from the Sierras and hydroelectric power plants.

During construction of the Dam, from May to October, 1952, public complaints and controversies were aroused and many continued through the following year. My Committee was asked to investigate and evaluate the possible consequences and to recommend action to be taken with respect to:

- (a) Earthquake damage, especially to vulnerable Los Gatos.
- (b) Mosquito Control.
- (c) Air and water pollution from decaying trees, shrubs and other vegetation killed by flooding the Reservoir.
- (d) Unsightly stumps at low water levels from dead trees.
- (e) Possible use of the Reservoir for boating, fishing, swimming, picnicking and other recreation.
- (f) Zoning for land use including commercial concessions to rent and launch boats, picnic facilities, etc.
- (g) Necessary re-routing of County Roads and State Highway 17.

From August, 1952, to November, 1953, my Committee met, both informally and at formal public hearings, with countless individuals, special interest groups, engineers, County Supervisors, District Directors and City Councils. Our investigation was exhaustive (and at times exhausting). Colonel Anderson resigned because of failing health in February, 1953. He was succeeded by Owen L. Winston of Saratoga. We submitted numerous informal reports and 7 formal reports. In brief summary here are our recommendations on the topics listed in the preceding paragraph:

(a) We reviewed the reports of California State, County, District and City Engineers and inspected the Dam. We were convinced that its protection against earthquake damage was adequate and recommended that no action be taken.

(b) There was no evidence of a mosquito plague. We recommended that no action be taken.

(c) There was a great popular demand that vegetation be cleared from the Reservoir basin. We concurred. The District cleared most of the vegetation in the summers of 1952 and 1953 and cleared the few remnants the following summer.

(d) Tree stumps were cut off to the low water level.

(e) There was a great deal of controversy over various types of recreation in and about the Reservoir. Our Committee concurred with residents of the area that recreation be limited to fishing and boating without outboard motors and that adequate provision be made for safety and for launching boats from the steep slopes at varying water levels. We were overruled by the County Supervisors after prolonged contentious debate. However, the topography of the banks resulted finally in nothing of consequence being done.

(f) Our Committee approved Zoning the area as A2H "rural agricultural." We opposed commercial concessions which, like recreation, were eliminated by topography despite approval by the County Supervisors.

(g) Our Committee "favored a scenic drive completely around the Reservoir site and favored improving egress and ingress to the area from State Highway 17 for the benefit of the residents as well as the general public. However, financial and engineering realities will probably require postponement for a number of years." (Quoted from 6th Report of 15 September 1953.)

While controversy and debate about the Dam was most heated I repeated to a small and tolerant audience in the barber shop this doggerel ditty:

I went to the Dam to fetch some Dam water;
I asked the Dam-Keeper if I might have some Dam water;
The Dam-Keeper said, No, you can't have any Dam water;
So I said to the damned Keeper, then keep your damned
water.

Monte Sereno didn't get water directly from the Dam
but it was, and is, delivered to us under good pressure
by the San Jose Water Works Company. The water is
excellent.

Our Committee ended its work and was dissolved with
a "Well Done" by the Chamber of Commerce on 13 November
1953.

My files contain 50 newspaper clippings concerning
our Lexington Dam Committee's activities. A number of
other clippings refer to my other civic tasks. It
relieved by conscience in receiving Navy retired pay
(earned from 37 years of active service) by contributing
without financial compensation to a number of civic
activities. In retrospect I believe that the attention
of the public to these tasks had some influence on my
selection and election as a "Founding Father" of Monte
Sereno.

CHAPTER IV

WORRIES

Cities Contest for Power

In December, 1953, just a month after completion of my work on Lexington Dam, the people in what is now Monte Sereno became innocent prey in an emerging intra-county power conflict among the Cities of Santa Clara County. They engaged in extreme measures to annex and develop more and more territory. State law permitted two modes of annexation: "Inhabited" and "Uninhabited." The former required a favorable majority vote of the residents of the proposed annexation area; the latter could be annexed without a vote if the area contained fewer than 12 registered voters and if the owners of more than 50% of the assessed value of the land desired it to be annexed.

In common practice very few "Inhabited" annexations were completed. The "Uninhabited" annexations often were subjected to absurd configuration or gerrymandering typically a long narrow strip of County road connecting the City to a large undeveloped area at the far end of the strip. This resulted in confusion over which agency had police and fire-fighting authority, etc. Rivalry between two or more Cities for the land owners' favor was often severe, each City promising successively more and more re-zoning to increase the value of the land.

Mayor Starbird of San Jose explained the objectives of the annexing City as follows:

"San Jose's interest focused on large, flat, uninhabited areas appropriate for tract subdivision and industrial purposes...All cities were faced with rising costs and to grow and prosper they had to expand; that having found themselves encircled by uninhabited, unincorporated areas they had to break out of this encirclement...that San Jose assisted subdividers with financing and engineering which was eventually paid back by the subdivider... and that the City received State subventions (gas tax refunds, etc.) which made it doubly advantageous to increase its population and its area."

Monte Sereno A Target of Aggression

In December, 1953, Los Gatos applied to the State Public Utilities Commission to increase the water consumption rates outside of Los Gatos and reduce the rates inside the City. This was an obvious attempt to induce the residents outside into annexation. The outrageous idea may have been stimulated by completion of the Lexington Dam a year before. Now there was more water available from that nearby source. The Los Gatos proposal failed to get the approval of the PUC.

In 1955 it became apparent that Los Gatos was attempting another political power play by trying to require those outside the City to annex in order to get a sewer connection. We all paid a tax to Sanitation District 4 and were entitled to a sewer connection subject, of course, to an additional charge for sewer lines in our respective small areas.

Los Gatos is at a lower elevation than its surroundings and, physically, sewage must drain underground through the Town. In many sub-areas, such as ours, the clay soil is not suitable for septic tank drainage unless a house is built on a lot of one acre or more for extra-long drain lines. Lots on Bancroft and lower Ridgecrest Avenues had septic tank failures. This was noted by the County Health Officer as a health hazard. The residents applied to District 4 for sewer connections. Los Gatos was involved and demanded annexation. The residents refused to annex in order to secure their just and legal rights. Seemingly endless arguments and debates ensued.

On 22 October 1956, at a public hearing before the Los Gatos Town Council the issue was debated at length. Steve Goodman, Manager-Engineer of District 4, with Francis Adams and Mrs. William Coughlan of Bancroft Avenue spoke eloquently and forcefully for sewer connections without annexation. Goodman agreed that the District would pay Los Gatos, as necessary, to enlarge the Town's sewer lines. Town Councilmen, Stoops and Thompson, were favorably impressed. The Council voted to continue the hearing to a later date.

The issue was not settled until June, 1957, when Monte Sereno had just been incorporated and as Mayor I became ex-officio a District Trustee. With some political standing and influence I emphatically insisted, successfully, that the sewers be connected. By that time Bancroft and Ridgecrest were a part of the City of Monte Sereno and annexation to Los Gatos was out of the question.

Annexations

In May, 1954, Karl Baldwin, Los Gatos Town Manager, proposed that a large area be annexed. A detailed study of the area was made and on 7 July 1954, the Town Council initiated an ambitious Inhabited annexation labeled "Area B." The area was 4.7 square miles, three times the size of Los Gatos, with a population of 7,200 compared to 5,000 in Los Gatos. It included much of what is now Monte Sereno. On 12 July 1954, many protests against the annexation were filed and "Area B" annexation was abandoned.

On 19 November 1954, an Inhabited annexation labeled "El Gato" was initiated by the Los Gatos Town Council. It was smaller than "Area B" covering 2 square miles with a population of 5,500. Most of "El Gato" was east of Los Gatos but a strip was included along the west side of Viewfield Avenue.

Warning Committees

We were concerned about this eventuality and the next day, 20 November 1954, we formed the "West of Los Gatos Protective Committee" as a watchdog to spread alarm if necessary. The Committee was composed of:

Members	Sub-Area
Mrs. P. M. Armitage	Withey Road
VAdm. T. B. Inglis	Ridgecrest
R. K. Hodsdon	Greenwood
F. C. Moody	Lexington
VAdm. C. A. Lockwood	Daves
Mrs. Henry Frank	Political Advisor

Committee members were to report potentially unfavorable developments such as:

- (a) Uninhabited annexations
- (b) Variances in zoning regulations
- (c) Subdivisions to less than 1 acre lots
- (d) Business establishments
- (e) Rest homes
- (f) Billboards
- (g) Unsightly or dangerous structures
- (h) Fire or health hazards

In case of such developments the Committee would decide whether to enlarge its membership, increase the area and organize opposition.

A committee to campaign in favor of "El Gato" was organized with Ed. Moore, the Buick dealer and Vice President of the Los Gatos Chamber of Commerce as Chairman. His duty: to canvas all households and seek favorable petitions. On 11 January 1955, the "El Gato Rural League Against Annexations" was formed with Dr. William E. Weston of Blossom Hill Manor as Chairman. Heated debates and active campaigns by the two opposing Committees continued. Our Protective Committee was attentive to these campaigns and, of course, favored the Rural League. Eventually the Los Gatos Council abandoned the "El Gato" annexation, presumably because of lack of the signatures of 25% of the residents needed to call for an election.

Los Gatos and San Jose became competitors in a conflict to annex unincorporated territory near both cities. Candidates for election to the Los Gatos Town Council were questioned about the annexation issue at a public meeting on 20 March 1956. All five candidates indicated that they were in favor of expanding Los Gatos. There were differing views among them as to whether Inhabited or Uninhabited procedure was ethical. Our Protective Committee was alarmed by the probability that Los Gatos would attempt to force us into the Town by successive "Uninhabited" slices. We immediately enlarged the Committee and the area of interest and re-named it as the "Temporary Emergency Committee for Organizing the West County Improvement Association." This temporary Committee included the following:

Members	Sub-Area
Margery and Percy Armitage	Hernandez and Withey Roads
Kathleen and Howard Brooks	L.G. - Saratoga Road
R. D. Daugherty	Bellecourt
Alvin Hightower	Daves Avenue
Roger K. Hodsdon	Greenwood
Thos. B. Inglis	Ridgecrest
David G. Lingle	Park Drive
Charles and Phyllis Lockwood	Daves Avenue
Loyola and F. C. Moody	Lexington Drive
Ivan G. Ross	Daves Avenue
C. Vernon Snider	Hume Drive
Charles and Nora Styer	Lexington Drive

The Committee immediately had a Bulletin printed and distributed to all residents of the area between Los Gatos and Saratoga. The Bulletin is printed without abridgment in Appendix A. In summary it outlined the reasons for remaining independent of Los Gatos city government and asked for approval or disapproval of the formation of a large and effective organization to defend our area from annexation. The response to the Bulletin is reported in the next chapter.

CHAPTER V

DEFENSE

West County Improvement Association (WCIA)

On 23 March 1956, the Emergency Committee met at my house. I continued to serve as Temporary Chairman. Detailed arrangements were started to present the issue to prospective members of the West County Improvement Association, hereafter referred to as the WCIA. More Committee meetings were held on 10 April, 17 April and 24 April, 1956.

We drew a map showing the proposed WCIA area, between Los Gatos and Saratoga, divided into 15 sub-areas. We recruited a "Captain" of each sub-area and a "Lieutenant" to assist each Captain. Shortly thereafter we revised the map, reduced the number of sub-areas from 15 to 8, each with approximately equal population. Refer to Plate C. This arrangement is tabulated below:

<u>Sub-Area</u>	<u>Principal Street</u>	<u>Captain</u>
A	Fruitvale Avenue	C. W. Young
B	Quito Road	H. S. Hauck
C	Karl Avenue	L. E. Pennington
D	Daves Avenue	C. W. Styer
E	Ridgecrest Avenue	R. E. Powell
F	Bainter Road	Bruce Stern
G	Glen Una Drive	R. D. Daugherty
H	Horseshoe Drive	L. F. Weisler

A "Greenbelt" around the Rinconada Golf Course had been prescribed by the County, presumably to prevent its annexation. This Greenbelt was omitted from our WCIA area.

The Captains and Lieutenants did a thorough job of canvassing their respective sub-areas. Immediately after the 24 April meeting I made the following public statement: "The results speak for themselves and show a majority of landslide proportions in favor of forming a neighborhood association to preserve the residential

nature here and to have a controlling voice in our own manner of living. The response was 10 to 1 in favor of the association, with well over 60% in each sub-area. We entered only those districts into which we were invited, omitting small districts in the vicinity of Ravenswood, Bruce and Walnut Streets." Admiral Lockwood, our publicity director, made more eloquent statements.

Association dues of \$1.00 per household were readily paid. The Committee called a General Meeting of all dues-paying residents at Daves Avenue School at 8:00 P.M. on 4 May 1956. A detailed agenda for the Meeting was prepared, all issues to be decided by majority vote of those attending. The agenda included:

- (a) Whether to organize
- (b) Election of officers
- (c) Policies, programs and methods
- (d) Purpose of the organization, especially to maintain the rural residential nature of our area and to defend it against aggressive annexation.

WCIA Organized

The first General Meeting at Daves Avenue School on 4 May 1956, was attended by a "full house" of 250. Formal organization of WCIA was approved by unanimous vote. The following officers were nominated and unanimously elected:

President	Thomas B. Inglis
Vice-President	Victor Burke
Secretary	Mrs. R. D. Daugherty
Treasurer	G. A. Atwood
Directors:	
Area A	C. W. Young
Area B	H. S. Hauck
Area C	L. E. Pennington
Area D	C. W. Styer
Area E	R. E. Powell
Area F	Bruce Stern
Area G	R. D. Daugherty
Area H	L. F. Weisler

An Alternate for each Director, as listed in Appendix A, was elected. The boundaries of WCIA were approved; refer to Plate C.

The purposes of WCIA were: to maintain the rural residential character, to oppose annexation, to remain under County government as long as practicable and to oppose any change in zoning regulations. No business establishment and no billboards were all agreed to with no controversy. Friendly relations with neighboring communities were favored.

The next General Meeting was called for at Louise Van Meter School at 8:00 P.M. on 6 June 1956. For further details refer to WCIA Bulletin No. 1, reprinted in full in Appendix A.

Good Will

At 9:30 A.M. on 18 May 1956, Admiral Styer and I called on Mayor Starbird of San Jose. After the usual amenities I described the WCIA, its area, our objectives and other details. I said I thought it desirable for all concerned, as well as a matter of common courtesy, to reach agreements on the boundaries of "spheres of influence" of the several communities. Mayor Starbird was courteous and described the views of San Jose as summarized in the previous Chapter. He stated that if we wished to remain as we were, without sidewalks, street lighting, public recreation facilities, etc., then by all means incorporate as an exclusively residential city like Los Altos Hills.

At 4:00 P.M. that same day we called on San Jose City Manager Hamman. His views were much the same as Mayor Starbird's. He said that San Jose would abide by the wishes of residents within spheres of influence. He, too, advised us to incorporate as a residential city with no commercial, industrial or multiple-family zones.

At 9:30 A.M. on 21 May 1956, we met with Dr. O'Neill, Chairman of the Saratoga Citizens' Committee on Incorporation. The discussion was friendly and frank but not decisive. Their plans to incorporate were urgent, to stop San Jose's strip annexations, but they were having difficulties in determining boundary lines and other conditions. The Doctor said that their main objective was to maintain Saratoga "as is" but he could not commit future Councils to that objective.

At 2:30 P.M. on 21 May 1956, we called on Sam Della Maggiore, Chairman of the County Board of Supervisors. We said we were happy with County government and wished to remain thereunder as long as practicable. We asked that WCIA area be kept out of Saratoga. He replied that he would leave out the fringes where those therein wanted to be left out and shrink the perimeter to boundaries where those inside wanted to be left in.

At 9:30 A.M. on 22 May 1956, Admiral Styers and I called on Mayor Merrill and City Manager Baldwin of Los Gatos. We expressed a desire to live in peace and friendship with our neighbors including Los Gatos. Mayor Merrill said that he agreed with us in keeping the residential nature of our area and keeping roads free of commercialization. He advised against incorporating ourselves as it would be simpler and easier just to annex into Los Gatos. He was ambiguous about a Daves Avenue strip; that they would not encroach unless the people wanted it; but Los Gatos might want the strip to stop San Jose. This was of prime importance to Los Gatos.

These interviews were friendly, courteous and frank.

Challenged

On 6 June 1956, the scheduled General Meeting of WCIA was held at Louise Van Meter School. Ninety-six members were present. A progress report was made, by-laws of the organization were approved and a plan to protect our area and our purposes was unanimously and enthusiastically endorsed. Here are excerpts from my statement of 7 June 1956, published in the Los Gatos and San Jose newspapers:

"The most dismaying threat is Los Gatos' proposed Annexation Northwest No. 1. 'Gerrymandering' is defined as 'dividing in an unnatural and unfair way.' If ever there was an outrageous example of attempted gerrymandering we have it in Northwest No. 1. The zigzagging finger which Los Gatos has extended to touch Daves Avenue is contained in a petition for annexation filed on 15 May. We have learned that the promoters of this scheme have resorted to methods that I believe will be condemned by most Americans with a sense of fairness and a proper regard for the duties and privileges of American citizens.

"On 15 May, the proposal to annex was filed with the Boundaries Commission. At that time there were 14 or more registered voters in the annexation area which would have disqualified it as an Uninhabited annexation...Between 15 May and 21 May, the records of the Registrar of Voters show that 8 residents asked that their names be scratched from the record of voters. They had sold out for a mess of pottage. They have sacrificed their right to vote in the important national and general election in November. They were organized to give up their right and patriotic duty by someone. I think I know who!

"Anyone who tampers with the right and duty of another's vote is tampering with an American principle for which our founding fathers pledged their lives, their fortunes and their sacred honor.

"The annexation will come before the Los Gatos Town Council on 2 July. I feel the honorable Councilmen will not be a party to this scheming maneuver which smells to high heaven. Therefore, I expect them to disapprove the petition and earn the respect of every right-minded citizen.

"Los Gatos would have a springboard for further annexations if Northwest No. 1 goes through. We are surrounded by cities with ambitions to expand. We have not organized any too soon...Our strategy requires unity and continued interest.

"The primary and most immediate threat is from Saratoga incorporating. Saratogans have filed their proposal with petitions from 25% of the property owners...The matter will come up for public hearing at which time it must be decided which areas are to be in Saratoga and which are to be out. This is a major threat to almost half of our entire WCIA area. As long as the proposed City of Saratoga is pending the WCIA area is protected from that direction, except by eventual encroachment of Saratoga.

"The crux of our strategy is a referendum measure to appear on next November's ballot which will allow the organization of a borough within a County. Such a borough can reserve for itself whatever powers it wishes and can assign to the County government all other powers. Thus, under a borough system, the WCIA could reserve zoning to single dwellings on acre lots and would be impervious to annexation by any city.

All you would need would be a Borough Planning Commission. Taxes would be needed only for a little clerical work from time to time.

"The members at last night's General Meeting unanimously and enthusiastically approved a 'holding action' pending passage of the Borough Amendment. The WCIA Board of Directors was authorized to file a Notice of Intention to Incorporate as a City in case any WCIA area is threatened. This action would protect the WCIA area for 50 days. We would immediately call a General Meeting if such intention was filed. We would then and there probably request authority of the members to file a petition by 25% of our registered voters. This would protect us indefinitely. We could then coast along until the borough question is settled. If the November vote defeats the borough system we would ask the members to decide either to incorporate or give up the fowling piece.

"I hail this event as a milestone of progress. I feel wonderful. I suggest we name our town 'Monte Mira', Spanish for 'Look to the Mountain'."

On 7 June 1956, I wrote to each Los Gatos Councilman suggesting that they would not care to be a party to the mass de-registration of voters in Northwest No. 1. I received no satisfactory reply to my letters. The WCIA was alerted to further necessary action.

CHAPTER VI

COUNTER-OFFENSIVE

Northwest No. 1

On 4 May 1956, a letter from Gene Rugani, Florence Hernstedt and E. W. Hernstedt proposing annexation of Northwest No. 1 to Los Gatos was filed with the County Boundary Commission. Gene Rugani and Florence Hernstedt were then resident registered voters.

Between 15 and 19 May, eight registered voters, including Rugani and Hernstedt, of the proposed Northwest No. 1 cancelled their registration by letters delivered to the Registrar of Voters by Karl Baldwin, Town Manager of Los Gatos. This reduced the number of voters from 20 to 12, still too many to qualify the area as Uninhabited. However, 2 of these 12 (the Morgensens) lived in a house inside of Northwest No. 1. Their lot reached outside, by a private driveway, to San Benito Avenue in Los Gatos. An argument later ensued as to whether these two should be considered as in or out of the annexation area.

The Boundary Commission reported favorably on the boundaries. On 21 May, a petition for annexation was filed with the Town of Los Gatos. On that same date the Town Council adopted a Resolution setting 2 July 1956 for a public hearing on the annexation. The petition was signed by Gene Rugani and 5 other de-registered residents.

On 6 June, the WCIA was alerted to Northwest No. 1 at a General Meeting and authorized action as reported in Chapter V. Our protests to the Los Gatos Council were not favorably received.

Dr. and Mrs. Herbert Sanders were residents of Northwest No. 1. On 28 June 1956, they filed a Complaint with the County Superior Court. J. E. Bean, an attorney living near Northwest No. 1, acting on

behalf of the Sanders, other residents and the WCIA-- and charging no fee--drafted the Complaint which charged, among other deviations, gerrymandering of the boundaries and a "Sham and a Scheme" in reducing the number of registered voters.

The Court issued a Temporary Injunction prohibiting Los Gatos from proceeding with the annexation, at least until the Court's decision was recorded. The trial date was set at 6 July 1956. The Los Gatos Council repeatedly deferred from 2 July the date of their public hearing.

Subpoenas to appear before the Court were served, face to face, by our Alternate Director, Hal Statler, and me on each Los Gatos Councilman; the Town Manager; Town Clerk, Beverly Blatnick and the Town Counsel, J. Rainey Hancock. This was not a friendly task for Hal or me.

I was present at the trial. I thought our Attorney Bean made an excellent case with persuasive arguments concerning too many registered voters, gerrymandering and a "Sham and a Scheme." I would call the last charge "Conspiracy" of Baldwin and Rugani. Attorney Hancock used legal technicalities in rebuttal which I thought were not convincing.

On 20 July, Judge Del Mutolo issued an informal statement of his decision to dismiss the Injunction. The Judge cited legal technicalities concerning the Magnesens' place of residence which I consider unfair and unreasonable as the Magnesens really lived inside Northwest No. 1. An extrapolation of the Judge's reasoning would indicate that a resident with a mailing address of a P.O. Box would not be considered a resident. The Judge, again citing legal technicalities, concurred with Attorney Hancock that there had been no "Sham and Scheme." I also considered that decision unreasonable. The Judge shrugged off the charge of gerrymandering as having no legal basis.

On 23 July, the Los Gatos Council re-opened its public hearing. The Sanders filed a formal protest. This was overruled by the Council. They maintained that protests from 50% of the property owners would

be necessary to stop the annexation. On 31 July, the Council introduced Ordinance No. 403 which they adopted on 6 August. Mayor Merrill apologized for the irregularities. The Sanders considered an Appeal to a higher Court but dropped the issue.

Northwest No. 1 became a part of Los Gatos. The WCIA--and Monte Sereno--lost 55 acres.

Saratoga

Debate on the incorporation of Saratoga commenced in 1954. For more than a year the debate was desultory. Early in 1956 the competition for annexations among existing cities in Santa Clara County became keen. On 16 February 1956, two proponents filed with the County Boundary Commission a petition to approve the boundaries of the proposed City of Saratoga. This filing protected the Saratoga area from annexations for 50 days.

Within the 50 days it was necessary to file with the County Board of Supervisors petitions to incorporate 25% of the resident voters and 25% of the land owners. The deadline date of 10 April 1956 was barely met. The Supervisors then set 23 July 1956 for a public hearing on the petitions to incorporate.

The Saratoga proposal to incorporate and the Los Gatos move to annex Northwest No. 1 stimulated the formation of the WCIA, effective on 4 May 1956. Forty percent of our WCIA area overlapped a substantial portion of the proposed Saratoga area. The overlap consisted of all WCIA area which was north of Highway 9 and west of Quito Road. The residents of the overlap approved of WCIA in preference to Saratoga by a large majority. The WCIA Directors from the overlap sub-areas urged us to oppose the incorporation, which we did.

Saratoga had several commercial zones. We thought that might lead eventually to more commercial development. We in WCIA wanted to remain under County government with no increase in taxes. We pinned our hopes on the proposed Borough Amendment to protect us from annexations. The Saratoga pro-incorporationists had little faith in the Borough Amendment and sensed immediate need for firm protection by incorporation.

There was not unity of opinion either within Saratoga or within WCIA. All favored maintaining rural residential amenities. The controversial issue was how to assure that objective. Two committees were active in Saratoga: the Citizens' Committee for Incorporation with Dr. O'Neill as Chairman and the Protective Committee (anti-incorporation) with Col. Fred Buechner as Chairman. Within WCIA there were differing opinions as to the degree of importance of the Borough System.

We in WCIA thought that there was a good chance that the Saratoga area would be reduced by the County Board of Supervisors or eliminated by the subsequent election. Either eventuality would wipe out the overlap. The public statements from each Committee were increasingly acrimonious. On 28 June 1956, Burton Brazil, later the Mayor of Saratoga, gave a long statement to the press attacking WCIA and including unpleasant and uncalled-for sarcastic remarks about Inglis. Burt Brazil and I later became warm friends, constructive in matters of common interest.

As scheduled, the Board of Supervisors held a public hearing on the Saratoga boundaries on 23 July 1956. The Supervisors' chamber was crowded with nearly 200 in the audience, many without seats lining the walls. Emphatic arguments for and against excluding fringe sub-areas were expressed. Dr. O'Neill and Faber Johnston, attorney for the incorporationists, made strong pleas to maintain the entire area. Among those who spoke for exclusion were the following WCIA officials: Vice President Victor Burke, Director H.S. Hauck and Director C. W. Young.

After all had been heard, Supervisor Walter Gaspar from our District explained that the purpose of the meeting was to fix the boundaries, not to determine whether to incorporate. That would be left to the voters. He moved that the boundaries be approved without exclusions. His motion was carried unanimously by the five Supervisors. Election date was set for 25 September 1956.

More controversy ensued. Vigorous efforts were made by all concerned to advance their cause and get voters to the polls. Seventy-five percent of the voters responded, about three times the turn-out for a routine election. Incorporation carried by a very narrow margin: 53% for and 47% against incorporation. Three precincts in the overlap voted against incorporation; 3 were for it. There were 14 candidates for the Council. The 5 with highest votes were elected. They were Brazil, Rosasco, Williams, Jepsen and Langwill. Langwill had campaigned against incorporation.

The narrow margin very nearly confirmed my guess that including all the fringe area exclusionists risked defeat.

And so WCIA lost the Saratoga overlap which, with Northwest No. 1, reduced our area by about 50%.

Monte Sereno - A Name for the City

As previously related the WCIA membership, at the General Meeting on 6 June 1956, authorized the Board of Directors to file for the incorporation of Monte Sereno as a "holding action" pending passage or rejection in the November election of the Borough Amendment to the California State Constitution. Filing was postponed for a time lest the 50 days of protection from annexations would expire before the Amendment became effective. WCIA Bulletin No. 2, reprinted in full in Appendix A, was mailed about 1 July 1956 to all 1,513 residents. We enclosed a questionnaire ballot pre-paid post card asking for a response as to what the resident wanted to do. A copy of the post card is included in Appendix A.

By 23 July 1956, the deadline, we received 400 replies with votes on the various possible courses of action as follows:

<u>Item</u>	<u>Yes</u>	<u>No</u>	<u>Proportion</u>
Borough Plan	340	34	10 to 1
"Holding Action"	285	55	5 to 1
Incorporate Now	150	134	1.1 to 1
Annex to Los Gatos	30	306	1 to 10

Effective 5 September 1956, we lost Northwest No. 1 to Los Gatos making it a springboard for further incursions into WCIA. The County Board of Supervisors approved the boundaries of Saratoga on 23 July 1956 and set 25 September 1956 as election date. These two events made it necessary for us to file petitions for incorporation with a 50 day holding period. The WCIA Board of Directors concurred. Hal Statler and I filed a Notice of Intention to Incorporate on 28 August for the Commission's consideration on 4 September 1956 and a Notice of Intention with the County Board of Supervisors on 4 September 1956.

Our proposed City area, included in our original Notices, was bounded on the east by Los Gatos' Northwest No. 1 and on the west by Saratoga at Quito Road. These boundaries were retained. On the north we proposed Pollard Road and on the south Overlook Drive. We eventually receded somewhat from these north and south boundaries.

We reported our action to "repel boarders" to a General Meeting of WCIA at University Avenue School on that significant date, September 4, 1956. It was the most important of all WCIA General Meetings. We had a large and aroused audience. I gave a full presentation of recent eventualities, of our reasoning for proposed action and of anticipated problems. For further details refer to a complete statement reprinted in full in Appendix B. I concluded my talk with the adage, "No child is born without labor and pain." The Directors' recommendations were unanimously and enthusiastically approved by a standing ovation with rousing cheers.

Before the Meeting I had referred to a committee of three ladies, Mrs. Lockwood, Chairperson, a number of suggestions for a name for the new City. The committee recommended any one of three names with "Monte Sereno," meaning "Peaceful Mountain," heading the list. The Directors approved that name and the membership agreed at the 4 September Meeting. The name is derived from prominent Mount El Sereno which is immediately above the City. El Sereno has two Spanish meanings: (a) Peaceful Man and (b) Peace Officer, the latter being a City night watchman who patrols the streets chanting, "Two o'clock and all's well."

We also retained Sam Anderson as our Attorney. He lived in Cupertino; had his office in Saratoga and was experienced in municipal law, being the Cupertino City Counsel and the Cupertino Sanitary District Counsel. His services were excellent. We were fortunate to have him through pre-election lawsuits and later as our Monte Sereno City Counsel.

At the 4 September Meeting we also got approval to canvass the residents for signatures to a petition to incorporate. The Directors and assistants did a thorough job. We submitted to the County Board of Supervisors almost double the required 25% of registered voters and the owners of 25% of the land value.

At the time of the Meeting I consulted our State Assemblyman, Bruce Allen. He said that passage of the Borough Amendment was unlikely. Even if approved, the language would not protect a borough from annexations. He recommended that we go ahead with an incorporation effort without reservations. After discussion with the Directors and with the members we accepted the advice of Bruce Allen. His advice was good. The Borough Amendment was defeated in the November election. So ended the "holding action."

Wedgewood No. 1

We suffered a third frustrating experience, again through legal technicalities, with Wedgewood No. 1. Hal Statler and I filed with the Boundary Commission our Notice of Intention to Incorporate the City of Monte Sereno at 3:15 P.M. on 28 August 1956. At 4:30 P.M. on that same date a petition signed by James Wayne acting for Harold Easterbrook was filed with the Boundary Commission asking for annexation of Wedgewood No. 1 to Los Gatos. Neither Wayne nor Easterbrook was a resident. Easterbrook was a property owner. Both were commercial developers. Wedgewood was an area of 400 acres overlapping across the north portion of our proposed City.

Both descriptions were scheduled for public hearings before the Boundary Commission on 4 September. But Los Gatos "jumped the gun" on us. At an unpublicized meeting at 10:30 P.M. on 29 August the Town Council initiated proceedings with a Resolution to annex Wedgewood No. 1 without waiting for the report of the Boundary Commission. Procedure for incorporation took longer than for annexation.

At 9:30 A.M. on 4 September, we filed our Notice of Intention to Incorporate with the Clerk of the Board of Supervisors. The deadline for filing petitions of 25% of our voters was 24 October, 50 days from 4 September. We then appeared before the Board of Supervisors. Sam Anderson and I asked the Board to nullify the Los Gatos Resolution to annex Wedgewood because of the irregularities of their procedure and because Wedgewood overlapped Monte Sereno which had filed first with the Boundary Commission. An argument about legal technicalities ensued. The Board took no action pending report from the Boundary Commission.

On the afternoon of that same date the Boundary Commission held public hearings. They reported errors in the long legal descriptions of both Monte Sereno and Wedgewood No. 1. Sam Anderson and I urgently entreated the Commission to approve our boundaries subject to correction. We said that any delay would reduce the 50 day period in which we must obtain 25% petition signatures. The Commission split. Supervisor Della Maggiore agreed with us. County Engineer Leonard Bushnell and County Planner Belser disagreed because it would establish an undesired precedent. Both Notices were held over until the Commission next met on 17 September to pass on corrected descriptions. As previously related the WCIA Meeting that night was informed of the day's events.

Corrected descriptions were filed with the Boundary Commission. The Civil Engineer who submitted maps and legal descriptions of our area was Leo Ruth. The WCIA had received \$4,000 from generous contributors, in addition to membership fees, to pay our Engineer, our Attorney and incidental expenses. George Atwood, a fine, competent, elderly gentleman served as Treasurer without compensation.

At their meeting on 17 September 1956, the Boundary Commission found both descriptions correct. We then commenced circulating petitions to incorporate. On 24 September, the Los Gatos Council published their Resolution to annex Wedgewood No. 1. By 18 October, we had accumulated nearly twice the required 25% of petitions. We filed the petitions with our Application to Incorporate with the Board of Supervisors.

On 22 October, we filed a lawsuit with the County Superior Court to require Los Gatos to abandon Wedgewood No. 1. On that same date Judge Jacka ordered the Los Gatos defendants to appear in Court on 7 November. The next four months were filled with mechanisms, manipulation, maneuvers, negotiations, time consuming legal actions, mediation and, finally, arbitration. All confusing and complicated.

Judge Jacka's action postponed the public hearing of Los Gatos on Wedgewood No. 1 until 13 November. Later legal steps further postponed any positive action on that annexation.

On 22 October, the Clerk reported orally to the Board of Supervisors that our petitions were valid and the boundary description was correct. The Board referred our petitions to the Assessor's Office for verification. On 5 November, the Assessor's Office and the Registrar of Voters reported to the Board that assessed values, signatures and registered voters were sufficient. Informally the Assessor's Office told me that 51% of the property owners owning 45% of the land had signed petitions. That same date the Board of Supervisors declared that our Application was valid.

Northwest No. 2

Our fourth plaguing experience started on 30 October 1956 when James Wayne, the non-resident realtor, filed a proposal with the Boundary Commission and with Los Gatos to annex Northwest No. 2 to Los Gatos. This area started at Northwest No. 1 and extended westward and northward, gerrymandering to include, so far as practicable, land without registered voters and to

exclude where practicable land with voters. It included nearly 200 acres and was presumed to be "Uninhabited." We later counted 13 voters. Los Gatos claimed that 2 were just outside of the annex.

Northwest No. 2 split through the middle of Monte Sereno and, if consummated, would defeat the incorporation of our City. It was initiated with the obvious connivance of Town Clerk Beverly Blatnick, Town Attorney Rainey Hancock and, presumably, Mayor Merrill as they refused to make any comment.

I was dismayed, distressed, depressed, disgusted and disapproved of the proposal. Here are excerpts from my statements published at the time in local newspapers:

2 November 1956, "Well I'll be d d. What's he trying to do. This means more litigation. I have referred it to our Attorney." At the WCIA meeting that night, "This annexation would be fatal to our planned City but there is only a remote chance of that as we have already filed our incorporation petition and no annexation procedure can be started."

9 November 1956, Headline: "Inglis Attacks Los Gatos." My letter to the Editor: "...highly dubious legalitics which the Council has resorted to in all three attempted annexations to circumvent the plain intent of residents to decide their own fate in an honest election..."

"I suggest that the taxpayers of Los Gatos demand that their Council cease their legal gymnastics which bring about lawsuits for which the taxpayers foot the bill...May I also suggest that Monte Sereno will have no shopping centers within its boundaries to compete with our friends, the Los Gatos businessmen.

"The Town Attorney is quoted as saying that the annexation is to protect people who wish to come into Los Gatos. Most of the area is owned by a Milbrae syndicate none of whom has indicated the slightest intention of taking up residence in Los Gatos. The petition is signed for S.S. Parker, address Dallas, Texas. That property is being sold for subdivision by James Wayne, exclusive agent and non-resident.

Nieland and McVay of San Francisco also wish to sell their land for subdivision. Two families are definitely opposed to annexation. One, H.H. Parker (no relation), has been repeatedly but unsuccessfully urged by Wayne and Town officials to go in. These then are the people who wish to come into Los Gatos championed by that knight in shining armor, J. Rainey Hancock and his faithful squire, Colonel Merrill.

"This annexation, followed by others would cut us to bits, destroy our unity and force us piecemeal into Los Gatos, lock, stock and taxroll; in short to divide and conquer us.

"Our opponents, the out-of-town subdividers, realtors who stand to benefit financially through large commissions and the empire-building Town Council of Los Gatos are now causing anti-Monte Sereno petitions to be circulated. Don't sign these petitions. To do so is to sign away your right to vote on a vital issue; to submit to high taxes and political serfdom under an arrogant and hostile Town Council and to sign away your present way of life and to destroy the natural scenic beauty of your surroundings."

The Boundary Commission met on 5 November 1956 and reported the boundary description of Northwest No. 2 correct. They also reported that the annexation overlapped the boundaries of proposed Monte Sereno. Accordingly, they instructed Los Gatos not to proceed with the annexation for 20 days, the maximum penalty within their power. We were therefore protected from the annexation at least until our hearing before the Board of Supervisors scheduled for 13 November 1956.

On 7 November, the Los Gatos Council, in an extraordinary meeting at 8:00 A.M. "accepted" but did not "file" the Northwest No. 2 petition. Attorney Hancock explained to the Council that they could not "file" for annexation until the Board of Supervisors lost jurisdiction over incorporation procedure or until we were defeated by an election. This seemed to hint a contest to deprive the Board of its jurisdiction.

CHAPTER VII

THE BATTLE

First Battlefield

As previously related, our lawsuit versus Los Gatos concerning Wedgewood No. 1 was filed on 22 October 1956. Judge Jacka set 7 November as the trial date. At the request of Attorney Hancock the trial date was postponed to 13 November and again postponed to 28 November.

In the meantime our proposed boundaries were reported as correct by the Boundary Commission. Our Notice of Intention to Incorporate was filed with the County Board of Supervisors. We had circulated petitions and obtained more than the required 25% of signatures and on 5 November the Clerk of the Board had reported all in order. The Board then declared our Application to Incorporate valid and set 13 November for the public hearing.

On 9 November, we learned that Los Gatos had discovered an error in our boundary description. Attorney Hancock appeared at the Supervisors' hearing on 13 November and challenged the validity of our Application and the legal jurisdiction of the Board. After legal arguments pro and con the Board continued the hearing for a week and directed County Counsel Spencer Williams to search the law records and present his opinion on 19 November.

Here I quote from my story of the dramatic events of 19 November 1956 (my 59th birthday!):

"The Town of Los Gatos re-entered the picture, joining our opponents in an all out effort to prevent by any means our incorporation coming to a vote. It was the worst mistake of any which Los Gatos made. Any American worth his salt treasures his right to vote and resents an outsider trying to interfere.

Our people, whether or not completely convinced of the wisdom of incorporation, reacted accordingly. Had Los Gatos kept its hands off we might not have carried the subsequent election.

"The opposition had employed a title company to make a complete and detailed search of the legal description of our entire proposed boundaries. I don't know how many thousands of dollars this cost them nor what proportion was paid by the taxpayers of Los Gatos but it was plenty. Sure enough they found a flaw. Our Engineer had picked the wrong book and page number for a certain portion of our proposed boundary. They got the Clerk of the Board to declare our description erroneous even though it had been passed by the Boundary Commission and was an easily corrected technical error.

"Our problem was to persuade the Board to overrule the Clerk's finding. Much depended also on County Counsel's legal opinion. We had a week to work up our case.

"I felt lower than a whale's belly about our prospects. I am afflicted with insomnia anyway and one night I woke up at 2:00 A.M. with all my senses suddenly alert. A name kept repeating itself to me-- Mrs. Houghton, Iza Houghton, Mrs. Houghton. Could it be--one chance in a thousand--that it was her land where the error occurred? If so, we had a case. I got up and went to my study where I had all of my records. Sure enough it was Mrs. Houghton's land.

"This is what had happened and it probably wouldn't happen again in a million years.

"A month or so before, our Association Treasurer, George Atwood, came to me and said that an acquaintance, a little old lady, was much impressed by what was going on but wanted me to call on her to answer a question. I agreed to do so but in the face of a thousand and one demands on my time I put it off. George came to me again a couple of weeks later to say that Mrs. Houghton still wanted to see me. So, the next Sunday afternoon I dropped everything else and did so.

"It turned out that Mrs. Houghton owned two adjacent parcels of land, one of an acre inside our proposed boundaries and one of 30 acres just outside with our boundary down the dividing line between the two. She wanted to know why we had not included both parcels. I explained that we had followed the original Rancho Rinconada line and that a departure to include both her parcels would create a troublesome irregularity.

"I was with her for over two hours and she seemed to enjoy telling me about her family and early pioneering in this country. It was an interesting and enjoyable afternoon but it did take time when time was precious.

"Now, several months later, I suddenly realized that it was the most profitable use of my time that could be imagined, for if I could show that the Engineer's error was confined to Mrs. Houghton, that only she who owned all the property on both sides of the line in question could possibly be hurt, or even legitimately interested in the error; that she knew in advance where the intended line ran and approved it: then we had a case.

"I could hardly wait for 8:00 A.M. to come when I called our attorney. I told him the whole story and he got the point right away. He said, "you make a date for us to see Mrs. Houghton while I prepare an affidavit for her to sign." We did so. Mrs. Houghton seemed to be thrilled by all the excitement and perhaps a little flattered by the attention. She cooperated readily after referring to her diary and verifying the date that I had called and the substance of our conversation.

"At that time she was living with relatives in Belmont, California. She was aging, frail and arthritic. Despite her age she was game and agreed to go to the Bank for notarizing her affidavit. Sam and I helped her hobble down the steps and into our car. The Notary in the Wells Fargo branch Bank was not helpful but when I told the Manager that Jack Boden, Vice President in charge of Bank personnel,

was my friend and neighbor, they cooperated graciously. Mrs. Houghton's arthritis in her hand troubled her. She insisted on using a special ball-point pen and twisted into an awkward position at the secretary's desk. But the affidavit was signed and notarized and we took her back home.

"On 19 November, the Supervisors' Clerk presented his findings that our boundary description was in error. The County Counsel advised the Board that it must accept the Clerk's finding and throw the whole proceedings into the ash can. Our Attorney and Rainey Hancock engaged in a legal duel. Then I was called by our Attorney. I repeated the story about Mrs. Houghton without embellishment, read her affidavit to the Board and filed it with the Clerk for the record. The opposition pretended to be unimpressed. We pretended to be triumphant.

"Some of the Supervisors were inclined to feel obliged to accept the County Counsel's advice and destroy us. But Sam Della Maggiore was willing to give us a break. If we were willing to put up \$1,000 to cover the cost to the County of legal notices he would vote to proceed. A recess was called while Hancock, County Counsel, and I huddled in the corridor outside.

"Hancock said, "You'd be foolish to put up \$1,000-- you haven't a chance--just throwing good money after bad." I said, "That's not your money and it's none of your damned business what we do with it and we are not asking for your advice." I wrote out my personal check for the grand (later reimbursed by the Association) and filed it with the Clerk. The Board then voted to overrule the Clerk and the County Counsel and proceed."

And so my birthday was celebrated.

At the Los Gatos Council meeting on the night of 19 November, Rainey Hancock had the gall to claim that the County Board of Supervisors had lost jurisdiction over the incorporation of Monte Sereno because of the error in our description and the

opinion of County Counsel Williams. Hancock claimed that the Board's decision to overrule Williams was illegal and null and void; that the Council could proceed with the annexation of Northwest No. 2. This, of course, was part of a determined plan of Los Gatos, and subdividers, to prevent an election and to destroy Monte Sereno. The Council agreed with Hancock and set 2 January 1957 for their public hearing.

Hancock was authorized to sue the Board for retaining jurisdiction. On 26 November, he filed the suit and Judge Jacka set 7 December 1956 for trial before Judge Edwin J. Owens. This temporarily halted proceedings of the Board.

On 26 November, Clerk Olson informed the Board that \$967 from my deposit of \$1,000 had been paid to the Los Gatos Times-Observer for legal publications. The Board then set 31 December 1956 for a public hearing on our incorporation. Presumably this date anticipated a favorable court decision from the suit of Los Gatos scheduled for 7 December.

On 29 November, Monte Sereno asked the Court to add a protest against Northwest No. 2 to our suit objecting to Wedgewood No. 1.

Second Battlefield

The next two months were filled with complicated and confusing legal maneuvering in an out of County Superior Court. I believed that our fate depended essentially on the trial of Los Gatos vs. Supervisors. If Los Gatos won we were dead. If the Supervisors won we would successfully incorporate. Our suit against Los Gatos was of secondary importance but it did protect us until jurisdiction of the Supervisors was settled.

Rainey Hancock presented the writ of mandamus, Los Gatos vs. Supervisors, to the members of the Board at their meeting on 26 November 1956. County Counsel Spencer Williams declared that he could not defend the Board because of his previous opinions. Sam Anderson was considered but all agreed that he was otherwise involved. The Board decided to employ an independent attorney.

John Burnett was chosen. He was called "Man Mountain Burnett," a physical giant over 6 feet tall and over 200 pounds in weight. In court he was dramatic with his voice varying from whisper to shout. Out of court he was friendly and congenial, "hail fellow, well met." Sam Anderson was permitted to participate in the trial (amicus curiae) representing Monte Sereno incorporationists. Marshall Hall also participated representing the anti-Monte Sereno exclusionists.

A simplified narrative of the lengthy, involved legal proceedings follows. The trial of Los Gatos vs. Supervisors started on 7 December 1956. Attorney Burnett filed in Court a Demurrer claiming that the error in the boundary description was insufficient to end the Board's jurisdiction. Judge Jacka, President of the Superior Court, set 11 December for a hearing on the Demurrer before Judge Edwin Owens. The hearing lasted all day with the four attorneys arguing heatedly and referring to a mountain of fifty law books before them. Judge Owens then took the Demurrer "under submission." On 18 December, the Judge denied the Demurrer using long and involved legal reasoning and terminology. The trial was rescheduled for 27 December.

In the meantime the suit of Monte Sereno vs. Los Gatos began on 28 November with a motion to amend the complaint by including Northwest No. 2 with Wedgewood No. 1. This motion was approved. Anderson also moved to consolidate that suit with the suit of Los Gatos vs. Supervisors. Sam Anderson asserted that the evidence to be presented in one suit would duplicate much of the evidence presented in the other suit and time and expense would be saved by consolidation. On 5 December, Judge Jacka denied the motion to consolidate the two suits. On 7 December, the Judge announced that the suit of Monte Sereno vs. Los Gatos would not be heard until the suit of Los Gatos vs. the Board of Supervisors was settled. That same postponement applied to hearings of the Los Gatos Council on Wedgewood No. 1 and Northwest No. 2.

Returning now to the suit against the Supervisors, on 27 December, Sam Anderson asked that the restraining order against the Board be dissolved so that the Board could go ahead with the incorporation proceedings subject to a later decision of the Court. Sam wanted the hearing while Walter Gaspar was still on the Board. He questioned the desirability of bringing Wesley (Bud) Hubbard into the case. Hubbard would succeed knowledgeable Gaspar in the first week of January. (Confidentially, we guessed that Hubbard was probably less sympathetic than Gaspar towards Monte Sereno.)

Sam's motion was denied. The case was re-scheduled to 31 December 1956 because Judge Owens' Court Calendar was crowded. The trial was shifted to the Court of Judge Bryl Salsman and began on 31 December 1956. The case was debated by the four attorneys for six long, full-day sessions between 2 and 11 January 1957. Judge Salsman then took the case "under submission."

I thought that Los Gatos' case was shaky because it hinged on defeating the right of voters to decide their fate in an American democratic election. Los Gatos had found a minor, easily correctible error in the boundary description. The error was at a point far removed from Los Gatos and none of their legitimate business.

The description covered seven pages of close small-lettered typing. It described in detail three or more miles of boundary. One small error in such a description was not unusual. Errors had also been made in the less voluminous descriptions of Los Gatos annexations. Our description had been written by a licensed Engineer, Leo Ruth, had passed a review by an Assistant County Engineer and by the County Boundary Commission. The WCIA had acted in good faith and followed all details of the law.

I thought the six days of debate was largely nit-picking about the needless, flimsy complaint of Los Gatos. The chief issue was whether or not the Supervisors had violated State law with respect to their jurisdiction. The pertinent Code Section was, perhaps, ambiguous but I could not believe it was intended by the Legislature to impair the reasonable authority of County government to judge such a case.

Judge Salsman announced his decision on 14 January 1957. It restored jurisdiction to the Board of Supervisors. Wedgewood No. 1 and Northwest No. 2 were silenced for the time being.

We are thankful to Sam Anderson and John Burnett.

We won that scrimmage!!!

Return to First Battlefield

The Board of Supervisors set 21 January for the public hearing on our incorporation. Judge Salsman had written in his decision that the Board was "duty-bound to decide the matter for themselves."

Our opponents had canvassed the area to obtain petitions for exclusions from the new city. The WCIA Directors mailed ballots asking whether incorporation was favored or opposed. 20 January was set as a deadline for responses.

Letters from Francis Adams, William Goddard, H. H. Parker and William Malkason were published. Bill Malkason, a resident of Los Gatos and a member of my Lexington Dam Committee, sent a generous contribution of \$500 to the WCIA. Letters and statements from Clayton, Jones, Billingsley and others opposing our incorporation were published.

On 17 January our new Supervisor, Wesley (Bud) Hubbard, attempted to mediate the dispute between Los Gatos and the prospective City of Monte Sereno. He met with the Los Gatos Council. He was told by Mayor Merrill that if the WCIA would drop the proposed incorporation the Council would confirm oral assurances by adopting a Resolution not to make any strip or uninhabited annexations into the Monte Sereno area. Also not to change existing zoning there and not to require the annexation of Bancroft and other areas in order to obtain sewer connections.

All through the year-long antagonisms Los Gatos Councilman James Stoops was decent, courteous, understanding and reasonable. I cannot say the same about Mayor Merrill or the City staff.

That evening Hubbard huddled with the WCIA Directors. We immediately rejected the offer of Los Gatos. There was no guarantee of their present Council, nor a later Council, that their Resolution would not be rescinded. Nor was there any assurance that we would not be strip annexed by Saratoga, Campbell or San Jose. We also believed that the prime issue was to have our fate decided by an honest American election.

The meeting of the Board of Supervisors on 21 January 1957 was packed with standing room only. I made an opening statement thanking the Board for their patience and moral and political courage in seeing the issue through the Court. I gave the results of our ballot to determine which areas might be excluded, indicating that a substantial majority wanted incorporation except for two areas, the Uplands (Billingsley) and Greenwood Glen (Clayton) where the vote was about 50/50. I asked the Board to authorize an election for incorporation with the boundaries unimpaired by exclusions. The full text of my statement is repeated in Appendix C. Others who spoke in favor included Sam Anderson and Leo Spade.

Spokesmen for the opponents included Marshall Hall, Vic Winters and Mrs. David Galbraith. They had petitions for exclusions signed by half as many as ours but owning twice the land area mostly by non-residents including the Rinconada Golf Club. They seemed to be as much interested in destroying Monte Sereno as they were in being excluded.

After two hours of heated debate the hearing was "closed." The Supervisors announced that they would decide on the boundaries and an election in two weeks. As State law prohibits annexations into areas undergoing incorporation proceedings Wedgewood No. 1 and Northwest No. 2 were held in abeyance.

On Tuesday, 29 January, Supervisor Bud Hubbard commenced a series of long conferences with proponents and opponents of Monte Sereno. The conferences were held in the County Planning Department. I represented the pro-Monte Serenoans, Clayton and Jones represented the antis. County staff members were present to assist with details. A large map of Monte Sereno was spread

on the table. Each parcel of land--over 500--was meticulously compared with the pro and con petitions. Those parcels in favor of incorporation were colored blue; those opposed were colored red on the map. In some cases petitions against had been followed later by petitions for and some by third petitions reversing the second. Those parcels were colored in yellow. Parcels not petitioned, pro or con, were left white. Some arguments between Clayton and me were inevitable but not unfriendly. The conferences lasted four full days.

On Monday, 4 February 1957, the Supervisors received Hubbard's map and recommendations. Greater emphasis was given to land ownership than to the number of voters (some will question that concept). Boundaries were decided, excluding large areas north of Bicknell Road, the Golf Course and the southwest corner of our proposed City. So, our area had been reduced from 5 square miles to 3-1/2 by Saratoga's incorporation; to 3 square miles by Northwest No. 1; and now to 1-1/2 square miles by the Board of Supervisors. Los Gatos lost Northwest No. 2 but gained, if still wanted, Wedgewood No. 1. Refer to map on Plate 3.

The County Engineer was instructed to draft the detailed legal description for approval by the Board on 18 February. The date for the election was to be set at that meeting of the Board of Supervisors.

We won this third scrimmage, but with reservations!!!

The election would determine victory or defeat in the Battle for Peaceful Mountain!!!

CHAPTER VIII

WE WIN

Planning the Election Campaign

At a WCIA General Meeting at Daves Avenue School on 8 February 1957, I reported the decision of the Board of Supervisors. I displayed a map showing our reduced area. I said that I was disappointed but perhaps it was a blessing in disguise as it eliminated areas in which we could expect troublemakers both in getting votes for elections and also after incorporation.

I reported that Los Gatos had officially abandoned Northwest No. 2 and that we would drop our suit concerning Wedgewood No. 1.

We were advised that our election date would be 23 April 1957. This would allow time for unregistered residents to register and vote. There were then 757 registered voters making our computed population 2,271. The assessed value of property in the City totalled \$2,240,000.

I next proposed preliminary plans for the election. Our Budget would be an important issue in the campaign. I explained in detail how we would operate on a 25¢/\$100 City tax rate. In summary the tentative budget provided:

<u>Revenues</u>	
Subventions of State taxes	\$20,166
City Tax Rate of 25¢/\$100	5,264
Miscellaneous	<u>3,276</u>
Total	\$28,706
<u>Expenses</u>	
City Clerk and Office	5,330
Attorney	1,500
Traffic Law Enforcement	1,500
Streets	11,261
Contingency Reserves	<u>9,115</u>
Total	\$28,706

City Councilmen and City Treasurer would serve without financial compensation. The City Office would be in the Clerk's residence. Council meetings would be held in Daves Avenue School.

The platform we adopted featured country living, strictly residential zoning, preservation of natural scenic beauty, no commercial enterprises, no billboards, home rule with no further anxiety about annexations. This would continue our present way of life. Twenty-five cents per \$100 was not too dear a price to pay! For the unabridged platform wording, refer to Appendix D.

The following candidates for Councilmen were nominated:

James B. Allen	Pharmaceutical Salesman
Robert F. Hannah	High School Teacher
Thomas B. Inglis	Retired Naval Officer
Mrs. Charles A. Lockwood	Civic Leader
Mrs. C. E. McIntyre	Businesswoman
Paul Oliver	Steel Company Executive
Hal C. Statler	Rancher
Phil Wood	Businessman

No opposition candidate was nominated. The five receiving the most votes would constitute the City Council.

An Election Committee was formed with the following members:

Admiral C. W. Styer	Chairman
Mrs. P. M. Armitage	Publicity
James L. Vail	Bicknell Area
Hal C. Statler	Daves Area
Mrs. C. A. Lockwood	Constitution Area
Col. R. E. Powell	Saratoga Avenue Area
Leonard Rovai	Rose Avenue Area

This Committee was thorough and efficient and deserves great credit for our success.

A bitter campaign was expected and quickly occurred.

The Campaign

The campaign proceeded smoothly for over a month. Admiral Styer sent out informative Bulletins on 10 and 19 February. An anti-incorporation whispering campaign came out in the newspaper on 21 March in a letter signed by Mr. Martin and Mrs. Tedeschi of Rose Avenue. The letter was full of unsupported generalities advocating Los Gatos and asking for a NO vote on Monte Sereno. This letter was ably rebutted by James Allen on 25 March. He gave positive facts and sound reasoning in favor of Monte Sereno and urged a YES vote on Monte Sereno.

Three items of interest arose during our campaign. The Red Cross had inadequate space on the second floor of a downtown office building in Los Gatos. They wished to replace that with a separate Chapter House. They had a problem with Los Gatos over obtaining a fresh site without paying an excessive price for commercially zoned land. They proposed to the County a site within what later became Monte Sereno at the corner of Rose Avenue and Highway 9. The County did not agree and action was deferred pending our incorporation.

The State Highway Department proposed a new freeway between San Francisco and San Jose to remove some of the excessive traffic from U.S. 101. This was called Junipero Serra Freeway. The State first proposed routing Junipero Serra through Saratoga, Monte Sereno and Los Gatos. Of course, that route was emphatically opposed. Eventually we were successful in having the route moved well to the northward, becoming the present Route 280.

Supervisor Bud Hubbard worked with the County Grand Jury to recommend a radical change in local government absorbing all cities into "The City and County of Santa Clara." This would be accomplished by a voter-approved amendment to the Santa Clara County Charter. Most of the cities emphatically opposed the recommendation as it would divest them of local home rule. Hubbard suggested a borough system to retain a measure of home rule. In Monte

Sereno we had mixed emotions. We, too, were leary about too much political power invested in an overwhelming County government but we realized that the borough system had advantages. The recommendation never came to pass.

Long legal notices of our Election were published in the Los Gatos Times-Observer on 8 and 15 April.

Admiral Styer invited all residents to a Reception to meet the candidates for Councilmen. The Reception was held at 8:00 P.M. on 12 April at Daves Avenue School. Free coffee and doughnuts were provided. There were two "flashes" at the end of the Bulletin; one to state that all candidates were FOR incorporation, the other to report a whispering campaign in opposition. There were over 100 in the audience. Each candidate addressed the meeting. Mrs. Lockwood was out of town but sent her written statement which was read.

I spoke at some length, saying that the real issue was either incorporation or eventual annexation to Los Gatos. I listed the advantages of incorporation and the disadvantages of annexation. I said, "Monte Sereno can operate on a 25 cent city tax rate. If we are annexed we will pay Los Gatos an 80 cent city tax rate." I also remarked that only Palo Alto and Los Gatos had their own tax assessors. All other cities abided by the impartial County Assessor. If annexed "we certainly wouldn't receive preferred treatment from the Los Gatos Assessor." I also remarked that we would not get a "free ride" or a "free lunch." We would continue to pay County and Special District taxes for fire and police protection, public health, library, parks, public schools, building inspection, subdivision engineering, sewage disposal, etc. Our Mayor would become, ex-officio, a member of the Board of Directors of Sanitation District 4. I also said that I had nothing against a Red Cross Chapter House in Monte Sereno.

On 15 April, Mayor Merrill publicly charged that I had made "absolutely false and dirty, insulting" statements at our meeting on 12 April. He untruthfully expanded my remark that "we would not receive

preferred treatment from his City Assessor." He wilfully and erroneously chose to interpret my remark as though I had said "we would be treated harshly by his Assessor."

On 17 April, I made a rather conciliatory public response to Mayor Merrill's statement. I said:

"I feel sure that all present at the Monte Sereno meeting last Friday night will agree that there were no insults, no false, irresponsible or unsupported statements, no name calling and no intemperate language.

"I am sorry Mayor Merrill was not present to judge for himself. To quote Mayor Merrill 'this damn Monte Sereno fight has already been settled by the Board of Supervisors and the Courts. The issue is now before the voters of Monte Sereno to decide their own future.'

"Mayor Merrill, however, indicates that 'at the proper time' (perhaps just before the election so we will have no opportunity to refute it) he will get the Los Gatos Council to issue a statement about Monte Sereno.

"Remembering past performance any such statement must necessarily be viewed with skepticism. Obviously, it would be intended as a last desperate effort to defeat our election. In spite of any past differences, if elected to the Monte Sereno Council, I shall do all within my power to foster friendly relations with our neighboring cities and seek mutually satisfactory solutions to any problems that may arise."

As I had suspected on 19 April, at Mayor Merrill's insistence, the Los Gatos Council published a long statement supporting their Mayor's stand. Its final paragraph, however, was conciliatory. That paragraph said:

"Whatever the outcome of the election, the inhabitants of Monte Sereno will continue to be our neighbors and we wish them the happy and successful fulfillment of their destinies."

On Sunday, 21 April, a circular was mailed to all Monte Sereno residents. It was anti-incorporationist, repeating many unsupported arguments. Attached to the circular letter was the long statement by the Los Gatos Council, above, dated 19 April. The circular was unsigned and mailed in envelopes without return addresses. I was suspicious that it was the work of Los Gatos Town officials. It was mailed on Sunday and delivered on Monday, purposely to prevent a mailed response before Election Day on Tuesday.

On Monday, 22 April, I gave my sur-rebuttal to the press. I said the statement of the Los Gatos Council is contradicted by the Council's own record. I listed 13 points summarized as follows:

1. Attempt to have the water rate outside Los Gatos increased; inside decreased.
2. Attempt to require annexation to get sewer connections.
3. Failure to succeed in El Gato, the only in-habited annexation requiring election.
4. Uninhabited annexations without elections, e.g. Northwest 1 and Wedgewood 1.
5. De-registration of voters in Northwest 1.
6. Residents in Northwest 1 and Northwest 2 protested annexation; in Wedgewood 1 not a single resident requested annexation.
7. Reduced lot sizes upon annexation.
8. Re-zoned portions of annexations from residential to commercial.
9. Cost of street improvements charged to residents of the street.
10. Only Los Gatos and Palo Alto have separate City Tax Assessors.
11. Attempt to defeat Monte Sereno's election by using a minor defect in our boundary description.
12. Wedgewood 1 annexed despite a long, narrow strip and other irregularities.
13. Los Gatos agreement with Campbell to carve Monte Sereno and assign portions to each city without consulting Monte Sereno residents.

The full text of the anonymous letter of anti-incorporationists, together with the Los Gatos Council's position and of my 13 counts against Los Gatos will be found in Appendix D.

A final campaign rally at Daves Avenue School at 8:00 P.M. on Monday, 22 April, was held just before the election on Tuesday, 23 April. It was chaired by Admiral Styer. Arguments against incorporation were firmly and conclusively contradicted. Our platform was again repeated:

- a) Country living.
- b) Low taxes, 25¢/\$100; balanced budget.
- c) A practical City, economically sound.
- d) Representative elected government.
- e) Legal authority of a City.
- f) No annexation worries.
- g) No change in fire protection, schools, recreation, mail deliveries or churches.
- h) Improved police protection and roads.

For full details, refer to Appendix D.

We went home from the rally feeling satisfied, cheerful and optimistic.

The Election

For our Election on 23 April 1957, the Registrar of Voters arranged two polling places; Daves Avenue School and the residence of Mrs. Spotswood on Ridgecrest Avenue. The polls were open from 7:00 A.M. to 7:00 P.M. We had a remarkably good turnout of voters, 80%, twice as many as usual. That was proof enough that Monte Sereno's incorporation was seriously considered by our residents.

After counting all votes and all absentee ballots, the final results were:

Total registered voters	777
Number of votes cast	614
Percentage voting	80%

For Incorporation	356
Against Incorporation	258
Percentage FOR	58%
Percentage AGAINST	42%

Votes for Councilmen:

Thomas B. Inglis	356
Hal C. Statler	317
Phyllis Lockwood	316
Robert Hannah	287
James Allen	286
Paul Oliver	233
Phil Wood	171
Pat McIntyre	146

Write-ins:

Davis	1
Adams	1
Miles	1

The five with the most votes: Inglis, Statler, Lockwood, Hannah and Allen will constitute the City Council.

I shall always be thankful for the majority vote to incorporate. Our City has enjoyed remarkable success and continues as a delightful place in which to live. I am especially thankful for the confidence placed in me by those who voted for me.

Certified

The usual formalities of counting the votes and absentee ballots, of reporting the count by the Registrar of Voters to the Board of Supervisors, of the Board's canvass of votes and officially the results, all took time. In the meantime we communicated with the California Secretary of State to prepare for final approval.

On Monday, 13 May 1957, the Board of Supervisors adopted a Resolution and an Ordinance declaring the favorable results of the election. Admiral Styer and Colonel Powell were each given attested copies of the Resolution and the Ordinance which they generously agreed to deliver to Sacramento.

Early in the morning of 14 May they left, proceeding separately just in case there might be an accident to one car to cause delay. They rejoined in the Secretary's office and presented the papers. The Secretary verified the details with State agencies concerned.

Our elected Councilmen were waiting in the County Counsel's office. At 4:00 P.M. a telephone call from the Secretary of State to County Counsel confirmed our incorporation. The Councilmen were sworn in. I was elected as the first Mayor of Monte Sereno. The Certificate of Incorporation was handed to me. We then left for Daves Avenue School to organize the City government. The framed Certificate of Incorporation is now on the wall of the City Office. A copy is printed on Plate F.

The War Was Won !!!

CHAPTER IX

NEW CITY ORGANIZED

Personnel

After taking our oath of office at County Counsel's headquarters in San Jose at 4:00 P.M. on 14 May 1957, the Monte Sereno City Council held its first formal meeting at 5:00 P.M. on that date at Daves Avenue School in Monte Sereno. The Council elected me as Mayor and Hal Statler as Vice Mayor. We appointed Sam Anderson as City Attorney, George Atwood as City Treasurer and Allen J. Robertson as City Clerk. All served without compensation except the City Attorney and the City Clerk. Mr. Robertson was nominated by his neighbor, Mrs. Lockwood. We were fortunate to have him at a modest salary.

Councilman Allen was appointed as Police and Fire Commissioner; Councilman Statler as Director of Public Works; Councilman Hannah as Assistant Director of Public Works; Councilwoman Lockwood as Official Hostess and as Assistant to the Mayor as Public Liaison Officer. I was appointed as the City Representative on the Board of Directors of Sanitation District 4. I also served temporarily as Chief Administration Officer. All of these assignments continued through the calendar year 1957.

Monte Sereno is a General Law City with responsibilities and authority defined in some detail by State Law. A City wishing to have different rules may become a Charter City by approval of a draft Charter by the City Electorate and by the State Legislature. For example, in a General Law City all five Councilmen are elected "at large" by all of the Electorate. The Council then elects one of them as Mayor. A Charter City may have more than five Councilmen and may elect the Mayor, City Treasurer, and City Clerk by popular vote and may elect each Councilman from a single specified separate district within the City. A

Charter City may elect a City Manager with more authority than a Chief Administration Officer. Numerous other variations are permitted for Charter Cities.

Nearly all California cities have a Planning Commission of five or more individuals appointed by their respective Councils. These Planning Commissioners meet separately from the Council at different times. We decided to have our City Council serve also as the City Planning Commission. Planning Commission business is included, separately listed, on our agenda of the regular Council meetings. Commissions deal initially with Use Permits, Variances, Subdivisions, etc., all subject to appeal to the Council.

Our arrangement saves time and money, eliminating the need for an extra secretary, office space, files, etc. It has been satisfactory for our small city. It might not be acceptable for larger cities. We were occasionally questioned about the legality of Councilmen doubling as Planning Commissioners but we believed the arrangement was legally valid and we were never seriously challenged.

Formidable, Fundamental Functions (with Fortitude)

We were obliged to adopt Ordinances and Resolutions on basic subjects because of our responsibilities for local government. Our first formal meeting, starting at 5:00 P.M. on 14 May, recessed for dinner at homes at 6:00 P.M. and re-convened at 8:00 P.M. We then scheduled regular meetings on the third Tuesday of each month, later increased to the first and third Tuesday of each month. The press of business required numerous "adjourned" meetings between the regular meetings. From May to December, 1957, we held a total of 18 meetings.

These meetings considered and acted on basic functions of municipal law. We made contracts with the County on Police Protection, Public Health, Canine Control, Property Tax Assessing and Collecting, Planning Assistance, Subdivision Regulations and Building

Inspection. Fire Protection continued to be provided by the Central Fire District, Sewage Disposal by Sanitation District 4 and Education by the respective School Districts as before.

Ordinances were adopted regulating Zoning to preserve lot sizes; regulating the Dairy and Food Handling; prohibiting billboards; setting a speed limit of 35 miles per hour on Daves Avenue and establishing road standards for new streets to be accepted by the City.

The Council granted customary franchises (regulated monopolies) to PG&E for electricity and gas, to the San Jose Water Works for water and to the Los Gatos Scavenger Company (later re-named Green Valley Disposal Company) for garbage collection. A contract was awarded to Stella Rodoni Company for street repairs and maintenance.

A number of Subdivisions and Use Permits were approved. Very few Variances were granted, several denied in order to maintain our announced standards for "rural residential" way of life. To deny a Use Permit, as authorized by Ordinances, the burden of proof is vested in the opponents. To approve a Variance, the burden of proof is required of the applicant who must show that:

- (1) Literal enforcement of the Zoning Ordinance would cause practical difficulties and unnecessary hardship.
- (2) The Variance is necessary to preserve and enjoy property rights.
- (3) The Variance will not adversely affect the health, safety of property values in the neighborhood.

Admiral Styer applied for a building site approval for two lots owned by Styer and Fowler on Lexington Drive. The application was referred to the County; stringent conditions for approval were recommended. Styer and John Cooper, a real estate employee of Styer's, vigorously opposed some of the conditions. The Fire

Marshal, Sheriff, County Planner and Mr. Goddard vigorously supported the recommendations which included improved access to Lexington Drive. City Attorney Sam Anderson warned the Council that they would be held liable for fire damage which might result from unimproved access. After prolonged hearings the Sites were approved nearly as recommended despite repeated objections of Styer and Cooper. This was embarrassing to me as I was a Naval Academy classmate of Styer's and greatly appreciated his assistance in incorporating the City. But good faith and good conscience required that I support the conditions.

As instructed by the Council, I wrote a letter to each Lexington Drive property owner warning of the fire hazard of that long, narrow, steep, winding dead end road.

Another unpleasantness between Styer and me developed from a report that he had an unauthorized second kitchen in the guest house attached to his home. This was finally settled by his statement to the Council that the kitchen facilities had been removed.

A proposal to build and operate a commercial Swim and Racquet Club on Karl Avenue was opposed by neighboring home owners and summarily denied by the Council.

When Monte Sereno was incorporated two commercial activities, Cambrian Realty and Los Gatos-Saratoga Real Estate Board, were located at the corner of Rose Avenue and Highway 9. These could not legitimately be required to move out. The Council approved two small 1' x 3' signs for each. They later voluntarily vacated the properties.

A long sewer on Daves Avenue was completed as a joint project of Sanitation District 4, the County and the City.

I was authorized to attend the annual convention of the League of California Cities in San Francisco, 22 to 25 September 1957. I was allowed \$50.00 for travel expenses. On my return, I reported to the Council interesting items of the Convention.

I was authorized to write letters from the Council to new home owners of Monte Sereno welcoming them to our City. I usually followed the letters with personal calls which were very well received.

Mrs. Hightower gave thanks from citizens to the Council for excellent service.

The Council authorized a report to residents and business licensees three times each year. The following was published in our first Report dated 15 August 1957:

"Have you noticed? -- Signboards disappearing; better police patrol; improved relations with neighboring cities; roads repaired. Campaign promises are being kept: LOW TAXES--Country living--Residential only--Scenic beauty preserved--Local representative government--Benefits of the legal authority of your own City--NO ANNEXATION WORRIES."

Facilities

Our first City Office was in the City Clerk's garage with a small portion of his attached residence at 18320 Daves Avenue. The City rented this space for \$50.00 per month. On 28 May 1957, a telephone was installed at this City Office. On 13 August, we purchased a large secondhand safe for \$250.00. On 19 November, we purchased a fine new typewriter for \$212.50. The safe and typewriter were, of course, installed in the City Office. These items are still in use, 25 years later. We had no copy machine so sent out some papers to be mimeographed and some to be printed.

In the beginning our Council meetings were held in the Daves Avenue School. In August, 1957, the School District withdrew consent because of a legal technicality. Our Council meetings were moved to the First Christian Church on Daves Avenue opposite the School. We had paid the School \$5.00 per meeting for utilities and janitor service. The Church charged nothing. We often expressed our gratitude to the Church for their gracious generosity.

On 9 September 1957, a branch Post Office was authorized at the City Office. Mrs. Robertson was appointed Post-Mistress with modest compensation from the Post Office Department. She paid the City \$1.00 per month rent for a drawer in the City safe. Parcel post, stamps, money orders and insurance were available but not registrations nor C.O.D.s. A large mail box was placed just outside. Office hours were 9:00 A.M. to 5:00 P.M. Mondays through Fridays. We have continued this service for 25 years at successive City Offices. Monte Sereno was listed in the P.O. Directory and either Los Gatos or Monte Sereno may be used as a mailing address. Mail continues to be delivered from the Los Gatos Post Office.

We never acquired an automobile. We fully appreciated the expense of purchase, operation, maintenance, repair, garage and driver's salary. For our small city it is more economical to contract for privately owned automotive equipment as necessary, e.g. Stella Rodoni Company for street maintenance and repair. Private automobiles used on City business by City officials was compensated at 8¢ per mile.

Thus we still practice austerity for the benefit of our taxpayers.

Finances

During the first six weeks of our incorporation, coinciding with the last six weeks of Fiscal Year 1956-57, from 14 May to 30 June 1957, we received gifts from WCIA of \$465.41 and Motor Vehicle Tax from State of \$11,240.30; total in City General Fund of \$11,705.71. We expended: Salary to City Clerk @ \$100 per month, Retainer Fee to City Attorney @ \$125 per month, Rental of City Office @ \$50 per month, all computed for 1-1/2 months, Insurance and Bonding \$299.95 and Office Supplies \$114.90; total from our General Fund \$827.50. This left a balance of \$10,878.36 to start the Fiscal Year 1957-58.

Gas tax receipts may be used only for street maintenance and construction and are not included in the General Fund.

We finished our first Fiscal Year on 30 June 1957 with a balanced budget and sound finances and so reported to our residents.

In July, 1957, the Council adopted an anticipated Budget for the Fiscal Year ending 30 June 1958. Here is a summary:

Revenues

Balance from 1956-1957	\$10,878
Motor Vehicle Tax	12,301
Gas Tax*	7,070
State Engineering*	1,000
Garbage Franchise	480
PG&E Franchise, 6 months	240
SJWW Franchise, 4 months	80
Subdivision Fees	200
Licenses and Permits	3,000
Fines and Forfeitures	200
Sales Tax	100
Property Tax	<u>0</u>
Total Revenues	\$35,549

Expenditures

Clerk, Salary	\$ 1,200
Rent	600
Office Supplies, Stamps	300
Stenography	300
Insurance and Bonding	300
Telephone	300
Mileage @ 8¢	250
Election	300
Attorney	1,500
Police, Law Enforcement	2,500
City-County-State Relations	255
Subdivisions	200
Miscellaneous	1,000
Highway Maintenance	5,500
Contingency Reserve	<u>5,000</u>
Operating Budget--Sub-total	19,505
Street Reserve*	5,242
Balance to 1958-1959	<u>10,802</u>
Total Expenditures and Reserves	\$35,549

*For Streets only.

Several of our County contracts were paid by applicants' fees, e.g. Subdivisions, Building Permits and Building Inspections. Police protection money in the budget compensated the County for the Deputy Sheriffs who patrolled our City.

We received no Property Tax for Fiscal Year 1957-58 as our incorporation date was too late for assessment and collection. We did not receive U.S. Revenue Sharing for some twenty years.

The only controversial item in our budget was the \$3,000 for Business Licenses. Our explanation was published in the following paragraphs from our first Report:

"Some rather wild stories have been circulated about our Business License Ordinance. Here are the facts: 99% of all California cities have such ordinances. So far as known they all charge license fees to firms doing business in their respective cities WHETHER OR NOT the shop or office is in the city. Monte Sereno's base rate is \$20 per year compared to \$50 in Los Gatos and \$25 in Campbell, Cupertino and Los Altos. License Fees are a legal and customary source of revenue. Without them your property tax would necessarily be higher. The real cost to the business is only \$10 to \$15 because the fee is deductible from State and Federal taxes. It is only fair that businesses using our roads for their profit should share in the cost of upkeep.

"Those who do business in residential Monte Sereno enjoy a 'built-in, competition-free trading area.' Licensees enjoy a competitive advantage and free advertising (see list enclosed) worth many times the cost of the license. There is no reason for a firm to raise its prices to you because of the license.

"Your Council has endeavored to make this ordinance strictly legal. Borderline cases presented to the Council are carefully considered and decided fairly and reasonably, within the limits of human error (some of these cases would try the wisdom of Solomon!). Next spring the ordinance will be thoroughly reviewed and amended if experience indicates that changes are desirable.

"Licenses are not required of: farmers selling only their own produce; doctors making only emergency and house calls; domestic and garden help; franchised utilities; home occupations (hobbies) under certain conditions. Non-profit charities may obtain licenses without fee under certain conditions."

The City Treasurer reported that our Contingency and Gas Tax Reserves were deposited at a (then) good interest rate.

Felicities

On the date of our incorporation the Council sent letters of appreciation to Admiral Styer and Colonel Powell for their assistance in processing our incorporation papers through State agencies in Sacramento.

At an early meeting of the Board of Directors of Sanitation District 4 I was successful in firming an agreement between District 4 and Los Gatos to permit the disposition of our sewage through the sewer mains of Los Gatos. I publicly applauded Mayor Merrill for his cooperation.

Our Council repeatedly joined Saratoga and Los Gatos in opposing Route A and favoring Route B for the State's Junipero Serra Freeway. Route A followed Highway 9 through the center of Monte Sereno and was favored by the State Engineers. No decision was reached during calendar year 1957.

The Council granted to the First Christian Church a Use Permit for two conventional church signboards.

In November, 1957, the State Highway Department erected two attractive City Limit signs showing our population and elevation on Highway 9.

In December, 1957, the WCIA voted to continue the Association as a Citizens' Advisory Commission. I had resigned as President to clear any thought of "conflict of interest" with my position as Mayor. Colonel Powell was elected as President and Mrs. Armitage as Vice President. Two excellent choices.

The following is quoted from our second Report of 15 November 1957:

"Your Mayor attended the recent Convention of the League of California Cities and concluded, after listening to our cities' and counties' troubles, that Monte Sereno is FORTUNATE, indeed, and we will be well-advised to keep our own local self-government."

And so we finished calendar year 1957 feeling well-satisfied with the results and looking forward with pleasure to the ensuing 25 years!

CHAPTER X

EARLY YEARS, 1957-1962

On 1 February 1958, City Clerk Robertson resigned to accept other employment in Texas at a higher compensation. His resignation was accepted with regret and appreciation for faithful services. He was succeeded by Mrs. Esther J. Cardoza whose salary was \$150 per month. She was assisted by Arlene (Mrs. John F.) Hammer for three to eight hours per week at about \$25 per month. John Hammer later became a Monte Sereno City Councilman. Arlene later was employed as Sam Anderson's Office Clerk. She became Sam's second wife. Our mimeograph work was done on contract with Mrs. Gilligan, a Los Gatos professional.

With Mr. Robertson's resignation it was necessary to find another location for the City Office. Fortunately, at that time the Cambrian Realty Office (Charles O'Connor) on the northeast corner of Rose Avenue and Saratoga-Los Gatos Road (Highway 9) was vacated. The City promptly rented it for \$50 per month. The building was small, about 250 square feet of floor space, and was quite cramped for a City Office. The safe and typewriter were moved in. Secondhand office equipment was purchased from Mr. Robertson for \$65 and office furniture from Cambrian Realty for \$175.

The departure of Cambrian Realty eliminated the only fully commercial activity in Monte Sereno. The Los Gatos-Saratoga Real Estate Board, a quasi-commercial activity on the northwest corner of Rose Avenue and Highway 9, continued in that location for a year or more.

The City's financial condition continued to be excellent. On 1 January 1958, the Treasurer had \$7,000 on our bank deposit account drawing interest. We paid \$155 annual dues to the League of California

Cities, \$10 to the LCC Peninsula Division and \$857 to the County for law enforcement.

Drafts of a General Plan, Zoning Plan, Building Site and Subdivision Ordinances and other fundamental documents were presented by Karl Belser, County Planning Director, to the Council for approval or amendment.

A Citizens' Road Committee: Voroshiloff, Vail, Hightower, Egly and Chairman Francis Adams, was appointed to recommend streets to be included in the City's official street system. Specifications were written for standard construction of new streets, needed improvements, etc. James Guerin, a responsible road contractor of Los Gatos, volunteered to act as professional consultant.

Colonel Powell, Henry Egly, my wife Kitty and my son Tom, Jr. volunteered to clean the center strip on Highway 9, the yard surrounding the City Office, landscape the yard and scrub the office.

The short cul-de-sac "Lilac Lane" was re-named "Hernandez Lane" at the request of the residents to avoid confusion with another "Lilac Lane" in Los Gatos.

We suffered little damage from the 1957-58 rainy season but we were concerned about the narrow, steep, winding Withey Road.

A City Audit and Budget Committee of CPA P. M. Armitage, Banker Herman Boschken and Leonard Rovai was appointed to advise the Council on City accounts.

The Council received thanks from several citizens and responded with thanks to the Committee members.

Some controversy and some protests about our Business License Ordinance were made but no material change resulted. There was discussion, pro and con, from citizens about keeping horses and about authorizing a second kitchen. The Council prohibited a second kitchen as that was liable to screen a second dwelling or duplex on a single lot. We approved two horses (or other large animals) on one-acre lots subject to sanitary provisions and no commercial use. John Cooper appeared several times before the Council taking exception to our decisions denying Variances.

City Election, 1958

General Law Cities stagger incumbencies of their Councilmen; four-year terms with three positions ending at one biennial election and two ending at the succeeding biennial election. The terms of Allen, Hannah and Lockwood expired in 1958. Mrs. Lockwood did not seek re-election. A Resolution of the Council expressed regret for her retirement and appreciation for her services. Allen and Hannah were candidates for re-election. John Cooper and James Sullivan also were candidates.

In March, 1958, Cooper called at my home. He was critical of my vigorous enforcement of the details of an Ordinance which he called "petty." He was a real estate broker and supported Styer, his employer, in Styer's application for Variances. The discussion became heated. I lost my temper and he lost his. After two and a half hours he left in a huff, reciprocated by me.

On 21 March, at a rally of the four candidates for three Council vacancies, Cooper harshly criticized me for my rigid adherence to details which he called "petty" and for my "dictatorship." I was not present but strong rebuttals came from the other three candidates and from several in the audience.

On 1 April, Cooper appeared at the Council meeting. He supported Mr. Farill who wanted more Variances. A long debate followed. Cooper was unsuccessful.

The election on 8 April 1958 brought a good turnout of 509 voters. The score was: Allen 366, Hannah 348, Sullivan 344 and Cooper 223. At the Council meeting on 15 April, after formal canvass of the votes, Allen, Hannah and Sullivan were sworn in as Councilmen. Sullivan was elected by the Council as Vice Mayor. I was re-elected as Mayor. Several changes were made in extra-duty assignments, notably Sullivan succeeded Statler as Director of Public Works.

Budget, Fiscal Year 1958-59

Immediately after the 1958 election, formulation of the Budget for the fiscal year beginning 1 July 1958 was initiated. Increased expenditures and decreased revenue from State tax subventions because of reduced official census population were anticipated. My penny-pinching Scottish ancestry favored an austerity budget. I had only one disagreement with other Councilmen. I favored a 23 cent tax rate to preserve and enhance our Contingency Reserve drawing interest. By a 4 to 1 vote I was overruled. They favored a 15 cent tax rate to benefit the current taxpayers. A case could be made for either fiscal policy. The 15 cent tax rate was much better than the 25 cent tax rate promised in our Incorporation campaign.

The Budget was completed and formally adopted on 5 August 1958. Here are extracts from our third Report to residents:

WHERE THE MONEY COMES FROM:

City's share of State auto taxes	\$19,400
Property taxes	3,000
Business licenses	3,000
Franchises	1,700
Fines and Forfeitures	700
All other	<u>700</u>
TOTAL	\$28,500

WHERE THE MONEY GOES:

Street repairs	9,000
Street improvements	6,600
Office salaries & expenses	4,200
Police protection	3,000
City Attorney	2,100
Insurance & Bonding	300
All other	<u>3,300</u>
TOTAL	\$28,500

The Monte Sereno property tax is only 2% of the total. School District taxes, by far the largest, are 60%. Our City tax on the average home is \$6.22 or 50 cents per month. We think having a City government of our own in Monte Sereno is worth many times that figure in providing better streets, more police protection, and most important, in giving our people control of their pattern of living in the quiet beauty of our unique residential City.

With this Budget we should finish the year with about the same operating balance and reserves with which we started the year, i.e., \$20,000. (Editor's Note May, 1959: We will actually do considerably better, with a reserve of about \$30,000.)

Other Events in 1958

In April, 1958, we arranged with the County Library to have the Bookmobile make two stops each week in Monte Sereno. One stop was at the City Office; the other at the corner of Blanchard and Vineland Avenues.

We firmly supported Supervisor Hubbard in having the area about Vasona Dam dedicated as a County Park rather than zoning that area for industry.

In May, we asked the public for competitive designs for the City Seal. Henry Parker won the competition. His design depicted a Valley Quail in the foreground with the sun setting behind Mount El Sereno in the background. Parker was awarded the first prize of \$10. Second prize of \$5 was awarded to Midge Wright, a high school art student. Parker returned his \$10 as a gift to the City. Later that year Parker also won the competition for the Los Gatos City Seal.

On the evening of 9 May, immediately after the Council adjourned, the City celebrated its first birthday with coffee and doughnuts and a cake with one candle. The candle was lighted with due ceremony. It was a pleasant social occasion.

On 16 July, the Council approved a building site on my 2.129 acre lot with routine requirements. Of course, I abstained from voting because of conflict of interest.

In August of that year, the State Assembly Committee on Municipal and County Government held one of their open hearings in San Jose. I prepared a lengthy statement which was approved by our Council and presented my speech to the Committee. The statement was 10 typewritten pages in length. Here is the concluding summary:

"Monte Sereno was incorporated, under threat of unwanted annexation, to preserve its natural scenic beauty, its exclusively residential character and the quiet rural pattern of living of its families.

"As a result of Monte Sereno's experience in the events which brought about incorporation, and the jurisdictional hodge-podge which has been brought to Santa Clara County, we recommend that the laws pertaining to "uninhabited" annexations be repealed and annexations be authorized only by secret ballot.

"For the same reasons, we recommend that gerrymandering be defined and prohibited in all annexations and incorporations; that the function of the Boundary Commission be enlarged and strengthened, at least in an advisory capacity, and that the Board of Supervisors be given the same jurisdiction over annexations that they now have over incorporations.

"Monte Sereno has no immediate pressing problems requiring new legislation. We are content with things as they are.

"But, we have misgivings about the future course of 'metropolitan integration.' We recommend that no legislation be adopted that would force the unincorporated areas and the smaller cities under the political and economic domination of the larger cities.

"To promote efficiency and economy and uniformity we recommend that services by county contract be

encouraged and extended. We feel that this is the most practical and equitable solution to the problems of 'metropolitan integration.'

"To insure fairness, responsibility and economy, we recommend that a valid petition for dis-incorporation require the signatures of 25% of the electorate and a majority vote in the election to follow (as for incorporation or recall), and that statements for and against be presented to the electorate at the proponents' expense, and that the City Council be given discretion to bring the question to ballot in either a special election or at the next general election."

In September, 1958, Colonel Louis E. Hutton, USA (Retired) was appointed City Civil Defense Director, without financial compensation. Later he took a more active part in the City government as Chief Administration Officer. We were fortunate to have his conscientious and excellent services.

In October, Mrs. P. M. Armitage was recruited as our representative on the County Library Commission. She was a learned, intelligent university graduate, well qualified for that position. She very properly advocated strict economy and was often a minority of one on the Commission. She felt futile and frustrated and the next year resigned.

The Telephone Company agreed to list in its Directory either Monte Sereno or Los Gatos as the residence of a subscriber at the latter's request. This took effect in the new annual Directory distributed in February, 1959. To avoid confusion and as a measure of civic pride we urged our residents to request Monte Sereno.

In December, 1958, the Council approved the purchase by the First Christian Church of 1/4 acre additional adjacent land to be used as a parking lot for the Church (and for our Council Meetings).

City Streets

1958 was a busy year with street reconstruction, repairs and planning for the future. Councilman Statler was our first Director of Public Works. He was relieved at mid-year by Councilman Sullivan. Leonard Bushnell, ex-County Engineer and now on San Jose State College faculty, was employed as our City Engineer on part time fee basis. The Citizens' Road Committee, Fran Adams, Chairman, completed a five year advance plan for street improvements. All of these individuals were excellent.

Numerous repairs and improvements were made on Daves Avenue, Kavin Lane, Greenwood, Withey and Ridgecrest Avenues. Our street maintenance and repair contractor was Stella Rodoni, Inc. A long sewer was installed on Daves Avenue. Speed limits were reviewed, some reduced and warning signs erected, notably on Highway 9 (Saratoga-Los Gatos Road).

The major job was complete reconstruction and widening of Rose Avenue to State standards. The contract was awarded to Guerin and Olmsted, low bidder for \$7,252. Guerin was an excellent contractor who had been consultant with the Citizens' Committee. Burt Olmsted, Guerin's nephew, later became our much appreciated City Director of Public Works. The Rose Avenue job was started on 21 October and finished 18 November 1958.

A large portion of this street work was paid for by State Gas Tax funds. The streets were improved over pre-incorporation County maintenance.

An elaborate 15 year improvement plan for streets and roads in the County, by DiLeuw Cather, highway consultants, was initiated by the County. More about this project will be reported later in this book.

General Plan

During 1958 a great deal of time, thought and discussion was devoted to composing a General Plan for our City with associated Ordinances on Zoning,

Subdivisions and Building Sites. The Council was patient and meticulous in determining the majority opinion of all on subjects of general interest. Also opinions on subjects relating to sub-areas, from residents living therein and living nearby. A half-hour or more of each Council meeting from May to December was scheduled for those meetings, as follows:

<u>Date (1958)</u>	<u>Subject</u>
2 May	Plan outline by Belzer, Cameron and Katz of County Planning Department. Details will follow.
9 May	Public Hearing of all interested citizens, to review tentative Plan prepared by County Planners.
3 June	Area north of Vineland Avenue. Consensus favored continuation of 1-acre zoning.
17 June	Area between Vineland and Daves Avenues, west of Palos Verdes. A minority favored a buffer zone of 1/2-acre lots; majority opposed.
1 July	Area between Vineland and Daves Avenues, east of Palos Verdes. A minority favored apartments and smaller lots.
15 July	Viewfield and Grandview Avenues. Majority favored continuing 1-acre zoning.
5 August	Rose Avenue and Highway 9. Differing opinions as to commercial, apartment and residential zoning. A small majority favored continuing present zoning.
19 August	Area south of Highway 9. Large majority favored continuing present zoning.

<u>Date (1958)</u>	<u>Subject</u>
2 September	Area south of Daves Avenue, zoned for 1-acre in west and for 8,000 sq. ft. in east. Some favored a buffer zone of 1/2-acre between.
16 September	Differing opinions on permitting horses on 1-acre lots. Horses were permitted by a 4-1 vote of the Council.
7 October	Subdivision Ordinance discussed.
21 October	Subdivision Ordinance discussed.
4 November	Zoning Ordinance discussed.
18 November	Rose Avenue area again discussed with same differing opinions.
2 December	Renewed discussion of Zoning Ordinance.
14 December	Much opposition to any change in 1-acre zoning. Tentative Ordinances drafted and referred to County Planners for their recommendations. Final decision to be made in calendar year 1959.

The scope of the General Plan included land use, home occupations, public schools, churches, recreational facilities and possibly apartments and nursing homes on our eastern side; extension of Becky Lane to connect Bicknell Road to Vineland Avenue and Poppy Lane to connect Daves Avenue to Rose Avenue; future improvements, additions and alterations to streets, drainage and sewer lines.

The general consensus favored retaining the present zoning as promised in the incorporation campaign. A great deal of argument was encountered about horses and guest houses. The Council now had ample evidence of majority wishes to reach fair judgments.

So ended calendar year 1958.

During 1959 discussion concerning the General Plan continued as various questions were raised and differing opinions were repeated. The County Planning Department agreed to draft the Zoning Ordinance, an important part of the General Plan, for which the City paid \$1,000 to the County. County Planner Eric Carruthers was assigned to do the detailed drafting. He was intelligent, conscientious and cooperative. He and I became lasting friends.

The controversies within our City concerned chiefly horses, guest houses, buffer zones and re-zoning of a small area on Bancroft Avenue from 1-acre to 1/2-acre lot sizes. The last item produced angry protests from proponent Webster. In May, 1959, the draft of the Zoning Ordinance was 70% complete. For the next three months the Council was deeply involved in three annexations. The draft was completed on 6 October and a series of public hearings ensued.

The draft of the Zoning Ordinance with several minor amendments and clarifications was presented at a public hearing before the Council acting as the City Planning Commission on 3 November. The second public hearing before the Council, acting as such was held on 1 December. Both public hearings drew heated debate. Only minor changes were approved. At the end of the second hearing the Council, conforming to the opinions of the majority of citizens participating, decided to:

- (a) Permit two horses per acre subject to health and sanitary requirements.
- (b) Permit guest houses on 1-acre lots, denying a kitchen therein. This precaution was necessary to prevent the sham of a rentable guest house serving as a second dwelling on one lot.
- (c) Deny re-zoning on Bancroft Avenue.
- (d) Deny buffer zoning.

Several interesting features were included, notably "Cluster Development" permitting, for example, 40 lots of various size from 1/2-acre up on 40 acres, with or without a "Common Green" serving the development. Another feature was a clear exposition of "Home occupations" and "Horticulture" describing what was permitted and what was forbidden.

The City Clerk was instructed to prepare a smooth draft of Zoning Ordinance No. 37 and present it to the Council on 15 December. The draft then passed first reading. The Ordinance passed second reading on 5 January 1960 and was adopted, effective on 4 February 1960.

The Zoning Ordinance is 22 pages in length and covers a wide range of topics. It has since been altered, from time to time with a dozen or more amendments, mostly minor. It serves as a major factor of the General Plan.

Building Sites

1959 was a busy year for subdividers, developers, builders and the Monte Sereno City Council. About 100 new sites were tentatively and/or finally approved. Conditions for approval were strict and comprehensive. Included were 21 lots on Dr. Martin's land in 1-acre, 1/2-acre and 8,000 sq. ft. zones. A second site on my 2.29 acre parcel was renewed. I abstained because of conflict of interest.

Budget, Fiscal Year 1959-60

On 30 June 1959, our contingency reserve was \$33,000 invested at a then good return of 4-1/2% or more. Our Budget for 1959-60, adopted in August, repeated the City tax rate of 15 cents per \$100 A.V. We contracted with Peat, Merwick and Mitchell to audit our accounts which they reported in good condition.

Annexations

On 17 March 1959, a petition was filed with our Council requesting annexation to the City of a 30 acre plot towards the north end of Karl Avenue, designated as "Karl No. 1." Mr. Pennington (a WCIA leader) sponsored the petition to insure continued 1-acre zoning, favored by 23 of 26 interested individuals who owned 70% of the land value. The area had only 9 resident registered voters. It qualified as an Uninhabited annexation (ironically for Monte Sereno). Annexation was opposed by only two who owned 30% of the land. The application had passed the County Boundary Commission.

The Council adhered rigorously to all the lengthy legal requirements. A Resolution was passed giving notice to all residents and land owners of a public hearing on 5 May. The hearing produced no other protests and first reading of the Annexation Ordinance, No. 32, was passed. On 12 May 1959, the Ordinance was adopted after second reading and was referred to the California Secretary of State. Annexation of "Karl No. 1" became effective on or about 15 June 1959.

On 7 April 1959, Doctor Daniel Krag, living on Lancaster Road, suggested to our Council the annexation of his area to Monte Sereno. The Council favored the proposal and wished the Doctor success. On 5 May, Dr. Krag, co-sponsored by Leo Spade of Oak Drive, presented to the Council a formal petition for annexation of a large area of over 100 acres between Monte Sereno and Saratoga. It was designated "Austin No. 1." There were 159 registered residents of the area classifying it as "Inhabited" and requiring an election.

The Council accepted the application and authorized Dr. Krag to proceed. On 12 May, the Council was informed that Los Gatos planned an annexation overlapping Austin No. 1. On 18 May, the Council was informed that the Boundary Commission had approved the boundaries of Austin No. 1, thus invalidating Los Gatos' overlap. The Council then authorized the circulation of a petition to annex.

On 16 June, the petition was filed with the Council. It bore 64 signatures of 159 registered residents, more than 25% required. The Council then set 7 July 1959 for the public hearing. On that date the owners of a bare majority of the Assessed Value opposed the annexation. The Council regretfully ordered that Annexation of Austin No. 1 be abandoned.

On 2 June 1959, a petition to annex a 3-acre piece of land, designated "Oakwood No. 1," to Monte Sereno was received from the owner, Dr. Robert Martin. Los Gatos had filed for an annexation including Dr. Martin's land but was opposed because the land was adjacent to other land of Dr. Martin's inside Monte Sereno. Los Gatos' application was denied by the Boundary Commission. Dr. Martin's was accepted as it had been filed first. Dr. Martin was the only owner of the land in Oakwood No. 1. There were no registered residents and the annexation qualified as Uninhabited.

The Monte Sereno Council set 27 July 1959 for a public hearing. There were no protests and the Council passed first reading of Annexation Ordinance No. 35. After the second reading, on 4 August 1959, the Ordinance was adopted and Oakwood No. 1 was annexed to Monte Sereno.

Streets

Extensive repairs and improvements were accomplished on Withey Road, Karl, Blanchard, Vineland and Daves Avenues in 1959. Street signs, stop signs, speed limit signs and warning signs were installed. Plans for the reconstruction of Andrew Avenue were drawn by Leonard Bushnell working with State Engineers.

I represented Monte Sereno in the new County Trafficways Committee which was given the long, difficult task of planning and implementing the DiLeuw Cather report. The Committee met periodically for six years. We reconciled differences among the Cities and the County. For example, the

big cities wanted the County to pay for their work on principal streets, at the expense of all County taxpayers. The small Cities wanted each City to pay for work on their respective streets. Eventually, Monte Sereno's share was County maintenance of Daves and Ridgecrest Avenues.

Personnel

As of 1 July 1959, Colonel Louis Hutton was appointed Administrative Assistant at \$100 per month. He served competently as Assistant to the Mayor, the City Clerk and the Director of Public Works in countless jobs.

On 21 July 1959, Councilman Hannah resigned because he was leaving the City. On 4 August, the Council appointed Stephen C. Dorman, a Ph.D. in Chemistry, to fill Hannah's unexpired term.

On 17 August, after work on the Budget was completed Mrs. Cardoza was granted two weeks vacation without pay. Arlene Hammer substituted as City Clerk, receiving appropriate pay.

On 31 December 1959, George Attwood resigned as City Treasurer because of other demands on his time. We were sorry to lose him, an experienced accountant who had served WCIA as Treasurer. We were fortunate to have Henry Egly relieve George. Henry was a retired chief executive of a large corporation.

Other Events in 1959

In May, the Council formally approved legislation retaining nonpartisan City elections.

That summer Mrs. Armitage, representing Monte Sereno on the County Library Commission, reported that she had opposed an increase in the County Library tax. It was suggested that the County Library be abandoned but this suggestion was not approved by our Council. To our regret, Mrs. Armitage was a minority of one and the Library tax was increased, but less than originally proposed.

We attended meetings of the County Water District and supported their initiative to increase our supply of water by lines from the mountain run-offs.

A move to start ABAG, the Association of Bay Area Governments, was not warmly endorsed by our Council. We wanted no erosion of the home rule of local government through another regional agency. County and State were enough.

Our Council meetings lasted so long with the heavy load of business that we resorted to many "adjourned" meetings between the two semi-monthly meetings.

The Bancroft-Ridgecrest sewer was completed.

Working together with Saratoga and Los Gatos we were successful in preventing the Saratoga-Los Gatos Road (Highway 9) from being included in the plan for Junipero Serra Freeway.

City Streets, 1960

Viewfield Road was narrow, unpaved and privately maintained. Early in 1960 our Council was approached by residents of the area, notably Sansone and Ferrill. They proposed that the road be improved at their expense to conform to City Standards, then to be accepted as a publicly maintained City street. The Council favored the proposal and commenced the rather complicated legal, engineering and financial provisions.

An Assessment District to fund the improvements by owners of adjacent land was approved on 21 June 1960. Tax-exempt bonds as a lien on the properties were authorized. The bonds matured in 14 years with interest at 6%, allocated to owners to correspond with the land holdings. Payment in cash or in bonds was optional with the owner.

The street required good paving 24 feet wide over 1,858 feet in length, extending from Highway 9 northerly to a dead-end cul-de-sac. The Council would have preferred a through street to Daves Avenue.

On 19 July, the contract for the work was awarded to the low bidder, Guerin and Olmsted, for a final total cost of \$22,555. This amounted to about \$800 per acre. Work was completed and financing details arranged to everyone's satisfaction on 15 November 1960. Viewfield Road was accepted as a City public street on 6 December. Several paid their Assessments in cash on 20 December.

In April, 1960, plans for the reconstruction of Andrews Avenue, an accepted City street, were completed by Leonard Bushnell to the satisfaction of State Engineers. Contract for the work was awarded to Guerin and Olmsted, the low bidder, for a final total of \$8,500. Work was completed and finally accepted on 6 December.

I was active in the County Trafficways program throughout 1960. The small cities differed from the larger ones. Tentatively, we were successful in reducing the bond issue from \$200 million down to \$70 million, corresponding to the Deleuw Cather recommendation and in restricting County funding in the Cities to principal City streets serving the general public. This, of course, reduced the drain on County taxpayers and properly made secondary City streets an obligation of respective Cities.

At first we enjoyed on the Committee the benefit of "one City, one vote." When the larger Cities realized their disadvantage representation was altered towards "one man, one vote." For example, San Jose was allowed 4 votes to 1 for each of the smaller Cities.

Monte Sereno's share of the proceeds of the proposed \$70 million bond issue tentatively provided for the improvement of our two main thoroughfares, Daves and Ridgecrest Avenues. Final action was not taken during 1960.

The Council proposed a connecting street at the upper end of Withey Road to Greenwood and/or Ojai Drive to provide an escape from a possible firetrap or other disaster. Our proposal was unanimously opposed by the owners of land along the route. The Council dropped the proposal.

After long discussion Monte Sereno and Los Gatos agreed on a definite boundary line along the center of Bicknell Avenue, as properly demanded by Kenneth Peake, our dairy owner. Los Gatos also proposed an extension of Bicknell Avenue easterly to Winchester Boulevard. This was never accomplished.

In February, 1960, a short, narrow, privately maintained road off of Bicknell Avenue named "Los Toga Lane" was renamed "Via Lomita."

Numerous minor improvements and repairs on City streets were accomplished. Routine agreements with the State for use of Gas Tax funds were made. 1960 was a busy year for Leonard Bushnell, DPW Councilman Sullivan, the Mayor and Guerin and Olmsted.

City Election, 1960

The election was held on 12 April 1960 at the City Office. Election Officials were Mrs. Oliver, Mrs. Stringfellow, Mrs. Kostainsek and Mrs. Reschar.

The WCIA nominated John Hammer, the husband of Arlene Hammer, to succeed Hal Statler who decided not to run for re-election. I was the only other candidate. There was no competition. Two hundred and seventeen (217) votes were cast out of a total of 804 registered voters. Twenty-five percent (25%) was considered a good vote of confidence in a minor election. John Hammer received 203 votes. I received 193. There were four write-ins.

On 19 April, John Hammer and I were sworn in. I was re-elected as Mayor, James Sullivan as Vice Mayor by the Council. Compliments were exchanged commending the City Council, Hal Statler and Jim Sullivan and congratulating Hammer and me.

About this time we learned that former Councilman Robert Hannah had drowned in an accident while deep-sea fishing off the Pacific Coast of Mexico. Hannah and Hammer were both high school teachers.

Red Cross and Community Center

The local Chapter of American Red Cross found it necessary to obtain larger quarters than they occupied in a downtown Los Gatos office building. They encountered difficulty in obtaining approval, at a reasonable price, of an adequate site either in Los Gatos or in the County. They approached me about purchasing the land on the northeast corner of Rose Avenue and Highway 9 including our City Office and a residence, using substantial funds bequeathed to Red Cross by Madaline Thomas.

As a former Chapter Chairman I was sympathetic to the proposal and in March, 1960, I introduced Harry Whiteman, representing the Red Cross, to the City Council. The Council was tentatively agreeable and considered developing the area into a Community Center with the non-commercial Red Cross providing an attractive Chapter House with a hall for City Council and other public meetings. The City Office and joint parking space would be centrally located. At the next Council meeting the Council and Harry Whiteman agreed to preliminary conditions and authorized further negotiations among interested parties.

Grace Bever, executrix of the Volpa estate, the Red Cross and the City decided on an escrow arrangement providing for the purchase by the City of an 8,000 sq. ft. lot with the meagre City Office. Red Cross was to buy the adjacent 19,000 sq. ft. with the ex-Volpa residence. The City lot faced Rose Avenue and Highway 9. The Red Cross lot, adjacent to and eastward of the City lot, faced Highway 9. The cost to the City was \$4,550. Escrow was closed in May, 1960, and title was passed to the City and the Red Cross.

Plans for developing the Community Center were started. The City paid the Red Cross \$500 for its share in the cost of improving parking pavement. Red Cross appropriated \$30,000 for alterations and additions to the residence, improving parking, etc. Construction was well underway by the end of the calendar year 1960. Owning our Office eliminated the rent which paid for the cost in about 6 years.

Census, Budget and Taxes, 1960-61

The U.S. Census count in the Spring of 1960 gave our City a tentative population of 1,394. I suspected the accuracy of this count and inquired as to its coverage. I learned that they had omitted (or erroneously ascribed to Los Gatos) the Monte Sereno residents of Poppy, Bruce and Vista Avenues. The final count was 1,594. Upon incorporation our population was computed as 3 times the registered voters, or 2,396. We believed this nominal; the flat figure was too high.

Our State Subventions, based on population, were accordingly reduced in 1960. This was offset, to some degree, by an increase in Assessed Value and in property taxes. Building Permits totalled \$388,095 in calendar year 1960, an increase of 80% over 1959. The fiscal year 1959-60 ended with a contingency reserve of \$45,000, 30% greater than a year earlier. Despite the reduction in State Subventions and our cost of the Community Center, we repeated our City Tax Rate of 15 cents per \$100 A.V.

The County, the Library and most School District tax rates were increased. Mrs. Armitage encountered frustration and futility as a minority member of the Library Committee, voting for reducing the Library Tax. She resigned.

Our City accounts were audited by Peat, Merwick and Mitchell. They were reported to be in excellent condition, thanks to Mrs. Cardoza.

Subdivisions

After numerous discussions the draft of the lengthy Subdivision Ordinance, No. 42, was completed. The County Planning Department did the spadework, for a consideration, incorporating clarifications and additions outlined by our Council. The Ordinance was 19 pages in length. Requirements for Subdivisions concerning streets, sewers, drainage, lot configurations, tentative maps, final maps, etc. were covered in detail.

The public hearings were held. The criticism of DiNapoli, owner of 10 acres fronting on Karl Avenue, was countered by commendations of others for the long, exhaustive (and exhausting) work and co-relations with other agencies in drafting the Ordinance. A few minor changes were made. The second reading was completed and the Ordinance was adopted on 20 December 1960.

The anticipated General Plan was mentioned. The Subdivision Ordinance was a second milestone leading to the Plan. The Zoning Ordinance contained regulations for guest houses, servant's quarters, paying guests, horses, horticulture and home occupations.

Dr. Martin's 21-lot development was the largest subdivision proposed in 1960. Mrs. Fred Webster strenuously objected to opening Glen Echo Street, along the north side of her land, for access to Dr. Martin's subdivision. With the consent of Mr. Hykes access was changed to a right-of-way, named Oakhurst Drive, through the Hykes land from Ridgecrest Avenue. Oakhurst Drive passed near the south boundary of Mrs. Webster's land and, ironically, was closer to her home than Glen Echo.

The Council and the General Plan and the traveling public preferred a linkage from Ridgecrest through to Bachman in Los Gatos as a bypass around Highway 9, but this linkage was opposed by residents. It left the roundabout route through Ridgecrest, Beck and Hernandez as the only (and much longer) bypass.

The tentative map of Dr. Martin's subdivision was close to completion but the final was not approved before 1961.

Ninety percent (90%) of the applicants for Zoning, Subdivision and Building Site approval were satisfied with the conditions prescribed by the City Council which conformed to the Ordinances and to the rural residential principles on which our City was incorporated. However, Orville Webster repeated unsuccessfully his angry demand to down-zone his property. Unpleasant public controversy with Mrs. Walsh over the subdivision of her land on Vineland Avenue occurred through several months of 1960.

Other Events Current in 1960

Early in the Spring of 1960 Civil Defense became an active, nation-wide subject. Colonel Hutton, our Civil Defense Director, made plans for dealing with disasters. Evacuation routes and mass assistance with food and shelter were arranged. Our residents were urged to provide shelter from atomic warfare. Ray Triplett provided an outstanding example, complete with an underground, man-made cave well stocked with food, water and sleeping accommodations. Unfortunately, Civil Defense seems to have been largely forgotten, perhaps because of false hopes raised by SALT I.

The City Clerk was granted 5 weeks leave, without pay, before and after our 1960-61 Budget was determined. The Budget required her presence as our accountant. Colonel Hutton was appointed Acting City Clerk during the absence of Mrs. Cardoza.

On 3 May, the Council went on record as opposed to the formation of an Association of Bay Area Governments (ABAG).

On 4 August, the Council enacted an Ordinance requiring that bicycles be registered and licensed to reduce thefts.

In the early fall of 1960, the local Democratic Party was granted, by majority vote of the Council, a Use Permit to occupy temporarily the office building across Rose Avenue from the City Office during the 1960 election campaign. I declined an invitation to join the Democrats in welcoming Teddy Kennedy.

County bond issues for funds for water, sewage, flood control and trafficways were vigorously supported by our Council for referenda in the 1961 elections.

The Los Gatos Elementary School District proposed construction of a second school on Karl Avenue. The City would be obligated to spend a large amount to improve Karl Avenue for the increase in traffic. After lengthy discussion the proposal was dropped by a courteous and understanding School Board.

The land adjacent to Monte Sereno on the easterly side of Winchester Boulevard (then called the Santa Clara-Los Gatos Road) was unincorporated and zoned by the County for single-family dwellings on 8,000 sq. ft. lots. Mr. DeGray, owner of property therein, applied to the County Planning Commission for down-zoning his land to multi-family use. Throughout most of 1960 prolonged debates ensued. Monte Sereno was definitely opposed. Los Gatos was mildly opposed. The County Planners favored the down-zoning. The matter was not settled by the end of the year but it was a premonition of proposed annexation from the County to either Los Gatos or Monte Sereno.

There were no annexations during 1960. So ended that otherwise eventful year.

Annexations - 1961

"Robison Heights," on the east side of Winchester Boulevard, adjacent to Monte Sereno on the west side, consisted of 17 acres divided into 38 lots on both sides of Pleasant View and El Rancho Avenues and the south side of East Vineland Avenue. Villa Felice, a commercial restaurant and motel on the north side of Vineland, was not part of Robison Heights.

Mr. DeGray's application to the County for down-zoning was disapproved by the Monte Sereno City Council and by many neighboring residents. Los Gatos was lukewarm. As anticipated the residents urgently requested the Monte Sereno City Council to annex the area. In response to their request, on 14 February (St. Valentine's Day!), the Council agreed to commence formal Inhabited Annexation proceedings. Complications and confusion resulted.

I appeared before the County Planning Commission to object to the down-zoning. I was overruled. We appealed to the Board of Supervisors. The Planning Commission was overruled. The Boundary Commission reported two minor "inadequacies" in the Robison Heights boundary description. This report was emphatically refuted by Leonard Bushnell and Mark Thomas, both reputable licensed engineers. A correct, formal,

certified petition signed by many more than the required 25% of the Robison Heights voters was filed with the City on 13 March.

In the meantime, Los Gatos had filed for two Uninhabited annexations which overlapped Robison Heights. The Battle for (a spur of) Peaceful Mountain started over again. Attorney Sam Anderson sued Los Gatos. The Superior Court ruled in favor of Monte Sereno. Town Clerk of Los Gatos, Beverly Blatnick, called each property owner in Robison Heights urging them to protest the annexation. J. Rainey Hancock, Town Attorney acting as a private counsel, presented the protests. They failed to muster 50% in opposition. After the second public hearing on 15 April, the Council declared the Petition valid and set 13 June 1961 as the date for the election.

The polling place was Mrs. Whitaker's home on Pleasant View Avenue. The election determined that a substantial majority, 33 for, 21 against, favored annexation. On 26 June 1961, Ordinance No. 45 was adopted and Annexation of Robison Heights was enacted-- a rare victory for Inhabited Annexations. We welcomed this fine neighborhood of home owners, with the same surroundings and wishes as ours, into the City of Monte Sereno.

Our population was increased by 198 to a new total of 1,704. Zoning was prescribed as single-family dwellings on lots with minimum area of 8,000 sq. ft. each. The City paid the legal fee of \$1,140 to Sam Anderson and \$235 for engineering, legal notices and election material.

On 3 October, petitions for two Uninhabited annexations were filed. One was titled "Uplands No. 1" The other was "Lancaster Heights." Both petitions were correct with approved boundaries, less than 12 registered voters and signed by the owners of more than 25% of the land. The petitions were accepted and public hearings set for 14 November 1961.

Uplands No. 1 extended from Daves Avenue westerly to Quito Road and included the 27 acres of S. S. Parker. Lancaster heights extended from Ojai Avenue of Greenwood Glen westerly along both sides of

Lancaster Road to San Tomas Aquino Creek and the boundary of the City of Saratoga. This latter annexation included the land of Dr. Krag, a proponent of Austin No. 1 and the 8 acre lands of Jack Bowden (an old friend of mine).

At the public hearing on 14 November, only S. S. Parker protested Uplands No. 1 Annexation. His property was only 35% of the total. The Council enacted Annexation of Uplands No. 1.

Also on 14 November, the public hearing on Lancaster Heights was held. James Clayton, developer of Greenwood Glen, adjacent to, but not inside of Lancaster Heights opposed, but his protest was not valid. There were no protests from owners inside. The Council enacted Annexation of Lancaster Heights. I was gratified and relieved as Lancaster Heights, now part of Monte Sereno, barred an end run by Los Gatos south and west around Monte Sereno to annex Hacienda and commercialize the surroundings.

Subdivisions - 1961

Numerous Subdivisions of 2 to 5 lots were more or less routinely approved by the Council. Lyle Benson succeeded Dr. Richard Martin as owner and developer of "Sereno Oaks," the 21 lot Subdivision between Ridgecrest and Bachman Avenues. The final map was approved by the Council on 7 February 1961.

Budget and Taxes, 1961-62

On 30 June 1961, we finished the fiscal year 1960-61 with a contingency reserve of \$65,000, an increase over the previous year of 30%. New building increased by 54%. Our austerity in City government was appreciated. We were proud of our record.

We expected additional costs in 1961-62 for our share in the development of Community Center, a well-deserved increase in the salaries of our staff, street improvements and annexation expenses. These increased expenses were offset, to a degree, by increased Assessed Value (and tax revenue) from new building and annexations and from increased population from the Robison Heights Annexation.

After considerable thought and discussion the Council decided to reduce our tax rate from 15 cents per \$100 A.V. to 10 cents. We were convinced that our Budget would remain in balance without invading our contingency reserve which would continue to yield substantial revenue from interest earned.

The County and District tax rates were raised. The decrease in our City tax rate was reported nationwide by the press. We received numerous commendations.

Community Center, 1961

Alterations and additions to the ex-Volpa residence were completed on 1 August 1961 and the Red Cross Chapter House was established therein. The Council then changed its regular meeting place from the Christian Church to the Red Cross Chapter House. The Church was thanked for providing a meeting place for nearly three years. It was agreed that the City would pay Red Cross a nominal sum for utilities used during the meetings.

Planning for a new City Office Building commenced in August. Lyle Benson, developer of "Sereno Oaks" called on me at the City Office with a pleasant surprise. He said he was delighted to learn that our Budget provided an increase in the salaries of our staff, the construction of a new City Office and yet a reduction in the City tax rate and a balanced Budget. He then offered to contribute the labor and supervision for the new Office Building, noting that the Winter months were slack for home building.

I recommended that the Council accept Benson's generous contribution with the condition that it would not entail preferred treatment in the development of Sereno Oaks. The Council agreed and adopted Resolution No. 97 with the condition expressed in legal language which Mr. Benson gracefully accepted.

After considering several alternatives the Council decided to adapt the County Building Inspector's standard plan for housing itinerant agriculture workers. This plan for the City Office was complete,

simple and inexpensive. We altered only the interior to provide reasonable good office space for the Mayor and the staff with files and a small Branch Post Office counter. The estimated cost of the building was \$5,500. Construction was started in November and completed in 1962.

Public Works

The \$70,000,000 Trafficways bond issue was approved by the County electorate by a two-thirds majority. Monte Sereno's particular share was confirmed: improvement and maintenance of our principal streets, Daves and Ridgecrest Avenues, to be an obligation of the County.

Mays Avenue was completely resurfaced in June at a cost of \$1,000. Karl Avenue resurfacing was postponed because of delays in finishing the sewer main job. Routine repairs and maintenance of other streets were well cared for by Rodoni.

Other Events Current in 1961

On 7 February 1961, the First Christian Church was authorized to construct a substantial addition for an enlarged sanctuary. Construction was completed in October, 1961.

At our request, Assemblyman Bruce Allen was successful in having a law passed to clarify a State law concerning the City Planning Commissions. A City Council was thus optionally authorized to appoint itself as the City Planning Commission.

Monte Sereno had constructive representation on all pertinent committees such as:

- County Trafficways Committee
- County Water Commission
- Sanitation District 4 Board of Directors
- Inter-City Council (I.C.C.) of Santa Clara County
- League of California Cities (L.C.C.)
 - Committee on Metropolitan Problems (ABAG)
 - Committee on Inter-Governmental Relations
- Ad hoc meetings with State Legislators

There was controversy within the Board of Directors of Sanitation District 4 as to whether the District should build its own inland sewage treatment and water reclamation plant or buy into the San Jose-Santa Clara water front plant. The latter plan was finally decided upon.

The Water Commission urgently favored a proposal to import fresh water from mountain reservoirs to augment an increasingly short supply from local rainfall. A bond issue would be necessary to pay for this; bonds to be financed by revenue from water users.

Sam Anderson resigned as City Attorney because of increased private practice, effective 1 September 1961. His resignation was accepted with regret. He had seen us through our incorporation and the first trying years of our corporate existence. His moral courage and tenacity as well as his professional competence commanded our respect and gratitude. We were fortunate in obtaining the services of Douglas Pendleton to succeed Sam. We were sure that he was well qualified.

On 19 September 1961, the Council enacted Ordinance No. 58 regulating the number, vaccination and control of dogs. On 5 December, the Council agreed to change the name of "Santa Clara-Los Gatos Road" to "Winchester Boulevard." On 19 December, the Unitarian Fellowship was granted tentative Building Site approval on Karl Avenue. It was never implemented.

So ended calendar 1961, even more eventful than 1960.

Annexation, 1962

On 2 January 1962, a petition requesting annexation to Monte Sereno of Uninhabited "Quito" was filed. The 12-acre area was bounded by Highway 9, Quito Road and the City of Saratoga. It included the short stretch of Austin Way north of Highway 9. The small, old electric interurban railroad way station was included. Also included was a 2-acre, triangular, elevated lot, unoccupied, fronting on Highway 9 opposite Hacienda restaurant. That lot is still (1982) undeveloped.

The petition was correct and valid. A public hearing on 13 February brought 2 protests with assessed value of \$6,440, much less than 50% of the total A.V. of \$40,630. On 20 February 1962, Ordinance No. 53 annexing Quito was enacted.

Community Center, 1962

Our new City Office Building was completed, inspected and accepted in February, 1962. It was furnished with some new and some used furniture. In addition to Lyle Benson's contribution of labor and supervision we received many gifts of material and service from our citizens and price concessions from 20 businesses. The old Office Building was sold to Dr. McCleve, the high bidder, for \$100. It was moved to the Mormon Church grounds for use by the Boy Scouts.

Paving and landscaping in the place of the old building was accomplished. Through the generosity of Mrs. Hubback of Saratoga we obtained a fine flag pole. It was delivered by the Telephone Company "for free." The total cost to the City of the building and accessories was \$4,775. The WCIA and the Council celebrated the completion with an "Open House" on 6 April 1962. Over 100 guests signed the guest book. This Office Building is still in use after 20 years.

City Election, 1962

Our 1962 City election was held on 10 April. The polling place was the new City Office Building. Election officials were Mesdames Oliver, Davies, Kostainsek and Feigel. Three Councilmen, Allen, Dorman, Sullivan and Orville Webster were candidates for election to three seats on the Council. Webster was an angry candidate dissatisfied with the Council's decisions. A bitter campaign brought out a vote of 57% of the electorate with the following results:

Allen	482	Total votes:	581
Dorman	487		
Sullivan	493		
Webster	98		

Hammer and I and the audience cheered and congratulated the winners. The Council re-elected me as Mayor and Sullivan as Vice Mayor. We all thanked the electorate for their vote of confidence.

Budget and Taxes, 1962-63

Despite the costs of the Community Center, including the new City Office Building, the City fared well financially during the fiscal year ending 30 June 1962. Our NET contingency reserve was increased by \$7,370 to \$56,700.

On 17 July, our Budget for fiscal year 1962-63 was adopted. We were pleased to continue the 10 cent per \$100 tax rate and expected to increase our net contingency reserve by another \$8,500.

Public Works, 1962

The owners of property along Bancroft Avenue unanimously petitioned for an Assessment District to improve that Street up to standards for acceptance by the City. Their petition was approved on 6 June 1962. The same procedure as that of Viewfield Road was followed. On 21 August, a contract was awarded to Guerin and Olmsted, the low and only bidder. The cost was about \$800 per lot fronting on Bancroft. Work was accomplished and accepted by all property owners and the City Council on 6 October and the Street was then declared a City Street.

We recommended that Hillvale Avenue be included in the Bancroft Avenue project but a majority of the Hillvale owners objected and that Street was not included and has not been accepted by the City.

Plans for widening and improving Daves and Ridgecrest Avenues were completed. A sidewalk for Daves Avenue School children was included in the plans. These improvements were scheduled as Monte Sereno's share of the County Trafficways bond issue.

Repaving of Karl Avenue had to be postponed until all underground utilities were completed.

A severe storm in October, 1962, caused considerable damage. That, together with routine maintenance and repairs, was satisfactorily cared for.

The short side-street, southerly from Ridgecrest, was named "Via Bonita" by the Council. The property owners declined our invitation to form an Assessment District and the Street has not been accepted.

Subdivisions, 1962

A large number of subdivisions into 2 to 5 lots were conditionally approved by the Council. Apparently Monte Sereno had become well known and appreciated.

Lyle Benson was congenial, cooperative and well liked. Lots in his "Sereno Oaks" were in demand and many were sold in 1962. A gentlemen called at my office to discuss rules and regulations and building a house in Sereno Oaks to accommodate his family of 8 children. He had been a Navy doctor during World War II and inquired about my naval service and asked whether I had known his father-in-law, Admiral Sprague. I was stunned but in a moment I replied, "Why, of course, he was a Naval Academy classmate of mine and I was a guest at your wedding to his daughter, Courtney Sprague. You are thrice welcome to Monte Sereno." Dr. Vaughan is a highly respected ophthalmologist. The Vaughans still live only two long stone-throws from our home. A happy coincidence!

Monte Sereno pioneered the concept of "Cluster Development." This authorized the average density of dwellings in a given subdivision with various lot sizes to take advantage of the best views from houses and the most efficient location of streets and utilities. For example, with acre zoning, 40 dwellings could be permitted on 40 acres but some of the dwellings could be "clustered" on lot sizes from 1/2-acre up. A "Common Green" would be permitted by agreement between the Council and the developer for the benefit of the lot-owners. Other detailed regulations are provided for the protection of the developer, the lot-buyers, the City Council and the principles of Monte Sereno.

The first application for cluster development was filed for "Stratford Estates" near Quito Road in April, 1962. It was tentatively approved by the Council on 1 May. Other applications by RFD Land Co. for the Austin Way triangle and by DiNapoli for his 10 acres on Karl Avenue were received but not implemented.

The most interesting application came from Harvey Shean, developer of the 85 acres of land north of Daves Avenue and on both sides of Vineland Avenue, property of H. H. Parker and Nieland of San Francisco. Shean presented his proposal on 1 June. The large area had unique topography to challenge imaginative planning as well as engineering and financing.

A preliminary, tentative map was filed with the City on 13 November. On 20 November, it was approved in principle by the Council. Architectural and Site Control of dwellings by the Council was required. Shean initiated a competition to name the subdivision with a \$100 prize to the winner. "Loma Serena" won the prize. Many details of improvements and an Assessment District to pay for them by lot-buyers were approved by the Council following recommendations of City Engineer Bushnell and City Attorney Pendleton.

I conferred with Harvey Shean on possible attractions of the Common Green. We considered tennis courts, an Olympic size swimming pool, a small club house for private parties, a day and evening care nursery, stables, bridle paths and hiking trails. They must be non-commercial to comply with City Ordinances. All of these were suggested to the Council but no decision was reached during 1962. Loma Serena was in a state of flux.

Other Events Current in 1962

On 2 January, the United Fellowship was granted a Use Permit and Site Approval to build a church on the DiNapoli property on Karl Avenue. The Church, though legally tax-exempt, offered to contribute to

the City a sum equivalent to the City property tax on that site. On 15 May, the Fellowship withdrew from the DiNapoli property and filed another application for a site on the Nerny property on the north side of Austin Way. That application was denied because of heavy traffic around the intersections of Quito, Austin and Highway 9 and lack of parking space on the Nerny land. No further effort was made to obtain a site in Monte Sereno.

In February, we were pleased to learn that the L.C.C. had joined Monte Sereno and other cities in protesting the formation of ABAG with metropolitan domination over the home rule of cities.

With our 15th Report to our citizens, dated 14 May 1962, in recognition of the City's 5th birthday, we issued a "Fact Sheet about that Unusual City of Monte Sereno." It summarized much of what has been related heretofore in this text. It is repeated verbatim in Appendix E. Extra copies were made available. It received wide publicity in the press and attracted many commendations and interested questions.

Effective 1 July 1962, our contract with the County for Building Inspection was terminated. We contracted instead for greater and more convenient service with the City of Saratoga. The latter contract has been in effect ever since.

Mrs. Cardoza resigned as City Clerk effective 31 May. She declined to accept our requirement that she not take a vacation during active Budget proceedings in June and July when her accounts were especially important. Winifred Frost was appointed as her successor. She lived only two blocks from the City Office. Her pay was increased because our office hours were increased. We were sorry to lose Mrs. Cardoza who had served us well but we were fortunate to employ Miss Frost.

As of 1 June 1962, Colonel Hutton's title was changed from Administration Assistant to Administrator. This action recognized his added responsibility and authority as a competent and constructive official.

Henry Egly resigned as City Treasurer as of 31 December 1962 because of the demands of a busy private life. He was succeeded by D. M. Brovan. Both Egly and Brovan were retired business executives and thoroughly competent as City Treasurer. Both served without City pay.

In August, 1962, the State initiated a Scenic Highways Program. Monte Sereno supported the program to preserve natural scenic beauty and prevent billboards and commercial shops from defacing Highway 9.

We supported the proposal of Sanitation District 4 to construct an inland sewage treatment and water conservation plant. That would have rescued as much water as the entire rainfall on the District. Instead the District Board of Directors voted to buy into the San Jose-Santa Clara water front plant which wasted the reclaimed water into the Bay. The District paid nearly 10% of the total cost of the plant. I cast a dissenting vote.

We actively supported the County Bond Issue in the Autumn election. The electorate in Monte Sereno and other west county cities cast a 75% vote in favor. But that was not enough to win the election over the unreasoned opposition of a large northern city. The bonds barely failed, by a 65.5% vote, just under the necessary two-thirds vote. We immediately started preparing for another election in 1963 as the County was in desperate need of imported water. Our water table was progressively sinking and causing subsidence of the surface level over the percolation pools and invasion of salt water leaking through from the Bay into the precious water in the pools. Monte Sereno was commended by the Water Commission for our support.

On 7 November, the Council granted a Use Permit to the local Democratic Party to rent the small office across Rose Avenue from the City Office for the Fall election campaign. This, of course, was a non-commercial use but I was not enthusiastic.

Monte Sereno did not follow the County ordinance requiring fencing around private swimming pools. Majority opinion was opposed. We suffered no drownings. Two drownings occurred outside the City, probably because the fencing had interfered with rescue efforts from outside the fence.

A large majority of property owners along Blanchard and part of Daves Avenue favored up-zoning that area from 8,000 sq. ft. to 1/2-acre lots. On 18 December 1962, the Council enacted an ordinance to that effect.

Mayor Merrill of Los Gatos was succeeded by Mayor John Lincoln. Our relations with Los Gatos immediately improved. We were soon on friendly, cooperative terms. I had known the Lincolns socially for several years. Mrs. Lincoln's first name was Roselle. At a cocktail party I must have forgotten my inhibitions, possibly my good behavior. In the presence of John and Roselle I told a story about a football coach instructing his freshman team. He said, "After a workout go right to the shower and take a hot water bath followed immediately by a cold water shower. Then you will feel rosy all over. Any questions?" "Yes," said a player, "tell us some more about Rosy." That brought chuckles from most of my listeners but only frozen silence from the Lincolns.

Mayor Merrill had predicted, publicly and privately, that Monte Sereno would go bankrupt within a year after our incorporation. Instead we had proven to be a stable, financially sound, going concern, rendering essential services to our citizens on an austere budget and a tax rate 1/10th that of Los Gatos. After one of many heated arguments Merrill said to me, "Politically, you are just a Babe in the Woods." I replied, "And you are in your second childhood." Our argument ended in frozen silence.

So ended our first 5-1/2 years as an incorporated City.

Local Scenes. . .



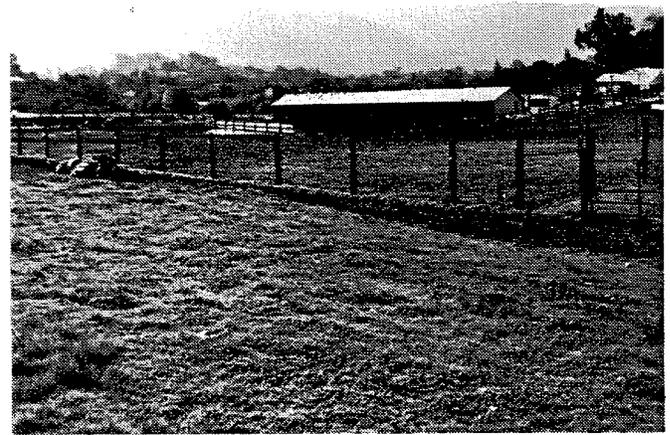
El Sereno from Twin Creeks



View from Alma Jo Court



Prize Winning Guerneys



Mr. Peake's Claravale Guernsey Farm,
Mt. Sereno in Background

Claravale Guernsey Farm



Cover in
San Jose Mercury
Magazine Section

**John Steinbeck's
Home. . .**

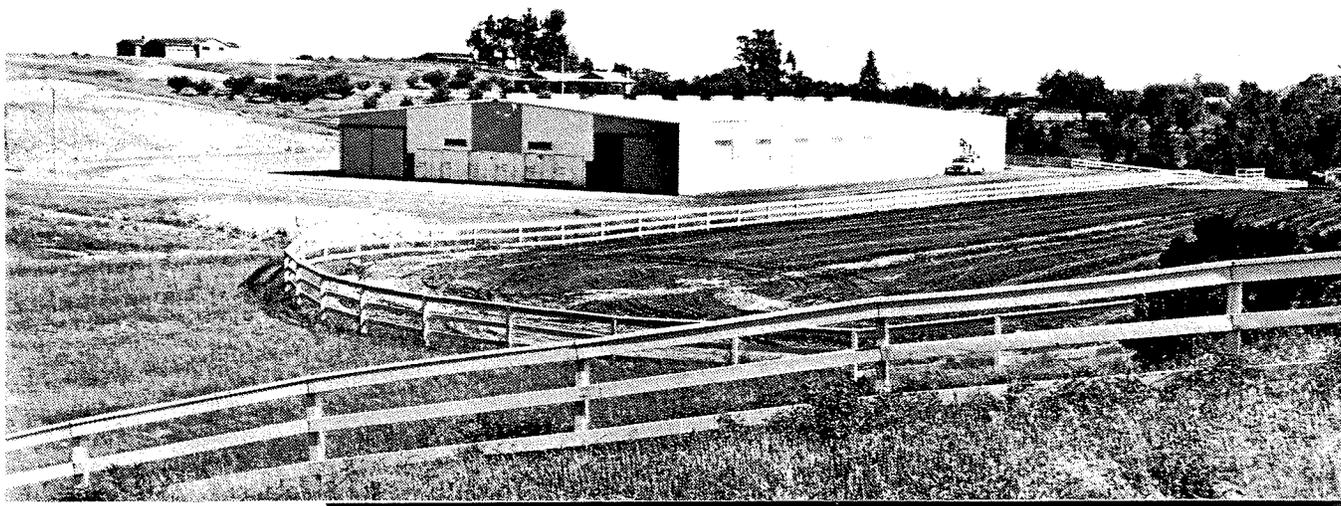


John Steinbeck's
gate

John Steinbeck's home now owned by
the Joel Gambords



Loma Serena Stables, Then & now. . .



The first Loma Serena stable



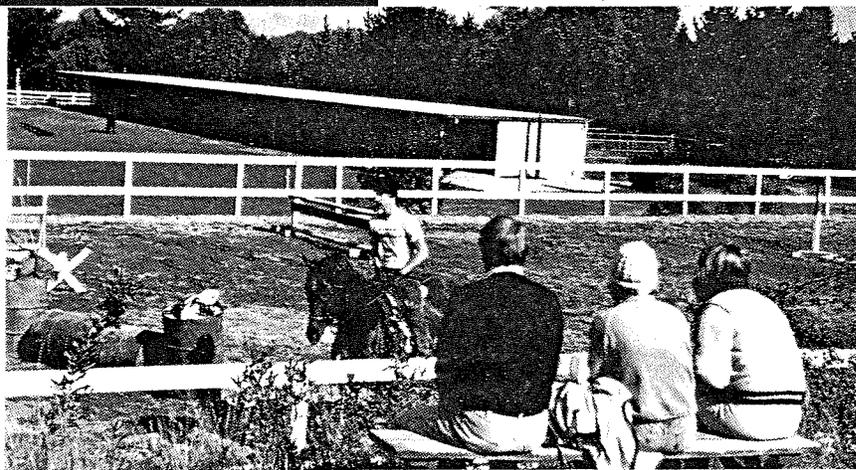
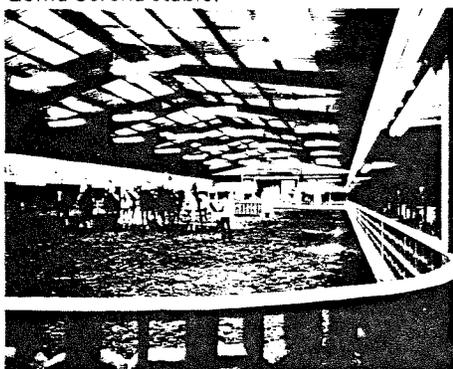
George Furse, Councilman, and his disaster team.



View of the old stables from Via Vaquero.

Horse in ring: Prince Kermit is exercised by Doug Novic while Lucia family approves, new stables in background.

Indoor ring of the original Loma Serena stable.



A full head of steam through the orchard



**ORIGINAL SITE OF THE BILLY JONES
WILDCAT RAILROAD**

THE BILLY JONES MINIATURE RAILROAD RAN ON THIS NINE ACRE SITE BETWEEN 1943 AND 1989. BILLY JONES, RAILROAD ENGINEER AND LOCAL RESIDENT, CONSTRUCTED THE 18 INCH GAUGE LIVE STEAM RAILROAD FOR THE DELIGHT OF OLD AND YOUNG THROUGHOUT THE SANTA CLARA VALLEY. THE RAILROAD IS NOW LOCATED IN THE LOS GATOS OAK MEADOW PARK.

LOS GATOS MUSEUM ASSOCIATION



Billy Jones Railroad. . .

Billy with railroad enthusiast Walt Disney

Casey Jones and Casey Disney as they later dubbed one another, smile over the workings of a railroad. Disney was interested in miniature steam locomotives as he had one of his own. Disney began their close and lifelong friendship with a visit to the Daves Ave. Ranch. Billy's daughters remember his arrival in a long black airport limousine. "We kids had never seen anything like that" said Betty, "but dad had new overalls and a hat ready for him to wear."

The Inglis Family. . .



AFTER THE SHOOTING — Retired Vice Admiral Thomas B. Inglis, shown in his den surrounded by memorabilia of 37 years of Naval service, keeps busy as mayor of the little West Valley town of Monte Sereno, where a knowledge of tactics and statecraft comes in handy. As a skipper, he runs a tight ship.

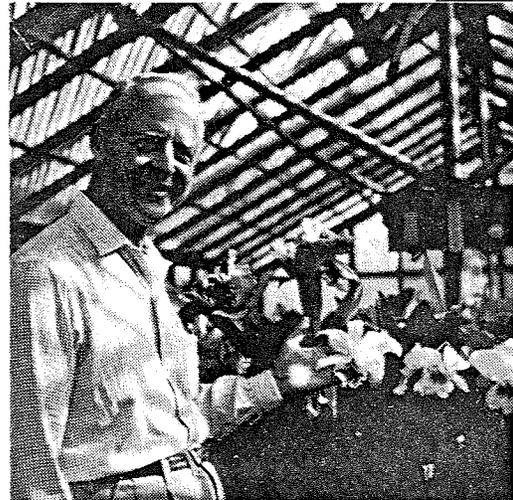
A Newspaper Article

The Inglis Family:
Tom Jr., Kitty & the Admiral



Admiral Inglis, Chief of Naval Intelligence, 1947

Admiral with his prize winning orchids



Mostly Fair

Fair through Thursday. Temperature at 2 p.m. at L.G. fire house, 73, low last night, 41.

S. Per City

MONTE SERENO TO INCORPORATE

Monte Sereno Council

Inglis Gets Most Votes For Council

Monte Sereno will be Santa Clara county's 16th city.

By a 330 to 286 vote yesterday, residents of the area decided that the all-residential city should be legally incorporated. Completion of details that made incorporation official will take 35 to 40 days, it was estimated this morning.

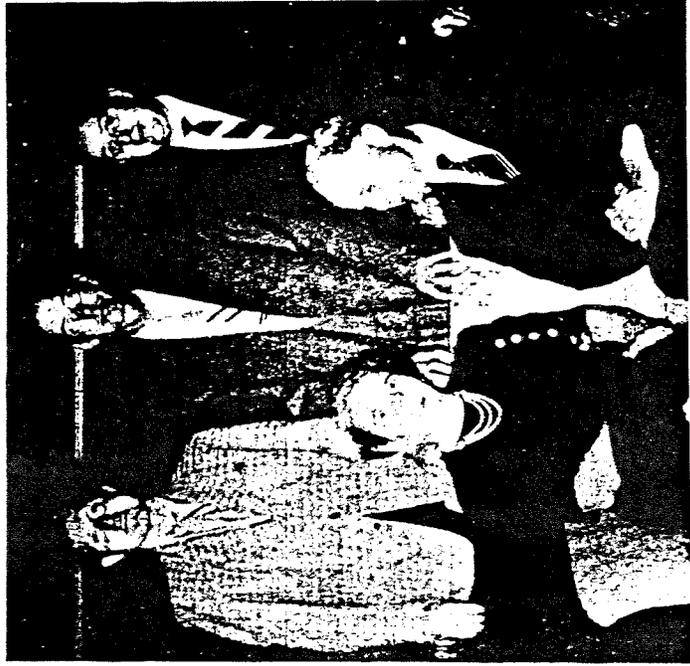
SERVING ON THE CITY council of the new city will be Admiral Thomas H. Inglis, Hal Statler, Robert Hannas, James Allen and Mrs. Charles Lockwood.

Approximately 80 per cent of the 777 registered voters in the Monte Sereno area voted, including the approximately 40 absentee ballots yet to be counted.

Final ballot for council candidates showed Allen, 267, Hannas, 274, Inglis, 332, Mrs. Lockwood, 291, Mr. C. E. McIntyre, 137, Paul Oliver, 217, Statler, 301, and Phil Wood, 161.

ESTIMATED POPULATION of the new city is 1,347.

Propulsive budget set by proponents of the area is \$28,000. A 25-cent tax rate has been provided by West County Improvement Association, predecessor Monte Sereno group headed by Inglis.



The First Council. . .

- Mrs. Charles Lockwood
- Admiral Thomas Inglis
- Robert Hannas
- Hal Statler
- James Sullivan

Mayors of Monte Sereno. . .



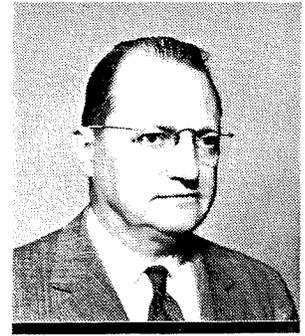
Stephen Dorman 1967-1968



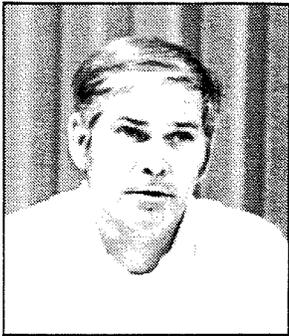
D. W. Galbraith 1968-1969



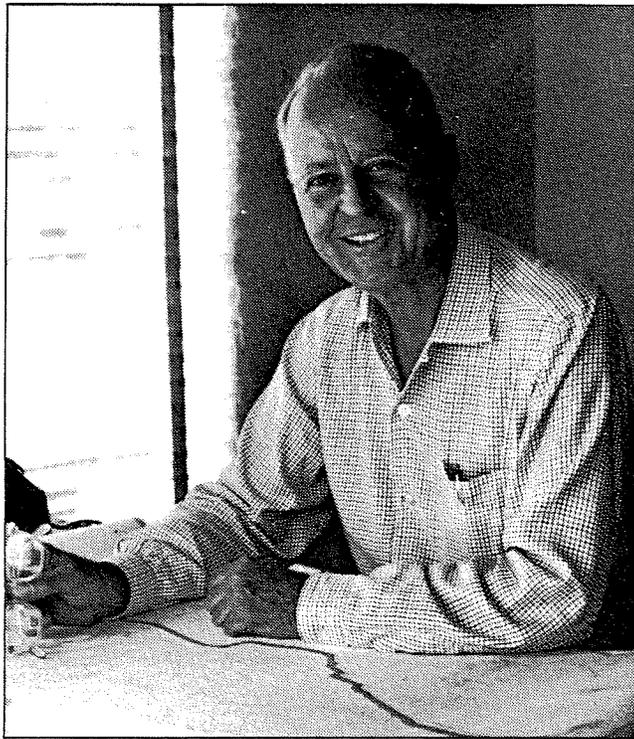
James Sullivan 1969-1970



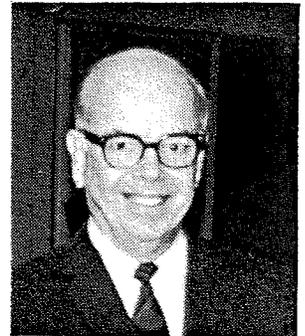
Richard Lorraine 1970-1971,
1971-1972



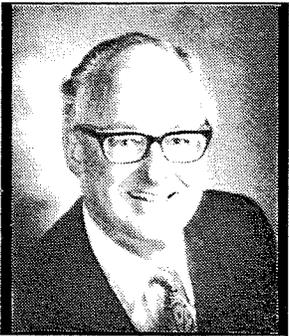
James Burgard 1982



Thomas Inglis, Sr. 1957-1967
Donald Carroll, 1971 (Not shown)



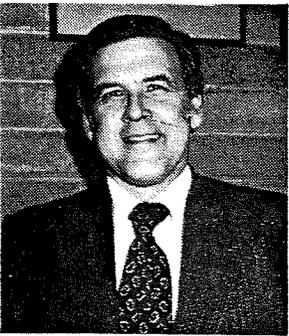
Paul Oliver 1972-1973



William Short 1979-1980



John Cody 1973-1975,
1979-1980



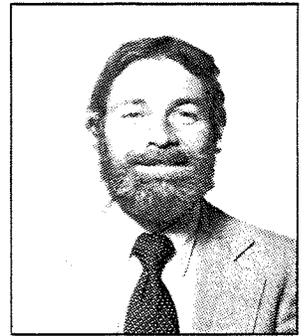
John Foley 1978-1979



Helen Nesbet 1977-1978



Barbara Winckler 1976-1977,
1981-1982

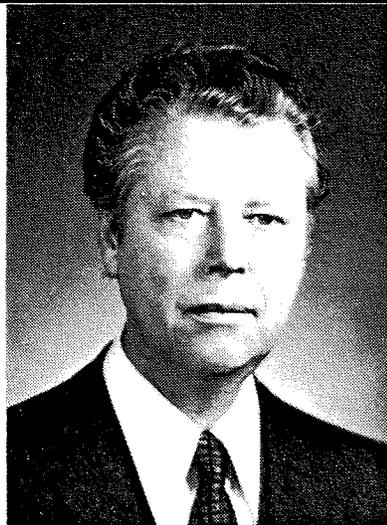


Paul Bush 1975-1976

City Attorneys & Friends. . .



Sam Anderson 1957-1961



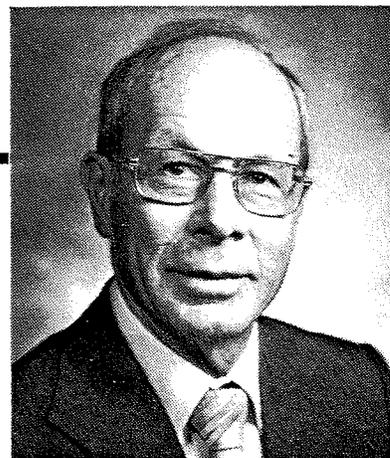
Douglas Pendleton 1961-1978



Frank Gillio 1978

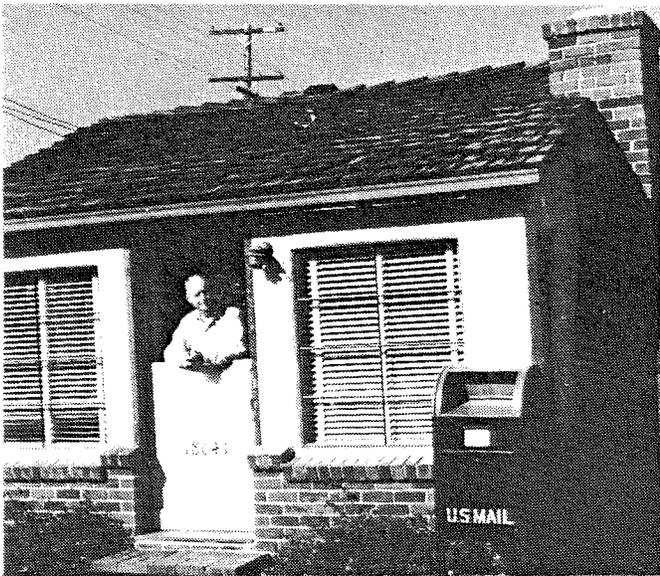


Howard Asp,
City Treasurer,
1969 to present



Steve Goodman, Manager,
4th Sanitation District

City Hall - Staff & buildings. . .



Tom Inglis awaits inquiries in the first City Hall

Burt Olmsted,
Director of Public
Works (1972-1980)
and
City Manager (1980)



Tom Inglis, Jr.
City Administrative
Officer (1967-1978)
& Lt-Col Jim Curl,
Administrative
Assistant



Lt-Col Louis Hutton (Ret)
City Administrative Officer
1962-1964



The City Council in session (1975):
Tom Inglis, Jr., Doug Pendleton, Winifred Frost, Paul Bush,
Barbara Winckler, John Cody, and Helen Nesbet.



The 1982 City Staff: Fay Furtado, City Clerk,
Rosemary Pierce, Administrative Assistant,
Don Wimberly, City Engineer/Administrator



James Sullivan and
Winifred Frost,
City Clerk,

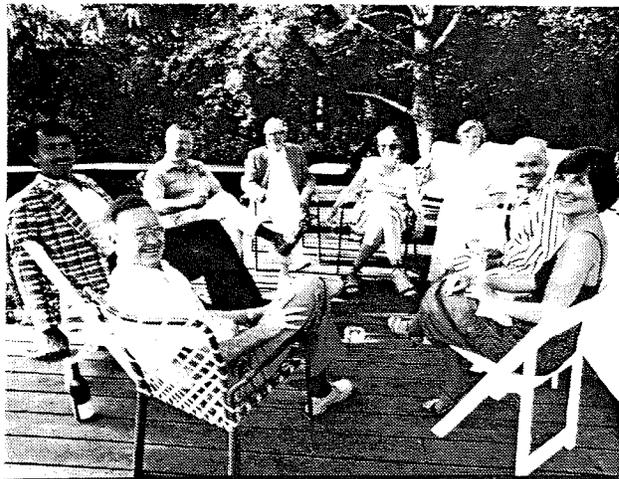
25th Anniversary. . .



Mayor Winckler presents
Resolution No. 757 to Ad. Inglis



The Admiral cuts the cake



Mayor Winckler,
Dick Winckler & friends



Admiral Inglis, Mayor Winckler, Assemblyman Konnyu, and happy participants

The 25th Anniversary Celebration, 16 May 1982
Monte Sereno is Congratulated

Resolution

BY THE HONORABLE ERNEST L. KONNYU
TWENTY-SECOND ASSEMBLY DISTRICT

RELATIVE TO THE TWENTY-FIFTH ANNIVERSARY
OF THE CITY OF MONTE SERENO

WHEREAS, THE CITY OF MONTE SERENO IS CELEBRATING THE OCCASION OF ITS 25TH ANNIVERSARY IN 1982, AND IN RECOGNITION THEREOF IS DESERVING OF HEARTIEST CONGRATULATIONS AND COMMENDATIONS; AND

WHEREAS, MONTE SERENO (PEACEFUL MOUNTAIN) IS A SMALL CITY OF HOMES NESTLED IN THE WESTERN FOOTHILLS OF SANTA CLARA COUNTY; AND

WHEREAS, THE CITY LIES AT THE BASE OF "EL SERENO," A MOUNTAIN IN THE SANTA CRUZ COASTAL RANGE, FROM WHICH IT TAKES ITS NAME; AND

WHEREAS, MONTE SERENO HAS A NATURAL SETTING OF EXTRAORDINARY BEAUTY WITH PINE AND LIVE OAK TREES COVERING THE MOUNTAINSIDE WITH YEAR-AROUND, FRESH GREEN FOLIAGE; AND

WHEREAS, THE CITY HAS DEDICATED ITSELF TO PRESERVING THE CHARACTERISTICS OF RESIDENTIAL GROWTH ONLY, NATURAL SCENIC BEAUTY, AND LOW TAXES; AND

WHEREAS, A VISIT TO THE CITY OF MONTE SERENO WILL SURELY PROVE TO ANY PASSER-BY THAT THIS IS A COMMUNITY BUILT UPON THE HARD WORK AND COMMITMENT OF ITS RESIDENTS; NOW, THEREFORE, BE IT

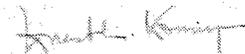
RESOLVED BY ASSEMBLYMAN ERNEST L. KONNYU, THAT HE TAKES GREAT PLEASURE IN CONGRATULATING THE CITY OF MONTE SERENO UPON THE CELEBRATION OF ITS 25TH ANNIVERSARY OF INCORPORATION, AND EXTENDS SINCERE BEST WISHES TO THE CITY IN ALL ITS FUTURE ENDEAVORS; AND BE IT FURTHER

RESOLVED, THAT A SUITABLY PREPARED COPY OF THIS RESOLUTION BE TRANSMITTED TO THE CITY OF MONTE SERENO.

MEMBERS RESOLUTION No. 1395

DATED: MAY 12, 1982

SIGNED



HONORABLE ERNEST L. KONNYU
22ND ASSEMBLY DISTRICT



Monte Sereno Expresses Appreciation

Resolution No. 757

A Resolution of the City Council
of the City of Monte Sereno on its
Twenty-Fifth Anniversary Commending
Admiral Thomas B. Inglis, USN (Retired)

Whereas, Admiral Thomas B. Inglis, USN (Retired) was the driving force behind the incorporation of the City of Monte Sereno, on May 14, 1957, and

Whereas, Admiral Inglis served as the City's first Mayor, from 1957 to 1967, providing enlightened leadership and diligent service, and

Whereas, Admiral Inglis was also the Chief Administrative Officer from 1957 to 1962, serving without pay, contributing countless hours to development of the City's ordinances and secure fiscal base, and

Whereas, Admiral Inglis' foresight, energy and appreciation for the natural beauty of the area enabled him to successfully work for designation of State Route 9 within Monte Sereno as a scenic highway, and

Whereas, 1982 marks the Twenty-Fifth Anniversary of the City's incorporation, an event which took place, as Admiral Inglis told a State Assembly Committee on Municipal and County Government, "under the threat of unwanted annexation, to preserve its natural scenic beauty, its exclusively residential character and the quiet rural pattern of living of its families"

**Now
Therefore
Be It
Resolved,** that the City Council of the City of Monte Sereno does hereby express its gratitude, and respect to Admiral Thomas B. Inglis for his unselfish and skillfull leadership, his untiring labor and his foresight which helped create a highly desirable living environment.

**Passed
and
Adopted** by the City Council of the City of Monte Sereno on this 6th day of April, 1982

Mayor Barbara F. Winckler

Councilman Burgard

Councilman Cody

Councilman Foley

Councilman Short

Attest:

Fay Furtado, City Clerk



CHAPTER XI

THE MIDDLE DECADE, 1963-1973

PART I - 1963

General Plan

After nearly 4 years of intermittent discussion and after three public hearings in January and February, 1963, a General Plan was formally adopted on 19 February 1963.

The Plan eliminated a proposed street extending Becky Lane southerly to connect Bicknell Road to Daves Avenue in order to bypass the heavy traffic on Quito Road. It also eliminated a proposed street extending Rose Avenue northward to connect Highway 9 to Daves Avenue in order to bypass heavy traffic on Winchester Boulevard. The Council was moderately favorable to these bypasses but there was emphatic opposition from nearby residents. The Plan called for a winding street to connect Daves Avenue to Quito Road in order to bypass heavy traffic on Highway 9. This connection was allowed to remain.

The Plan is brief and General. It summarizes the desired purposes of the City and its future development. It projected our ultimate population to be 3,500.

A complete copy of the General Plan is printed in Appendix E .

Annexation

At the request of residents and property owners "Vista No. 1" was annexed into our City. This annexation was Uninhabited consisting of 7 parcels of land on Vista Avenue and San Benito Way, zoned for single-family dwellings on 8,000 sq. ft. lots. Application

was filed on 2 May. The usual public hearings brought no protests. "Vista No. 1" was formally welcomed on 2 July 1963.

Budget and Taxes, 1963-64

The City's sound financial condition continued through fiscal 1962-63. The net contingency reserve was again increased by \$8,938 to \$66,798. We continued our City tax rate at 10 cents per \$100 A.V. and budgeted another \$6,260 for contingency reserve for fiscal 1963-64. The Budget included over \$1,000 for anticipated litigation. The Budget and tax rate were approved on 16 July 1963.

The State gasoline tax was increased by 1¢ per gallon to help pay for street work. We had supported this legislation rather than an increase in the motor vehicle tax. The former was a tax on highway users rather than a tax on personal property.

As an indication of our austere Budget the LCC Peninsula Division scheduled a de luxe dinner meeting in Palo Alto at \$7.75 per person. Our Counsel considered the charge extravagant and unwarranted and we decided not to go to the meeting. Our position was approved by the Division President. Instructions were sent to all cities to be more frugal.

Public Works

On 4 August 1963, Los Gatos, Monte Sereno and the County agreed that the center-line of Bicknell Road would be a part of the boundary between Monte Sereno and Los Gatos.

The widening and reconstruction of Daves Avenue, with sidewalks for school children, from Winchester Boulevard to Kavin Lane, was completed by A. J. Raisch and Company in December, 1963, using County Trafficways funds.

On 5 November 1963, the San Jose Water Works began installing a 21-inch high pressure water line from their Mountain Springs Reservoir down through

Ridgecrest Avenue to Highway 9. There it was connected to the 21-inch main leading to their lower level reservoir north of Bicknell Road. The latter reservoir received both domestic and imported water. Pumps interchanged water between the two Reservoirs assuring Monte Sereno a permanent, adequate supply of good water. Installation was completed in late December, 1963.

Improvements to Daves and Vineland Avenues, related to the development of Loma Serena, and to Karl Avenue were deferred until 1964.

Subdivisions

A "Cluster Development" of 8 lots off Quito Road, south of Bicknell Road, was initiated by competent Kenneth Iwakagi. The tract was called "Stratford Estates." Final approval was given on 4 June 1963. This development was attractive and the lots were quickly sold.

Progress was made on the development of Loma Serena with arrangements for an Assessment District to be eventually financed by the lot-buyers. The Jennings McDermott firm was appointed as Engineers. William Heiss, an Engineer for Jennings McDermott, was introduced to the Council and made a favorable impression.

On 15 October, Mr. Shean reported financial difficulties and requested an extension of time for completion of the final map until the "Spring of 1964." Mr. H. H. Parker opposed. On 5 November, Mr. Shean's marginal financing got him into litigation. Parker, Nieland and Jennings McDermott all reported that Shean was in default for 2 or more payments. At his trial Shean's testimony was questionable and questioned. His dramatics were unsuccessful. He lost the case. On 17 December, the Court ordered a foreclosure public auction. Wallace F. Stephens, of Oak Drive, Monte Sereno, offered the winning bid and succeeded to the development and management of Loma Serena.

High School Dispute

On 23 April 1963, the Los Gatos High School District applied for a Use Permit to build a third High School on 30 acres of land fronting on Karl Avenue. The Council held public hearings on 7 May, 21 May and 4 June. There was almost unanimous opposition from our citizens. No one except District officials spoke in favor of allowing a High School in Monte Sereno, especially on the large acreage on a dead-end street. Among other reasons, it was pointed out that:

- (a) We already had Daves Avenue Elementary School which accommodated all Monte Sereno children plus an equal number from Los Gatos. Therefore, we were fulfilling our obligation to the public schools.
- (b) The proposed third High School would provide for students from outside our City numbering three or four times the number from inside. The resulting diversion from country living, the loss of City tax revenue and the large increase in City expenditures for street construction and maintenance and police protection of the School and against rowdiness would be unfair and unjustified.
- (c) The expiration of the post-World War II "Baby Boom" would limit the number of students reaching adolescence and therefore limit the need for much additional capacity.
- (d) It would be more efficient and more frugal in taxpayers' money to enlarge the present Los Gatos and Saratoga High Schools than to buy land, build a third School and pay for the overhead of a third principal, staff and maintenance employees.

The District refused to comply with a City Ordinance which the Council was obligated to enforce. The application for a Use Permit was denied on 4 June 1963 by a 4 to 1 Council vote, dissenting Councilman being John Hammer, a High School teacher.

Here are excerpts from a Special Report to our citizens, and other interested parties, printed and mailed to all on 5 June:

"Your City Council has an obligation to enforce its own ordinances, to protect the rights and interests of its citizens and, where a conflict of interest occurs, to strive by all honorable means to reach a compromise with which both parties can live.

"The Los Gatos Joint Union High School District has selected the Karl Avenue site for a third high school. This is a serious matter which affects not only the immediate neighborhood of the site but the entire City.

"Your Council has made every effort to work with the School District in order to make their site selection acceptable to both the City and the School District. We have been rebuffed at every turn by the School District although some individual Trustees have at times seemed to be reasonable.

"The School District has refused to comply with State Law and City Ordinances, apparently expecting to be completely independent and superior to any City regulations with which all other individuals and agencies comply.

"Unless the School district changes its attitude it will be necessary for the City to take the matter to the courts.

"In order that our citizens may have complete information of the City's position in the matter of the Resolution denying the School District's application for the Karl Avenue Site is quoted below. We urge you to read the full text of the Resolution.

"We are in favor of good schools, good teachers and well educated children. We are already carrying our full share of civic responsibilities and obligations. We are against extravagance, waste and being imposed upon.

"We believe that School Districts should set a good example in character and citizenship to their students, as well as to the taxpayers. Like good neighbors and good citizens, School Districts should be honorable, fair, LAW ABIDING and financially responsible."

In July, 1963, Monte Sereno filed a suit in County Superior Court to enjoin the District from proceeding with purchase and development of the Karl Avenue site. A similar case in Atherton had been decided in favor of the School because of a technicality in State Law which was then ambiguous about the jurisdiction of Schools vs. Cities over land in the City. The Law had then been changed to make clear the jurisdiction of the City. The litigation dragged on into 1964.

This event was the bitterest of any in the 25 years since Monte Sereno was incorporated.

Other Events Current in 1963

We were now well represented in the various inter-governmental Committees. I served on the League of California Cities on Streets and on Municipal Government. I was a prominent member of the County Trafficways Committee and on the County Personnel Board and the County Engineers Selection Committee; also on the Board of Directors of Sanitation District 4. Councilman Sullivan was an active member of the County Water Commission.

Monthly meetings of the Inter-City Council were usually attended. Quarterly meetings of the L.C.C. and of the Peninsula segment of the L.C.C. were also regularly attended.

In May, 1963, the Disposal Company, Mr. Zanardi of Bancroft Avenue President, initiated the semi-annual "Clean-up, Paint-up, Fix-up, Pick-up" days. His service has continued ever since and is greatly appreciated by all of our residents.

The Water importation Bond issue received a landslide vote of approval on 11 June 1963. As expected, Monte Sereno led the County in percentage of votes cast and in percentage of YES votes. The County was now assured of an adequate supply of good water.

The West Valley Junior College was persuaded not to apply for a Site in Monte Sereno.

Early in the Spring of 1963, Ernest Brewer succeeded Ralph Powell as President of WCIA. Mr. Brewer appeared before the High School Board to protest the Karl Avenue Site. He was brusquely treated.

On 15 October, a front yard anti-trash Ordinance was killed by a 3 to 2 majority vote of the Council. Hammer and Inglis voted in favor of the Ordinance.

On 3 December, a 3-family dwelling on the north side of Highway 9 just inside the City Limits was granted permission to continue until April, 1966. Councilman Allen dissented. On 17 December, the applicants, Mr. and Mrs. Cornet, refused to accept the conditions and re-applied in 1964.

A large number of Building Sites and 1- to 5-lot Subdivisions and horse permits were more or less routinely approved during 1963.

PART II - 1964

High School Agreement

The High School District was called arbitrary, capricious and intransigent. Our lawsuit was finally settled out of court on 16 June 1964. The Attorney for the District agreed that he had a poor case. City Attorney Pendleton was complimented for his excellent handling of the case. Monte Sereno won another "Battle for Peaceful Mountain."

Our relations with the District Board improved. They agreed to comply with City Ordinances; to plant a landscape screen around the site; to strictly limit

school traffic on Karl Avenue; and to provide main access to the campus through a new street from Winchester Boulevard. A conditional Use Permit was granted by the Council to the District on 23 June 1964.

Here are relevant excerpts from our Council's 22nd Report dated 15 September 1964:

"To reach a compromise solution the City consented to some vehicular traffic on Karl Avenue, limited both as to number and tonnage.

"The main school buildings are to be set back at least 250 feet from Karl Avenue.

"The School District has agreed to the usual financial participation in improving Karl Avenue and other costs of developing the site.

"We believe this compromise is one with which we all can live. It required weeks of difficult negotiations. We commend the School Trustees for their patience, understanding and desire to reach an agreement without expensively airing the controversy in court.

"It has not yet been decided when the site will be purchased by the School District. It is understood that actual construction of the school buildings is contingent upon passage of another bond issue.

"The Council has joined other cities in a plea for more economy and efficiency in the use of school taxes (which compete with other governmental functions for a share of the tax dollar) and in the use of land for school sites (which is becoming increasingly expensive and which also is removed from the tax base).

"Schools now take over 60% of the total property tax and also take nearly 50% of the taxes paid to the State.

"We believe that henceforth, when more money is needed for strictly academic purposes--teachers' salaries, classrooms, laboratories and shops--the money

should be found within existing school revenues by reducing expenditures for non-academic non-essentials such as extravagant use of land, single story buildings, limited student enrollment per school and per acre, related administrative and maintenance overhead and spectator sports."

Eventually the School District Board concluded that our views on school district austerity as outlined above and in subparagraphs (c) and (d) of Part I were valid. After a year or more of detailed planning their proposal to build a third high school was abandoned and the Karl Avenue site was released to a residential subdivision.

Subdivisions

The amenities of Monte Sereno had become well known by 1964 and residential lots were quickly sold as they became approved and available. Subdivisions of 1- to 5-lots set a record. The Cluster Development of 9-lot Stratford Estates, completed in 1963, was followed by the 85-lot Cluster Development of Loma Serena, the 36-lot Cluster Development of Twin Creeks and by the 9-lot Cluster Development of Serena Vista. Final Maps of the last three were approved in 1964.

Wallace Stephens became the owner of Loma Serena (Tract No. 3395) on 7 January 1964. He immediately started the complicated procedure of preparing the marketing of 85 lots. Jennings McDermott continued as Engineers with Bill Heiss in charge of the details. Required public works included in-tract streets, sewers, flood control, gas, electric and telephone facilities. All public utilities were to be underground except street lighting. Improvements of the in-tract halves of Daves and Vineland Avenues were required of the Subdivider. The off-tract halves were paid by City funds. The Contractor did both.

To finance the heavy costs of in-tract public works Mr. Stephens requested that the City Council undertake a Local Improvement District (L.I.D.). The necessary bond issue was to be paid by assessments on the eventual lot-buyers. The Council

agreed and became technically responsible for the L.I.D. Attorney Kenneth Jones, an L.I.D. specialist, was employed to insure that the legal aspects were correct. I had gone through the L.I.D. procedure several times on Sanitation District 4 Board.

The Final Map of Loma Serena was recorded on 30 June 1964. The Council asked for sealed bids on the required public works. Six bids were received and the contract was awarded to Leo Piazza, the lowest of six bidders, whose bid was 20% below the Engineer's estimate. The costs allocated to each of the 85 lots was \$2,900. The bonds were quickly sold by J. B. Hanauer Company. The H. H. Parker house was demolished. Proposed constitution and by-laws of the Loma Serena Association of land-owners was reviewed. These provided for funding the Common Green.

Contracted work was started on 21 July. It was quickly and effectively prosecuted and was 99% finished by the end of 1964. Mr. Stephens, Jones, Heiss, the Contractor and the City staff and Council were congenial and worked together effectively with no controversy.

Plans for the Common Green appealed to horse-lovers. A large stable for sheltering 50 or more horses was contemplated with overhead storage of hay and oats with chutes to mangers, shower baths, quarters for full-time caretakers and an instructor, an exercise arena, all under one roof, with bridle paths and hiking trails through the canyon, out of doors.

The Council authorized a temporary sales office in the model house, three off-site directional advertising signs 3' x 4' and reduced frontage on 25 lots. Architectural and landscape control by the Council was prescribed.

By the end of the year 5 lots had been sold in advance of construction of houses.

In recent years enthusiasm for horses has been reduced. The stable has been demolished.

Preliminary plans for a Cluster Development of 27 acres of land, called "Twin Creeks," between Daves Avenue and Quito Road were favorably received by the Council on 7 January 1964. The area was enlarged to 36 acres on 5 May by an informal partnership of Desmond Johnson, Donald Zinke and Ralph Chapin. Mr. Breen was the Engineer. The tentative map was filed on 3 June and approved subject to 27 conditions. A winding street connecting Daves Avenue to Quito Road, through Loma Serena and Twin Creeks was provided. The Common Green was chiefly to provide scenic views about San Tomas Aquino Creek.

Two houses in the tract were retained. Three were demolished. The frontage of 27 lots was reduced because of steep topography. The final map was not finished during 1964. No L.I.D. was proposed.

A Cluster Development of 9 lots in a half-acre zone between Bancroft Avenue and Highway 9 without Common Green was approved in principle by the Council on 5 May. A. R. Woolworth was the developer. The tract was named "Serena Vista." The Final Map was recorded on 20 August 1964.

On 21 July, the Council approved a tentative map of the division of my 2.29 acres into two 1-acre plus lots. The routine ten conditions were required. I abstained from voting.

Annexations

There were no annexations to Monte Sereno during 1964.

The newly established Local Agency Formation Commission (LAFCO) with more authority and responsibility over annexations and incorporations than the County Boundary Commission, asked the Cities in the West Valley to agree on "spheres of influence" for determining which annexations should go to which cities. We agreed as to "Uninhabited" annexations but with respect to "Inhabited" annexations by ballot we believed that the people in the area rather than

a city government should decide. However, we indicated our willingness to discuss the proposal whenever the other cities so desired.

Personnel

On 19 May, Lt. Colonel James P. Curl was appointed as Administrative Assistant, available to assist the Administrative Officer (Lt. Colonel Hutton), the Mayor, the Director of Public Works (Councilman Sullivan) and/or the City Clerk (Miss Frost). Jim Curl soon proved to be a valuable member of our City Staff.

Mr. D. M. Brovan resigned as City Treasurer on 1 August 1964. He was succeeded by Jay E. Gibson, the Manager of the San Jose branch of Schwabacher & Company, Brokers.

Councilman Sullivan was elected as Chairman of the Rate Committee of the County Water Commission. I was elected Chairman of the County Trafficways Committee.

City Clerk Winifred Frost suffered a fractured leg on 12 December 1964. We asked the public's indulgence while the City was being administrated by three mere men! Miss Frost soon recovered to undertake, at first, light duty.

The following obituary, printed within heavy black borders was published in our 23rd Report:

"It is with the deepest regret that we must announce the death of two of Monte Sereno's 'Founding Fathers' - Ralph E. Powell and Henry H. Parker. Colonel Powell was a charter member of the West County Improvement Association, on its first Board of Directors, and served two terms as President of the Association before ill health forced him and Mrs. Powell to move to a retirement home in Medford, Oregon. The WCIA was the parent organization which sponsored the incorporation of Monte Sereno.

"Mr. Parker was the owner of 45 acres of what has since become 'Loma Serena.' He was a generous contributor to the WCIA and a loyal friend to Monte Sereno. He also retained a keen interest in the development of Loma Serena to the end. His support of the objectives of the City was unfailing even when the issue was in doubt. Mr. Parker designed the Monte Sereno City Seal.

"Our deepest sympathy goes to the survivors of these two elder statesmen."

City Election, 1964

John Hammer and I ran for re-election to 4-year terms. There was no contest. On 14 April 1964, 231 votes were cast: 228 for Inglis, 210 for Hammer and 1 write-in for Furse. Hammer and I published our appreciation for the vote of confidence. The Council re-elected me as Mayor and Sullivan as Mayor Pro Tem.

Budget and Taxes, 1964-65

The 1964-65 Budget was approved on 7 July 1964. The City Tax Rate was continued at 10 cents per \$100 A.V. The financial condition of the City was again strengthened with net contingency reserves increased by \$12,573 to \$82,342. The value of Building Permits again increased to \$639,225 for fiscal 1963-64. Salaries of the paid staff were modestly increased.

On a related subject the following is quoted from our 21st Report:

"Your Council opposes the stated policy of the American Municipal Association for massive Federal Aid in every conceivable field. For local projects we favor self-reliance, local financing and Home Rule. We oppose Federal interference which inevitably follows Federal Aid. We believe that the Federal government is in much poorer financial condition than most local governments and that Federal resources should be largely concentrated on Foreign Relations, National Defense and a sound currency."

Public Works

All public works related to Loma Serena, in-tract and off-tract, were virtually completed by the end of the year. Daves Avenue was relinquished to the County for maintenance by Trafficways funds. Improvement of Ridgecrest and Karl Avenues was again delayed until 1965. The name of our routine street maintenance contractor was changed from Stella Radoni to William Kennett, Sr.

The Collier-Unruh Act, raising the Tax Rate on gasoline produced a substantial increase in the State subvention for improving select City streets.

Installation of 21-inch and 25-inch water mains by San Jose Water Works was completed. This system carries both local rainfall water and imported mountain-shed water to the landscaped Moore Avenue Reservoir (north of Bicknell Road) and provides for high pressure circulation between that Reservoir and the landscaped Mountain Springs Reservoir just above and just south of Monte Sereno.

Sanitary sewers were installed on Ridgecrest and lower Greenwood Avenues by District 4. The cost was charged to the owners of the property along those streets. The original proposal to build an inland sewage treatment and water conservation plant failed to achieve the required two-thirds bond election vote. Monte Sereno vigorously supported the bond election, scheduled for 2 March 1965, to purchase a portion of the San Jose-Santa Clara Bay-shore Plant.

Other Events Current in 1964

On 7 January 1964, the Council enacted Ordinance No. 68 which strictly limits the possession or use of Firearms and Fireworks in Monte Sereno. They are not prohibited but are regulated and require a Use Permit from the Police Commissioner.

On 21 April, the Council enacted a Civil Defense Ordinance, No. 69, which outlined in general terms the action to be taken in case of a natural disaster

or enemy military offensive. At that time nuclear weapons were actively discussed. SALT I, a later pact, unreasonably prohibited defense against atomic bombs (the ABM) and discouraged Civil Defense. The subject has since been brushed aside. More recently, with the proliferation (spread) of offensive nuclear weapons to many nations in addition to Russia and the U.S.A., the signatories of SALT I, and with technically improved offensive weapons, it seems to be in our national interest to restore the ABM and other defensive weapons and to cancel SALT I and to restore Civil Defense, national and local.

In December, 1963, a 3-family dwelling on the north side of Highway 9, on the easterly boundary of Monte Sereno, was granted the continuation of a County Variance until April, 1966. Councilman Allen dissented. The applicant disagreed with the Council's conditions. The outcome was left in abeyance and uncertainty through 1964.

The West Valley Junior College considered a site for their new campus on Bicknell Road. We opposed this site. The College Board abandoned that site. We withdrew our opposition to their funding bond election.

The Council successfully opposed extension of the existing signs at Hacienda Inn on Highway 9 near Austin Way just outside of our City limits. The County Planning Commission was told that the Inn was a non-conforming use, incompatible with our prime residential area.

In December, 1963, the City won a Small Claims Court decision requiring a Business License from Verner, Hilby and Dunn. The Defendants appealed the case to the County Superior Court. Prolonged legal debate ensued. On 15 December 1964 the Court denied the Appeal and held our Business License Ordinance to be constitutional, reasonable and valid.

It was disclosed that the residence of Bruce Curtis at 16250 Greenwood Lane in Monte Sereno was once the home of novelist John Steinbeck. He named it "Arroyo Ajo," a free translation from the Spanish meaning "Garlic Gulch." Steinbeck would dream up a name like that!

PART III - 1965

Personnel

In January, 1965, Councilman Sullivan went on the sick list until 16 March when he recovered and returned to Council meetings. In May he fractured a leg in a fall at home. He was again on the sick list until 6 July when he returned to Council meetings, ambulatory but wearing a cast. Miss Frost recovered from her fracture and returned to Council meetings on 6 April. In the meantime Colonel Hutton substituted as Acting City Clerk.

On 2 February, I was appointed to the L.C.C. Committee on Revenue and Taxation. At a later meeting of the Committee I suggested that in lieu of Federal Aid to cities a city be authorized to levy a limited percentage income tax surcharge to be collected by IRS and refunded to the city. This would eliminate Federal intervention in city affairs and fix the responsibility for taxing and spending local dollars on local government convenient for local action by local residents. This would avoid screening by faceless Federal agencies. My suggestion was squelched. A City Manager on the Committee remarked, "If I proposed a City Income Tax I'd be tarred and feathered and evicted to a pole."

Jay Gibson resigned as City Treasurer effective 1 July 1965 because of his promotion and increased demands of private life. Lester Pennington was appointed as Gibson's successor.

On 17 August 1965, Councilman John Hammer resigned in order to accept a scholarship from the National Science Foundation. His resignation was accepted with regret. The Council appointed George Furse to complete John Hammer's term expiring in 1968. George Furse had served the WCIA Board of Directors since its beginning.

Public Works

In preparation for the District 4 Sewer Bond election the Council included in its 23rd Report of January, 1965, a number of persuasive reasons to favor the issue. On 22 March, the Sewer Bonds were approved by a comfortable majority of the voters assuring us of adequate sewage disposal facilities. Monte Sereno had the highest percentage of voters and the highest percentage of favoring votes.

On 18 May, tentative plans for improvement by Trafficways funds of Ridgecrest, Beck and Hernandez Avenues were publicly reviewed. There was opposition from several property owners as to details. These oppositions were overruled and plans were approved. The improvements were completed in December.

On 16 November 1965, formation of a Street Maintenance District for Lexington Drive, not an accepted City street, was approved by the Council. Costs were to be levied on the benefitting properties.

In December, the County Trafficways Committee was re-named the County Transportation Policy Committee. Its function was enlarged to include Mass Transportation (a government owned supplement or replacement of the private automobile). I continued as Monte Sereno's representative though I was not enthusiastic about Mass Transportation.

All public utilities within Cluster Developments: Loma Serena, Twin Creeks and Serena Vista, were installed by the end of the year.

The Council required undergrounding, except for street lighting, of public utilities in all Cluster Developments.

Subdivisions

On 15 February, the Council granted final approval of my application for subdivision and Building Sites of my 2.29 acre parcel into two 1-acre plus lots. I abstained from voting.

On 21 March, the Final Map of "Twin Creeks" Cluster Development was approved. A revision of the Final Map was approved on 21 December. On 1 June 1965, the Council prescribed architectural control of structures in Twin Creeks and Serena Vista Clusters. On 3 August, the Council approved relocation of the Loma Serena training ring to outside of the stable.

On 2 November, a preliminary plan for Cluster Development of 13 lots fronting on the easterly end of Bicknell Road was presented to the Council by Lowell Grattan. On 21 December, the tentative map was approved subject to 35 conditions.

Budget and Taxes

Despite unusual expenses for litigation and increases in the salaries of our paid staff, our City continued to be financially sound. On 20 July, the 1965-66 Budget was adopted. The City Tax Rate of 10 cents per \$100 A.V. was continued. The contingency reserve was increased by \$10,939.

Our tax delinquency, percentage-wise, was only 1.14%, the lowest in the County. We had no Welfare cases.

Preparations for a Special State Census in 1966 were made, hopefully to increase our State subventions.

Other Events Current in 1965

On 2 March 1965, Verner appealed the decision of the County Superior Court which confirmed the City Business License Ordinance. On 1 June, the Appeal was sent to the District Court of Appeal. On 16 November, both sides completed and filed with the Court their respective briefs. Through that date the City's cost of this litigation was \$1,900, some of which might be recovered if the City finally won. The case was still pending at the end of the year.

With our 14 May Report we issued a leaflet entitled "Some Facts about that 'Unusual' City of Monte Sereno." It reviewed briefly the history of the City, its purpose and objectives, its natural scenic beauty, amenities, low taxes, sound finances and, in general, its happy situation. The leaflet received wide and favorable notice in the press. It is repeated in full in Appendix E .

Our 26th Report quoted B. F. Biaggini, President of Southern Pacific:

"We need to make vocational courses purposeful in the eyes of the student to combat the tremendous drop-out problem. Let us knock out the absurd notion that every young American worth his salt must get at least a four year college degree. Our colleges are being overcrowded with people who are not college material and some of our finest vocational opportunities are going begging."

To that quotation we added the following:

"It is becoming apparent that a 'college education for everyone,' qualified or not, at public expense, cannot be sustained without massive and intolerable tax increases."

PART IV - 1966

Personnel

In the Spring of 1966 I fell off an orchard ladder while working on a tall avocado tree. I suffered bruises and sprains but no fractured bones.

Colonel Hutton, over 70 years old, resigned as of 30 June 1966 after 7 years of loyal, conscientious and efficient service to the City. His resignation was accepted with regret.

My duties with the City had become burdensome. I had disposed of my orchids, converted my attached garage into a bedroom, bath and study and converted the greenhouses into garages and a storeroom. Working full time for the City I informed the Council that I needed help. Councilman Sullivan took the initiative and organized a Blue Ribbon Committee of 25 leading citizens with H. T. Martin as Chairman and Foley, Buzanski and Gonzales as Vice Chairmen. The Committee was asked to study possible eventualities in the future of Monte Sereno and to nominate a relief for Colonel Hutton.

On 17 May, the Committee endorsed my Son, Thomas B. Inglis, Junior, for appointment as Planning Director and Zoning Administrator. Junior had been persuaded by Jim Sullivan to accept. A petition signed by 150 residents also endorsed the appointment. I stood aloof and abstained from voting to avoid charges of nepotism. The Council confirmed the Committee's recommendations and appointed Junior, effective 20 May 1966. His salary was a moderate \$500 per month. Junior was a graduate of M.I.T. and had held responsible positions with a New York bank; as a Naval Reserve Officer on active duty; with Cresap, McCormick and Paget; Food Machinery Corporation; and Lockheed Missiles and Space Company.

In December, 1966, Junior was appointed as Chief Administration Officer, equivalent to City Manager in chartered cities. His title and his authority and responsibilities were correspondingly upgraded.

The Committee reviewed possible futures for Monte Sereno, specifically: (a) Disincorporation (b) Merger with Los Gatos (c) Merger with Saratoga (d) Maintain Monte Sereno as was, and is and as will be. On 6 July, the Committee unanimously recommended that Monte Sereno be maintained as a small, unique City with all of its amenities. This recommendation was confirmed by hundreds of letters, phone calls and personal visits of residents.

The Council expressed its thanks to the Committee for the report which (a) cleared the air of any misunderstandings concerning the objectives of the City and its administration (b) stimulated active interest

in the affairs of the City and (c) disclosed the availability of exceptionally fine talent for future public service. We were also grateful for the hundreds of expressions of confidence and support from our fellow citizens.

Mr. Pennington resigned as City Treasurer effective 30 June 1966. He was succeeded by Richard F. Carey, Vice President of Becton Dickinson Corporation.

City Election

The City election was scheduled for 12 April 1966. Councilmen Allen, Dorman and Sullivan were candidates for re-election. There were no others. Votes cast were 171: for Allen 162, for Dorman 158, for Sullivan 154, write-ins 18 for 8 candidates. The Council re-elected Inglis as Mayor and Sullivan as Mayor pro tem. All thanked the electorate for their vote of confidence.

Budget and Taxes

During the fiscal year ending 30 June 1966 our contingency reserve rose another \$17,000 to a total of \$117,000. Our Budget for 1966-67 continued the City Tax Rate of 10 cents per \$100 A.V. despite large increases for litigation and police protection and moderate increases in staff salaries. The Budget was adopted on 19 July 1966.

The 1966 Special State Census was completed on 6 June at a cost of \$288 to the City. Our population was fixed at 2,066, an increase of 37% from 1960. The new population figure increased substantially our City subventions from the State.

For the fiscal year 1965-66 the value of building permits issued was \$1,011,637, another high. The Assessed Value for 1966-67 also reached a new high of \$5,218,090 up 9% from the previous year.

Here is a quotation from the Council's 27th Report of 14 May 1966:

"Winthrop Rockefeller urged that Federal Aid be replaced by local aid because it would be cheaper and more efficient. It costs the City Government 10 cents to spend one of your tax dollars. The County uses 23 cents to spend one dollar. The State Government cost rises to 49 cents and at the Federal level of today's cost is an incredible \$1.10 for each dollar spent."

And next a quotation from the Athenian's oath, circa 450 B.C., the Golden Age of Pericles:

"We will never bring disgrace to our City by any act of dishonesty or cowardice. We will revere and obey the City's laws and do our best to incite a like respect and reverence in those about us. We will strive to quicken the public's sense of civic duty. Thus we will transmit this city greater and more beautiful than it was transmitted to us."

And here is a quotation from President Kennedy's inaugural address:

"Think not what your country may do for you, think rather what you may do for your country."

The above quotations were all approved by the City Council. Now, in 1982, sixteen years after 1966, I am even more convinced of the truth and morals in them.

Subdivisions

The proposed Cluster Development of a 6-lot subdivision at the north end of Viewfield Road encountered a number of legal and engineering obstacles and opposition from a few property owners. Discussions continued from 1 March to 15 April. A preliminary tentative approval was then given subject to more litigation. The vote was 4 to 1 with Councilman Furse dissenting. Progress on this development was slow and was not completed in 1966.

In the Spring of 1966, Mr. Stephens encountered financial problems and transferred his interest in Loma Serena to the George Day Company.

On 6 September, Lowell Grattan applied for a Use Permit to exhibit a 24" x 18" sign advertising his lots on Bicknell Road. The Permit was granted. I have no record that either his tentative map or his final map was approved by the Council. On 6 December, the tentative approval was extended for one year.

Public Works

On 18 January 1966, the Council recommended to Saratoga, Santa Clara County and the State Transportation Agency that Highway 9 from Los Gatos/Monte Sereno City Limits, through Monte Sereno, to Blaney Plaza in Saratoga be designated as an "Official State Scenic Highway." Monte Sereno repeatedly urged this designation to protect the area from disfiguring billboards, commercial use and increased residential zoning. Some progress was made during 1966 but it was not finally decided during that year.

The plans for reconstruction of Bicknell Road were completed on 15 March. Contract was awarded to R. J. Zipse Company, the lowest bidder, on 19 April. Work was started on 15 May and completed on 2 August 1966.

The Central Fire District requires that private driveways and fire trails be kept clear of brush for a width and height of 12 feet each. Otherwise the District will not accept responsibility for fighting fires. Our chief concern was the unfinished fire-trail on upper Greenwood. We urged property owners to keep it clear lest those on Withey Road and vicinity be caught in a fire-trap.

On 6 September, Plan Lines for the prospective widening and improving Withey Road were debated at a public hearing. Withey Road is graded along a steep bank and is a serious problem. There was much opposition from owners of property fronting on Withey Road who wanted no improvements to encourage more traffic. One woman said, "I'd rather burn in my bed than have those chuck-holes smoothed." The

Council felt a responsibility to eliminate a fire-trap and to comply with State highway standards. We were forced to overrule the objections. The plans were approved but work was not started during 1966.

Commencing on 4 October there was lengthy debate on plans for improving Greenwood Road, Greenwood Lane and Greenwood Avenue and arranging their inter-relation with Deodar Lane, Withey Road and Withey Heights. This was (and is) a difficult and complex problem. A committee of interested property owners and City staff was formed. On 20 December, the Committee recommended "Alternate Plan 2B." The Council ordered a formal draft of 2B to be further considered at a public hearing on 3 January 1967.

In September, Monte Sereno, Los Gatos and Santa Clara County agreed to a joint project to widen and improve Winchester Boulevard, each jurisdiction to pay a portion of the cost related to its frontage on the Boulevard. Work was started on 26 September and completed on 18 December. Other major street projects were deferred.

The new subject of Cable Antenna Television Systems (CATV) was first considered on 2 June 1966. It was discussed at length at the next four Council meetings. It was decided to require that the Cable be laid underground. A long detailed Ordinance limiting and regulating CATVs was enacted on 6 August 1966.

Other Events Current in 1966

A "Sphere of Influence" defining the prospective boundary line between Monte Sereno and Saratoga was agreed to on 1 November 1966. It follows Section Lines from the border of Santa Cruz County northerly to Mountain Way, WoodAcres Road, Bainter Avenue and Austin Way in San Tomas Aquino Creek and meandering along the center-line of that Creek to Bicknell Road.

The Council granted a temporary Use Permit for the Democratic campaign headquarters in the office building on Rose Avenue opposite the City Office.

Application to extend the County Variance for three dwelling units on one lot on the north side of Highway 9 at Monte Sereno's easterly boundary was again filed on 2 August. After a public hearing which brought much neighborhood opposition the Variance was denied.

The Appellate Court ruled in the Verner case that there were several details in our Business License Ordinance that were invalid. On 4 October, the Council amended the Ordinance to conform to the Court's decision. The City Attorney reported that he had filed an appeal for a re-hearing before the District Court of Appeals which was denied. He then filed an Appeal to the State Supreme Court. The case was still in abeyance at the end of the year.

1966 was a troublesome year with the problems of Withey, Greenwood and Viewfield Roads and litigation about Business Licenses unresolved.

PART V - 1967

Personnel

Councilman James Allen resigned effective 17 January 1967. His resignation was accepted with regret and appreciation for nearly 10 years of effective service to the City. He was succeeded by Mr. D. W. Galbraith of Belmont Avenue. Mr. Galbraith was a rancher, business executive and consultant in agricultural chemistry.

I resigned as Mayor, effective 14 May 1967, after 10 years service. James Sullivan declined to succeed me. Dr. Dorman accepted that assignment. I remained on the Council temporarily to assist Mayor Dorman during the turnover. I was awarded a framed Resolution of the California State Assembly commending me for service as Mayor. I received commendations from a number of other agencies including the Monte Sereno City Council.

On Thursday, 11 May 1967, I was honored by a testimonial dinner at the Elks' Club, near the Rinconada Golf Course. Over 200 Monte Serenans were present to acclaim my 10 years of service as their Mayor. It was also the 10th anniversary of the City and a birthday cake with candles was cut.

Letters of appreciation were received from the County Supervisors, Mayor Lincoln of Los Gatos and Mayor Glennon of Saratoga. I was presented with a Resolution of the California State Senate citing me for "37 years of illustrious service in the U.S. Navy and for 10 subsequent years of contributions to local government." I was also presented with a plaque signed by 710 Monte Serenans on a 36" x 36" paper with a heading, "We the undersigned citizens of Monte Sereno express our appreciation to Thomas B. Inglis for his outstanding work in the past 10 years for the good of Monte Sereno with our Council. We hope that he will continue to serve on the City Council for many more years, and with our best wishes for his health and happiness."

I was overwhelmed by the plaque. I could scarcely believe that it had been circulated and signed by 710 individuals without my knowledge. I suspected that Jim Sullivan was the leader of the circulators.

My response was, "I'm really astonished. I'll treasure the Senate Resolution and your plaque of appreciation as long as I live. The existence and personality of Monte Sereno are attributable to the people of the City. I thank you from the bottom of my heart."

The Senate Resolution and the signed plaque are placed in a prominent location on a wall of my study.

Here is my "Mayor's Swan Song" as printed in the Council's 30th Report dated 14 May 1967:

"This Report is the 30th and last which I have edited. I wish to thank all of my fellow citizens and other friends including especially those in local, state and federal governemnt for your loyal

support during ten most interesting and satisfying years. My special appreciation goes to the City Staff and Councilmen, past and present. They have worked diligently and competently, sometimes under trying circumstances, in the best interests of Monte Sereno.

"You are fortunate to have Dr. Dorman as your new Mayor. I know you will give him the same loyal support you have given me.

"Perhaps through good luck as much as good judgment I believe we Monte Serenans have established a fine community of home-owners featuring natural scenic beauty, a superb climate, large lots with single-family dwellings only and low taxes. These are precious assets worth our best efforts to preserve.

"If I may be pardoned a few parting words of advise they are:

1. Hold fast to our present zoning regulations, the basis of Monte Sereno's attraction. Variances should be viewed skeptically and granted sparingly. Variances tend to undermine the integrity of zoning.
2. Encourage subdivision of undeveloped acreage to commit it to single-family dwellings lest the land be taken over by eminent domain or other methods of higher levels of government for undesired use.
3. Maintain as far as possible the present comfortable cash reserves of the City, built up through ten years of austerity budgets. This is security against unforeseen emergencies and the interest produces an important percentage of our revenue.
4. Maintain Monte Sereno as a separate City with its own unique 'personality' even though at some future date it may be necessary to increase the City tax rate.
5. Encourage beautification of this beautiful City by such means as landscaping the streets, eliminating unsightly and sub-standard structures, regulating the use of front and side yards and undergrounding utilities. (I would gladly contribute to a fund for that purpose.)

"I shall always be at your service for any help I can give to the City.

Thomas B. Inglis, Mayor"

I agreed to serve indefinitely as City Budget Director, a favorite subject with me. Councilman Galbraith was appointed Police and Fire Commissioner replacing resigned Councilman Allen. All of this group continued to serve without financial compensation.

Admiral Charles Lockwood died in July, 1967. His obituary is printed within black borders on our 30th Report quoted below:

"It is with the greatest regret that we record the death of one of Monte Sereno's first citizens-- Charles A. Lockwood. Admiral Lockwood retired in 1947 to Santa Clara Valley from an exceptionally varied and distinguished career in the submarine service of the United States Navy. Admiral and Mrs. Lockwood took part in many community activities, including the West County Improvement Association, the sponsoring organization for the incorporation of Monte Sereno, and Mrs. Lockwood was a member of the City's first Council.

"Our deepest sympathy goes to the Lockwood family."

I resigned as Councilman on 1 August 1967 after more than 10 years service. I was 70 years old and handicapped by the ailments of the Autumn of life. I continued to serve in the lighter duties of Budget Director. I was available to assist other City officials. There was a rearrangement of assignments: Mayor Dorman to the ICC, Sanitation District 4 and the Transportation Policy Committee; Councilman Galbraith to the County Planning Commission; Councilman Furse as observer with ABAG. I nominated Richard Lorraine to succeed me as Councilman and he was so appointed.

Public Works

Lengthy negotiations with State agencies over designating Highway 9 as an Official State Scenic Highway made progress during 1967. The State added the ridge of Mount El Sereno as a separated scenic feature. Formalities remained to be accomplished in 1968.

A contract for the reconstruction of 550 feet of Withey Road, south of Doedar Lane, was awarded to the low bidder, Leo Piazza, on 4 April. Work was delayed by wet weather but was completed on 10 October 1967.

The Plan Lines for eventually connecting Greenwood Road to Withey Road with inter-relation to other tributary streets was approved by the City Council. Opposition of some property owners, as expected, was overruled. The Council's action was made subject to change if a substantial majority of interested property owners should submit a constructive alternate plan.

Agreement was reached with Los Gatos for the improvement of Andrews Avenue by moderating the slope, cutting the brow of the hill in Monte Sereno and filling lower levels in Los Gatos. This would improve the safety of traffic. Plans were approved on 18 August; work was completed on 3 October 1967. Los Gatos was the executive agent. Guerin and Olmsted were the contractors. The cost was shared by Los Gatos, Monte Sereno and the County Traffic Safety Fund.

Revised Speed Limits on nearly all City streets were established during 1967.

Reconstruction of Karl Avenue was deferred pending the results of the 1968 High School bond election.

Subdivisions

On 6 June 1967, the Council granted informal approval of a preliminary plan of a proposed 12-lot Cluster Development of the Older Estate between

Greenwood Road and Deodar Lane in 1-acre zoning. L. L. Zak was the developer. The tentative map was approved on 16 July.

The Final Map of the 13-lot Cluster Development of Lowell Grattan was approved by the Council on 5 September 1967. This tract was named "Elm Park." No common green was included. Architectural control by the Council was provided.

On 6 June 1967, legal stipulations and further modifications of the Grandview-Viewfield development were informally approved by the Council.

A 25-lot Cluster development of Mrs. Alma Kelley's land between Loma Serena and Bicknell Road was proposed by Ozzie Basora. The proposal was given tentative approval by the Council on 7 November 1967.

An argument with the Los Gatos Planning Commission was started because of a proposed down-zoning of a hillside area to 8,000 sq. ft. and the relocation of St. Luke Episcopal Church therein. The only practical access was through a non-accepted street, Oak Knoll, in Monte Sereno. Monte Sereno objected. This argument was not resolved during 1967.

Completion of Subdivisions of Older Estate, the Alma Kelley property and the Grandview-Viewfield properties were not completed in 1967.

Budget and Taxes

Our contingency reserve on 30 June 1967 was \$128,000, an increase of \$11,000 over the previous year. Our Budget for 1967-68 estimated a further increase of \$8,167. For the seventh successive year the City Tax Rate continued at 10 cents per \$100 A.V. Our Assessed Value increased by over \$700,000 to \$5,855,000, well over twice our A.V. of 10 years earlier. All paid Staff were granted moderate increases in salary. The Budget was approved by the Council on 18 July 1967.

Other Events Current in 1967

On 4 April 1967, Monte Sereno and Los Gatos agreed on a common boundary for their "Spheres of Influence." The boundary extends southerly from the easterly end of Overlook Road to the Santa Cruz County line. Northerly from Overlook Road the line follows the present city's boundary line to Winchester Boulevard and Vasona. Unincorporated territory about San Benito way, Bruce, Vista and the west side of Winchester Boulevard is allocated to Monte Sereno. Ellenwood Avenue, the east side of Winchester Boulevard and Mariposa Court are allocated to Los Gatos. The Rinconada Country Club, Rinconada Drive, Zona, Clara, Natalye and Golf Links Drive were left for future determination.

In December, the American Red Cross was granted a Use Permit to enlarge the Chapter House by a new 800 sq. ft. wing.

I attended a meeting of the LCC at Palm Springs in February, 1967. I became involved in an altercation with the host Mayor of Palm Springs who arranged accommodations at an expensive resort hotel. I stayed, instead, at a Motel, complete with continental breakfast, with lodging less than half of that charged by the Hotel. I noted that the taxi-driver had neglected to start his taxi-meter and tried to overcharge me but I settled that argument with a modest fee of \$1.00 from Airport to Motel. I noted also that the airplane stewardess had made a mistake for which I collected a refund of \$1.00 for my lunch. My report to the Council was laughingly received and written into press reports. The LCC again asked the Cities to be more frugal about expense accounts.

I have no record of the outcome of the Verner case. It may have been reported in Executive Session that the Supreme Court rejected our application to hear the case.

1967 was the apex year of my lifetime - 3 score years and 10!

1968

Public Works

Highway 9 was officially designated as an Official State Scenic Highway on 21 May 1968. Monte Sereno was commended by Governor Reagan on 2 July. On 4 October 1968, the Highway was dedicated at a luncheon, co-hosted by Monte Sereno and Saratoga, at the Montalvo Culture Center. Appropriate speeches were made by State, County and City officials. We were delighted, and said so, because this measure insured the preservation of our area against disfigurement by billboards and garish commercial establishments.

A contract for the reconstruction of Vineland Avenue from Karl Avenue to Loma Serena was awarded to Leo Piazza and Company on 16 April 1968. Work was completed in August.

The usual maintenance of streets and drainage facilities was done during the Summer months. Surface resealing of Poppy Lane, Rose Court, Seebree Lane and Vista Avenue was completed.

Subdivisions

A Tentative Map of the land of Mrs. Alma Josephine Kelley was approved on 5 March 1968. The land included a small parcel of 3.65 acres, fronting on Bicknell Road, which was divided into two Building Sites and a 25-acre parcel divided by Cluster Development into 25-lots with no Common Green. Access to the smaller parcel was arranged from Bicknell Road; to the 25-lot cluster by a dead-end road named Alma Jo Court from Twin Creeks Road near the junction with Via Caballero in Loma Serena. There was no through street to Bicknell Road. The developer was Ozzie Basora in an informal partnership with Alma Kelley. The cluster was named "Twin Creeks Estates." Final Maps of both parcels were approved on 17 December 1968.

On 7 May, the short dead-end street off Highway 9, serving Serena Vista was named "Serena Vista Court." There was no connection with Bancroft Avenue.

On 16 April, the developer of "View Acres" on Viewfield Road was granted an extension until 6 October to file the Tentative Map. No further action is recorded during 1968.

Heated debate concerning the relocation of St. Luke Episcopal Church at the end of Oak Knoll Drive was heard at meetings of the City Council during the Spring of 1968. On 18 June, the Council consented to placing the Church there but imposed severe conditions.

On 18 June, the Tentative Map of the Cluster Development between Greenwood Road and Deodar Lane was granted conditional approval. Greenwood Avenue, a fork of Greenwood Road, served this development. Greenwood Avenue was a dead-end street without even a crash gate connecting to Deodar Lane. This development was not completed during 1968.

A Tentative Map of 16-lot subdivision in 8,000 sq. ft. zoning for single-family dwellings, between Winchester Boulevard and Daves Avenue School, was filed with the City Council on 6 November. The dead-end street leading from Winchester Boulevard was named Via Serena. This development was not completed in 1968.

During the previous year many of us, including a conscientious Citizens' Committee, had spent much time and given much thought to a revision of our Subdivision Ordinance. The smooth draft was submitted to the Council on 26 March 1968. One hour, from 9 to 10 P.M., was spent by the Council at first reading, 10 pages at a time, for 6 meetings ending on page 71 of Ordinance 42B. It passed second reading on 2 July 1968 and was then enacted.

City Election

The only candidates for the Council at the City election on 9 April 1968 were incumbents George Furse and Richard Lorraine. One hundred and seven votes were cast: Furse received 106; Lorraine received 104; 1 write-in. The Council elected D. W. Galbraith as Mayor and James Sullivan as Mayor Pro Tem.

Budget and Taxes

The City's financial condition continued to be excellent. The contingency reserve for the fiscal year 1967-68 increased by \$14,000 to \$142,000. Revenue was increased by transfer of the Stamp Tax on deeds of real estate from the U.S. to City governments. It was also increased by higher interest rates paid on our higher contingency reserve; by a substantial increase in Building Permits and Assessed Value; and by a 10% increase in our State determined population to a total of 2,275. It was slightly decreased by limitations on Business License fees because of the Verner case and by moderate increases in the salaries of the paid staff.

For the eighth consecutive year, fiscal 1968-69, the City Tax Rate of 10 cents per \$100 Assessed Value was fixed.

Other Events Current in 1968

The High School bond issue received a two-thirds majority in the Spring election. This made funds available for the third High School on the Karl Avenue site. Planning details received attention. Superintendent Gillette proposed naming the new access street from Winchester Boulevard "Inglis Street." I declined because I was still living and because I was not enthusiastic about a High School in Monte Sereno. I suggested the street be named "Lockwood Lane" as the Admiral was deceased, he and Mrs. Lockwood had been active in civic affairs and they had children who had been Los Gatos High School students. Mrs. Lockwood agreed and a memorial meeting at the High School followed.

Incidentally, in my meeting with Dr. Gillette I offered to fund gifts to High School graduates of memorial books such as the Declaration of Independence, U.S. Constitution, The Message to Garcia and The Man Without a Country. My offer was rejected because Dr. Gillette characterized these publications as "square" (i.e. patriotic). I thought, all the more need for donating the books, but "square" things then were unpopular with some people, probably because of the Vietnam debacle.

On 16 April, a Use Permit was granted to the Democratic party to use the office building across Rose Avenue from the City Office as election campaign headquarters until 12 November 1968. On 1 October, the Republican Party superseded the Democrats in the use of that building.

On 19 March 1968, the Planning Director reported that Layne Anspach had not complied with the terms of a Variance granted him to rent the second dwelling on his premises at 18223 Highway 9. He was ordered to comply or face a public hearing to repeal his Variance. He did not comply and after the public hearing on 2 April he was given 60 days to conform or his Variance would then be repealed. On 18 June, he had still not complied. The Variance was repealed and the City Attorney was instructed to enforce the Zoning Ordinance. Suit was filed by Monte Sereno in County Superior Court on 5 November. It was still outstanding at the end of the year 1968.

1969

Subdivisions

Subdivision activity reached a peak in this year, 1969. Lots and houses were readily sold in Loma Serena, Stratford Estates, Twin Creeks, Elm Park, Twin Creeks Estates, Serena Vista and numerous 1- to 4-lot Building Sites. Several more Clusters were developed.

A Final Map was approved on 18 February 1969 for the Greenwood Avenue 12-lot Cluster named "Greenwood Heights." The developer was Mr. Meyer, engineer Kaiser and builder Woolworth. Greenwood Avenue is a long, winding, hill side dead end street with not even an emergency crash gate into Deodar Lane. Sanitary sewers were installed. Because of a mistake an attractive row of sycamore trees along the road was cut down overnight.

The Final Map of the 16-lot Cluster between Winchester and Daves Avenue School was approved on 17 June 1969. It is served by a dead end street named "Via Sereno" connecting only to Winchester Boulevard. The lots are 8,000 sq. ft. in area. The developers were George Coakley and Frank Shepherd, engineer Reschier, builders Eichler Homes. This subdivision was named "Sereno Foothills."

On 7 October, the time for completion of the tentative map of "View Acres" was again extended to 10 February 1970.

On 18 March 1969, a preliminary map of the land in the estate of Billy Jones was submitted by Ted Shebs. The map showed a Cluster Development of 17-lots on 8 acres plus in 20,000 sq. ft. buffer zoning fronting on Daves Avenue west of Winchester Boulevard. No further action was noted during 1969.

Very few parcels of land of substantial acreage were left unspoken for after 1969.

Nothing further was heard during 1969 from St. Luke's Episcopal Church concerning their proposed new Church site at the end of Oak Knoll Drive.

Personnel

On 1 April 1969, Councilman D. W. Galbraith resigned as Councilman and as Mayor as he was moving out of town. His resignation was accepted with regret. He was succeeded by Donald R. Carroll as Councilman and by James Sullivan as Mayor. Councilman Dorman was elected as Mayor Pro Tem.

Effective 1 July 1969, Richard Carey resigned as City Treasurer because of the increasing demands of his advanced private life. His resignation was accepted with regret. He was succeeded by Howard Asp, a successful semi-retired business executive. He has been our City Treasurer for thirteen years, marked by distinguished success due to wise and conscientious devotion to this assignment.

Budget and Taxes

The Building Permits issued during the 1968-69 fiscal year totaled \$1,171,000, slightly less than in the previous year but more than in any other year. Assessed Value increased by slightly less than 10%. Contingency reserve increased by \$33,000 to a new high of \$175,000. A new law distributed a portion of the cigarette tax revenue to Cities. We thought this was only fair because of the risk of fire and untidiness caused by cigarette butts, including that from emptied ashtrays on our parking lot.

The City Tax Rate of 10 cents per \$100 A.V. was continued for the ninth straight year, fiscal 1969-70, with contingency reserve estimated to be an added \$17,600.

Public Works

The Winter of 1968-69 brought an unusual downfall of rain, forty-eight inches, nearly twice normal. Rather severe damage to streets and drainage facilities occurred but all were repaired during the Summer.

The complete reconstruction of Daves Avenue was finished during 1969. This was a joint project of Monte Sereno and the County.

The paved surfaces of Karl Avenue, Vineland Avenue and Withey Road were re-sealed during the Summer of 1969. Reconstruction of Karl Avenue was again postponed awaiting final decision of the High School Trustees as to whether they would build a High School on Karl Avenue.

Installation of a Cable Antenna TV System was a live subject during 1969. California Cable Television Corporation applied for a franchise and agreed to lay their cables underground. Teleprompter Corporation was their only competitor but Teleprompter did not agree to underground their cables. California Cable was the only valid contractor.

Prolonged discussion and negotiations resulted in granting a non-exclusive franchise to California Cable on 16 July 1969. On 15 September, the Corporation paid the \$5,000 franchise fee to the City as required by our CATV Ordinance. Some property owners, especially those living on non-accepted side-streets, objected to the underground cables but they were overruled. Detailed plans were completed but no work was started during 1969 because of the rainy season.

Other Events Current in 1969

To provide for an expected increase in population and in elementary school children a Use Permit was granted on 4 February 1969 to the Daves Avenue School to build a new wing on the existing school building for more classrooms and a library. No additional land was needed. On 18 February, the Christian Church was granted a Use Permit to buy and convert an adjacent house into Sunday School classrooms and a day nursery. Also to acquire a vacant lot, fronting on Blanchard Drive, in the rear of the Church for additional parking. No through street connection from Daves to Blanchard was permitted because of opposition by the neighbors.

Monte Sereno was forced by Public Health, Fire District and Environmental Protective Agencies to accept a "Backyard Burning Ban" which prohibited all outdoor burning such as trash paper, orchard prunings and brush. This created an expensive nuisance in disposing of unwanted burnable material.

We were also required to pass a Weed Abatement Ordinance to reduce the risk of fire during the dry season. Property owners who failed to have the weeds disked underground, or otherwise disposed of, were taxed for the bill paid by the County.

Monte Sereno sponsored, with scant success, a Noise Abatement Program to prevent the public nuisance of motorized Go-carts, motorcycles and un-muffled trucks. In recent years much of this unnecessary noise has diminished.

Dogs also were a nuisance, many barking and a few vicious. Recently they have become disgustingly troublesome by upsetting garbage cans set out for collections. The County Rabies Control Officers do their best to control the nuisance. We also have a City Ordinance to limit the number of barking dogs, yowling cats, crowing roosters and quacking ducks.

The Anspach case was typical of three other cases of violation of our Zoning Ordinance which prohibited more than one dwelling on one lot but allowed with strict limitations a Use Permit for a non-rented guest house without a kitchen. These violations caused lengthy, tiresome, tedious and troublesome wrangling. They were all settled in-court or out-of-court after "due process of law." We became fed up with "due process," a seemingly unnecessary waste of time and waste of money for lawyers' litigation.

During 1969 nothing was heard from St. Luke's Church about developing their site for a new Church at the south end of Oak Knoll Drive.

Billy Jones' narrow-gauge Wildcat Railroad which he had built on his eight-acre orchard land and which he had generously made available on week-ends and holidays to children, was moved to Vasona Park. We were sorry to learn of the death of Billy Jones.

Horses were still popular and numerous Use Permits were granted for their maintenance. Extra space in the large Loma Serena Common Green stable was permitted by a temporary Variance to be rented to outside owners of horses for the care of their horses. The stable was, at that time, occupied only 20% by horses of Loma Serena residents.

1970

Subdivisions

The orchard land of the Billy Jones estate on Daves Avenue was transferred to Mr. Eichler for subdivision. That land, View Acres and a modest acreage on the northwest corner of Vineland and Winchester Boulevard (transferred to Henderson & Lenihan) were left on the drawing boards through 1970. Nineteen-seventy was a recession year with diminished activity by entrepreneurs.

City Election

The regular biennial City election was held on 14 April 1970. Incumbents Donald Carroll, Stephen Dorman and James Sullivan were re-elected as Councilmen. The Council then elected Richard Lorraine as Mayor and Donald Carroll as Mayor Pro Tem.

Personnel

Arnt J. (Andy) Anderson, the genial, jovial, well-liked Building Inspector, died in June, 1970. His passing was much regretted. The Council sent a memorial contribution to the Heart Association.

On 6 October, Councilman Sullivan resigned as Director of Public Works. Mr. E. C. Steffani, a resident of El Rancho Avenue, was appointed as Sullivan's successor. Steffani had recently retired from the County Department of Public Works.

James H. Sullivan resigned as Councilman on 2 December 1970, after twelve years of devoted service to the City. His resignation was accepted with regret. He was succeeded by Paul R. Oliver, an executive of a heavy industry firm. Paul settled in this area in 1951 and was active in WCIA and other City affairs.

Census

The regular ten-year U.S. Census was started in April, 1970, and completed in December. Our official population was then listed as 3,064, double that of 1960, chiefly because of a large increase in homes in the new subdivisions.

Budget and Taxes

Our contingency reserve for fiscal 1969-70 again made a new record: \$209,000 up from \$175,000 in fiscal 1968-69. The Budget for 1970-71 estimated a further increase of \$22,000. During 1969-70, Building Permits totaled \$1,340,000 and Assessed Value for 1970-71 increased to \$7,762,000.

For the tenth consecutive year our City Tax Rate was fixed at 10 cents per \$100 A.V., one of the lowest in the State.

Public Works

Loose ends completing the reconstruction of Daves Avenue were cared for. There were extensive flood control and roadside drainage projects accomplished with costs shared by Monte Sereno and County agencies.

Resealing the paved surfaces of Beck Avenue, Bicknell Road, Bruce Avenue, Greenwood Road, Palos Verdes Drive and Poppy Lane was accomplished during 1970.

Installation of the CATV was delayed throughout 1970 by difficulties of California CATV Corporation obtaining various necessary Use Permits and Variances from the County and from Saratoga.

Other Events Current in 1970

On 17 March 1970, an application by the Christian Church for a Use Permit to build a new Church with greatly expanded auxiliary facilities on Billy Jones'

eight-acre adjoining estate was considered by the Council. A large audience was present. Nearly 70% opposed. The Council denied the Use Permit. The Church already had expanded its original land area to 3.85 acres.

Also on 17 March, the High School Trustees suggested that their Karl Avenue site might be used to cure students of drug abuse, alcoholism and cigarette smoking. This use was not approved by the Council.

Nothing further is recorded from St. Lukes about their new Church site above Oak Knoll Drive. The High School plan for a Karl Avenue School was still only on the drawing board.

1971

Public Works

Starting in 1971, Guerin & Olmsted were employed by our City to maintain the streets, replacing William Kennatt Senior.

The paved surfaces of the following streets were resealed: Andrews, Bancroft, Constitution, Kavin, Mays, Lancaster, Oakhurst, Seebree, Viewfield and Vineland. Other street and drainage work was routine.

Early in 1971 it became apparent that California Cable TV would be unable to fulfill its contract with the City. Negotiations with Teleprompter and Nationwide TV Corporation resulted in a compromise: underground cables would be required on the State Scenic Highway and where other utilities were underground; overhead cables would be permitted in other locations. On 2 March, it was decided to ask for bids from other firms. Teleprompter was the only bidder; their bid was tentatively accepted. Detailed planning followed. No work was undertaken until 1971.

Personnel

On 20 April 1971, the Council elected Councilman Carroll as Mayor and Councilman Lorraine as Mayor Pro Tem.

Mayor Carroll resigned from the Council effective 15 July because he was frequently needed outside our City. His resignation was accepted with regret. John Cody, an English Professor in the High School for twenty years, was appointed as Carroll's successor. Jack Cody has served the City with distinction for eleven years. Councilman Lorraine was elected Mayor and Councilman Oliver as Mayor Pro Tem.

Budget and Taxes

Our contingency reserve for fiscal 1970-71 again made a new record: \$246,000 up from \$209,000 in fiscal 1969-70. The Budget for 1971-72 estimated a further increase of \$32,000. During 1970-71 Building Permits totaled \$860,000, less than \$1,000,000 for the first time in six years. Assessed Value for 1971-72 increased to \$8,360,000.

For the eleventh straight year our City Tax Rate was fixed at 10 cents per \$100 A.V., still one of the lowest in the State.

Subdivisions

Mrs. Frances Cleveland, a redoubtable lady and a firm friend of Monte Sereno and all that it stood for, lived on Highway 9 opposite the Community Center. She owned a large acreage much of which had been subdivided and sold as lots on Alexander, Belmont and Bachman Avenues. She retained for her own home a parcel of about three and one-half acres. Her house had historic interest. It had been used to shelter and display exhibits at the Panama-Pacific World's Fair in San Francisco in 1915. The Fair was closed in 1915. Mrs. Cleveland and her husband had purchased the house, dismantled it and moved it to its present location where it was re-erected. The parcel also included servants' quarters, a carriage house and landscaping.

Before her death in 1970, Mrs. Cleveland had expressed a wish that her parcel of land be re-zoned to 1-acre minimum lot size. After her death, application for that change was made to the City Council and the change was adopted. Years later the new owner subdivided and sold a 1-acre lot.

The Cluster developments started in 1970 were left on the drawing boards. No new Clusters were initiated. A number of minor building sites were approved but 1971 was another slim year for subdivisions.

Annexations

On 16 February 1971, the owner of a single parcel on Austin Way and Quito Road applied for annexation. On 2 March, it was annexed. This small Uninhabited annexation was called "Quito No. 2."

On 1 June 1971, our Council was informed that the Strickler Unincorporated acreage off the northeast corner of Monte Sereno was to be considered by the County Planning Commission for down-grading from 8,000 sq. ft. to apartments. This area was in the Monte Sereno "sphere of influence." Our Planning Director was instructed to appear before the Planning Commission to oppose the down-zoning. The application was denied.

On 7 October, Strickler applied again for re-zoning, this time to Cluster development. Our Council again objected as the Strickler terrain included steep hillsides which, together with necessary streets, would restrict the building lots to much smaller areas than 8,000 sq. ft. The Planning Director again appeared before the Planning Commission with many neighbors of Strickler to oppose this down-grading. The Commission overruled the protesters and tentatively approved the down-grading.

In the meantime, the neighboring residents had applied for Inhabited annexation of their territory together with Strickler's for annexation to Monte Sereno. The annexation was favored by the Council

and the lengthy proceedings were started. The County Planning Commission's approval was necessarily held in abeyance while the annexation was in progress. The proposed annexation was named "Zena No. 1." It included property on Valley Oak Drive, La Rinconada Drive, Zena Drive, Natalye Road and Clara Street as well as the Strickler land, totaling forty-two acres.

A Zena No. 1 Committee, Chairman Nesbet followed through with the legally required due process. Strickler and his attorney opposed nearly every step but the application was approved by LAFCO. A petition signed by more than 25% of the registered voters was presented to the Council and, after two public hearings, the Council on 21 December 1971, passed a Resolution of Intention to Annex. Dates were set in 1972 for protest hearings and for the election.

The procedure for pre-zoning Zena No. 1 was started on 17 October, before annexation. A public hearing on 21 December produced a long debate. Another hearing was scheduled for January, 1972.

Other Events Current in 1971

Kenneth Peake requested that his dairy ranch be zoned as an Agricultural Preserve in accordance with the new Williamson Act. His request was approved by a Council Resolution on 2 February 1971. This measure reduced his property tax for ten years as the tax would be based on agricultural use rather than potential residential use.

On 15 June 1971, the Council enacted Ordinance No. 100 strictly regulating the use of motor vehicles (especially mini-bikes) on private and public property after prolonged, heated debate pro and con.

The Los Gatos Planners proposed that any one of four routes of access to property within Los Gatos at the south end of Oak Knoll Drive be approved. There was much opposition from the neighbors. On 2 July, our Council decided to recommend a route from San Benito Avenue through the Rugani property to Oak Knoll with no north-south connection between Daves Avenue and Ross Avenue to Highway 9.

In September, 1971, a Blue Ribbon Committee was formed of fourteen highly respected citizens from various parts of the City. Dr. Stearns was named as Chairman. The Committee was asked to review the General Plan with respect to recently attempted invasion of Home Rule by the U.S. and State governments. The Committee made several progress reports recommending adherence to the basic philosophy which had guided the City since its incorporation. A final report was expected in 1972.

Plans for the Karl Avenue High School were still on the drawing board with nothing done on the site except a landscape screen planted by volunteers supervised by Councilman Furse. Nothing was heard from St. Luke's Church.

Nineteen seventy-seven was a quarrelsome year with hot debate, pro and con, concerning mini-bikes, noise, burning ban, weed abatement, dogs, building sites, street Plan Lines, Use Permits, illegal rental of guest houses, Variances, etc. Two women were especially unpleasant. One demanded the resignation or dismissal of the Budget Director (that's me). It seemed that a number demanded preferred treatment for themselves but firm treatment of others.

1972

Annexation

Two protest hearings on Zena No. 1 were held in January, 1972. Strickler and one other with assessed value of \$43,500 filed protests. This was less than 20% of the total. The Council authorized an election. Strickler then applied to the County Planning Commission for approval of forty-eight lots of Cluster development in 8,000 sq. ft. zoning. Our Planning Director opposed. The Planning Commission was favorably impressed. We appealed to the Supervisors. The decision was withheld pending the election.

The election for the Inhabited annexation of Zena No. 1 was held on 14 March. An extraordinarily heavy turnout voted, 91 out of a total of 119 registered voters. Eighty-two cast YES votes; 9 NO's. The annexation was formally completed on 21 March 1972. The 119 registered voters gave the City a theoretical increase in population of 357. The State approved a total population of 3,220. The City Council welcomed this fine neighborhood into Monte Sereno.

Pre-zoning was started in January but was not completed before the election. Public hearings, harsh debates which often forced meetings to continue past midnight, litigation, expensive employment of consultants and preparation of competing subdivision maps followed all through the year. A compromise, completely satisfactory to no one, was tentatively approved by the Council in December. It consented to Cluster Development of single-family dwellings related to 8,000 sq. ft. zoning, modified by increase in lot sizes on existing steep hillsides with architectural control by the Council. The estimated number of lots allowed was reduced from Stickler's forty-eight to thirty-two and increased to thirty-two from the twenty proposed by the neighbors. No tentative map was submitted during 1972.

City Election

The City's regular biennial election was held on 11 April. Councilmen Furse and Lorraine were re-elected. The Council then elected Paul Oliver as Mayor and John Cody as Mayor Pro Tem.

Budget and Taxes

Our contingency reserve for fiscal 1971-72 again made a new record: \$284,000 up from \$246,000 in 1970-71. The Budget for 1972-73 estimated no increase in the contingency reserve because of unusual estimated increased in all categories, especially litigation. The Budget was approved on 3 July.

During 1971-72 Building Permits totaled \$920,000. Assessed Value for 1972-73 increased to \$9,200,000. It was expected that for later years the increase in population and assessed value from Zena No. 1 would result in further increases in contingency reserve.

For the twelfth consecutive year the City Tax Rate was fixed at 10 cents per \$100 A.V.

Subdivisions

The Final Map of a 6-lot subdivision fronting on Daves Avenue between Loma Serena and Palos Verdes Drive was approved by the Council on 2 May. Cole Reed and Mr. Pappas were the developers. The short dead-end street through the subdivision was later named "Kirkarian Way."

The Final Map of another 6-lot subdivision named "Vineland Court" was approved on 16 August 1972. Developers were Henderson and Lenihan, Woolworth was the builder. The subdivision, fronting on Vineland Avenue near Winchester Boulevard, was served by a new, short dead-end street named "Pine Cone Court."

Personnel

In October, 1972, the Council appointed Burton L. Olmsted as Director of Public Works, replacing E. C. Steffani. They also appointed L. R. Pipkin to a new position, Code Enforcement Officer. Burt Olmsted had dissolved his partnership with his uncle, Jim Guerin, after the latter's death. Burt served our City competently for nearly ten years. He was congenial and well-liked by everyone. Pipkin was a Vietnam veteran with M.P. (Military Police) experience. He supplemented but did not replace the Sheriff's Deputies. Both Olmsted and Pipkin were paid for part-time or full-time work.

Other Events Current in 1972

The Council urged a YES vote on the formation of a County Transit District intended to improve and operate County-owned buses and possibly short-ranged

local railroads. This District was approved by a majority vote on 6 June 1972. It was funded by an increase of 1/2% in the sales tax estimated to add \$7,000,000 per year to Santa Clara County revenues.

The Council also supported the formation of a County Parks and Recreation District with limited funding. This measure was also approved by the June election.

The Council opposed the formation of the Mid-Peninsula Regional Park District which included three counties. This District was approved by the November election.

The City's Blue Ribbon Committee completed its review of the City's General Plan in April, 1972. The final report strongly recommended continuation of the existing land use pattern, cluster development on larger parcels of land in all zoning districts under certain conditions and preservation of natural scenic beauty. The Council approved the Committee's recommendations and enacted Ordinance No. 42C placing them into effect late in 1972 after extended public hearings and deliberation. The Committee earned the hearty thanks of the Council.

The continued use of the Loma Serena Common Green stable by horses owned by non-residents was granted by the Council on 4 April.

In April, the Board of Supervisors proposed an amalgamation of all cities and the County into one jurisdiction labeled "City and County of Santa Clara" like the City and County of San Francisco. This measure was opposed by Monte Sereno and other cities. It died.

On 20 June, the Christian Church again applied for a Use Permit to use the Billy Jones estate for a large auditorium and even more elaborate auxiliaries than those rejected two years before. After a long debate with six in favor and ninety-eight opposed, the Council summarily denied the Use Permit.

Violence, vandalism, trespass, burglary and other transgressions became a problem, though not as bad in Monte Sereno as elsewhere. A "Neighborhood Alert" program was fostered by the Council with Councilman Furse supervising.

Anspach and Kendall on Highway 9 were discovered renting guest houses. They were ordered to cease and desist. Anspach was called to trial for contempt of court.

Establishment of County-wide "bikeways" became a live subject in 1972. There was potential interference with motor traffic and parking lanes and the expense of condemning, paving and maintaining additional rights-of-way. Who pays? Cyclists?

Another pre-occupation was "Environmental Impact." Some ecologists and lay enthusiasts became extreme, demanding freedom of deer, squirrels, rabbits, blue jays and gophers to destroy fruit, vegetable, and walnut crops. Presumably they also defended roof-rats, cockroaches and rattle snakes.

CHAPTER XII

THE LATEST DECADE, 1973-1982

1973

Personnel

Because of physical ailments, Colonel Curl resigned as Administrative Assistant, effective 31 March 1973. His resignation was accepted with regret and thanks for nine years of faithful service to the City. His work was spread among Olmsted, Pipkin and Inglis, Jr.

On 1 May, the Council received a report of an accident suffered by Code Enforcement Officer Pipkin. He returned to duty on 1 June. He was again placed on the sick list in December for surgery on his leg.

On 2 October 1973, Councilman Furse resigned effective 16 October 1973 because he planned to leave the City. His resignation was accepted with regret and appreciation for his active and successful service to the City Council for eight years and as a founder of the WCIA. Mrs. Barbara Winkler was appointed to succeed George Furse as Councilman and Councilman Dorman was elected as Mayor Pro Tem vice Furse.

Public Works

Completion of laying the CATV cables was accomplished in April, 1973.

More work on the improvement of Daves Avenue was scheduled for 1974. A sidewalk on the north side of Daves from Palos Verdes east to the School crossing was planned, the only sidewalk in Monte Sereno. It was intended to improve the safety of school children walking to school.

All streets in Loma Serena and Bachman, Daves, Greenwood Road, Oakhurst, West Ellenwood and Withey Road were resealed.

We urgently supported a proposal to construct a State Freeway along the Southern Pacific right-of-way from Saratoga-Sunnyvale Road to Winchester Boulevard and on south to U.S. 101. This would keep much through traffic off of our Highway 9. Monte Sereno was joined by San Jose, Cupertino and the County. The proposal was vigorously opposed by Saratoga and eventually died.

There was repeated objection to improvement of Becky Lane by most of the residents thereon. The Council insisted on improvement of short lengths by applicants for additional building sites.

Subdivisions

The Billy Jones estate land was transferred to Roberts Communities for Cluster Development of 17-lots on eight and one-half acres fronting on Daves Avenue. The Final Map was approved on 15 May. Two short dead-end streets named "Carrill Court" and "Dorado Lane" served this subdivision. Architectural control by the Council was required.

The Strickler property in Zena No. 1 was also transferred to Roberts Communities for Cluster Development. Tentative plans reduced the number of lots to twenty-eight because of steep hillsides. This subdivision entailed a great deal of attention and debate with reference to engineering, environment, architectural control and criticism of the neighbors. The Council, the Planning Director, the developer, engineers, consultants and the neighbors were all embroiled. The tentative map was not completed during 1973. Streets serving this subdivision were named "Eaton Lane" and Grosvenor Court."

On 6 December 1973, the Council tentatively approved a 19-lot Cluster Development on twenty-one acres in 1-acre zoning along Grandview Drive. The number of lots

allowed was reduced from twenty-one to nineteen because of steep hillsides and the desire to preserve trees. An emergency connection of Grandview to Viewfield through a crash gate was provided. The approval was subject to thirty-four conditions.

Annexations

On 17 July 1973, annexation of a 2.5 acre parcel in Monte Sereno's sphere of influence at the northwest corner of Vineland and Winchester Boulevard was proposed by the owner, Walter B. Haines. The Council approved the concept and initiated pre-zoning with public hearings scheduled for August. Pre-zoning approved Cluster Development with 8,000 sq. ft. zoning. The annexation was named "Vineland No. 1." On 2 October 1973, Vineland No. 1 was annexed as Uninhabited territory.

On 20 November 1973, Zena No. 2 and Zena No. 3 were annexed. These were small areas adjoining our City Limits on the western side of Winchester Boulevard near Handley Avenue and Valley Oak Drive. They had been pre-zoned on 16 October to 8,000 sq. ft. lots.

Budget and Taxes

Our contingency reserve for fiscal 1972-73 made another large gain to another new record. The total was \$300,000 up from \$284,000 in 1971-72. The Budget for 1973-74 estimated a further increase of \$27,000. The 1973-74 Budget was approved on 7 August 1973. It reflected increases in revenue from annexation of Zena No. 1, from the new U.S. Revenue Sharing allotment and from the national recovery from the recession.

During 1972-73, Building Permits totaled a large increase of \$2,460,000, up from \$920,000 in 1971-72. The 1973-74 Assessed Value was \$10,000,000.

For the thirteenth straight year the City Tax Rate was again fixed at 10 cents per \$100 A.V.

Other Events Current in 1973

The illegal use of guest houses on two lots fronting on Highway 9 was discontinued. The Anspach lot required more litigation. Judge Kennedy decreed Anspach guilty of contempt of court and fined him \$1,700 plus court costs.

In April, 1973, law suits of the Strickler's against the City were dismissed.

In November, 1973, the High School District applied for a Use Permit to construct the District Office building and the Mark Twain Continuation School on four acres of land fronting on Winchester Boulevard and adjoining the Karl Avenue High School site. The four acres belonged to Mr. Beauchamp and would be added to the forty-five acres on Karl Avenue. It was hinted that the Karl Avenue site might revert to residential use. The Council granted a Use Permit for the Mark Twain School but not for the District Office, effective upon annexation of the Beauchamp property.

On 20 November 1973, the First Baptist Church replaced the Christian Church with all of its facilities on Daves Avenue. The Christian Church had been dissatisfied by denial of expansion and had moved to Los Gatos.

1974

Annexations

On 2 January 1974, the annexations of Zena No. 2 and Zena No. 3, small Uninhabited areas on Winchester Boulevard, were approved and accepted by the Council. These annexations merely adjusted our City Limits in a short stretch of the Winchester Boulevard right-of-way.

Another four-acres on Winchester Boulevard in the Monte Sereno sphere of influence, just north of Vineland No. 1, was proposed for Uninhabited annexation on 3 September. It was called "Vineland No. 2."

It comprised four separate parcels quasi-Uninhabited. The prescribed procedure was strictly followed with public hearings, protest hearings and pre-zoning. At the protest hearing precisely 50% of the assessed value, \$15,140 of a total of \$30,280, protested and the annexation was denied. However pre-zoning was completed, continuing 8,000 sq. ft. lots, in case the annexation might later be adopted.

The High School changed their plans several times for locating the Mark Twain School. By the end of 1974 no firm decision had been made and the Beauchamp parcel remained un-annexed. Incidentally, the Mark Twain "continuation" School was intended to be used by returning high school drop-outs for vocational training.

City Election

The biennial City election date was moved up by the State from April to 5 March 1974. We had as candidates for the three seats of John Cody, Stephen Dorman and Paul Oliver the following: Albert Giraud, Eugene Finnegan, Paul Bush, Phyllis Lockwood and John Cody. Oliver was not a candidate. Dorman was defeated. A Resolution of thanks to them for their service was adopted by the Council.

John Cody, Paul Bush and Phyllis Lockwood were elected. The council then re-elected John Cody as Mayor and elected Paul Bush as Mayor Pro Tem. Mrs. Lockwood served in this second round for only ten months. She resigned effective 13 December 1974. Her resignation was accepted with regret and with thanks for her service. Mrs. Helen Nesbet was appointed to succeed Mrs. Lockwood.

Subdivisions

The Final Map of the twenty-eight lots on the ex-Strickler land was approved on 2 April 1974. Construction of the dwellings by Roberts Communities started immediately. Architectural control was complicated and often aroused heated debate from neighbors.

The Final Map of the eight-lot subdivision of the Haines property on Winchester Boulevard was approved by the Council on 2 April 1974.

The Final Map of the Grandview Drive subdivision was approved on 2 July 1974. The number of lots was reduced from nineteen to eighteen because of steep hillsides and because trees were to be preserved.

The subdivision of Billy Jones estate land was named "Serenio Knolls."

Throughout the year 1974 much time and thought were related to lot-configuration and architectural control of the ex-Strickler, ex-Billy Jones and Grandview Drive subdivisions. Lengthy debate among neighbors, developers and the Council often resulted in compromises, necessarily with some dissatisfaction.

Public Works

At last the improvement of Daves Avenue was completed on 3 December 1974. McCarthy and Spiesman Company, the low bidder, was the contractor.

A contract for minor improvements to Bruce Avenue, Poppy Lane and Vista Avenue was awarded to Raisch & Company, the low bidder, on 17 September. The work was completed on 3 December 1974.

The following streets were resealed: Andrews, Barry, Lexington, Mays, Rose Avenue and Rose Court. This work was done by the County on contract with the City.

Budget and Taxes

Our contingency reserve for fiscal 1973-74 made another new record. The total was \$360,000 up from \$300,000 in 1972-73. The Budget for 1974-75 estimated a further increase of \$7,000. The 1974-75 Budget was approved on 6 August 1974. The Budget Officer was commended by the Council for his unusually difficult work on this particular Budget and the City's investment program.

During 1973-74, Building Permits totaled \$1,042,640 down from \$2,469,000 in 1972-73. The 1974-75 Assessed Value was \$12,061,000. The City Tax Rate was again fixed at 10 cents per \$100 A.V.

Other Events Current in 1974

The Boy Scouts, supervised by Captain Zinke of Twin Creeks, demolished and removed the old unsightly office building on Rose Avenue, opposite the City Office, at no cost to the City. They were heartily thanked by the City Council for this good deed.

Emerson Shaw of Greenwood Land and the Los Gatos Museum presented to the City and installed on Billy Jones' estate land, now called "Sereno Knolls," a bronze plaque inscribed:

"ORIGINAL SITE OF THE BILLY JONES WILDCAT RAILROAD. THE BILLY JONES MINIATURE RAILROAD RAN ON THIS NINE ACRE SITE BETWEEN 1943 AND 1968. BILLY JONES RAILROAD ENGINEER AND LOCAL RESIDENT CONSTRUCTED THE 18-INCH GAUGE LINE STEAM RAILROAD FOR THE DELIGHT OF OLD AND YOUNG THROUGHOUT THE SANTA CLARA VALLEY. THE RAILROAD IS NOW LOCATED IN THE LOS GATOS OAK MEADOW PARK."

Miss Frost suffered another home accident and went on the sick list from 15 January until 1 March 1974.

Horses were becoming less popular. The Loma Serena stable now sheltered only four horses belonging to residents. On 17 September 1974, the Council terminated the Variance which had permitted use by non-residents. The Loma Serena Association then planned to dismantle the stable and sell its modular parts.

Recognizing parents' concern for the safety of their children, the Council approved several precautions at the Daves Avenue School in addition to the sidewalk. Warning street signs and stationing Pipkin as a crossing guide were included.

Many residents of Monte Sereno became concerned about the felling of trees and spoiling the natural scenic beauty of our City. A proposed Ordinance strictly controlling the felling or radical pruning of trees was proposed. The Council called for public hearings in February, 1975.

To reduce delinquency by youths, Monte Sereno, Saratoga, Los Gatos and the County agreed to share the expense of a unique Youths' Service Bureau. Our pioneering representatives were Susan Bruntz of Belmont Avenue and Jack Lucas of Zena Avenue (also Principal of Mark Twain School). The Bureau was established on 6 November 1974.

Our Code Enforcement Officer, L. R. Pipkin was ambitious to be vested with the power and authority of a policeman. This was not approved by the Sheriff as it would introduce a conflict of authority with the Sheriff's Deputies. Pipkin was forbidden to carry firearms, a siren or a red blinker on his car. Pipkin was not appeased.

The newly-elected High School Trustees were more thrifty. The new High School District Superintendent, Dr. Regan, was more pragmatic. They reached the same conclusion that I had expressed years before, namely that a third High School was an extravagance. On 7 May 1974, the Trustees proposed to offer the Karl Avenue site for sale. Our Council agreed subject to rezoning the site from school to residential 1-acre lots and to changing our General Plan accordingly. There was lengthy discussion and debate among neighbors on Karl Avenue and Zena, the High School and our City Council. Many wanted the City to purchase the canyon and preserve it as an environmental and ecological "open space." The City could not afford the cost of the land nor the liabilities of its misuse and bodily injuries.

On 16 June, the land was re-zoned to 1-acre lot size. On 19 November, public hearings began on changing our General Plan by converting the Karl Avenue site from school zoning to residential zoning. This change was not concluded in 1974. The School Trustees had not decided on the location of the Mark Twain School. However, the Karl Avenue site was no longer a High School problem for Monte Sereno.

1975

Public Works

The following streets were resealed commencing in the Spring of 1975: Alma Jo Court, Banyan Lane, Bicknell Road, Chadbourne Lane, Elm Park, Janor Court and Twin Creeks Road. This work, done on a City contract with the County, was completed in early Autumn.

The following streets were more extensively improved: Constitution Avenue, Seebree Lane, El Rancho Avenue and Pleasant View Avenue. The contract for this work was awarded to A. J. Raisch Construction Company, the lowest of four bidders, on 5 August. The work was completed and accepted on 16 September 1975. The cost was \$30,000 of which \$15,000 was charged to revenue sharing and \$15,000 to gas tax.

Highway 9 was improved by the State CalTrans. Left turn lanes were provided, the traveled way was widened and the central median strip was re-landscaped. Work continued through the dry season and was finished during 1975 except for landscaping which continued into 1976.

Biking and hiking became something of a fad during 1975. The County Supervisors and the City Councils were under pressure to provide long bike-ways and walkways. A Citizens' Committee in Monte Sereno recommended extreme pro-bike measures.

The Committee recommended a bike-walk-way along State Highway 9. The Council referred that proposal to the State. The Committee also recommended a bike-walk-way along Daves Avenue and Twin Creeks Road through from Winchester Boulevard to Quito Road. Daves Avenue was an important County Trafficway. The Committee asked for painted side-lines and shoulder-lines to share parking space with the bikeways, many warning signs, enforcement of speed limits reduced to

15 miles per hour, more frequent street sweeping to reduce the risk of bicycle tire punctures, stop signs at every intersection and prohibition of all trucks on these streets.

The discussions and debates (some ill-tempered) lasted from March until August. After consulting with County authorities the Council denied all recommended measures except more frequent street sweeping and stricter enforcement of existing speed limits.

Many of us believed it was impractical, unfair and inequitable to require the recommended restrictions on the use of streets by motor vehicles. Taxes levied on the gasoline used by motor vehicles paid for the streets. It was not proposed that bicycles contribute to the cost. It was not practical to mix parking lanes with bikeways. To deny use of trucks was absurd.

Personnel

On 21 January 1975, Pipkin, the Community Service Officer, borrowed a radar from the County to check automobile speeds.

On 18 March 1975, Paul Bush was elected Mayor by the Council and Barbara Winkler Mayor Pro Tem for the next year.

On 3 June, the CSO, Pipkin, was granted four to six weeks sick leave for surgery on his leg.

On 2 September, at the beginning of the school year, Pipkin was relieved of duty as the school crossing guard. Mrs. Peter Puzinski took the crossing guard duties. She was a resident of Monte Sereno and the mother of children attending Daves Avenue School. She was commended and applauded for her courage.

Budget and Taxes

Our contingency reserve for fiscal 1974-75 made still another new record. The total was \$394,000 up from \$361,000 in 1973-74. The Budget for 1975-76 estimated a further increase of \$8,300. The 1975-76 Budget was approved on 5 July 1975.

During 1974-75, Building Permits totaled \$1,982,000 up from \$1,042,640 in 1973-74. The Assessed Value was \$14,677,000.

The City Tax rate was reduced from 10 cents to 9 cents per \$100 A.V. This reduction was justified by our ample contingency reserve and by our growth in Assessed Value and the property taxes therefrom. The Council approved a rate increase for waste disposal and for CATV.

Other Events Current in 1975

The public hearings on trees continued from February until August, 1975. A Citizens' Committee recommended strict regulations applying to existing as well as new building sites. After long discussion, pro and con, the Council tempered those restrictions and passed the Tree Ordinance on 16 September 1975.

The Loma Serena stable was dismantled and presented to the Mormon Church. On 17 June, the Council granted a Use Permit for construction of a new and smaller stable to shelter ten horses owned by residents of Loma Serena.

Monte Sereno suffered from a nation-wide epidemic of burglary, vandalism and violence. Thorough remedies were developed, some by direct action of the Sheriff's Deputies, more, by detailed instruction and advice to residents and "Neighborhood Alert" groups. These measures were published in detail in the Council's Report of September, 1975. The measures were moderately, but not completely, successful.

The High School Trustees considered several alternative plans for the use or disposition of their property in Monte Sereno. The specific location of the Mark Twain School was a difficult problem. Our Council kept reviewing their plans and ours in step with the Trustees' changes. Discussion and debate continued, tiresomely, throughout 1975. No decision could be reached on deletion of the School from our General Plan nor on the re-zoning of the whole area until 1976.

James Hope applied for a declaration of Agricultural Preserve of his 4.6 acres adjacent to Kenneth Peake's ten acres. On 21 January, the Council approved subject to the land being considered as a part of a total Preserve of 14.6 acres, 10 acres being the legal minimum. Final approval was granted on 14 March.

The proposed annexation of Vineland No. 2 was revived. The subdivision was referred to the County but no decision was reached in 1975.

1976

Personnel

Pipkin was fired on 6 January 1976. Here are extracts from the statement of Mayor Bush, published in January, 1976, Report:

"The Council thought the lengthy review in 1974 leading to establishment of a Community Service Officer for Monte Sereno would make clear its intent in placing specific limitations on Mr. Pipkin's authority. The Council is aware of a continuing problem on his part in accepting these limitations and regrets that failure to obey them resulted in his discharge as a City employee."

City Election

The regular biennial City election was held on 2 March 1976. The terms of Councilmen Lorraine and Winkler expired. Candidates for these two positions were John Foley, L. R. Pipkin, Robert Ross, August Winston and Barbara Winkler. Richard Lorraine was not a candidate for re-election. John Foley was elected and Barbara Winkler was re-elected. The Council then elected Councilwoman Winkler as Mayor and Councilman Nesbet as Mayor Pro Tem.

Public Works

The residents of Loma Serena, Twin Creeks and Twin Creeks Estates were persistent about traffic restrictions on Daves Avenue and Twin Creeks Road. The Council employed DeLeuw Cather to survey the street traffic. Their recommendations were largely in support of the Council's decision of August, 1975. Stop signs were added at the intersections of Janor Court and Tamson Court with Twin Creeks Road. These signs were approved by the Council on 7 September 1976.

The widening of two bridges on Quito Road was proposed. Monte Sereno tentatively agreed to share the cost with Saratoga and Los Gatos. No decision was reached in 1976.

The usual street maintenance and resealing was done. No major reconstruction was undertaken.

Budget and Taxes

Our contingency reserve for fiscal 1975-76 was another new high. The total was \$419,000 up from \$394,000 in 1974-75. The Budget for 1976-77 estimated a further increase of \$11,500. The 1976-77 Budget was approved on 3 August 1976.

During 1975-76, Building Permits totaled \$3,000,000, a great increase over any previous year. The Assessed Value was \$19,066,000.

The City Tax Rate was again reduced to 7 cents per \$100 A.V., chiefly because of the increased property tax revenue from the increased Assessed Value.

Subdivision

The High School District cancelled plans to build a Mark Twain School in Monte Sereno. In April, 1976, the District asked for bids for their entire area in Monte Sereno. The George Day Construction Company bought the land for subdividing. Settlement date of the purchase was 12 September 1976.

In April, our Council changed the area from school to residential in the General Plan and commenced a long series of discussions, debates, dissensions and concurrences, with numerous committees of Councilmen, residents, engineers and consultants. Subject to thirty-eight conditions a tentative map was approved on 1 November 1976. It provided compromises accepted by almost everyone but completely satisfying no one. The important issues were:

- (a) Number of lots. Cluster Development was approved for 30 lots on 36-acres; six acres excluded as Common Green and hill-sides required some lots of more than 1-acre.
- (b) Common Green. The canyon on the southeastern corner of the site was set aside as "open space" to be financed by the home owners.
- (c) Access street. Eaton Lane connected Karl Avenue and Winchester Boulevard but it was narrow, winding and steep in stretches to make it unattractive for through traffic.
- (d) Environmental impact. No significant adverse results were anticipated. There was vociferous dissent from a committee of neighbors.
- (e) Trees. The Council approved the destruction and removal of orchard trees infested with termites.

At the end of the year the Final Map was still in preparation.

This Karl Avenue subdivision was the last major subdivision within the boundaries of Monte Sereno.

Annexations

The George Day subdivision area was completed in Monte Sereno by the annexation of "Karl No. 2." This consisted of three parcels, two Unincorporated and the other dis-annexed from Los Gatos. All were in the sphere of influence of Monte Sereno. All were owned by George Day. Annexation was proposed on 21 September and the annexation, as Uninhabited, was accepted on 1 November 1976.

A small single parcel, the property of Mr. Sellers named "Withey No. 1" was annexed as Uninhabited on 3 February 1976.

Another small parcel, property of Mr. Oburn, named "Withey No. 2," was proposed on 21 September. Withey No. 2 filled the gap between Withey Heights and Overlook Road. LAFCO questioned whether it was proper to exclude the parcel from assessments for Overlook Maintenance District. No decision was reached in 1976.

Other Events Current in 1976

Private tennis courts were wanted by some for recreation and exercise. The courts and tennis playing were not favored by some neighbors because of the night lights, cheers and jeers disturbing the peace. The courts spoiled natural scenic beauty and created problems of drainage, grading, ugly fencing and impairment of setbacks. The Council adopted a compromising Ordinance requiring curfew on lights and attention to grading, drainage, setbacks and fencing.

Councilmen were required by a new State law to prevent conflict of interest by government officials. They were required to disclose investment or other interest in firms doing business within their jurisdiction.

Plan Lines for Greenwood Lane were finally established to require street dedication of subdivision of fronting property.

County Transportation became an issue. Some proposed, with no results, the substitution of street railroads for buses. Others, more successfully, demanded more County buses.

There was more altercation about trees. The Council employed George Martin, a professional arborist, as a consultant. His advice was usually put into effect. Aside from the issue of natural scenic beauty, eucalyptus trees near streets and homes was a major problem.

Nineteen seventy-six was a year of pronounced controversy. The Council should be heartily commended for their patience, time, thought and wisdom in dealing with the wishes of individuals and the best interests of the City.

1977

Personnel

On 15 March, the Council elected Helen Nesbet as Mayor and John Foley as Mayor Pro Tem.

Thomas B. Inglis retired in May, 1977, after twenty years service; ten years as Mayor and ten more years as Budget Director. He believed his retirement was necessary because of defective vision and because of old age, 79. He left the City with a contingency reserve of a half-million dollars. It

was necessary to reorganize the Staff. His son, Thomas B. Inglis, Junior, was assigned additional duty as Budget Director, ably assisted by our excellent, experienced and conscientious City Treasurer, Howard Asp. Burt Olmsted relieved Junior as Planning Director in addition to his duties as Director of Public Works.

Here is an obituary published in the Council's sixty-first Report of September, 1977:

"With great sadness we record the death of Phyllis I. Lockwood last month. Mrs. Lockwood and her husband, the late Admiral Charles A. Lockwood, Jr. were among those persons active in the West County Improvement Association and instrumental in forming Monte Sereno twenty years ago. Mrs. Lockwood was a member of the first City Council elected in 1957 upon incorporation of Monte Sereno and held that office until 1958. She was elected again in 1974, serving until 1975."

On 29 November 1977, my son, Thomas B. Inglis, Junior, announced his retirement to take effect when a relief could be recruited. Here are excerpts from his letter written on this occasion:

"It has been my pleasure to serve our community under six successive Councils since joining the City Staff eleven years ago. We can regard these years with some satisfaction. The initial preservation of the City's zoning integrity has been the cornerstone of its orderly development, now substantially complete. We have been able to provide our residents with better police protection, well-maintained older public roads and excellent new ones, the lowest property tax in the County and the highest contingency reserve. They have helped to make Monte Sereno a nice place in which to live and proved a valuable investment.

"I believe my contribution to these accomplishments has reached an optimum point, and therefore it is appropriate that we prepare for the next administration. Without setting a specific deadline, I would like you to start planning for my replacement. Our mutual objective should be to make the change at no detriment to the City and its government.

"Monte Sereno will still be the home for my family. My father and I will watch the progress of the City with every hope for its continued success. We wish all of you well in meeting the perpetual challenge of any democracy--the elusive balance between private interest and the public good."

Subdivisions

The Final Map of George Day's subdivision between Karl Avenue and Winchester Boulevard was approved on 1 March 1977. There was no essential change from the tentative map.

A significant subdivision, the southern part of Vineland No. 2, was approved in the Autumn of 1977. It consisted of five acres with 8,000 sq. ft. zoning with Cluster Development on hillside topography. A total of fifteen lots were approved. A short cul-de-sac street named "Parkside Court" connected the subdivision to Winchester Boulevard.

The northern four acres of Vineland No. 2 was under consideration for subdivision at the end of 1977.

Public Works

A proposal for the reconstruction of Kavin Lane was submitted to the owners of land fronting on the Lane. On 5 April 1977, the votes were counted, 13 in favor and 10 opposed. It was decided to go ahead with the project. An engineer was engaged to draft detailed plans. The work was scheduled to be undertaken in 1978.

No inter-City decision was made on improving the bridges on Quito Road.

Street and drainage repairs and minor improvements were cared for. The rainfall in the Winter of 1976-77 was unusually sparse. No drainage problems occurred but residents were asked to use water sparingly.

Budget and Taxes

Our contingency reserve for fiscal 1976-77 was still increasing. The total was \$482,000, nearly a half-million dollars, up from \$419,000 in 1975-76. The Budget for 1977-78 estimated a further increase of \$50,000.

During 1976-77, Building Permits totaled \$4,173,000, another remarkable increase. The Assessed Value was \$22,178,000.

The City Tax Rate was yet again reduced from 7 cents to 5 cents per \$100 A.V. I had mixed emotions about this decision but made no vehement objection.

Salaries of the Staff were increased as usual corresponding to the increase in the C.P.I.

Of possible historic interest, here are illustrative Budget figures for typical years:

<u>Year</u>	<u>Contingency Reserve</u>	<u>City Tax Rate</u>	<u>Assessed Value</u>
1957-58	\$ 18,000	\$0.15	\$ 2,308,000
1958-59	34,000	0.15	2,371,000
1962-63	66,800	0.10	3,482,000
1967-68	142,460	0.10	5,856,000
1972-73	320,000	0.10	9,194,000
1976-77	482,000	0.07	22,178,000

Annexations

Application for annexation of "Vineland No. 2" was re-submitted and approved in August, 1977. This brought into the City the remaining frontage on Winchester Boulevard within our sphere of influence. The area of Vineland No. 2 was nine acres. It was pre-zoned for 8,000 sq. ft. lots for single-family dwellings. Cluster Development with hillside requirements was to be permitted.

Mr. Oburn again applied for annexation of "Withey No. 2." The Council conditioned annexation on the improvement by Mr. Oburn of his frontage on Overlook Road to Monte Sereno City Street standards. Annexation was held in abeyance.

Other Events Current in 1977

The requirements for tennis courts were refined and an amended Ordinance was enacted in the Summer of 1977. Full details are published in the Council's Report of May, 1977.

An Ordinance prohibiting the use of front and side yards for high fences, inoperative motor vehicles, trash, garbage, refuse and building materials was also enacted. Details are also published in the May, 1977 Report.

1978

Personnel

There were over one hundred applicants for employment as Chief Administration Officer to relieve Thomas B. Inglis, Junior. A screening committee reduced the number to seven for interviews by the Council. J. David Bates was appointed effective 18 March 1978. Mr. Bates had considerable experience in City administration including that of Manager of Desert Hot Springs and San Joaquin. In 1973, he was awarded the degree of Master of Public Administration by Brigham Young University. He was assigned by Monte Sereno to additional duties as Director of Emergency Services, Zoning Administrator and Budget Director.

At a well-attended and generously-sponsored luncheon at La Hacienda Inn, Tom Inglis, Junior was honored for his constructive service to the City. A valuable 3,000 page encyclopedia was presented to him as a token of the Council's appreciation.

Winifred Frost retired as City Clerk, effective 30 June 1978 after sixteen years of loyal, conscientious and efficient service to the City. Two recognition luncheons honored her. The Council presented to her a token of their appreciation for long and loyal service.

Fay Furtado was chosen from twenty-nine applicants as City Clerk, relieving Winifred Frost. She had years of previous experience as a bookkeeper, secretary and office manager. We were fortunate to obtain this competent City Clerk.

As of 1 December 1978, Frank Gillio relieved Douglas Pendleton as Monte Sereno City Attorney. Pendleton's resignation was accepted with regret and appreciation for seventeen years of loyal and efficient service. Gillio was experienced in municipal law being City Attorney for Los Altos Hills and Milbrae.

City Election

The regular biennial City election was held on 7 March 1978. The terms of Councilmen Bush, Cody and Nesbet expired. Paul Bush was not a candidate for re-election. John Cody, Helen Nesbet and William Short were elected. The Council then elected John Foley as Mayor and John Cody as Mayor Pro Tem.

Budget and Taxes

Our contingency reserve for fiscal 1977-78 was \$538,000 up from \$482,000 in 1976-77. The Budget for 1978-79 estimated a further increase of \$35,000.

During 1977-78, Building Permits totaled \$1,813,345. The Assessed Value was \$23,000,000.

The City Tax Rate continued at 5 cents per \$100 of taxable property value.

Proposition 13, amending the California State Constitution by limiting the property tax appraisal of residential property became effective in 1978. It was a boon to home-owners but muddled local government financing. Monte Sereno's property tax revenue plunged from \$13,188 in 1977-78 to \$3,523 in 1978-79. For the first time in twenty years our business license fees were raised, by 75%. Other fees payable to the County and to Saratoga were raised. For the

first time we used part of the interest from our contingency reserve to balance the City's Budget. We did not invade the reserve itself. We hope that we may resume our former practice of compounding interest into the principal of the contingency reserve to compensate for the depreciation of the dollar. The dollar value depreciates because of U.S. Budget deficits, increase in interest paid for the U.S. debt and increase in the C.P.I. I am not an economist; I prefer to be called an economicalist!

Public Works

Heavy rainfall during the Winter of 1977-78 caused damage, especially to Withey Road and Alma Jo Court. Reconstruction of the hair-pin turn on Withey Road and other repairs were expensive.

A sidewalk along Winchester Boulevard between Via Sereno and Daves Avenue, intended especially for school children attending Daves Avenue School, was completed in August, 1978, at a cost of \$2,400.

Plans for the reconstruction of Kavin Lane were completed and the project went to bid in April and was completed in September, 1978.

Other Events Current in 1978

A Historic Preserve Committee of interested citizens was formed in the Spring of 1978. Mrs. Dorothea Bamford of Withey Road and Mrs. Marlys Clapp of Becky Lane were Co-Chairmen. Four places were quickly recommended. They were:

- (1) The Daves House on Daves Avenue built in 1873.
- (2) The Hilt House on Daves Avenue built in 1896.
- (3) The Claravale Guernsey Farm on Bicknell Road acquired by Kennethe Peake in 1931.
- (4) The Smith House on Greenwood Road built in 1913.

The Committee asked for any other places. I suggested novelist Steinbeck's home on Greenwood Lane which he jokingly called "Arroyo Ajo" (Gopher Gulch) and Mrs. Cleveland's ex-World's Fair-1915 house on Highway 9.

Burglaries and vandalism continued through 1978. Vandalism seemed to be purposeless, devilish, "malicious mischief" concerned mostly with damaging or stealing street signs and destroying mail boxes.

1979

Budget and Taxes

From 1979 on Proposition 13 required changes in appraising property for taxes, in the amount of the tax paid and in the spread of the tax payments among the County, the Cities, the School Districts and the Special Districts. Property is now appraised for tax purposes at the assessed value in 1976 plus 2% per year with further additions when property is sold or new structures are built. The Tax Rate is fixed at \$4.00 per \$100 of the revised 1976 base level.

The distribution of the tax collections among Cities, Districts and the County is related to the tax rates in effect in 1976, modified by changes in property since then. To over-simplify this complex formula it may be said that Monte Sereno's current tax rate is about 3-1/2 cents out of the \$4.00 total. All property owners in the County pay the same tax rate, \$4.00 per \$100 of Proposition 13 Assessed Value. Monte Sereno City gets less; Los Gatos gets more. We have lost one of our attractions. I still prefer Monte Sereno.

Our contingency reserve for fiscal 1977-78 was \$616,536, up from \$537,898 in fiscal 1977-78.

Building Permits totaled \$5,503,586 during 1978-79.

The quasi-Assessed Value was \$18,500,000. The City Tax Rate, determined from complex Proposition 13 formulae, was 3.1 cents per \$100 of quasi-Assessed Value.

Other Events Current in 1979

A number of our residents complained that fences around swimming pools were not required. Three public hearings were held and a post card ballot was circulated. Eighty-one votes were cast of which thirty-one favored fences and fifty opposed. No further action was taken by the Council.

Additional restrictions for the care of dogs was required by an amended Ordinance enacted in the Spring of 1979. For details, refer to the Reports of May and September, 1979.

A single telephone number, 911, was adopted by the whole County in the Fall of 1979 to be used for calling police or an ambulance or to report a fire, or other emergencies.

1980

Annexation

Pursuant to the Municipal Organization Act of 1977 the Council polled the sixteen property owners of a small Unincorporated "island" in Monte Sereno's sphere of influence on San Benito, Vista and Bruce Avenues. Thirteen ballots were received, seven in favor, three no objection and three opposed. The area, entitled "Bruce No. 1," was annexed on 13 January 1980.

Personnel

Effective 1 February 1980, Helen Nesbet resigned from the Council to join her husband on a sabbatical in Germany. The Council interviewed five candidates and appointed James Burgard of Highway 9 to relieve Mrs. Nesbet.

Effective 30 April 1980, J. David Bates resigned as Chief Administration Officer to accept a position as City Manager of Wasco, California.

Burt Olmsted was burdened with the jobs of Chief Administration Officer in addition to Planning and Public Works Director for six months while a replacement for Dave Bates was being recruited.

Our City was fortunate to acquire the services of Donald Whimberly effective 13 October 1980. His experience as a graduate Civil Engineer with a Master's degree from the University of California, then four years with the Army Corps of Engineers including service in Vietnam, and six years with the City of Saratoga in Public Works, Planning and Inspection made him an ideal choice for City Manager. He has a genial disposition. I hope we may keep him with the City for many years.

Burt Olmsted retired with advancing years effective 31 December 1980. He had served the City well indeed for over seven years. He left with the appreciation and best wishes of the Council and of all who knew him.

City Election

At the regular biennial City election on 8 April 1980, John Foley and Barbara Winkler were re-elected. The Council then elected William Short as Mayor and Barbara Winkler as Mayor Pro Tem.

Budget and Taxes

Our contingency reserve for fiscal 1979-80 was \$708,989, up from \$616,536 in fiscal 1978-79.

Building Permits totaled \$3,711,192 during 1979-80.

The quasi-Assessed Value was \$31,000,000. The City Tax Rate necessarily continued at 3.1 cents per \$100 of quasi-Assessed Value.

Other Events Current in 1980

In the Spring of 1980 the Council organized two Citizens' Committees. One was given the mission of examining again the prospects for the future of Monte Sereno in view of the number of changes which had occurred since the previous Committee in 1966, notably: a reorganization of the City Staff, Proposition 13 and U.S. Revenue Sharing funds. In May, 1980, this Committee recommended no major change in current management, zoning, housing or financing. Especially, they recommended that the City's expenditures be paid only by operational revenues, not by contingency reserve funds nor by the interest accruing from the investment of those funds.

The other Citizens' Committee was asked to review our Emergency Services Plan. Among other recommendations this Committee provided to all residents an "Emergency Information List" to be posted in each home, listing equipment, commodities and storage to be kept available in case of a disaster such as an earthquake. The list was attached to each copy of the Council's sixty-ninth and seventy-first Reports. The Committee also recommended that the City purchase a portable radio transmitter-receiver for emergency communication with the County in case telephone lines were damaged. The Council approved the purchase at a cost of \$1,900.

1981

Personnel

Rosemary Pierce joined the City Staff in February, 1981. She had experience in typing, filing, research and public relations. She quickly proved her worth. She is pleasant, considerate and capable. Our present

Staff all works well together and serves the public courteously and intelligently.

Budget and Taxes

Our contingency reserve fund was \$802,936 on 30 June 1981, up from \$708,989 as of 30 June 1980.

Building Permits during 1980-81 totaled \$3,010,000.

The quasi-Assessed Valuation was \$39,000,000. The City Tax Rate continued, necessarily, at 3.1 cents per \$100 of quasi-Assessed Valuation. Three and one tenth cents was a small portion of the \$4.00 rate levied on all property owners of Santa Clara County, incorporated or unincorporated.

It may be of interest to note how Monte Sereno has grown in the past twenty years as outlined in the following table from the Council's Report of December, 1981:

	<u>1960</u>	<u>1980</u>
Population	1506	3434
Number of Lots	590	1156
Assessor's Valuation (Full)	\$9,000,000	\$116,000,000
Annual Budget	21,000	176,000
Administration & Misc.	7,900	86,000
Roads	11,000	31,000
Sheriff	2,200	59,000
Property Tax Revenue per year	4,000	12,000
Amount per lot per year	\$6.78	\$10.38
Interest Rate	4.5%	16%
C.P.I. (1967 = 100)	87.6	248.0
Percentage Increase in C.P.I.		283%

Public Works

The westerly end of Zena Avenue was resurfaced in 1981. Arrangements for left turns off of Winchester Boulevard were completed.

The Staff and the Council were concerned about the increase in traffic congestion and energy consumption and vigorously supported County programs to increase mass transportation in order to reduce the use of private automobiles. The Guadalupe Corridor to provide multi-modal (buses, railways, bicycles and automobile expressways) facilities between South San Jose and Santa Clara was actively planned.

Monte Sereno, Campbell, Cupertino and San Jose and the County continued their efforts to have the State develop the West Valley Corridor (Route 85) between U.S. 101 and State 17. Saratoga opposed this project; nothing of consequence was accomplished during 1981.

General Plan

Detailed study of the revisions of the General Plan was scheduled for the Winter of 1981-82. Proposed for deliberations by the Council, the Staff and the public at workshop public hearings were such topics as boundary adjustment with Los Gatos, limits on structure coverage on building sites and impairment of drainage, noise abatement, returning accepted dead-end streets to private maintenance, fire protection and preservation of natural scenic beauty. A professional job of preparing for these hearings and workshops was accomplished.

Subdivisions

The Oak Knoll property within Los Gatos was again proposed for subdivision. The Councils of Los Gatos and Monte Sereno worked towards an agreement on two important issues. It was tentatively decided that access would be via Oak Knoll Drive rather than Kavin, Bruce or Rose Avenue. The Monte

Sereno Council urged that the lot size be at least one-acre minimum. Reasons: hillside topography and the desirability of limiting the number of households using Oak Knoll Drive and Daves Avenue.

Other Events Current in 1981

The Mediterranean Fruit Fly became a serious pest in 1981. At first a program of stripping trees of all fruit was required but this proved to be impractical and expensive both in labor costs and in the value of fruit destroyed. Night helicopter spraying with Malathion was tried. This had advantages over fruit stripping but was thought by some to be dangerous to public health. It was also harmful to automobiles exposed to the spray. It seemed to be moderately effective. We hopefully await developments in the Summer of 1982.

A detailed City Emergency Exercise simulating a mild earthquake was held on 5 June 1981. It was made to seem quite realistic and several practical features developed requiring practical measures including co-related help from neighboring communities, "runner" messengers and clearing public and private access roads.

Planning was started for the City's twenty-fifth anniversary celebration in May, 1982. Councilman Short was appointed as Chairman of the planning committee of four with more volunteers requested.

During this year the wording and enforcement of a number of Ordinances was clarified and tightened to balance individuals' rights and wishes with the rights and interests of neighbors and of the general public. Included subjects were speed limits, vandalism, height of new buildings, tree removal, grading permits, fencing, retaining walls, front yard storage, home occupations, domestic animals and fire protection.

The population of Monte Sereno as of 31 December 1981 was officially announced as 3,466, adjusted from the U.S. 1980 Census figure of 3,434.

1982

City Election

The date of the 1982 City election has been changed to June, 1982, to consolidate it with the State Primary election and, thereby, reduce the City's cost. The terms of Councilmen Cody, Short and Bugard will terminate and their successors will be elected or re-elected.

Public Works

It is tentatively planned to widen a stretch of Daves Avenue westward from Via Caballero and around the turn southward towards Highway 9.

Out major reconstruction projects have been completed and our City streets are in very good condition.

Budget and Taxes

The Budget for 1981-82, adopted in July, 1981, estimates City revenues and expenditures for the fiscal year ending 30 June 1982. Of course, the actual figures will not be known until that date. This book will go to press in April, 1982, so we have only the estimates for 1981-82.

WHERE THE MONEY COMES FROM

Motor Vehicle in Lieu Tax	\$71,000
Franchise Taxes	40,300
Licenses & Permits	18,240
Sales, Cigarette & Documentary Taxes	15,890
Interest	140,000
Property Tax	14,000
Other	2,575
Revenue Sharing	<u>14,500</u>
TOTAL	\$316,505

We are blessed with a delightful climate and beautiful natural setting on the slopes of Mount El Sereno. Our main street through out center is State Highway No. 9, an Official State Scenic Highway.

We are also blessed with a devoted City Council, generous with their time, thought and wisdom. They serve without financial compensation. I am sure they are compensated by the satisfaction of achievement and by the appreciation of all of our residents for a hard job well done.

We are likewise blessed with an exceptionally capable Staff. They are, all three, courteous, considerate and personally attractive, yet firm in requiring compliance with City Ordinances and expressed policies of the City Council. I add the City Attorney and the City Treasurer in these appreciative remarks.

And we are blessed with affectionate, friendly fellow citizens. Blessed be the tie that binds.

So, we have won the Battle for Peaceful Mountain. We look forward to Peace on Earth, Good Will to Men. Amen!

LIST OF APPENDICES

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VIII	D	CAMPAIGN PAPERS	
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APPENDIX A

EMERGENCY COMMITTEE BULLETIN (MARCH 1956)

To the property owners and residents of that area between Los Gatos and Saratoga which is now zoned RESIDENTIAL...

Greetings:

This is a proposal to organize ourselves in order more effectively to maintain the quiet, rural residential nature of this area and to preserve its natural scenic beauty as a priceless asset, not only to ourselves but also to Santa Clara County and the entire Peninsula.

We are opposed to annexation by, or incorporation into, San Jose, Los Gatos or Saratoga, especially without our consent. We wish to remain under county government as long as that is practicable.

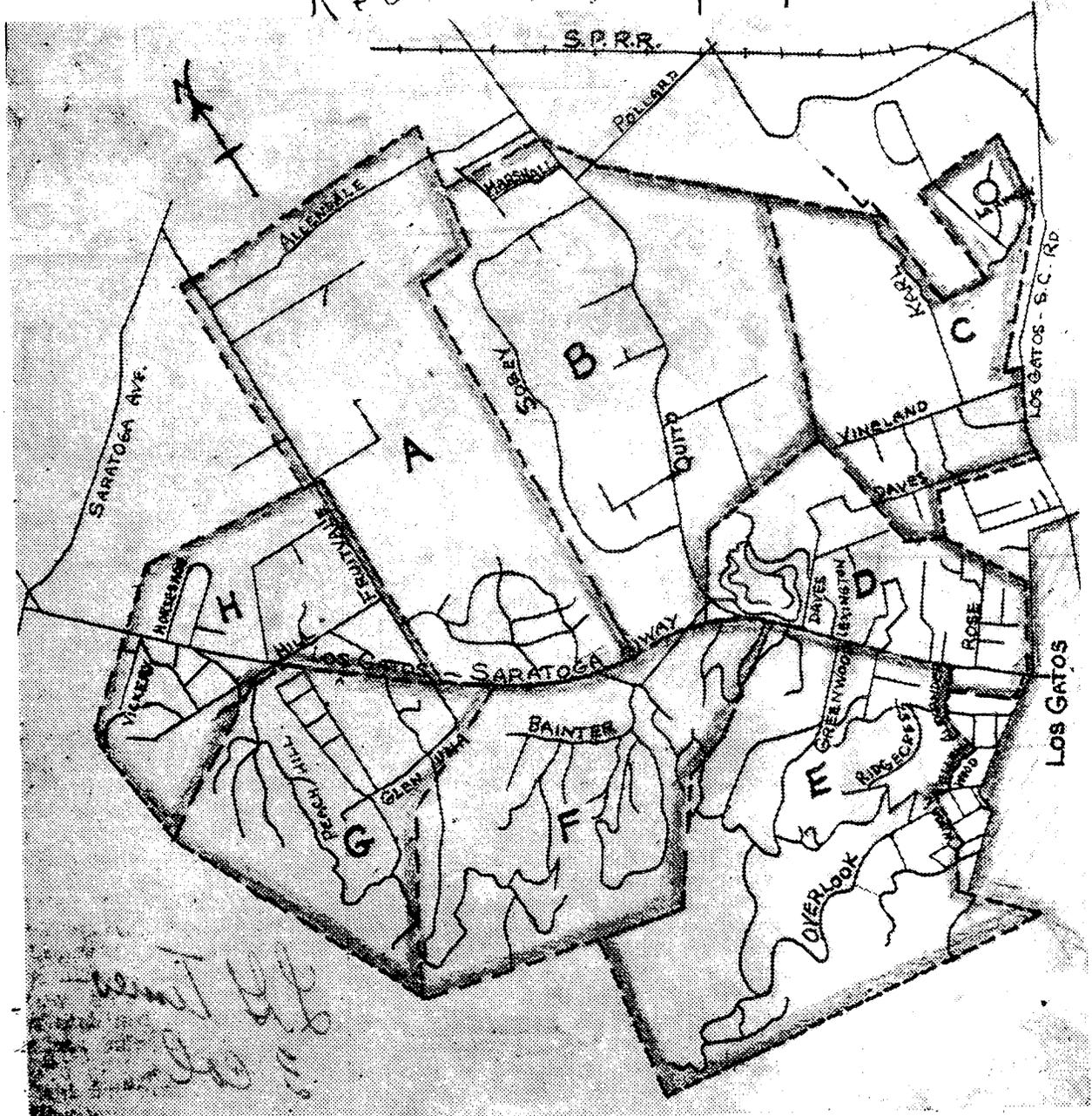
The area we have in mind is shown on the map (Plate C). All of this area is now zoned R-E (Residential Estates), except for certain small areas zoned R-1 (Single Family Dwellings). These boundaries are flexible and will be expanded or contracted to conform to neighborhood sentiment. We are not interested in any areas now zoned for industrial, commercial, agricultural or multiple dwelling uses and we wish to exclude in the future all such uses except existing establishments such as Hacienda Inn.

At some time during the past two years, parts of nearly all of this area have been, or now are, threatened by outside interests attempting to annex or incorporate, usually without consulting the residents in advance, and often paying scant attention to their protests. They have been forced into "crash" or emergency efforts to circulate petitions, muster indignation meetings and organize opposition on short notice. These efforts have always been burdensome

West County Improvement Association
Final Area

Out-of-Bounds To Annexers

Revised 2/14/52 1 May 1952



Here are the boundary lines of the new West County Improvement Association, adopted after a survey of the area indicated a 10-to-1 sentiment among the residents living there for forming the organization against incorporation or annexation moves. The area contains approxi-

mately 1050 householders, of which 790 approved the movement, according to survey figures announced by temporary chairman Vice-Admiral Thomas Inglis. The association will meet Friday night in the Daves Ave. school to elect officers and to set up policies.

and often only partially successful because of lack of time and lack of a permanent organization. So long as this situation continues all of us are vulnerable, in whole or piecemeal, to the encroachments of other groups whose interests do not coincide with our own.

The undersigned are convinced that it is now necessary to form a permanent organization which will represent the will of the residents of this area. The objectives of this association would be to maintain and improve the purely residential nature of this district, to be alert to, and defend against any encroachments by outside interests, to present a united front on matters of common concern to us and to provide association officers who can speak with the authority and backing of a vigorous, numerically strong, well organized membership, determined to have a voice in its own government and in its own future.

We feel that such an association, to be fully effective, must be permanent, have bylaws, elected officers and a dues-paying membership.

We propose that only those sub-areas where at least 60% of the residents wish to join, be included in this association. We do not intend to coerce, pressure, or gerrymander any group into joining us. A substantial majority of the group must favor any action we may take. That is the very principle we are working for, contrary to the tactics of outside communities. If you feel that it is to your interest to unite with us, we welcome you; if not, you may "paddle your own canoe" with our best wishes and no hard feelings.

The dues for organization are set at \$1.00 per household. All adult members of a household are entitled to membership for this sum. This is intended primarily as an indication of your interest and to give your spokesman the prestige of representing dues-paying members and, secondarily, to defray out-of-pocket expenses for postage, stationery, etc. The undersigned and all the workers are volunteers who serve as a community duty without compensation. If

your sub-area falls short of 60% membership your dues will be refunded and your sub-area will not be included in the association. If the canvass is successful, the funds will be audited and turned over to the treasurer-to-be-elected.

A worker will call on you soon to answer your questions, learn your wishes and collect your dues, if you wish to join. If for some reason you are not called upon by a worker within two weeks after you receive this letter, please call one of the committee named below.

When the canvass has been completed, if the affirmative response is over 60% of those who can be reached, a mass meeting will be called to discuss the matter further and to elect a President, Vice President, Secretary and Treasurer. The undersigned committee will then be dissolved.

If the response from the area as a whole is less than 60% favorable, all dues will be refunded, further effort by this committee will be abandoned and the committee will be dissolved.

Temporary Emergency Committee for Organizing the
West County Improvement Association

Margery and Percy Armitage	18441 Hernandez Ave.	EL4-4129
Kathleen and Howard L. Brooks	19370 L.G.-Saratoga Road	EL4-1587
R. D. Daugherty	15256 Bellecourt	EL4-2198
Alvin Hightower	18340 Daves Avenue	EL4-2330
Thos. B. Inglis	16161 Ridgecrest Ave.	EL4-1136
Roger K. Hodsdon	P.O. Box 351, L.G.	EL4-3849
David G. Lingle	15037 Park Drive	EL4-3288
Charles and Phyllis Lockwood	18234 Daves Avenue	EL4-4372
Loyola and F. C. Moody	18305 Lexington Drive	EL4-3592
Ivan G. Ross	18220 Daves Avenue	EL4-9521
C. Vernon Snyder	Hume Drive	EL4-2991
Charles and Norah Styer	Lexington Drive	EL4-2529

WEST COUNTY IMPROVEMENT ASSOCIATION: BULLETIN NO. 1

20 May 1956

To All Members:

Your Association was formally organized on 4 May 1956 at a General Meeting at 8:00 P.M. at Daves Avenue School. Officers and a Board of Directors were elected. (See list on a following page.) The Association is now a going concern.

The Officers and the Board met at the home of the President at 8:00 P.M. on 14 May 1956. The Board was organized into subcommittees (see diagram on a following page). Pending formulation and adoption by the membership of permanent bylaws, temporary rules of procedure were agreed upon. Urgent matters were then discussed and courses of action were decided.

Hereafter, questions of basic policy will be studied by the working committees and reported to the entire Board. The Board will then review and act on the report, subject to confirmation or change by a vote of those present at the next following General Meeting. General Meetings of the organization will be held at least once a quarter (probably more often during this first critical year).

Decisions of the Board will be by majority vote of the Directors present at a called meeting. Five Directors constitute a quorum, with a tie vote resolved by the presiding officer (President or Vice President). Alternates will vote only in case the respective Director is absent.

Sub-areas have been laid out to give approximately equal representation on the basis of membership population and geography. These boundaries will be reviewed from time to time by a committee of the Board.

The next General Meeting will be held at the Louise Van Meter School at 8:00 P.M. on 6 June 1956. Seats for all in one room will be available.

Members should consult the Director (or his alternate) who represents the member's sub-area on any question of interest to the Association or its objectives. The Members should inform their Director at once of any indication of encroachment as through a proposed annexation or down-zoning or rezoning violations which he or she may hear. This is important. The longer advance notice the Board has, the more effective it can be on such matters.

To clear up questions that have been raised, the following outline of the Board's current thinking is presented. The Board will proceed along these lines subject to adjustment to meet events and subject to approval by the membership at the next General Meeting.

We wish to remain on peaceful, friendly terms with neighboring communities. We bear no ill will toward either the City Fathers or the commercial interests of any Town. They are our friends and we theirs. We believe that most of them understand that it is in their interest as well as ours and the public's to keep our area as an entirely residential district to which we can all "point with pride."

We do not believe that our area is an appropriate place for business establishments and we believe that businessmen in neighboring communities would prefer not to have competing establishments started in our area.

We will make every effort to keep argumentation confined to the issues involved, to avoid name calling and personalities, and to avoid inflaming emotions or starting feuds. We ask all of our members to cooperate in keeping oral and written statements temperate, restrained, good-natured, dignified and courteous.

The Board's first task will be to confer with authorities of neighboring communities to seek as broad a base as possible for mutual understanding of objectives and agreement on the boundaries of respective "spheres of influence." If suitable agreements can be reached, our most urgent and vexing problem

will be solved for the time being, with no unpleasantness. If not, the Board will pursue other courses of action which are being prepared to meet that contingency.

In line with our desire to cooperate with neighboring communities, the Board, at the request of the Los Gatos Chamber of Commerce, went on record as being in favor of the beautification of North Highway 5.

Other action that has been initiated (refer to organization chart) includes: preparation of a budget by the Finance Committee, preparation of bylaws by the Legal Committee, Committees to keep informed of requests for re-zoning, nonconforming uses and zoning variations as well as zoning violations (e.g. billboards) within our area and threats of annexation or incorporation from outside our area, Committees seeking improvements in services rendered by the County (already pretty good) such as road maintenance, fire, police, etc., Committee for research on long range ways and means to protect our area against encroachment.

The Board has decided not to include Overlook Road area because of the lack of favorable response. Poppy Lane and a portion of Bruce Avenue have been added at the urgent request of a large majority of the residents.

REMEMBER THE GENERAL MEETING AT LOUISE VAN METER SCHOOL AT 8:00 P.M. 6 JUNE 1956.

Report any signs of encroachment or down-zoning to your sub-area representative on the Board of Directors. Give him any suggestions you have for improving the Association or furthering its objectives.

Save this Bulletin and list of Directors for future reference.

West County Improvement Association

OFFICERS

President	Adm. T. B. Inglis 16161 Ridgecrest Ave. Los Gatos	EL4-1136
Vice President	Dr. Victor Burke 15401 Madrone Hill Rd. Saratoga	UN7-8028
Secretary	Mrs. R. D. Daugherty 15256 Bellecourt Los Gatos	EL4-2198
Treasurer	Mr. G. A. Atwood 15191 Karl Avenue Los Gatos	EL4-4467

BOARD OF DIRECTORS

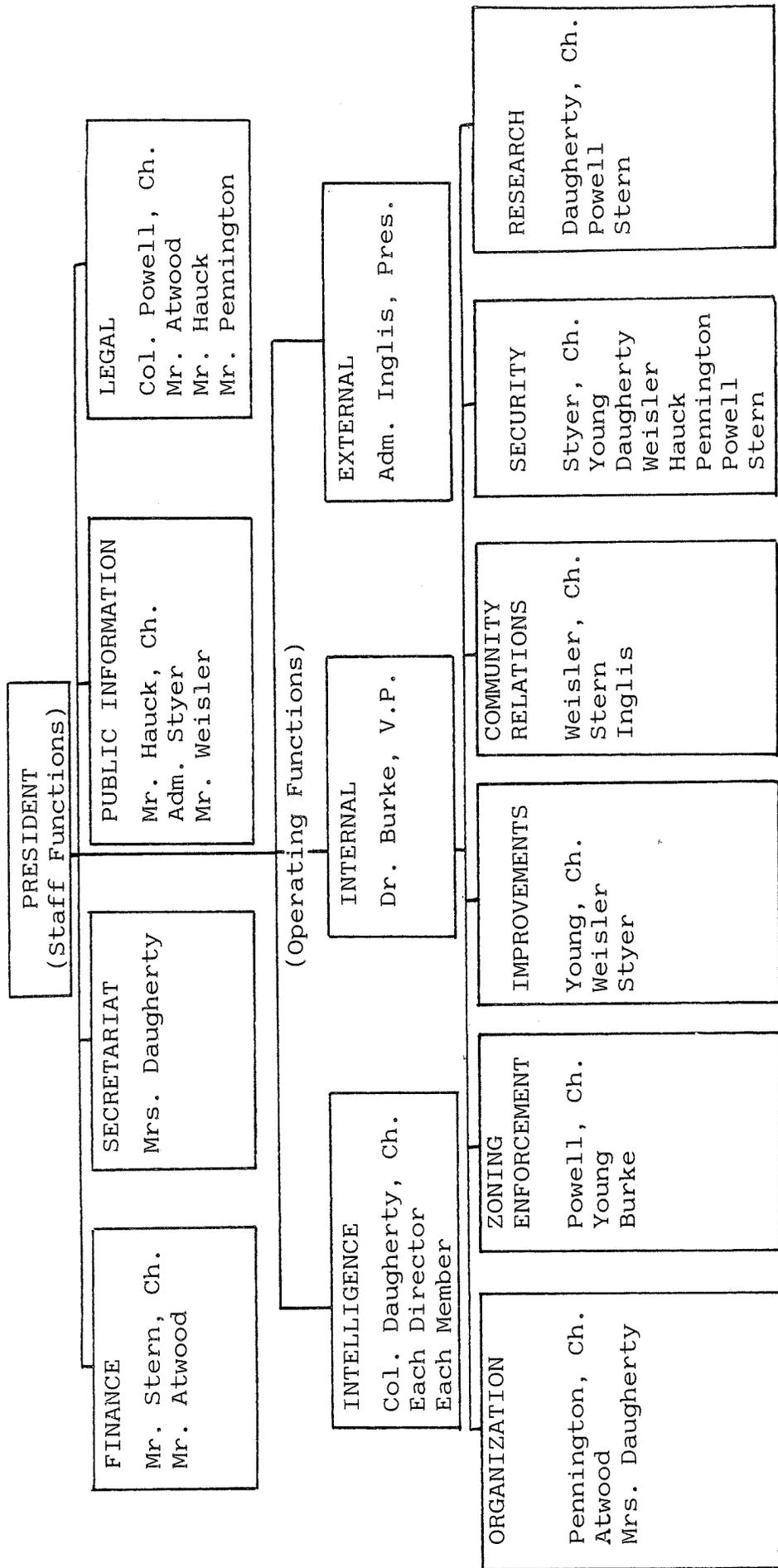
AREA A	Mr. C. W. Young 19110 Gardner Lane Saratoga	UN7-3985
Alternate	Mr. Paul Vaudoit 19175 Panamora Drive Los Gatos	
AREA B	Mr. H. S. Hauck 14920 Sobey Road Los Gatos	EL4-7346
Alternate	Mr. R. W. Walbey 18561 Marshall Lane Los Gatos	FR8-2447
AREA C	Mr. L. E. Pennington 15005 Karl Avenue Los Gatos	EL4-3138
Alternate	Mr. H. C. Statler 18074 Daves Avenue Los Gatos	EL4-3743
AREA D	Adm. C. W. Styer 18311 Lexington Drive Los Gatos	EL4-2529
Alternate	Mr. Alvin Hightower 18340 Daves Avenue Los Gatos	EL4-2330

BOARD OF DIRECTORS (CONT.)

AREA E	Col. R. E. Powell	EL4-2790
	18125 Hillvale Avenue	
	Los Gatos	
Alternate	Mrs. P. M. Armitage	EL4-4129
	18441 Hernandez Avenue	
	Los Gatos	
AREA F	Mr. Bruce Stern	EL4-7791
	19635 Redberry Drive	
	Los Gatos	
Alternate	Mrs. David Galbraith	EL4-4304
	18790 Blythswood	
	Los Gatos	
AREA G	Col. R. D. Daugherty	EL4-2198
	15265 Bellecourt	
	Los Gatos	
Alternate	Col. D. G. Lingle	EL4-3288
	15097 Park Drive	
	Saratoga	
AREA H	Mr. L. F. Weisler	UN7-9377
	20161 Hill Avenue	
	Saratoga	
Alternate	Dr. M. E. Pickworth	UN7-2120
	Bella Vista Avenue	
	Saratoga	

WEST COUNTY IMPROVEMENT ASSOCIATION

Organization Chart



WEST COUNTY IMPROVEMENT ASSOCIATION: BULLETIN NO. 2

July 1956

As this bulletin is of vital interest to everyone in our area, it is addressed to all residents and property owners regardless of membership in our Association. The Board of Directors would appreciate a reply from every household by return mail on the enclosed card. The purpose of this bulletin is to explain the position of the Association and the Board of Directors with respect to our future form of government.

Our position is as follows:

Our primary objective is to organize the area as a Borough under the County, if new legislation makes that possible and satisfactory to the residents. The residents could then control zoning and other governmental function that they might desire. Other services would remain under the county for county taxes. Thus, taxes would be at a minimum. To organize such a Borough, a change in the State constitution which will be on the November ballot must be approved. It is probable that a change will be necessary in the County Charter. Additional legislation to make the Amendment effective may also be necessary. However, if legal details satisfactory to us can be worked out, we believe that this would be the ideal government for our area.

To protect our area against annexation or other encroachment while legislation is pending, it will be necessary for us (when the Saratoga boundaries are determined at the public hearing at 2:00 P.M. on 23 July 1956) to file a Notice of Intention to Incorporate as a General Law City. This would hold the area for a period of 50 days. During this time it would be necessary for us to have a petition signed by 25% of the property owners owning 25% of the assessed land value to hold the area for a longer period of time. Once this petition is filed the area would be protected from encroachment indefinitely. This would give us time to decide our own future.

If for some reason (which is not apparent at present) something should happen which would not permit us to establish a Borough under the county, we would then decide whether to incorporate as a General Law City. Unlike Los Gatos, Campbell, San Jose or Saratoga, this area is entirely residential with no conflicting interests. Therefore, we could incorporate this area as a strictly residential city like Hillsborough, Los Altos Hills or Del Rey Oaks.

There is still a third possibility. We could become a Charter City. Under a Charter, we could bind all future City Councils regarding TAXES, ZONING, or any other restrictions which we might desire. Such provisions of the Charter could only be changed by a two-thirds vote of the entire Registered Voters.

The Association is in favor of keeping this area under county government as long as possible, keeping TAXES as LOW as possible, keeping this area entirely residential without Hotels, Motels, Billboards, Shopping Centers, or any Commercial interests whatever, and keeping the future developments of our area under the control of the area's residents.

To summarize, our first concern is to hold this area intact while legal details necessary to form a Borough under the County Government are being worked out. If it becomes apparent that the legal conditions for a Borough will not be satisfactory, then we must decide whether to incorporate as a strictly residential city. However, we want whatever action we take to conform to the wishes of the majority. Unlike certain other interests we WANT your opinion BEFORE anything is undertaken. For further details feel free to call on any Officer or Director of the Association.

PLEASE RETURN THE ENCLOSED CARD AS SOON AS POSSIBLE.

(Card Enclosed)

QUESTIONNAIRE

TO PROTECT OUR AREA:

(A) Do you agree with the Board's plan for a County Borough, if and when satisfactory legislation makes it possible? YES _____ NO _____

(B) Will you sign a petition for incorporation as a City as a holding action until Borough legislation either passes or fails? YES _____ NO _____

(C) Or would you prefer to start at once towards incorporation as an exclusively residential city with minimum tax rates like Hillsborough, Los Altos Hills and Del Rey Oaks? YES _____ NO _____

(D) Or would you be opposed to incorporation of any kind under any circumstances. YES _____ NO _____

(E) Or would you prefer annexation to some neighboring city? YES _____ NO _____

(F) Or any other comment? _____

(G) What name would you suggest for our City or Borough if formed?

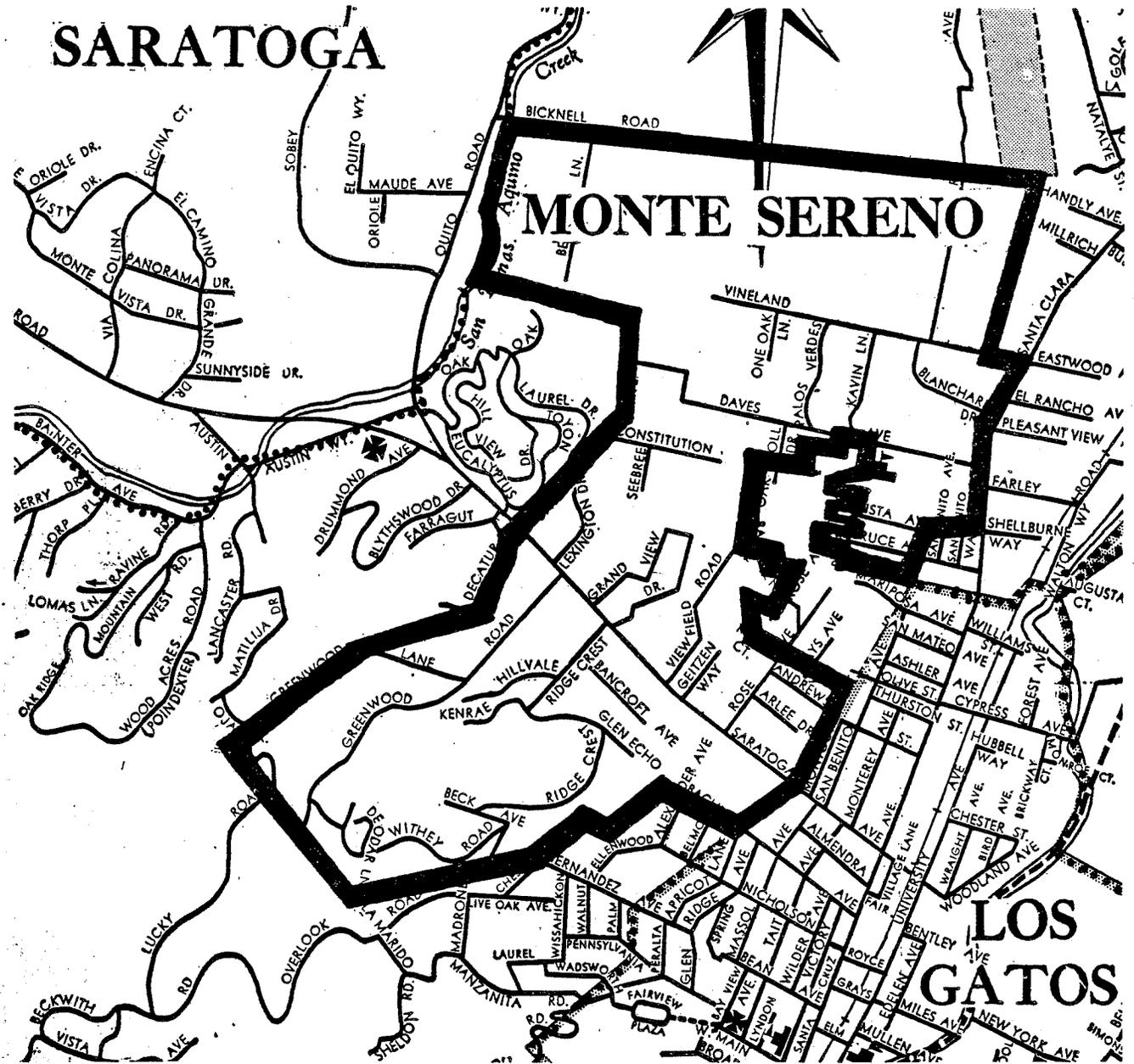
Signature _____

San Jose Mercury

SAN JOSE CALIFORNIA, MONDAY MORNING, FEBRUARY 18, 1957



'Peaceful Mountain' Limits



COUNTY'S 16th CITY?—Residents of a 1½-square-mile area between Los Gatos and Saratoga are scheduled to vote shortly

on incorporation of "Monte Sereno" (Peaceful Mountain). City would have 2,271 residents and assessed valuation of \$2-

240,000 and can be run on a 25-cent tax rate, according to incorporationists. City backers say incorporation is necessary to

preserve rural, residential atmosphere. The Board of Supervisors is expected to set the election date today.

APPENDIX B

WEST COUNTY IMPROVEMENT ASSOCIATION (6 SEPTEMBER 1956)

To the property owners of the proposed City of Monte Sereno:

See Map on Page A14

Notice of Intention to Incorporate the new City of MONTE SERENO was filed with the Board of Supervisors on 4 September 1956. This action was approved, and instructions to proceed further were given by unanimous vote of WCIA members and other residents present at a public meeting at University Avenue School the same evening.

Our Counsel advises that our legal position is sound.

Prior to 23 October 1956, we must file with the Board a petition for incorporation signed by at least 25% of the property owners owning at least 25% of the assessed value of the land. Otherwise our area will again be exposed to unwanted annexations by neighboring cities.

Background:

The West County Improvement Association was formed to preserve the quiet, rural residential nature and the natural scenic beauty of the area between Los Gatos and the shopping district of Saratoga; to prevent annexation by or incorporation into any city with commercial interests and to remain under county government as long as possible.

Since organization the following events have forced us to consider incorporating as a city:

- (a) The annexation by Los Gatos of Northwest No. 1 which forms a springboard for further penetration of our area, north and west from the Daves Avenue - Poppy Lane area.
- (b) The proposed incorporation of the city of Saratoga which has divided our original area in two at Quito Road. If Saratoga is incorporated there would be a potential threat of annexations by that city into our area.
- (c) The recent proposed annexation by Los Gatos of Wedgewood No. 1, which if successful would place Los Gatos in a position to annex further south to and including Austin Corners, then across the Saratoga Highway taking in Hacienda Inn and the Kennedy property up Bainter Road; also east to join up with Northwest No. 1.

The only way left to us to prevent these annexations, and eventual absorption by Los Gatos, or other city with commercial interests, is by incorporating ourselves. The purpose of this bulletin is to answer questions that will be asked concerning the need, advantages, cost and type of city that we have in mind.

Why Incorporate?

The state laws favor cities as against unincorporated areas. Many communities have been forced to incorporate to protect themselves from unwanted changes. An extreme example: In Southern California two farming communities have incorporated as cities in order that the farmers may continue to farm.

If we permit portions of our area, especially the large acreages between Daves Avenue and Pollard Road to be annexed, they will be subdivided into small lots, increasing the taxes on our property to provide schooling for the increased number of children, bringing an irresistible demand for shopping centers and a general commercialization of our area (with accompanying signboards, gas stations and hot dog stands) and changing for the worse our entire pattern of quiet, rural residential living.

Annexation to another city would place our fate in the hands of councilmen largely responsive to interests other than our own. We would be outvoted in any controversial issue by the larger population in other parts of the city. We would be paying taxes for services to other interests of the city of no value to ourselves. Incorporation of our city would give us control of our own community by our own resident councilmen completely responsive to the wishes of our own residents.

Sewers:

At present, in Sanitation District 4, we have what amounts to taxation without representation. Incorporation would automatically entitle us to membership on the District Board of Directors where our influence would be felt and our interests protected.

Taxes:

For the strictly rural residential city we have in mind the city tax rate can be kept as low as 25 cents per \$100 (less than \$12 per year for an average home). See complete typical budget.

The present school tax is \$3.84 per \$100; the total county tax is \$6.58 per \$100. Compared to those figures, the increase of 25 cents per \$100 is negligible and certainly would be only a fraction of the increase in the school tax alone with a large population influx into our school districts.

Also by contrast, the Los Gatos city tax is \$1.20 (about 80 cents net above county taxes), San Jose \$1.75, Campbell 71 cents, Los Altos Hills 25 cents and Cupertino 31 cents. Our tax can be kept low because of the comparatively high assessed value per capita and the comparatively low number of children per family in our area, and because of the minimum services and expenses of a city in a strictly rural setting. See the end of this Appendix for a preview of the type of city we have in mind.

In drawing the boundaries we have made every effort to learn the wishes of the residents of each sub-area and to conform to those wishes, when expressed, consistent with an orderly and sensible geographical pattern practicable for administration and jurisdiction of governmental functions such as fire and police protection.

General

Most of us are living here because we like it the way it is. We want to keep it that way. We are not interested in "Progress" if by that term is meant subdivisions into small lots, a large increase in population density, commercial and industrial enterprises in our midst, higher taxes, heavy traffic, billboards, noise, smog, smells and disfigurements of the landscape. We do not wish to join any city with commercial interests or aggressive expansionist ambitions.

We will continue to deal with the businessmen of the neighboring cities, contributing to their profits and to the sales tax of their cities, without competition from our area. We expect that the businessmen will see that it is to their interest, as well as ours to have our community remain strictly residential and politically independent.

We have a superb natural setting for a beautiful semi-rural residential community. We have common interests and desires. We have no internal quarrels or feuds. If ever there was a golden opportunity for a happy, homogeneous community it is right here and now.

It would be tragic if through indifference or disunity we allowed our area to deteriorate and disintegrate. That need not happen if we will all take an interest in controlling our own destiny and in pulling together to that end.

We have the experience of Hillsborough, Del Rey Oaks and Los Altos Hills, each happy and proud of its city, to draw upon. We too can have that kind of a strictly residential community if we will.

We urge all property owners in our area to sign the petition for incorporation which will soon be circulated. This is for your own protection against unwanted annexations and unwanted changes in our way of living.

Once the petition is circulated we must move quickly to get the necessary signatures before the deadline. Please cooperate with the workers who will call with the petition by being prepared to sign with a minimum of further questions. Ask a sponsor of your neighborhood worker all the questions you wish, by phone or letter or by personal call, but please ask them beforehand.

SPONSORED BY

Mrs. Margery M. Armitage
George A. Attwood
Alvin Hightower
Van W. Holcombe
Thomas B. Inglis
Charles A. Lockwood
L. E. Pennington
Ralph Powell

Leonard Rovai
Leo H. Spade
Hal C. Statler
C. W. Styer
Patrick E. Shea
Miss Macy Williams

Addendum

If we obtain the necessary signatures on the petition it will be filed with the Board of Supervisors and the area will then be immune to annexations for the time being. A public meeting of the residents will then be called to pass upon the recommendation of your committee as to whether and when the next step should be taken. That step would be a request for a public hearing before the Board of Supervisors to fix the final boundaries of the city and to call an election of the resident registered voters for final decision as to whether or not to incorporate.

TYPICAL BUDGET

	Los Altos Hills <u>1956-57</u>	Suggested For Monte <u>Sereno</u>
Population (3X registered voters)	3100	3300
Assessed valuation	\$6,431,930	\$4,200,000
 <u>Estimated Income</u>		
Motor Vehicle Tax Refund	14,994	15,950
Gas Tax Refund	9,225	9,800
Chapter 1890	1,000	1,000
Garbage license	684	684
Fines	1,000	1,000
License (Adobe Lodge)	300 (Hacienda)	300
Subdivision fees	4,500	4,500
Town Tax @ 25¢/100 (less 5% for delinquents and 1% for collection)	15,113	10,500
	<hr/>	<hr/>
TOTAL	46,816	43,734
 <u>Estimated Expenses</u>		
<u>Town Government</u>		
Town clerk, salary & social security	3,723	3,723
Stenographer, part time	720	720
Insurance and bonding	500	500
Office supplies & postage	300	300
Telephone	175	175
Mileage (6000 miles @ 7¢)	420	420
Planning commission	750	750
Election costs	500	0
Engineer	2,400	2,400
Miscellaneous	500	500
Town Hall	1,637	0
Attorney	0	<u>2,000</u>
Sub-Total	11,625	11,488
Police protection, extra	6,000	2,000
Reserve	<u>3,500</u>	<u>3,500</u>
Sub-Total	21,125	16,988

TYPICAL BUDGET (CONTINUED)

	<u>Los Altos Hills 1956-57</u>	<u>Suggested For Monte Serenio</u>
<u>Road Costs</u>		
Maintenance	13,000	13,000
Construction	5,535	5,880
Engineering	1,000	1,000
Inspection and Supervision	1,800	1,800
Road signs	1,000	500
Reserve and Emergency	3,356	4,566
	<hr/>	<hr/>
Sub-Total Roads	25,691	26,746
	<hr/>	<hr/>
<u>GRAND TOTAL</u>	<u>46,816</u>	<u>43,734</u>

Suggested Platform:

Comment and discussion welcome. There is plenty of time to revise, expand or refine this.

Zoning:

Residential only. No commercial zones. After incorporation no less than acre parcels. No expansion of nonconforming uses. No new restrictions, licenses or taxes on agricultural uses. No changes in county rules for animals including horses.

Rural Atmosphere:

Retain present county type roads--no sidewalks, or surfaced gutters or curbs. Bridle paths are encouraged. Traffic laws to control trucking, speed, noise. Discourage unnecessary traffic from outside (e.g. work for Vasona-Azule Freeway to divert through traffic out of our area). Assist owners of large acreage to retain them, or subdivide into acre sites gradually. No petty ordinance or unwarranted restrictions.

Minimum of Change:

County regulations to remain in effect for the time being. School districts as at present. Policing by the Sheriff only slightly increased. Fire protection by the county as at present. Roads to be maintained by the county as at present for one year, then by county or private contractor as may give us best results per dollar. Building inspection, tax assessment, tax collection by the county as at present. Zoning by our own Planning Commission--all residents of our own area.

Minimum of Government:

Town council, Mayor and Planning Commission, residents serving without pay. Town Clerk only salaried employee. Legal work, engineering and stenography as needed on hourly or fee basis.

Minimum Taxes:

Refunds from State Gas and Motor Vehicle Taxes suffice for all road costs. Refunds will increase as population increases. The new town property tax need not exceed 25 cents per \$100 of assessed value. This would be \$12.00 per year for an average home. We cannot promise, of course, that taxes outside of town control (county, school and fire) will not be increased. But town influence can be used against unnecessary or unwarranted tax increases. No public buildings, no public debt. Town income from property taxes will increase as new homes are built.

Town Name:

The name MONTE SERENO (Peaceful Mountain) is derived from the name of the mountain to the south of us, El Sereno, a prominent and beautiful feature of our landscape. Some residents may favor a different name. We cannot change before election, but, if incorporated, the name could be changed thereafter, presumably on recommendation to the town council by a representative committee of citizens or by the new town Planning Commission.

APPENDIX C

STATEMENT TO SUPERVISORS (21 JANUARY 1957)

My name is Thomas B. Inglis, address 16161 Ridgecrest Avenue, Los Gatos. I am President of WCIA, Chairman of the Committee to Incorporate Monte Sereno, and one of its proponents.

On the 19th of November, I appeared before this Honorable Board and dwelt at some length on the origins of Monte Sereno, its then current troubles with a neighboring town, and its progress towards cityhood. Since that date this Board and Monte Sereno have been, in effect, joint defendants in a lawsuit brought against us by our opponents, some of whom are here today, in an unsuccessful effort to destroy Monte Sereno and discredit this Honorable Board. We Monte Sereans again wish to express our deep gratitude to the Board for its moral and political courage, its patience and its sympathetic understanding of our objectives.

For the rest of the time which you may permit me, I propose to cover as briefly and constructively as I can two topics: first, the proposed boundaries of Monte Sereno and how they got that way, and second the place of Monte Sereno in the future of Santa Clara County.

MAP - PAGE A14

Our Committee decided upon the boundaries, which are shown by the red line on the map with four considerations in mind:

First: To include only those areas where a majority of the residents wanted to be included, and vice versa.

- Second: To conform to orderly city planning.
- Third: To conform to orderly county planning.
- Fourth: To bring into being a city that would be economically practical.

To satisfy the first consideration we sent post card questionnaires to every property owner whose address we could find. We gave wide publicity to our project in the press, we held public mass meetings and neighborhood meetings and in some cases rang door-bells and made phone calls to find out who wanted what. When the returns were in we drew tentative boundaries and in no case did we include any substantial area or neighborhood where the expressed wishes of the majority wanted out. I emphasize "expressed" because we had some difficulty in getting some of the people to say yes or no.

With respect to city planning, our tentative boundaries were then examined to be sure that we left no islands or unincorporated territory, that there would be a minimum of uncertainty with respect to fire and police jurisdiction and other government functions and that there would be no gerrymandering except where forced upon us by our neighboring city. We also considered the type of city we had in mind; residential only.

With respect to county planning, we wanted to preserve and improve the unique character and identity of our residential community as a priceless asset to the county as well as to ourselves. We also wanted our city to fit properly as a unit into any long-range, county-wide program such as, possibly, a Borough system which might be involved.

With respect to economics we made a careful study of the budgets of other comparable cities, notably Los Altos Hills. We conferred at length with the County Engineer's office, the Controller's office, the Sheriff and numerous other county officials. We conferred with numerous city officials. We determined the assessed value of property

within our boundaries. We then worked out the tax rate which would be required for the type of city we had in mind. It is 25 cents per \$100, the same as Los Altos Hills, Los Altos, and Cupertino. That figure is conservative and I have the figures to prove that we can easily operate on that tax rate, and I am prepared to go into that subject in any detail that may be wanted.

So our boundaries are determined. Now, referring to the second map (described colors), let's take a quick trip around the perimeter.

In the extreme northwest corner you see a parcel in green--the neutral color--which belongs to the Andersons who decline to say yes or no. Then there is the much larger area--some 200 acres, mostly unimproved and uninhabited, controlled by the Rossi syndicate, Milbrae subdividers. Starting on 21 June and continuing until 13 August, our deadline, our committee made repeated efforts to learn whether the Rossi's wanted in or out. On 26 July, Admiral Styer and I conferred with Mr. Breen, the engineer-partner of the Rossi's.

After lengthy discussion Mr. Breen said that he was favorably disposed towards coming into Monte Sereno with its proposed county zoning and that he would so recommend to the other partners. However, he wanted an area of about 12 acres set aside for a possible future shopping center. As our city is to be strictly residential it was mutually agreed that the 12 acres should be left outside our boundaries. That explains the jog in the boundary line and also is evidence of our good faith in dealing with property owners. On subsequent inquiries we were told that 3 of the 4 partners favored Monte Sereno, that the 4th was on vacation and that a final decision could not be reached until he returned. There the matter stood until 13 August, the deadline. We then turned our map over to our engineer to draft the formal description. Having a favorable reaction from a majority of the partners we included the area in. We later learned that the Rossi syndicate was simultaneously shopping around among other cities

and apparently were offered a more attractive deal, including commercial zoning for the shopping center, by Los Gatos. We were not informed until after we filed. Hence Wedgewood No. 1 with its long, tenuous strip cutting across the golf course. As you know, litigation between Los Gatos and Monte Sereno over this area is pending. We are confident of winning this suit. We believe this Wedgewood area should all be left in Monte Sereno because we have a prior claim, we acted in good faith and with due diligence tried to learn the wishes of the owners. Leaving it out would create another strip annexation, indefensible from the point of view of orderly city planning.

We next follow San Tomas Aquino Creek which is also the eastern boundary of Saratoga through its length to upper Bainer Avenue.

Note the belt of residents along Bicknell and Becky--100% for Monte Sereno--and all deeply concerned as to your decision concerning Wedgewood No. 1.

Next note Uplands. This area is orange, mostly unimproved building sites, belongs to Mr. Billingsley, one of our opponents. A majority, admittedly a slim majority, of the actual residents now want in. We believe it should be left in because of those residents and because leaving it out would create an island, as would be the case anywhere along the Saratoga boundary.

We leave Saratoga at this point. Now note the belt of property owners around the southwestern and southern boundaries of Monte Sereno. Nearly all on the border want in as shown in blue. Also this boundary conforms rather closely with the natural terrain and with the dead ends of most of the roads leading up into the hills. We recommend no change here.

The next uncertain spot is the Rose Avenue area. Here, as in Uplands, we have about a fifty-fifty split of the residents, and also like Uplands, leaving the area out would create an island.

Moving now on north to Rinconada we have there over 50% of the actual resident property owners who want in. Most of the area immediately on the border is unimproved and the subdivider says he wants out, chiefly, I am informed, because he took offense at an unfortunate remark of mine which was not intended to apply to him, and for which I have apologized. I believe his area as well as the populated parts of Rinconada should still be left in because the whole development is all to be of the same first class residential nature and because leaving any part of it out would create an island because of recent strip or uninhabited annexations by Los Gatos and Campbell.

The last parcel is the Rinconada Golf Course. Admiral Styer attempted repeatedly to learn from the Board of Governors of the Club their wishes as to Monte Sereno. We offered to appear before their Board at any time or place to explain and answer any questions they might have. We never received an answer. So we left the Golf Club in to form an orderly city pattern, to avoid an island or a peninsula and to make a geographical connection between the Rinconada and Karl Avenue centers of population. For all of these reasons we believe the Board should leave the Golf Course in.

I might also mention that at the time Los Gatos filed for Wedgewood No. 1 the Golf Course was green-belted, which I believe has caused the Board of Supervisors some embarrassment in getting green-belt legislation renewed. Yet the owner, who had enjoyed the benefits of green-belting consented to a violation thereof in the form of a long thin strip cutting across the Course when he thought it to his selfish benefit to include in Wedgewood No. 1 the Rossi area in which I believe he still has an interest.

Mr. Marlay complains about Monte Sereno taxes. Well, the assessed value of the Golf Course is \$73,790. At 25 cents per \$100, the Monte Sereno taxes would be \$184.47 per year, which amounts to 46-1/2 cents per year for each of the 400 members. Each membership costs \$1,000 and each member pays \$288 per year in dues. For men who can afford to belong to the Club at those prices it would seem incongruous to complain about a city tax of 46-1/2 cents, less than the cost of one dry martini per year at the 19th hole.

All in all I see no good reason why the Golf Club should receive preferred treatment as an unincorporated island surrounded by Monte Sereno, Los Gatos and Campbell.

I believe then that our boundaries as they now stand meet the four requirements of conforming to the wishes of the majority, conforming to good city and county planning and forming a city that will be economically practical, and will therefore not be a problem child to the county.

I also believe that any substantial changes in these proposed boundaries would create more problems than they would solve, such as islands, and strip annexations and crazy-quilt boundaries and unorderly future development. Any substantial changes will also disappoint a majority of the residents who feel that through their own labor and financial contributions to protect their homes and their way of life they have brought the proceedings thus far and now deserve to have this question of incorporation decided by majority vote in an honest election--the democratic, American way.

Now a few words about the kind of a city we have in mind and its proper place in the future of Santa Clara County. Monte Sereno lies between and is contiguous to Los Gatos and Saratoga. It has an area of 3-1/3 square miles, a nominal population of 3,000 and an assessed value of \$4,200,000. It is presently zoned residential only. It occupies an area of great natural scenic beauty, so far undefiled by billboards or unsightly roadside commercial establishments. Without altering substantially the present zoning there is adequate vacant land for double the present population.

We want to protect our present way of life in Monte Sereno, not only for ourselves but for those of like mind who will be coming to Santa Clara County in the future. We feel that such a community will be a source of pride as well as a priceless asset to the whole county. We feel that it would be tragic indeed to destroy the essential beauty of this community through opening it up to crazy-quilt annexations, to heterogeneous zoning, to billboards and ugly commercial establishments, exploitation by empire-building city governments and absentee promoters.

We like country living and, fortunately, that is the least expensive, tax-wise. Our community is particularly fortunate in its comparatively small mileage of public roads to maintain. By contracting for county services and minimizing changes in our present pattern of country living we are confident that we can operate this city easily on a 25 cent tax rate and we have the figures to prove it.

We believe that our city will have a definite and highly desirable place in the planning and development of the county. If this Board will maintain the proposed boundaries intact it will insure a community with a unique character but somewhat comparable, in its own way, to Atherton or Ross or a closer though newer example, Los Altos Hills, all happy and successful cities.

Monte Sereno would fit nicely into a Borough system of government, retaining control of its zoning, but participating in and contributing to municipal services more economically administered by an association of boroughs, if such is eventually formed.

We believe that Monte Sereno will soon become widely and favorably known as a city of low taxes, country living, natural scenic beauty and freedom from anxieties of unwanted annexations, and that it will soon attract hundreds of families who seek such a community.

In summary, we feel that the City of Monte Sereno will contribute to the prosperity and well-being of the County, that its proposed boundaries conform to the wishes of the majority of its residents, nearly all of whom are also property owners, that it conforms to good planning, that it is economically practical on a low tax rate with country living and county services, that any substantial change in its boundaries would open a Pandora's box of troubles for this Board as well as for ourselves.

Our opponents have done everything conceivable to frustrate or postpone our determination to bring this question of the incorporation of Monte Sereno to a public hearing and to a vote. They now present

signatures on what they claim is an anti-Monte Sereno petition. I believe you will hear first-hand from the floor some statements about misrepresentations that have been made in circulating that petition. In any case our original petition has been a matter of public record for three months. It has been photostatted and microscopically examined by our opponents. It has been tested in the courts and found valid. None of that can be said for our opponents petition. Even so, we have well over twice the number of signatures that they claim. If any member of this Board is uncertain as to the proper decision to make in the face of conflicting claims, may I suggest that the matter be left to the ballot box--the democratic, American way--an election by the people concerned.

We therefore ask this Honorable Board to approve the boundaries as now proposed and to set an election date as early as the orderly procedure prescribed by law permits.

APPENDIX D

MONTE SERENO ELECTION BULLETIN APRIL 16, 1957

VOTE FOR (X) MONTE SERENO

INCORPORATION MEANS:

- (1) COUNTRY LIVING -- RESIDENTIAL ONLY -- NATURAL BEAUTY
Present County Zoning--Present Way of Living.
Details to follow.
- (2) LOW TAXES
Monte Sereno CAN be operated, easily, on a 25 cent
tax rate. For details, see Budget mailed you last
week; also details on the following pages.
- (3) A PRACTICAL CITY, ECONOMICALLY AND POLITICALLY SOUND
One-fourth of all California cities have a popula-
tion less than Monte Sereno's, many residential
only, all doing well. Monte Sereno is not too
small. Commercial not necessary. Details to follow.
- (4) REPRESENTATIVE GOVERNMENT -- SELF DETERMINATION
YOU elect your own council, responsible and
responsive to YOU. See further details.
- (5) LEGAL AUTHORITY OF A CITY
California law gives a city many powers not enjoyed
by unincorporated areas. Examples: Home Rule,
Representation and a vote on Sewer Board, routing
of new Serra Highway. For important details, be
sure to read Section (5).

(6) NO ANNEXATION WORRIES

Unless we incorporate we will have the constant fear of being annexed or having adjacent property annexed without warning and without a vote. How can this affect you? See Section (6) and Map.

(7) SCHOOLS, FIRE PROTECTION, RECREATION, CHURCHES, SHOPPING, MAIL

Districts independent of cities. No change in these. See Section (7).

(8) ROADS, POLICE PROTECTION

Improved over present conditions. See Section (8).

IF MONTE SERENO ELECTION SUCCEEDS (IT MUST):

We retain power of DECISION over our OWN FUTURE. If we desire we may later disincorporate, or merge with a neighboring city, or joining a Borough system. But unlike incorporation, annexation to a larger city, like death, is final. If the election fails (it must NOT) we would be annexed piecemeal, starting immediately; we would then lose any hope of effective united action, or control over our own future. Only in unity is there strength. See Section (8) and Map. This is our last chance; it is NOW or NEVER. THIS IS IT.

OUT OPPONENTS ARE ACTIVE.

MONTE SERENO NEEDS EVERY FRIENDLY VOTE.

PROTECT YOUR HOME -- CONTINUE PRESENT WAY OF LIVING

VOTE FOR (X) MONTE SERENO

On Tuesday, April 23, 1957

The cover sheets are for those who have only time to "read while they run." The following paragraphs, numbered to correspond, amplify the headlines on the cover sheets. Be sure to look at the Map also.

(1) The purpose of Monte Sereno is to continue our present country living in this area of great natural beauty, free of unsightly commercialization, billboards, crowds, crowded tracts, noise and smog which would deface, disfigure and defile our surroundings and raise our taxes. The platform, sent last week, gives further details. It is believed to represent the wishes of a great majority of the residents of Monte Sereno.

(2) Likewise, a suggested Budget was mailed last week showing how such a city can be operated on a 25 cent tax rate. The key to this low tax is country living and County services. We neither need nor want street lighting, sidewalks, surfaced gutters, police protection for stores, restaurants and grog shops, nor a City Manager with legal and engineering employees to bring in annexations, nor numerous other items of expense that go with an ambitious, expanding commercial and industrial city. We would continue, in general, to enjoy the economy of County services at no additional cost. As a city we will receive very substantial subventions (refunds) from the State, the expenditure of which will be under our control and concentrated on services which will benefit our own city. We are almost incredibly fortunate in having only 5-1/2 miles of public roads within our boundaries to maintain. State funds for this purpose and for a fine improvement program will be ample. Daves Avenue School is available for Town Meetings at no cost. There is no reason why our city taxes should be high, because there will be little change in present services.

(3) Monte Sereno is no untried pioneering experiment. Of the 335 cities in California, 83, or 25%, have a population less than Monte Sereno's. Some have been incorporated for over 100 years. All are successful. In Santa Clara County there are four: Alviso, Cupertino, Milpitas and Morgan

Hill. Likewise, in Santa Clara County alone there are four cities with a tax rate of 25 cents, or less: Cupertino, Los Altos, Los Altos Hills and Saratoga (estimated). There are a large number of California cities with no commerce or industry, from the rather luxurious city of Hillsborough to the simple farming city of Dairyland. Other examples are Los Altos Hills, Del Rey Oaks and Rolling Hills.

(4) By incorporating YOU will elect your own Councilmen from your own neighbors. They will have only YOUR interests to champion. They will be accessible to you and responsive to your wishes. But as an unincorporated area our only representative is one of five supervisors and he lives in Palo Alto and represents such a large area with such diverse and conflicting interests that this one community can't expect more than a minimum of his attention and interest. Annexation to a larger city would leave us out-represented and out-voted on any question where our interests were in conflict with other segments of the city.

(5) But once incorporated, California law which favors the cities over unincorporated areas, would place us in a preferred position. Besides Home Rule and control of our own internal affairs we would then have an equal voice and vote in Inter-City and City-County affairs. Many questions of vital interest to all of us have heretofore been decided behind closed doors. We have had no voice in these decisions. We have not been consulted, or even informed until we read about it, an accomplished fact, in the newspapers.

Examples:

- (A) Los Gatos Administration's attempt to have our water rate increase doubled, so their rate would not be increased at all.
- (B) Los Gatos Administration's annexation-by-sewer-connection policy.
- (C) Taxation without representation in Sanitation District 4. Immediately upon incorporating we will be entitled to membership on the Board and to an equal vote with other cities including San Jose and Los Gatos.

- (D) Annexation of Northwest No. 1 -- we were not consulted.
- (E) Annexation of Wedgewood No. 1 -- we were not consulted.
- (F) Attempted annexation of Northwest No. 2 -- we were not consulted.
- (G) Annexations are invariably followed by down-zoning and often by commercialization -- we were not consulted.
- (H) Campbell, Los Gatos and San Jose agreed to whack up "spheres of influence," giving assumed domination over Monte Sereno to Los Gatos, without bothering to inform, much less consult, those most interested -- us residents.
- (I) Los Gatos Administration has repeatedly attempted to influence county zoning in Monte Sereno -- outside their city limits -- without consulting us.
- (J) Los Gatos Administration recommended to the State Highway Department a change in the speed limit on the Saratoga Highway between Greenwood and Rose Avenue in the heart of Monte Sereno -- without consulting us.
- (K) Unless we incorporate we will not be represented on the Inter-City or City-County Committees, nor in such matters vitally affecting our interests as City-County overall road planning.
- (L) The cities were represented at Conferences on the routing of the new State Junipero Serra Highway. We were not -- but we will be, if we incorporate, in this and other matters like those listed above.

(6) Once incorporated our boundaries are secure against annexations. But if incorporation fails we will have the constant fear of annexations hanging over our heads like the sword of Dacocles. Some of our people still seem to think that somehow or other it can't happen to them or affect them. But remember that when Northwest No. 1 was annexed to Los Gatos without an election there were over 30 adult residents therein.

Hilly terrain is no bar to tract subdivisions. Rolling Hills incorporated just in time--bulldozers are flattening the surrounding hills and tract houses are being built so close together there is only room for a clothes line between them. That is what we will be looking at if we don't incorporate. See the map for a graphic idea of how "uninhabited" (i.e. without an election) annexations can affect you if we lose this election. Remember also that annexations bring down-zoning, commercialization and higher taxes.

(7) School Districts and the Fire District and our churches are independent of city boundaries--incorporation will make no change. We now pay for a recreation district through our school taxes--incorporation will make no change. Stores of your choice in Los Gatos, Saratoga, San Jose or elsewhere will be available for shopping as heretofore. Our mail will continue to be handled by the Los Gatos Post Office. Incorporation will erect no Chinese Wall about us.

(8) With State subventions (refunds) we will improve our public roads and our police protection without additional assessments. But Los Gatos assesses its residents over and above city taxes for road costs in its residential district. THAT WOULD BE OUR PLIGHT IF WE WERE ANNEXED.

If we fail to incorporate now we would lose the power of decision over our own future through annexations into our midst. Northwest No. 2 would be put into effect immediately, splitting us down the middle. This would be followed very soon by other annexations, small and large (See Map) and we would be divided and conquered. Political and economic pressures, for

example higher taxes against our land because of adjacent subdivisions, would force us, successively, to annex and subdivide in much the same way as the farmers and orchardists are being taxed out of farming and into subdividing. Tract housing could come into our area, our highways could be commercialized, our landscape spoiled, our privacy invaded, and our whole manner of living lost forever. Los Gatos has its own Tax Assessor and judging by the past we could expect something less than "sympathetic" treatment in fixing our tax assessments, if we ever came under the political control of that city's present administration. Further the Los Gatos tax rate is \$1.20/\$100 (80 cents net over county) with additional assessments for road costs as compared to our proposed 25 cent rate with no additional assessment for public roads.

The law permits a city to disincorporate by a majority vote after a two year trial period. Or two cities may merge by a majority vote of each. But we could never extricate ourselves from an annexation. The kind of city we have in mind comes very close to being, for practical purposes, a county borough (not a borough of a larger city like San Jose) so it would be easy, indeed, for us to fit into a county borough system if such were worked out to our liking. Thus incorporation will give us control of our own future.

On the other hand, failure of this election will destroy forever any hope of self determination. If we become divided we will lose the strength of unity which is essential to effectiveness. So it is NOW or NEVER. Monte Sereno must not fail. We must win this election.

PROTECT YOUR HOME -- CONTINUE PRESENT WAY OF LIVING

Be sure to vote FOR (X) Monte Sereno

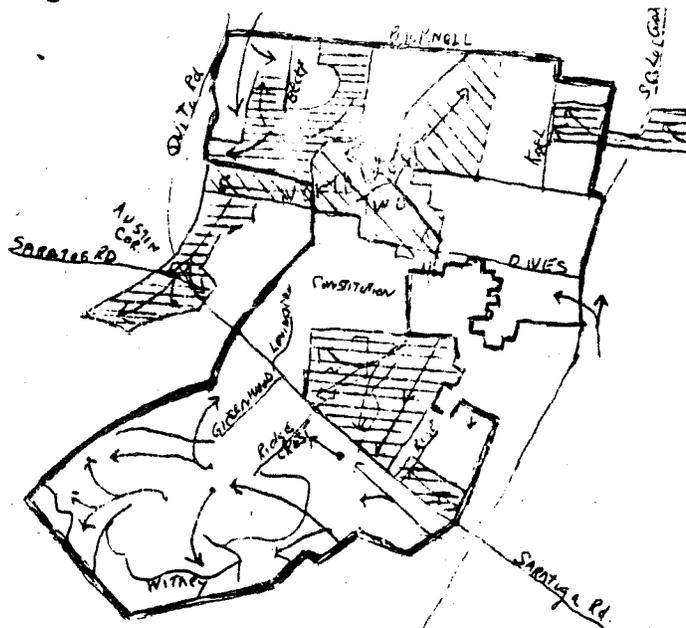
WARNING: YOU CAN EXPECT THIS IF MONTE SERENO FAILS

Boundary of Monte Sereno

Present City Limits of Los Gatos

- (A) Northwest No. 2, effective immediately if Monte Sereno fails. This would divide Monte Sereno in two, destroying any hope of further united effective action.
- (B) Annexations almost certain to be initiated immediately if Monte Sereno fails. These are based on land owners who are understood to desire to annex to Los Gatos, either to subdivide or to obtain commercial zoning. They could do so without an election, dragging in, involuntarily, an equal assessed valuation and eleven registered resident voters.
- (C) Annexations that would probably follow (A) and (B) if and when present owners of large subdividable acreages die, sell out or succumb to political and economic pressures that would result from defeat of Monte Sereno election and Annexations (A) and (B). Each set of arrows represents an "uninhabited" area, i.e. less than 12 registered voters.

NOTE: One annexation sets off another like a chain reaction, as adjacent property is down-zoned it deteriorates, taxes go up, and residents lose interest in their homes and sell out. The whole character of the community changes for the worse. The only sure and practical way to prevent this happening is to incorporate.



MONTE SERENO PLATFORM (APRIL 6, 1957)

COUNTRY LIVING - LOW TAXES - STRICTLY RESIDENTIAL

SCENIC BEAUTY - NO ANNEXATION WORRIES

REPRESENTATIVE GOVERNMENT - LEGAL AUTHORITY OF A CITY

SELF DETERMINATION

GENERAL: Retain present rural atmosphere and natural scenic beauty. Minimum change from present (county) zoning. Minimum taxes.

RURAL ATMOSPHERE: Country type roads. No sidewalks, surface gutters or curbs. Minimum of trucking, speed, noise. No petty ordinances or other restrictions on present uses.

MINIMUM CHANGE: School districts, fire district and fire protection, building inspection, tax assessment and collection, public health, all continue as at present. Better road maintenance and improvement and better police protection than at present. Better representation in Sanitation District 4.

ZONING: Present county zoning continued. Residential only; no billboards, gas stations, motels, or other commercialization to defile our landscape. No increase in requirements for lot size. Quarter acre and half acre graduated belts between present 8000 square foot lot sizes and full acre lot size. Town Planning Commission of Town residents fully responsive to wishes of all residents. Orderly settlement of acreage on basis of this zoning encouraged.

MINIMUM TAXES: Town can be easily operated on 25¢/\$100 or less following above platform. This amounts to \$12.00 per year for the average home, and will secure better services, in some respects, and at least equal in all respects, than now provided by the county. If you are in any doubt that the city can be operated on a 25 cent tax rate study carefully the proposed budget, which gives the details. As proved by numerous other residential communities, a city does not require commerce or industry for an adequate tax base.

CITY GOVERNMENT: Your own council will be elected by you and your neighbors. They will be fully responsive to your wishes. They will have all the power granted by state law to a city to protect you from annexations and other encroachments and interferences with your own right of self-government. No more worry about annexations.

PROTECT YOUR HOME - CONTINUE PRESENT WAY OF LIFE

VOTE FOR MONTE SERENO

MONTE SERENO PROPOSED BUDGET

February 19, 1957

Registered Voters	757
Population	2,271
Assessed Valuation	\$2,240,000

ESTIMATED INCOME

Motor Vehicle Tax Refund	\$12,581
(\$5.54 x 2,271 - from State)	
Gas Tax Refund	6,585
(\$2.90 x 2,271 - from State)	
Chapter 1890, highway engineering	1,000
(from State)	
Licenses and permits	1,076
Subdivision tax	1,000
Public Utilities franchise	1,000
Fines	200
City Tax (25 cents per \$100)	<u>5,264</u>
(less 5% delinquent, 1% collection)	
Sub-Total	\$28,706

ESTIMATED EXPENSES

Town Government

Town Clerk, Salary and Social Security	\$2,080
(2 day week)	
Stenography (hourly wage)	500
Insurance and bonding (500,000 policy)	250
Office supplies and postage	200
Telephone	100
Mileage at 7¢	200
Planning	500

MONTE SERENO PROPOSED BUDGET (CONTINUED)

ESTIMATED EXPENSES (CONTINUED)

Town Government (Continued)

Election	\$ 300
Engineering (from subdivision tax)	700
Miscellaneous	500
Attorney	1,500
Police, traffic enforcement	1,500
Reserve for town government	<u>4,000</u>

Sub-Total \$12,330

Road Costs

Maintenance (5.51 mi. at \$1000/mi.)	\$5,510
Improvements (60% of gas tax)	3,951
Engineering, Chapter 1890	1,000
Inspection and supervision (incl. \$400 from subdivision tax)	700
Road signs	100
Reserve for emergencies	<u>5,115</u>

Sub-Total Roads \$16,376

GRAND TOTAL EXPENSES \$28,706
(including \$9115 reserves)

NOTE: Above budget assumes minimum change from present county living and county services. Schools, fire and police protection, post office, etc., will continue as at present with no additional cost. Daves Avenue School will be the place of Town Meetings; the fire station or clerk's home for clerk's office; city treasurer a volunteer or with minimum compensation from "miscellaneous"; members of Town Council serve without pay.

ANTI-MONTE SERENO LETTER, UNSIGNED (20 APRIL 1957)

Fellow Citizens:

DO NOT BE MISLED BY FALSE STATEMENTS
AND HALF TRUTHS, HERE ARE THE FACTS

1. It is not a choice of Los Gatos or Monte Sereno. It is a choice of staying as we are or the forming of a New City. We cannot and will not be annexed by Los Gatos against the majority of our wishes. The statement of the Los Gatos Town Council which appeared in Friday's Los Gatos Times-Observer is attached for your consideration.
2. If Monte Sereno is formed our sewer problem will not be solved. It will be necessary to enter into negotiation and sign an agreement with Sanitation District 4. Saratoga is now experiencing this problem.
3. If Monte Sereno is formed our Council will be a "Yes" body dedicated to the desires and policies as formulated by Admiral Thomas B. Inglis.
4. On December 10, 1956, Admiral Inglis stated that should Northwest No. 2 be approved it would cut his proposed City in half and to proceed further would be impractical. The Santa Clara Board of Supervisors at a public hearing excluded one half of the area from the proposed city and the Town of Los Gatos dropped Northwest No. 2. The Admiral however reversed his stand stating that his City would still be formed and operated on a 25 cent tax basis. Neither Admiral Inglis nor anyone else can guarantee what our taxes will eventually be if we incorporate. The history of all municipal governments is that their taxes are continually increasing--why should Monte Sereno be any exception? We should all consider carefully before saddling ourselves with more taxes and more government. Once we incorporate our troubles just begin.

5. Remember our City if formed is to remain strictly residential. No Commercial enterprises, no petty ordinances or unwarranted restrictions.

WHY DOES ADMIRAL THOMAS B. INGLIS HOLD RETAIL SALES TAX LICENSE # G67102 CODE #90-00 ISSUED TO HIM FEBRUARY 1, 1953, ADDRESS 16161 RIDGE-CREST AVENUE. IS HE CONDUCTING A COMMERCIAL ENTERPRISE IN THIS HIGH CLASS RESIDENTIAL AREA OR DOES HE INTEND TO DO SO IF MONTE SERENO IS FORMED?

VOTE NO APRIL 23

LET'S REMAIN AS WE ARE

LOS GATOS TOWN COUNCIL ANTI-MONTE SERENO STATEMENT

Los Gatos Town Council today denied the Monte Sereno election Tuesday will be a choice between incorporation and annexation to Los Gatos.

Monte Sereno is a one and one-half square mile area adjacent to the western boundary of Los Gatos whose 777 registered voters will decide whether to incorporate or not Tuesday.

Four members of the Council, Mayor A. E. Merrill, James A. Stoops, William O. Graham and Harry Boone, signed the statements. The fifth councilman, James Thompson, was out of town and unavailable.

The entire statement follows:

"THE OFFICIALS OF THE Town of Los Gatos had hoped to avoid becoming involved in the issues of the Monte Sereno election. However, a few of the proponents of Monte Sereno incorporation have made so many incorrect statements or malicious attacks on the present conduct of the affairs of Los Gatos and the future intentions of the Los Gatos Council that it is necessary to issue a statement dealing with some of these mis-statements.

"IT HAS BEEN REPEATEDLY said that the inhabitants of the district must choose between incorporation of Monte Sereno or annexation to Los Gatos. The fact is that the Town Council does not have and never has had any desire or intention to encourage the annexation of the great majority of the Monte Sereno territory. Most of this territory is inhabited territory which can only be annexed if a majority of the inhabitants vote for annexation. Much of the land is of a nature making it costly to maintain roads, police, lighting, and other municipal services to the degree enjoyed by Los Gatos today. It is a plain matter of fact that it would simply be bad judgment for Los Gatos to consent to annex the great majority of Monte Sereno territory.

"THEREFORE, THE ISSUE is not "Incorporation of Monte Sereno or Annexation to Los Gatos." The real and only issue is "Incorporation or Remain as Unincorporated County Area."

"LOS GATOS HAS FREQUENTLY been charged with forcing annexation on people who preferred not to be annexed. The record for anyone to check shows that less than 1/2 to 1 percent of the territory annexed by Los Gatos has been over the protests of any property owner. Also, any property annexed by Los Gatos has been zoned in accordance with the wishes of the property owners and their neighbors. Where sidewalks were not wanted, Los Gatos has not required them. The record shows that a great majority of the annexed residential property has been zoned for 10,000 square foot lots or over.

"LOS GATOS HAS BEEN charged with the intention to commercialize Saratoga Avenue or to deface the highways with billboards. It is difficult to determine how such untruthful statements arise. It is a fact that the Town Council and Planning Commission have aggressively opposed the commercialization of the approaches to Los Gatos, except where a commercial zone had previously existed. Also, it is a fact that the town enforces a billboard ordinance specifically preventing the defacement of the highways or streets.

"THE STATEMENT THAT expenditures of road tax money has been concentrated on the business district reveals a vast ignorance of Los Gatos municipal responsibilities. It happens that the business streets have been maintained principally by the state and that 98 percent of road tax money allocated to the town has been spent on residential streets.

"PROBABLY THE MOST offensive statement was the suggestion that if Los Gatos annexed any of Monte Sereno the property would be unfairly assessed to impose a deliberate inequitable burden on the Monte Sereno owners. Now the law provides for the inspec-

tion of assessment rolls, the public hearing and complaints and the adjustment of assessments, all of which would make it impossible to get away with discrimination against any group of property owners. As a matter of fact, our assessor now cooperates with the County Assessor in checking values. For the past several years the Council has studied the adoption of the county assessed valuations and will do so as soon as it is in the town's interest to pay the County Assessor's charges for this service.

"WHETHER MONTE SERENO decides to maintain the status quo, or incorporate, is strictly the business of the voters in Monte Sereno, and if it had not been necessary to correct the allegation about Los Gatos this statement would not have been written.

"WHATEVER THE OUTCOME of the election, the inhabitants of Monte Sereno will continue to be our neighbors and we wish them the happy and successful fulfillment of their destinies."

PRO-MONTE SERENO RESPONSE TO ANTI-MONTE SERENO
PROPAGANDA PUBLISHED IN LOS GATOS TIMES OBSERVER

22 April 1957

INGLIS BLASTS LOS GATOS

Admiral Thomas B. Inglis, President of West County Improvement Association and proponent of Monte Sereno incorporation issued a statement today in reply to Los Gatos Town Council's statement presented in the Times-Observer Friday.

Inglis said:

As expected the Council issued a statement in an obvious effort to influence adversely the Monte Sereno election. The Council's statement is contradicted by the Council's own record which presents convincing reasons why Monte Sereno must incorporate.

The record:

1. In December, 1953, Los Gatos attempted to have the Monte Sereno area water rate increase doubled so the Los Gatos rate would not be increased at all.

2. In 1954 and repeatedly thereafter, the Mayor has announced the annexation by sewer connection policy to force annexations.

3. Except for the small Ellenwood sewer annexation only one annexation to Los Gatos BY ELECTION has been attempted. This included the El Gato area and most of what is now Monte Sereno. The attempt failed, even in the petition stage.

4. Circumventing the expressed wishes not to be annexed of a vast majority of the residents as noted above, Los Gatos embarked on an ambitious program of piecemeal annexations without elections (uninhabited?). Within Monte Sereno's original

boundaries, Northwest No. 1, 50 acres, and Wedgewood No. 1, 450 acres, have been annexed, and Northwest No. 2, 120 acres, was stopped only by Monte Sereno's incorporation and the failure of Los Gatos' lawsuit.

5. Northwest No. 1 contained over 30 adult residents when it was annexed as "uninhabited" without an election. Town Manager Baldwin and Deputy Registrar of Voters Blatnick facilitated the deregulation of voters to achieve this, just before the national primary election and an important school election. The Town Council complimented the Town Manager on his success!

6. In Northwest No. 1 the Sanders, Bongios, Rebeles and Kleins protested annexation; their protests were overruled. In Northwest No. 2, Henry Parker, owner of 45 acres of land, the largest single parcel of land, protested annexation; his protest was ignored. In Wedgewood No. 1 not a single RESIDENT requested annexation; they have all been annexed.

7. As new annexations have been rezoned by Los Gatos, the changes have been mostly to 8,000 square foot lots, some 6,000, some 10,000; NONE to full acres.

8. The Los Gatos Council's opposition to commercialization of the approaches to Los Gatos has been largely focused on county territory. Upon annexation into the Town it is often a different story. Portions of annexations have been rezoned by Los Gatos as commercial and industrial. Saratoga Avenue is ribbon-zoned commercial to the Town limits; an official building and three filling stations, complete with billboards, are in operation and a fourth is under construction, all within a stone's throw of Monte Sereno. North Santa Cruz Avenue is ribbon-zoned commercial to within a half-block of the Town limits. As to Los Gatos anti-billboard ordinance, there is a nightmare of signs along Santa Cruz Avenue from Main Street north.

9. Property owners on 34 Los Gatos residential streets have recently been told they must pay additional assessments to cover wanted road improvement costs. Comment: The Mayor may quibble over my use of the word "commercial" rather than "principal" streets but the point is that if annexed we could expect to pay additional road costs, as well as additional taxes, for Monte Sereno public roads, as they would be neither "commercial" nor "principal."

10. At the recent Monte Sereno public meeting I said that Palo Alto and Los Gatos are the only cities which do not employ the County Assessor. That is a fact, offensive or not. I said that Monte Sereno could scarcely expect preferred treatment from the Los Gatos assessor. That is all that I said on the subject. The Mayor's inflation of this mild comment into a burning issue suggests that either (a) the shoe pinches or (b) he is indeed pressed to find some excuse for getting the Council involved again in Monte Sereno's election.

11. Returning to the Council's claimed deference to the wishes of us residents, in November, 1956, Rainey Hancock, Town Attorney, on instructions of the Council, launched an all-out effort to prevent the expression of our wishes in an election by (a) an expensive title search for errors in the Monte Sereno boundary description (b) an elaborate presentation before the Board of Supervisors of the minor defect that had not the remotest connection with Los Gatos boundaries and (c) a costly lawsuit. (All of which failed to destroy us.)

12. The Los Gatos Council annexed Wedgewood No. 1 contrary to what Supervisor Hubbard stated on 4 February 1957 was his understanding of his agreement with the Council that the annexation would not be made if it (a) employed a long narrow strip to connect to the Town (it does), (b) created islands on County territory (it does) or (c) was not first approved by the County planning staff (it was not). Furthermore, the annexation does not square with the Council's latest statement in that it creates problems of police, fire and other administration as publicly noted by Councilman Stoops who voted against it. Also it has no connection with Los Gatos over roads under the Town's jurisdiction.

13. While Monte Sereno incorporation proceedings were current, Los Gatos and Campbell Councils got together on 9 January 1957 and agreed to carve up the surrounding county areas into spheres of influence (i.e. areas for political domination and ultimate annexation). In this attempted partition Monte Sereno was handed over to Los Gatos without consulting Monte Sereno residents.

Summary. This is only a part of the record but surely it is sufficient to demonstrate that unless we incorporate the Los Gatos Town Council may be expected to (a) continue to annex large portions of Monte Sereno without a vote (b) down-zone most areas annexed and commercialize (including billboards) Monte Sereno's main highways (c) cause road assessments and certainly cause higher taxes and (d) continue to interfere and attempt political domination over us without our consent. The Los Gatos Town Council has involved itself in the issues of the Monte Sereno area for nearly four years. In fact, it has created the issues. The Council has made it impossible for us to remain unincorporated and retain any semblance of unity, self-government or control over our own future.

The basic issue remains INCORPORATE OR BE ANNEXED.

Some Facts About That
"Unusual"
City of Monte Sereno



8th Anniversary

May 14, 1965

Residential Only

Natural Scenic Beauty

Low Taxes

Monte Sereno (Peaceful Mountain) is a small city of homes in the western foothills of Santa Clara County, California. It lies at the base of "El Sereno," a mountain in the Santa Cruz coastal range, from which the city takes its name. Monte Sereno is 50 miles south of San Francisco, 10 miles from San Jose and 22 miles from Santa Cruz on the Pacific Coast. We have a population of 1848, an area of about 1,000 acres, an average elevation of 496 feet above sea level. The climate is superb.

Our city has a natural setting of extraordinary beauty with pine and live oak trees covering the mountainside with year-around, fresh green foliage. No billboards deface the highways and there are no commercial establishments. The city is exclusively residential with lot sizes of mostly one acre. The **city** tax rate is one of the lowest in the state — 10 cents per \$100 assessed value, and our composite property tax rate (City, County and District) is one of the lowest of any city in Santa Clara County. The city is dedicated to preserving these characteristics—Residential Only, Natural Scenic Beauty, Low Taxes.

Though rural in surroundings and manner of living, Monte Sereno has the advantages of a large city. Easy access to competitive shopping centers in San Francisco and Palo Alto, as well as nearby San Jose and Los Gatos makes wide selection of quality and price available.

Our residents are entitled to free library service of the County Library in San Jose, the Branch Library in Saratoga and 2 Bookmobile stops per week in Monte Sereno. The Recreation District includes a Youth Center and Senior Citizens' Program. The County Park at adjacent Vasona Reservoir features picnicking and small boat sailing. La Rinconada Country Club (private), with an 18-hole golf course, is also adjacent to the City. There is a Branch Post Office in the City Office.

Montalvo, former country estate of the late Senator Phelan, is a nearby community and cultural center devoted to the arts and crafts. Churches of all denominations are active in the vicinity. Intellectual, cultural, entertainment and recreational facilities of San Francisco, Palo Alto (Stanford University), Santa Cruz and the Monterey Peninsula are within an hour's drive.

Monte Sereno Became a City eight years ago in order to protect our community from annexation by larger cities with their high tax rates and crowded "tract" and apartment house developments, and to prevent commercialization which would have disfigured our beautiful landscape with billboards and roadside enterprises.

Incorporation as a City gives to our residents home rule, i.e., a direct voice in determining their pattern of living. The Council is responsible and responsive to the desires of our own people, as expressed by majority vote at the bi-annual elections and by voice and letter at the semi-monthly Council meetings.

As we get more experience, we see more clearly how important it is to have our own city government in order to retain in the hands of the people control of their own affairs, to give them representation before higher levels of government, to protect ourselves from exploitation by other cities and to obtain for local benefit our proper share of taxes collected by the State and County.

To preserve our independence and our way of life we must be constantly alert, firm and united. **Without the legal authority of a City we would be helpless.**

What the City Has Done

The City has participated for the benefit of its residents in:

- Junipero Serra and West Valley Freeway Routes (kept out of Monte Sereno)
- Branch County Court House and Jail (kept out of Monte Sereno)
- Metropolitan Super-government discussions (be wary of this)
- Sewering large areas of the City
- Reducing Flood Control fees
- County Trafficways Program, including the complete reconstruction of Daves, Ridgecrest and Beck Avenues
- County Water Commission, including a program for importing, treating and distributing badly needed additional water
- County General Plan which envisions maintenance of residential character of this part of the County.
- Improved Sewage Disposal Facilities
- Designation of Saratoga-Los Gatos Road, Route 17 and Route 9 as Scenic Highways
- Negotiations concerning new High School site (main access from Winchester Blvd. instead of Karl Avenue)

Without a City Government we would have no representation in these matters and taxes would be higher in the aggregate by many thousands of dollars, or as part of a larger city taxes would be higher and representation would be diluted.

Within Monte Sereno, the City government has:

- Eliminated billboards
- Obtained a Branch Post Office
- Improved Police Protection
- Put all public accepted roads in good condition
- Completely reconstructed Rose Avenue and Andrews Avenue
- Accepted Viewfield Road and Bancroft Avenue as public streets for City maintenance
- Adopted a Master Plan for the City
- Obtained additional fire plugs and lower insurance rates
- Annexed 6 areas totaling about 120 acres at the request of residents for mutual benefit
- Contracted with Flood Control District for maintenance of main water courses at no cost to the City
- Installed enameled street signs throughout the City.
- Re-zoned the Blanchard area from 1/5 acre to 1/2 acre lot size.
- Pioneered "cluster development" and approved 4 such subdivisions (Stratford Estates — 8 acres; Loma Serena — 85 acres with common green or private park; Serena Vista—5 acres; Twin Creeks—36 acres)
- Purchased land and built a modest but adequate City Office
- Contracted with Red Cross for joint development of a Community Center

Without a City government these items would not have been accomplished.

Services to Residents. In order to keep taxes low we operate on an austerity budget. We do not pay for services that our residents

do not need or want. We will provide additional services whenever a majority indicates that they want them and are willing to pay for them.

We obtain the following services from the County on contract at a much more reasonable cost than would be the case if the City undertook these functions independently:

- Police Protection
- Public Health
- Tax Assessment
- Tax Collection
- Limited Planning and Engineering for Subdivisions

(We also have our own Engineer on a Consulting Contract)

We contract with the City of Saratoga for Building Inspection

The City Council acts as City Planning Commission for all matters pertaining to zoning, variances, use permits, subdivisions and building site approval.

Our public roads are maintained by a private contractor, thus avoiding the overhead of a city highway department.

Monte Sereno is included in the following Districts which are supported by separate tax-rates (the usual practice in California):

- Fire Protection
- Recreation
- Air Pollution Control
- Library
- Cemetery
- Flood Control
- Sanitation

We have had very little crime or juvenile delinquency. With excellent fire protection our insurance rates are low. Our schools have a fine reputation.

City Policies are to:

Restrict land use to single family dwellings; no commercial, industrial or multiple residential.

Maintain present lot sizes (80% one acre, 15% one-fifth acre, 5% one-half acre);

Encourage "cluster-development" for orderly planning. This makes the best use of view sites on our rolling terrain and minimizes the cost of installing roads and utilities by permitting varying lot sizes while maintaining average dwelling density and a high proportion of open space. A common green or private park for the benefit of the lot owners may be included at the option of the developer.

Require semi-underground (streamlined) electric utilities for new subdivisions.

Keep our accepted public roads in good condition without assessments against the property owners. Since this is a suburban, residential community, most of our roads are dead-end cul-de-sacs, often winding and tree-lined over gentle rolling grades and not too wide. This discourages speeding and contributes to the quiet, peace and safety of our family life. We do not require such frills, for a rural community, as street lights, sidewalks and curbs. Our country type roads have good "travelled ways" (hard paved surface for traffic) but earth shoulders and shallow open drainage ditches.

Permit horses on large lots (one acre or more, two horses per acre) under careful regulation to meet public health standards.

Permit a guest house or servant's quarters on large lots under careful regulation to insure that a guest house does not masquerade as a second dwelling or rental unit.

Permit storage of a small house trailer under careful regulation (not to be used for living purposes, must be stored in back yard or garage).

Financial Condition of Monte Sereno. Being a small, residential community, incorporated for the benefit of its **residents**, we have no boom-town ambitions. Nevertheless, Monte Sereno has grown steadily with progressive decreases in its City tax rate. Here are some statistics:

Fiscal Year	Building Permits	Assessed Value	City's Net Cash Reserves
1957-58	\$224,750		\$17,088.14
58-59	257,510	\$2,371,430	30,076.22
59-60	326,258	2,566,260	36,106.31
60-61	500,100	2,757,030	47,185.72
61-62	473,360	2,925,480	53,795.04
62-63	551,559	3,481,750	69,768.51
63-64	639,225	3,834,320	82,342.11
64-65		4,295,390	

About 90% of these reserves are on Time Deposit drawing about 4% interest.

Monte Sereno has no bonded or other indebtedness. We have neither asked for nor received Federal or State "Aid".

Taxes. For the 4th successive year the **City** rate is continued at 10¢ per \$100 of assessed value, one of the lowest rates in California.

Total property taxes for 1964-65 in Monte Sereno average \$8.27 per \$100 of assessed value (which is about 24% of market value). Here is where your tax dollar goes:

Schools	63.1%	\$5.22*
County	22.5%	1.86
Miscellaneous	8.1%	.67†
Fire District	5.1%	.42
Monte Sereno	1.2%	.10
		<u>\$8.27</u>

* Average — slight variations in different school districts.

† Includes Library 19c, Flood Control 25c, Sanitation District 17c, Water Importation 5c, Smog Control 1c. Parts of Monte Sereno are taxed for the Cemetery District, not included above.

What the City Costs. (Fiscal Year 1964-65). The assessed value of all private property (other than utilities) in Monte Sereno is \$4,137,650. There are 734 parcels, making the assessed value of the **average** property \$5,630 which represents a fair market value of about \$25,000. The total tax on this average property is \$466.00 per year of which the Monte Sereno City tax is only \$5.63 or 47¢ per month. We think that having your own City government is worth many times that figure in providing better roads, more police protection, representation in County and State affairs and, most important, in giving our own people local self-government and control over their own pattern of living in the quiet beauty of our unique residential community.

Budget for 1964-65. The detailed budget is available for inspection at the City Office. Here is a brief summary:

WHERE THE MONEY COMES FROM

City share of Auto Taxes collected by the State	\$29,160
Licenses and Permits	7,000
Franchises	2,950
Fines and Forfeitures	3,000
Interest	3,000
Property Taxes @ 10¢/\$100	4,200
Total	\$50,010

WHERE THE MONEY GOES

Streets—Maintenance and Improvements	\$21,260*
Office Salaries and Expenses	8,235
Police Protection	2,358
City Attorney	6,400†
Insurance	500
Unappropriated Reserve	9,150
All Other	2,107
Total	\$50,010

* Includes re-construction of South ½ of Daves and Vineland frontage on Loma Serena.

† Includes \$4,000 non-recurring litigation expenses.

PRESENTATION BY
THOMAS B. INGLIS, MAYOR OF MONTE SERENO, CALIFORNIA
BEFORE
ASSEMBLY INTERIM COMMITTEE
ON MUNICIPAL AND COUNTY GOVERNMENT
SAN JOSE, CALIFORNIA (AUGUST 8, 1958)

Mr. Chairman and Honorable Members of this Committee:

My name is Thomas B. Inglis. I am the Mayor of the City of Monte Sereno. I am grateful for the invitation and opportunity to appear before this Committee to review the reasons why Monte Sereno was incorporated, the methods by which our incorporation was brought about and the problems which we face as a newly incorporated city.

If it please the Committee I shall start with a very brief description of Monte Sereno and follow with the other topics in the order given. For your convenience there is a summary at the end of this paper.

I. DESCRIPTION OF MONTE SERENO

The City of Monte Sereno was incorporated on May 14, 1957, as a general law city. It is located in Santa Clara County, between the Town of Los Gatos and the City of Saratoga, in the foothills of the Santa Cruz mountains. It has an area of about 1-1/2 square miles, a population of about 2,343 and an assessed valuation of \$2,350,000.

Monte Sereno is unique in several respects. It has no industry, no commercial enterprises, and no apartments, motels or duplexes. Except for some agriculture on a small scale it is a residential city of single family dwellings. About 85% of the area is zoned for one-acre minimum building sites; substantially all the rest is zoned for 8000 square feet sites.

Monte Sereno is located in what we believe to be one of the most desirable residential areas in America. It has superlative natural beauty and a world-famous climate. We believe that Monte Sereno fills a need in Santa Clara County, and in the State, for our kind of a community and it is our objective to maintain its natural advantages and attributes unimpaired.

II. WHY MONTE SERENO INCORPORATED

In general terms Monte Sereno was incorporated to preserve its natural scenic beauty, its exclusively residential character and the quiet, rural pattern of living of its families. Incorporation was stimulated by the threat of piecemeal annexation into a neighboring city whose interests and objectives are not identical, or even similar, to our own. Annexation would have destroyed--or at least seriously impaired--many of the attractions which led most of us to take up residence in this area. It would have imposed upon us taxation for services which we neither wanted nor needed--services which could not practicably be furnished us in any case.

The motivation for incorporation will be brought out in more specific detail in the following section of this presentation.

III. PROCEDURES AND PROBLEMS OF INCORPORATION

In the beginning an overwhelming majority of the residents of what is now Monte Sereno were opposed to either annexation or incorporation. We were well satisfied with County government and quite content with things as they were. Had we been left alone there would be no Monte Sereno today. But we were not left alone.

The wounds of the civil war which ensued are now nearly healed. I would prefer not to re-open them. So, unless the Committee insists on having the gory details, I shall mention our troubles only in general terms without naming names.

In 1953 a neighboring city attempted to persuade the Public Utilities Commission to double a proposed water rate increase in our then unincorporated area so that the rate within their city limits would not be increased at all. To protect ourselves we organized a watchdog committee.

In 1954, and repeatedly thereafter, several cities in the County, including our neighbor, publicly announced an annexation-by-sewer-connection policy as a bludgeon to force people having trouble with septic systems to annex.

That same year an attempt to annex us through perfectly legitimate "inhabited" procedure failed through lack of even the required 25% minimum signatures on the proponents petition.

Having thus failed by "inhabited" procedures, the neighboring city inaugurated a program of annexations by "uninhabited" procedures (without elections) in what we felt was an attempt to circumvent the wishes of us residents as expressed by our refusal to sign up for annexation. I shall have more to say about "uninhabited" annexations shortly.

About that time, 1955 and 1956, a group of residents in another unincorporated community proposed to incorporate, and eventually included within their suggested boundaries a large area which we felt was more appropriately a part of our community. These two threats--incorporation of a part of our area on one side and "uninhabited" annexations on the other side--caused us, in early 1956, to expand the original watchdog committee into the West County Improvement Association which was incorporated as a full-fledged non-profit neighborhood protective association.

Events moved rapidly thereafter. The Association attempted through moral suasion and proposed gentlemen's agreements with neighboring cities to protect our area from political encroachment. It soon became apparent that the Association would be ineffective in that respect. One of our neighbors was successful in the

incorporation of a large segment of our area and the other neighbor in an "uninhabited" annexation which penetrated into our community and formed an obvious springboard for further strip annexations which would have cut us to ribbons.

We considered organizing a borough government under the County but were advised by Assemblyman Allen that such would not protect us from "uninhabited" annexations. So we reluctantly decided that incorporation was the only sure means of preserving the integrity of our community and our wanted pattern of living.

Our battle for incorporation was marked by two lawsuits and by bitter feeling that only now is beginning to disappear. We felt that the basic issue was whether we residents were to be permitted to decide our own fate by democratic processes and the secret ballot, or whether an alliance of absentee land owners with the officials of an ambitious city was to decide our fate for us without our vote or consent or even our advance knowledge, through the device of progressive "uninhabited" annexations.

We lost some skirmishes and our area was materially reduced in size, but we won the campaign and so we incorporated on May 14, 1957.

Returning to the subject of "uninhabited" annexations, the cities practice some pretty questionable methods. As an example, I can document one case in which a proposed annexation contained over 30 adult residents, 20 of whom were registered voters. Yet the area was annexed as "uninhabited" by persuading those favorable to annexation to de-register, leaving those opposed to annexation with less than the number to disqualify the area as "uninhabited." This occurred just before the 1956 primary election and an important school bond election. Thus, those who stood by their American right and duty to vote were penalized and those who sold their heritage for some fancied material gain were rewarded.

In other cases inhabited areas have been annexed as "uninhabited" because no one in opposition questioned and verified whether or not there were actually less than 12 resident voters.

Another evil of "uninhabited" annexations is gerrymandering. Perhaps one picture is worth ten thousand words. So I offer Exhibit A which shows in color what a crazy-quilt pattern these "uninhabited" annexations are making of Santa Clara County. Now, I ask you, gentlemen, is there any rhyme, reason, sense or logic to this jurisdictional nightmare?

I think I have said enough to support my contention that "uninhabited" annexations are undemocratic and un-American. Exhibit A shows them to be ridiculous as well. I shall show presently that they are politically and economically unsound. So my first recommendation is that the uninhabited annexation laws be repealed.

As to the laws pertaining to "inhabited" annexations and to incorporations, except for gerrymandering I believe the procedures prescribed are eminently fair and practical, with each interested party given his "day in court" and in the voting booth; with sufficient checks and balances to insure that the result is arrived at in good faith and with full knowledge of the issues involved and the responsibilities assumed.

Whether or not the uninhabited annexation laws are repealed, gerrymandering in all annexations and incorporations should be prohibited, or at least regulated, by: (1) prescribing natural boundaries, minimum acreage, minimum residents and minimum dimensions, and (2) giving the Boundary Commission advisory functions and the Board of Supervisors the same authority over annexations as they now have over incorporations.

IV. PROBLEMS OF A NEW CITY

Monte Sereno was incorporated with no illusions about the responsibilities to be assumed and the headaches to follow. We have had our headaches but they have been neither as severe nor as frequent as we anticipated. In other words, "we're doin' OK."

Our opponents maintained that a city could not exist without commerce, and preferably industry, to broaden its tax base. This contention has been repeated so often that it has been accepted as axiomatic. But it just isn't so. Last year, typically, the tax rate of the industrial city of San Jose was \$1.75; of the commercial city of Los Gatos, \$1.15; of the residential cities of Los Altos Hills, 25 cents, and of Saratoga, 10 cents. Monte Sereno operated in the black on a zero tax rate for its first full fiscal year and has set 15 cents as its rate for the present fiscal year. For a fair comparison, 35 cents for the fire protection district should be added to the rates quoted for the residential cities.

Nor do the statistics prove, as often alleged, that industry reduces school taxes. The variations in school taxes in Santa Clara County are not great and do not fall into any particular pattern that can be associated with whether or not a school district includes a greater or less proportion of commerce and industry. School taxes are just high, period--and getting higher, period.

Our taxes in residential cities being lower, there has been grumbling from the other cities that somehow we must be getting a "free ride" at their expense. That, too, cannot be substantiated. We have a low city tax rate in Monte Sereno for three reasons:

(1) We do not pay for services we do not get, nor need, nor want--such as curbs, gutters, sidewalks, street lighting, and police protection for nonexistent commercial establishments.

(2) We operate on an austerity budget, economizing in every possible way. For example, we made only one long distance telephone call during the entire fiscal year 1957-58. It is surprising what you can do with a 2 cent post card (now 3 cents) if you suppress that impulse to pick up the phone and call Sacramento! Also a great deal of our city's work is done by volunteers. For instance our City Treasurer serves without compensation, as do the Councilmen, of course.

(3) Many of our services are performed by County contract so that the overhead is shared with other political entities. More of that presently.

As for the alleged "free ride," we pay for all services received from other than our own volunteer citizens. We have contracts with the County for public health, tax assessing, police protection and law enforcement, building inspection, and for limited planning and engineering services. The fees are either prescribed by state law (tax assessing) or are set by the County after thorough cost analysis.

If wanted, these services are available, on due notice to any city in the County, including those accusing us of "free ride."

We pay a tax rate of about 35 cents to the Fire District, 20 cents to the Sanitation District, 17 cents to the Flood Control District, 10 cents to the Recreation District and 8 cents to the County Library. Other cities also receive some or all of these services; in some cases included in their city tax bill, in some cases not, so that direct detailed comparisons are rather complex.

Having no commercial establishments, Monte Sereno received only \$42.00 in sales tax revenue last year (from home hobbies). On the contrary, the sales taxes which our residents paid out all went to other cities, some of which are the very ones who complain about our "free ride." Furthermore, these other cities derived additional revenue from the profits of their merchants which our trade made possible. Furthermore, we are taxed by the County to help pay to the complaining cities for county subsidies to their chambers of commerce, for their municipal courts, and for expanding their branch libraries--from all of which we get little or no benefit. If we receive anything remotely resembling a "free ride" it is more than offset by these pay-outs.

And finally, to clinch the case, consider the cost of the county welfare and hospital program (part of the charities and corrections budget). This pro-

gram takes over 45% of the total county general tax. But I am sure the residential cities have no more than a handful of "indigents" receiving welfare remittances or county hospital care. So far as I know, Monte Sereno has not one single case. Yet we pay the same county tax rate as the industrial cities where most of these indigents live--the very cities which complain the loudest about our alleged "free ride."

We are not necessarily asking that you change the present method of distribution of the county tax load. A change would probably create as many problems as it would solve. But if there is to be a change, in all fairness we ask that you bear in mind these factors that I have brought out; we also ask that you then redistribute the sales tax on the same basis--population--as in the distribution of motor vehicle in lieu of gas tax revenues.

In sum, we pay for the services we need and want and get; we carry our full share of the cost of federal, state and local government; we live up to all our civic responsibilities and obligations.

We are not complaining. Again, we are content with things as they are; "we're doin' OK." We just want to be left alone. But again, we suspect that we are not being left alone.

The League of California Cities is "investigating" county contracts. The Inter-City Council of Santa Clara County is "investigating" county contracts. The City of San Jose is "investigating" county contracts. The San Jose Mercury makes disparaging remarks, editorially and in its news headlines, about the small cities and advocates "metropolitan integration" which it does not define. City officials of Sunnyvale complain publicly and in the press that the smaller cities are getting a "free ride" through their county contracts. We wonder why, and we wonder what is to come of all the fuss. Like the young maiden we wonder whether we are going to be offered a proposal or a proposition.

I refer again to Exhibit A--the jurisdictional nightmare--and its relation to "metropolitan integration." A glance at Exhibit A shows that in these uninhabited annexations the expansionist cities have created for themselves grave problems--problems of jurisdiction, particularly fire and police protection; problems of raising revenue to provide services to all the little, remote, tenuously connected bits and pieces that have been so eagerly and indiscriminately annexed.

I can understand why those cities would be concerned. Probably that concern explains all the talk and fuss about metropolitan integration. But the residential cities are also concerned. We are fearful that through some legalistic legerdemain we will be forced into paying for their mistakes. We feel that cities that created the problems, not we, should foot the bill.

So much for the problem; what can be done about it? As I see it "metropolitan integration" could take one of three forms:

(a) Political and economic domination of an area (say Santa Clara County) by one or a few large cities. That is what we fear most and that is what we oppose.

(b) Some hybrid gimmick like Dade County, Florida, which we suspect would be a sort of super government imposed upon existing governments and increasing taxes and red tape because of additional (and unnecessary) overhead. We suspect that the larger cities would eventually dominate this arrangement also. We take a dim view of this solution.

(c) An extension of the county contract system. We feel that this is by far the best solution. In principle it is simple, straightforward, efficient and economical, though I admit it will be difficult for proud city fathers and certain vested interests to accept. But they retain the right to choose to make the contracts or to continue with their "sovereignty" and their problems.

County contracts are nothing new and untested. All cities have them, either in tax assessing or public health or both. Other cities use additional county contract services in varying degree. County contract services obviously promote efficiency, economy and uniformity. They are available, after due notice, to any city, large or small, over any desired period of time and at any desired level of service. The city does not abdicate control since it may cancel any contract after due notice. Other advantages have been pointed out in the report of last November's Conference in Long Beach where members of this Committee were present.

I should like to see the county contract system extended into the fields of fire protection and sanitary sewers. Still other areas of usefulness may well be suggested from time to time.

The county contract system could be especially helpful in the problems created by these crazy-quilt annexations, since the same county agency would cover all areas whether in one contracting city or another, or whether in the unincorporated area. I should think the cities having these problems would be the strongest supporters of county contracts instead of their bitterest opponents. Monte Sereno favors this type of metropolitan integration because it leaves to each city the determination of which services are wanted, and charges equitably for services rendered, no more, no less.

So my most important recommendation is that no legislation be adopted that would force the unincorporated areas or the small cities, the residential cities, the quiet cities that are minding their own business and paying their own way, into any "metropolitan integration" dominated politically and economically by the larger, expansionist cities. Conversely we favor legislation that would encourage the county contract system and eventually extend its availability to additional fields. We see no need for any other form of metropolitan integration, nor for community services districts. The county is a going concern, tested through the years. It is ready, willing and able to do the job. Why not use it?

I have one final recommendation on a different subject. Last year the Legislature adopted an amendment to Section 11101 of the Election Code pertaining to the recall of Councilmen. The amendment requires a petition signed by 25% of the voters, and provides for other election reforms which I applaud. My recommendation is that the laws pertaining to dis-incorporation of cities be amended along the same lines. Thus, it would be my idea:

(1) To amend Section 34701 of the Government Code to require an initiating petition signed by 25% of the voters, instead of 20%, and to leave to the discretion of the Council whether to call a special election or to include the question at the next municipal election.

(2) To add a new section, similar to Sections 1717 and 11104 to 11107 inclusive and 11115 of the Election Code providing that arguments for and against be presented to the electorate at the expense of the proponents of dis-incorporation.

I have no reason to believe that there is any substantial sentiment in favor of dis-incorporating Monte Sereno, and I certainly do not object to bringing an issue of that nature to ballot, however, I believe a dis-incorporation proposal should require the petition of a sizable and responsible group with opportunity for each side to state its case, and at minimum expense to the city.

V. SUMMARY

Monte Sereno was incorporated, under threat of unwanted annexation, to preserve its natural scenic beauty, its exclusively residential character and the quiet rural pattern of living of its families.

As a result of Monte Sereno's experience in the events which brought about incorporation, and the jurisdictional hodge-podge which has been brought to Santa Clara County (Exhibit A), we recommend that the laws pertaining to "uninhabited" annexations be repealed and annexations be authorized only by secret ballot.

For the same reasons, we recommend that gerrymandering be defined and prohibited in all annexations and incorporations; that the function of the Boundary Commission be enlarged and strengthened, at least in an advisory capacity, and that the Board of Supervisors be given the same jurisdiction over annexations that they now have over incorporations.

Monte Sereno has no immediate pressing problems requiring new legislation. We are content with things as they are.

But we have misgivings about the future course of "metropolitan integration." We recommend that no legislation be adopted that would force the unincorporated areas and the smaller cities under the political and economic domination of the larger cities.

To promote efficiency, economy and uniformity we recommend that services by county contract be encouraged and extended. We feel that this is the most practical and equitable solution to the problems of "metropolitan integration."

To insure fairness, responsibility, and economy, we recommend that a valid petition for dis-incorporation require the signatures of 25% of the electorate (as for incorporation or recall), that statements for and against be presented to the electorate at the proponents' expense, and that the City Council be given discretion to bring the question to ballot in either a special election or at the next general election.

Gentlemen, I thank you.

ACCOUNTANTS' ASSOCIATION (JANUARY 23, 1962)

THE BATTLE FOR PEACEFUL MOUNTAIN

I. INTRODUCTION

First let me thank you for a very enjoyable evening, complete with good spirits at the bar, good food at the table and good fellowship all around.

If you will refer to your program you will note the title of my remarks tonight. Those are not words of my choosing. I had suggested "THE BATTLE FOR PEACEFUL MOUNTAIN." I guess I was kidding myself that it was a brief intriguing title, possibly a little romantic, possibly a little humorous, possibly even a little poetic. But I reckoned without my host as the saying goes. My host has the precise soul of an adding machine. In fact, I believe he must be an accountant. So he changed my title from "THE BATTLE FOR PEACEFUL MOUNTAIN" to "PROBLEMS AND EXPERIENCES ASSOCIATED WITH ORGANIZING AND LATER BEING MAYOR OF A NEW SIXTH CLASS CITY."

Now, there is Brevity, Romance, Humor and Poetry for you!

And on top of all that he calls Monte Sereno a sixth class city. Sixth class, indeed. I think the rascal must be from either Los Gatos or San Jose-- always belittlin'.

Anyway, Monte Sereno is not a sixth class city; it is a general law city and I have the papers to prove it. We oddballs in Monte Sereno are not snob-bish but if you want to assign our city to a numbered class we think you should call it a first class city.

Now, with that off my chest, let's get down to the meat of the subject.

II. OUR PATTERN OF LIVING

When I retired ten years ago I was free to take up my residence almost anywhere in the world this side of the Iron Curtain. After considering a number of other places, my wife and I decide on what is now Monte Sereno, because we liked it the way it was. We invested a considerable portion of our savings in our new home and pretty thoroughly committed ourselves to living out the rest of our lives there. I believe most of the residents of Monte Sereno, whether active or retired, are similarly motivated, similarly invested and similarly committed.

Our community is in the foothills, between Los Gatos and Saratoga. Our pattern of living features large lot sizes--mostly acre minimum--residential zoning only and single-family dwellings only. No billboards, hot dog stands or gas stations to defile the landscape. The preservation of the natural scenic beauty of our surroundings--low taxes. A community of homes and home owners in a beautiful peaceful setting.

That is why we came here, that is what the real estate salesman and the County Zoning Ordinance led us to believe would be maintained. In our innocence we believed them and in our innocence we were ignorant of California's Uninhabited Annexation Law and the havoc it could wreak on our cherished pattern of living.

Attempts to deprive us of that cherished pattern of living led to the Battle for Peaceful Mountain. We won the battle and we are getting stronger every year. But the war still goes on in the sense that we are under constant pressure to break down our zoning regulations--to build in our midst motels, apartments, duplexes, offices, commercial strips along the highway, cheap high density tract housing--and to introduce a transient, unstable population element--all complete with traffic jams, smog, higher taxes, juvenile delinquency, welfare and police problems. And all this by people who would exploit what we have to their own ends, by people who have no interest in the community and its residents except to make a fast buck and move on to other pastures.

III. THREATS TO OUR PATTERN OF LIVING

Our troubles started when the Town of Los Gatos hired a City Manager. Like most of his profession he was an empire-builder. I suppose that for them the way to promotion and pay is a reputation for aggressive expansion--bigger, bigger, bigger--whether better or worse is purely incidental to getting bigger so we often find them in an unholy alliance with the fast buck operators. Los Gatos' first move in our direction was an attempt to persuade us to annex. When pinned down, the Manager was unable to give us one persuasive reason why we should voluntarily subject ourselves to Los Gatos administration and pay higher taxes for poorer services than we were already getting from the County. So, we refused to annex. Instead we organized the West County Improvement Association to keep an eye on Mr. Manager.

Having failed with the carrot, he next tried the stick. The San Jose Water Works applied to the Public Utilities Commission for a well-deserved rate increase. There was little opposition. But Los Gatos proposed that the area outside the City Limits be subjected to a double increase in rates while the users inside the Town Limits enjoyed no increase at all. The Manager was laughed out of the hearing by the PUC on that ignoble effort and certainly the Manager didn't endear himself or his Town to us residents out in the boondocks.

Next, Los Gatos tried that trusty weapon forged by San Jose--annexation by sewer connection. No annex, no sewer. Los Gatos is downstream from us and it looked to them as though they had us by the u-no-what. However, most of us were on septic tanks and could manage for a time without sewers. (Parenthetically, after we incorporated and got representation on the Sanitation District Board, we got sewers for those who needed them.)

We were now thoroughly alarmed, but still we fondly hoped to remain in the County in peace. So we tried for a Gentlemen's agreement, asking the nearby cities to leave our area out of any annexation plans they might formulate. We thought we had

agreement but 48 hours later Los Gatos filed for an Uninhabited Annexation directed at the heart of Monte Sereno. This was a phony annexation, with 30 adult residents, 20 of them registered voters. We went to court over the annexation on the grounds that the area was not uninhabited, that the Town officials had persuaded a number of the resident voters to de-register themselves but even so there were more than the maximum allowed. We lost the suit because the judge said that a man's residence was his mailbox even though his house was in the area to be annexed. That was a lesson in the chance a private individual has in a lawsuit against a city.

We were now angry as well as alarmed and decided to protect ourselves by any means available.

We considered forming a Borough under the County but were informed that under California law a borough gave no protection against annexation. So as a last resort we decided to incorporate as a City.

IV. INCORPORATION--THE BATTLE FOR PEACEFUL MOUNTAIN

Our people would never have accepted incorporation had Los Gatos left us alone. The predominant sentiment had always been "we just want to stay in the County." But we now called a mass meeting which was attended by 450 people. We made it clear that we must either incorporate or be annexed, piecemeal, by Los Gatos through their use, or abuse of the Uninhabited Annexation Law.

I knew that there were misgivings about the financial feasibility of a small residential city. The professionals, the City Managers, all maintained that to be successful a city must have a diversified tax base with commercial, industrial, apartment house and small lot tract housing. That's what they had been taught in college. But I had looked up the records and found that to be a fallacy. The classic example of a single-purpose, residential only, city is Hillsborough. Though almost completely

surrounded by the highly commercialized cities of San Mateo and Burlingame, Hillsborough has maintained for 50 years its single family dwelling residential zoning, on one-acre minimum lot size. And here in Santa Clara County I found that in general the large commercial and industrial cities had a higher tax rate than the smaller ones.

Taking our cue from Los Altos Hills, I prepared an illustrative budget for Monte Sereno and came out with a 25 cent tax rate. I went to the mass meeting with this budget pretty well documented and prepared to defend it against heckling and cross-examination. I will have more to say about budgets a little later.

When we finished our presentation there was a lively question and answer period followed by a show of hands. The vote was almost unanimous in favor of starting incorporation proceedings.

The WCIA then raised \$4,000 by popular subscription, retained an attorney and engaged an engineer to draw our map and description. Opposition developed, inspired chiefly by the fast buck operators, the absentee land owners and the usual 20% who are just against anything. However, we had no difficulty in obtaining the necessary signatures and presented our petition for incorporation to the Board of Supervisors.

At this point the Town of Los Gatos re-entered the picture, joining our opponents in an all-out effort to prevent by any means the issue of our incorporation from coming to a vote. It was the worst mistake of many which Los Gatos made. Any American worth his salt treasures his right to vote and resents an outsider trying to interfere. Our people, whether or not completely convinced of the wisdom of incorporatin reacted accordingly. Had Los Gatos kept its hands off we might not have carried the subsequent election.

There was a curious incident during the proceedings leading up to the election.

The opposition had employed a title company to make a complete and detailed search of the legal description of our entire proposed boundaries. I don't know how many thousands of dollars this cost them nor what proportion was paid, directly or indirectly by the taxpayers of Los Gatos, but it was plenty. Sure enough they found a flaw. Our Engineer had picked the wrong book and page number for a certain portion of our proposed boundary. They got the Clerk of the Board to declare our description erroneous even though it had been passed by the Boundaries Commission and was an easily corrected technical error.

Our problem was to persuade the Board to overrule the Clerk's finding. Much depending also on County Counsel's legal opinion. We had a week to work up our case.

I felt lower than a whale's belly about our prospects. I am afflicted with insomnia anyway and one night I woke up at 2:00 A.M. with all my senses suddenly alert. A name kept repeating itself to me--Mrs. Houghton, Mrs. Houghton, Mrs. Houghton. Could it be--one chance in a thousand--that it was her land where the error had occurred? If so, we had a case. I got up and went to my study where I had all of our records. Sure enough, it was Mrs. Houghton's land.

This is what had happened and it probably wouldn't happen again in a million years.

After the mass meeting that I had previously described, our Association Treasurer, George Attwood, came to me and said that an acquaintance, a little old lady, was much impressed by what was going on but wanted me to call on her to answer a question. I agreed to do so but in the face of a thousand and one demands on my time I put it off. George came to me again a couple of weeks later to say that Mrs. Houghton still wanted to see me. So, the next Sunday afternoon I dropped everything else and did so.

It turned out that Mrs. Houghton owned two adjacent parcels of land, one on an acre-and-a-half inside our proposed boundaries and one of 30 acres just outside with our boundary down the dividing line between the two. She wanted to know why we had not included both parcels. I explained that we had followed the original Rancho Rinconada line and that a departure to include both her parcels would create a troublesome irregularity.

I was with her for over two hours and she seemed to enjoy the opportunity to tell me all about her family and early pioneering in this country. It was an interesting and enjoyable afternoon but it did take time when time was precious.

Now, several months later, I suddenly realized that it was the most profitable use of my time that could be imagined, for if I could show that the Engineer's error was confined to Mrs. Houghton, that only she who owned all the property on both sides of the line in question could possibly be hurt, or even legitimately interested in the error; that she knew in advance where the intended line ran and had approved it: then we had a case.

I could hardly wait for 8:00 A.M. to come when I called our attorney. I told him the whole story and he got the point at once. He said, "you make a date for us to see Mrs. Houghton while I prepare an affidavit for her to sign." We did so. Mrs. Houghton seemed to be thrilled by all the excitement and perhaps a little flattered by the attention. Anyway, she cooperated readily after referring to her diary and verifying the date that I had called and the substance of our conversation. We took her to the bank where the affidavit was signed and notarized.

There are some other amusing personal side-lights on this incident but let's get back to the Supervisors' meeting where our fate was to be settled.

The Clerk presented his findings that our boundary description was in error. The County Counsel advised the Board that it must accept the Clerk's finding and throw the whole proceedings in the ash can. I repeated the story about Mrs. Houghton without embellishment, read her affidavit to the Board and filed it with the Clerk for the record. The opposition pretended to be unimpressed. We pretended to be triumphant. The public hearing was closed. Some of the Supervisors were inclined to feel obliged to accept County Counsel's advice and destroy us. But Sam Della Maggiore was willing to give us a break. If we were willing to put up \$1,000 to cover the cost to the County of legal notices he would vote to proceed. A recess was called while Hancock, County Counsel and I huddled in the corridor outside.

Hancock said, "You'd be foolish to put up \$1,000-- you haven't a chance--just throwing good money after bad." I said, "That's not your money and it's none of your damn business what we do with it and we are not asking for your advice." I wrote out my personal check for the grand (later reimbursed by the Association) and filed it with the Clerk. The Board then voted to overrule the Clerk and County Counsel and proceed.

Los Gatos then went completely overboard and brought suit against the Board of Supervisors to stop the election. The trial dragged out for over a month but was finally decided in our favor.

The Board then set our final boundaries reducing our size by one-half the area and one-third the population included in the original boundaries. After a hot campaign we won the election by a 2-to-1 vote and so we were incorporated on May 14, 1957.

V. RESULTS TO DATE

In the face of all the prophets of doom, including the Mayor of Los Gatos who publicly predicted on 3 different occasions that our little city couldn't possibly survive, we have been successful beyond my fondest expectations.

We had promised a tax rate of 25 cents per hundred. Our first rate levied was only 15 cents. That has now been reduced to 10 cents. At this rate it costs the average property owner \$5 per year more to be in Monte Sereno than in the County. We now have cash assets of over \$60,000 with \$50,000 invested at 3% or better. We are just completing a new City Office on our own land. We have no bonds or other indebtedness. The rate of increase of our building permits has doubled each year since incorporation amounting last year to 54%. While this was going on in Monte Sereno, San Jose, for example, went into a slump and is in serious financial difficulties with a tax rate of \$1.70 compared to our 10 cents. San Jose has used up its reserves and has a very substantial bonded indebtedness.

Having no commercial zoning we receive practically no sales tax--a major source of revenue for the other cities. A good deal of our revenue comes from Motor Vehicle in lieu of gasoline taxes collected by the state. These pay for our roads which is our major expense.

Unlike the more densely populated cities with commercial districts we have had no juvenile delinquency or other police problems. Our roads are country roads with no fancy curbs, gutters, sidewalks or street lighting. Our people want them that way as compatible with country living and it minimizes the cost of construction and maintenance.

We economize to the point of penny-pinching. We never make a toll call when a letter or post card will serve the purpose. We have made less than 5 long distance calls in 5 years. My travel expenses to appear before a Committee of the Legislature in San Francisco was \$2.89 for a round trip bus ticket and 42 cents for lunch. I walked from the bus depot to the Civic Center.

We use volunteer labor like myself and the City Treasurer and our Director of Public Works, all retired with time on our hands. In addition we hire two other superannuated part-time employees at a very modest salary.

One of the secrets of our success is the County Contract or Lakewood system. We contract with the County for tax assessing, tax collecting, public health, police protection, building inspection and limited engineering services at a substantial saving. Both the County and the contracting cities have been under attack on the charge that we are getting a free ride. This charge is made by other cities who persist in maintaining their own empires and have a hard time explaining to their taxpayers why they don't contract with the county at savings comparable to ours. They haven't been able to make the charge stick. We do not get a free ride.

We have a fine City Council which works in complete harmony. It is a good cross-section of the community with representation from the various geographical sections, income levels and age groups. We have our differences of opinion and occasionally split vote but never any hard feelings.

We have made 5 annexations since incorporation, all at the request of the resident property owners who sought our protection from unwanted exploitation by non-resident land owners in their area.

There is a small group of unreconciled malcontents within our city. They are sore because we wouldn't re-zone their land for commercial or high-density residential uses. They have formed a sort of underground opposition to make trouble. We have no fear of them when they come out in the open and state their platform which eventually they must do to bring the issue to the ballot.

Our whole philosophy is to give our residents the kind of a city that the majority wants. We are sure the majority wants large lot sizes, residential only, preservation of natural scenic beauty and low taxes. That is the kind of city we have and expect to maintain.

IV. CURRENT AND FUTURE ISSUES AND PROBLEMS

If time permitted I should like to discuss the following topics which are of general interest outside the confines of Monte Sereno:

Trafficways
Mass Rapid Transit
Federal Aid
Water Supply
Sewage Disposal
Where your tax money goes
West Valley Representation

I have already imposed on your good nature beyond
my allotted time so I will let those topics rest
unless someone wishes to ask questions about them.

I thank you.

END

APPENDIX G

MONTE SERENO'S OFFICIALS AND STAFF THROUGH THE YEARS

MAYOR

Thomas Inglis, Sr.	1957-1967
Stephen Dorman	1967-1968
D. W. Galbraith	1968-1969
James Sullivan	1969-1970
Richard Lorraine	1970-1971
Donald Carroll	1971-1971
Richard Lorraine	1971-1972
Paul Oliver	1972-1973
John Cody	1973-1975
Paul Bush	1975-1976
Barbara Winckler	1976-1977
Helen Nesbet	1977-1978
John Foley	1978-1979
John Cody	1979-1980
William Short	1980-1981
Barbara Winckler	1981-1982
James P. Burgard	1982-

CITY COUNCIL

Thomas Inglis, Sr.	1957-1967
Hal Statler *	1957-1960
Phyllis Lockwood *	1957-1958
	1974-1974
Robert Hannah *	1957-1959
James Allen °	1957-1967
James Sullivan	1958-1970
Stephen Dorman	1959-1974
John Hammer °	1960-1965
George Furse °	1965-1973
D. W. Galbraith	1967-1969
Richard Lorraine °	1967-1976
Donald Carroll	1969-1971
Paul Oliver	1970-1974
John Cody	1971-
Barbara Winckler	1973-
Paul Bush	1974-1978
Helen Nesbet	1974-1980
John Foley	1976-
William Short	1978-1982
James Burgard	1980-
Dorothea Bamford	1982-

* Expired ° Moved

MONTE SERENO'S OFFICIALS AND STAFF THROUGH THE YEARS

CITY TREASURER

George Attwood	1957-1959
Henry Egley	1960-1963
Duane Brovan	1963-1964
Jay Gibson	1964-1965
Lester Pennington	1965-1966
Richard Carey	1966-1969
Howard Asp	1969-

BUDGET DIRECTOR

Thomas Inglis, Sr.	1967-1977
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CITY CLERK

Allen Robertson	1957-1958
Esther Cardoza	1958-1962
Winifred Frost	1962-1978
Fay Furtado	1978-

CITY ATTORNEY

Sam Anderson	1957-1961
Douglas Pendleton	1961-1978
Frank Gillio	1978-

CITY ADMINISTRATIVE OFFICER (Manager)

Thomas Inglis, Sr.	1957-1962
Louis Hutton	1962-1964
Thomas Inglis, Jr.	1967-1978
J. David Bates	1978-1980
Burton Olmsted	1980-1980
Donald C. Wimberly	1980-

MONTE SERENO'S OFFICIALS AND STAFF THROUGH THE YEARS

DIRECTOR OF PUBLIC WORKS

Hal Statler	1957-1958
James Sullivan	1958-1967
D. W. Galbraith	1967-1972
Burton Olmsted	1972-1980
Donald C. Wimberly	1980-

DIRECTOR OF CIVIL DEFENSE

Esther Cardoza	1958-1958
Louis Hutton	1958-1964
Dr. Donald McCarthy	1964-1967
Thomas Inglis, Jr.	1967-1978
J. David Bates	1978-1980
Donald C. Wimberly	1980-

CONSULTING ENGINEERS

Leonard Bushnell	1958
Edward Steffani	1972
Bill Heiss	

CODE ENFORCEMENT OFFICER

L. B. Pipkin	1972-1975
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ADMINISTRATIVE ASSISTANT

Arlene Hammer	1958
James Curl	1964-1973
Rosemary Pierce	1980-

POLICE AND FIRE COMMISSIONER

James Allen	1957
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PHOTOGRAPHY CREDITS

The events in this history were recorded by a variety of press associations and individuals. Photographs and art work supplied by them are listed below. Thanks to them, their efforts are now a part of our history:

SAN JOSE MERCURY	vi, 99, 101, 103
TIMES OBSERVER	104, 107
LOS GATOS MUSEUM	100, 102
MR. PEAKE'S CLARAVALE GUERNSEY FARM	99
SANITATION DISTRICT NO. 4	105, 106
LOS GATOS WEEKLY	108
CALIFORNIA STATE ASSEMBLY	109

CITY OF MONTE SERENO
BATTLE OF PEACEFUL MOUNTAIN

ERRATA

- Page 12, 4th paragraph, 4th line, correct by conscience
to read my conscience
- Page 18, 2nd paragraph, 7th line, correct Plate C
to read page A2
- Page 20, 1st paragraph, 3rd line, correct Plate C
to read page A2
- Page 44, 2nd paragraph, last line, correct Plate 3
to read page A14
- Page 56, 7th paragraph, 2nd line, correct safety of property
to read safety or property
- Page 126, 2nd paragraph, last line, correct evicted to a pole
to read evicted on a pole
- Page 155, 6th paragraph, last line, correct Ross Avenue
to read Rose Avenue
- Page 158, 3rd paragraph, 6th line, correct Kirkarian
to read Kirkorian
- Page 161, 3rd paragraph, 6th line, correct Winkler
to read Winckler
- Page 167, 4th paragraph, 1st line, correct Greenwood Land
to read Greenwood Lane
- Page 173, 1st paragraph, 3rd line, correct Winkler
to read Winckler
- Page 173, 1st paragraph, 5th line, correct Winkler
to read Winckler
- Page 173, 1st paragraph, 7th line, correct Winkler
to read Winckler
- Page 173, 1st paragraph, 8th line, correct Winkler
to read Winckler

ERRATA continued:

- Page 173, 1st paragraph, last line, correct Councilman Nesbet
to read Councilwoman Nesbet
- Page 185, 4th paragraph, 2nd line, correct Whimberly
to read Wimberly
- Page 185, 6th paragraph, 4th line, correct Winkler
to read Winckler
- Page 186, 3rd paragraph, 10th line, correct escpecially
to read especially
- Page 186, 5th paragraph, 2nd line, correct 1981
to read 1980
- Page 190, 1st paragraph, 5th line, correct Bugard
to read Burgard
- Page 190, 4th paragraph, 5th line, correct April 1982
to read April 1983
- Page A1, 4th paragraph, 2nd line, correct (Plate C)
to read page A2
- Page B4, 2nd paragraph, 9th line, correct the end of this Appendix
to read Pages B7 and B8
- Page C1, 2nd paragraph, 10th line, correct Monte Seroans
to read Monte Serenans
- Page C2, 5th paragraph, 3rd line, correct or unincorprated
to read of unincorporated
- Page C3, 3rd paragraph, 6th line, correct Milbrae
to read Millbrae
- Page D2, 4th paragraph, 5th line, correct joining a Borough
to read join a Borough
- Page D2, 5th paragraph, 1st line, correct OUT OPPONENTS
to read OUR OPPONENTS
- Page F14, 1st paragraph, 4th line, correct I decide
to read I decided