TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, November 14, 2016
7:00 PM – Regular ASCC Meeting
Special Field Meeting (time and place as listed herein)
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL JOINT ASCC AND PLANNING COMMISSION FIELD MEETING*

3:30 p.m. 45 Granada Court Field meeting for preliminary review of proposed new residence, pool and pool house and shed.

4:30 p.m. 846 Portola Road Field meeting for preliminary review of proposed alteration to the Hallett Store.

7:00 PM – SPECIAL AGENDA*

1. Call to Order:

2. Roll Call: Commissioners Koch, Sill, Wilson, Vice Chair Breen and Chair Ross

3. Oral Communications:

   Persons wishing to address the Commission on any subject, not on the agenda, may do so now. Please note, however, the Commission is not able to undertake extended discussion or action tonight on items not on the agenda.

4. New Business:

   a. Preliminary Architectural Review for New Residence, Pool & Pool House, and Shed, File # 33-2016, 45 Granada Court, Klemchuk Residence (Staff: A. Cassidy)

   b. Preliminary review for a Conditional Use Permit, Variance, Architectural Review and Site Development Permit for Sausal Creek, LLC (Hallett Store) 846 Portola Road. File #37-2015 and X7D-178 (Staff: C. Richardson)

5. Commission and Staff Reports:

6. Approval of Minutes: October 27, 2016

7. Adjournment:

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*For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

PROPERTY OWNER ATTENDANCE. The ASCC strongly encourages a property owner whose application is being heard by the ASCC to attend the ASCC meeting. Often issues arise that only

property owners can responsibly address. In such cases, if the property owner is not present it may be necessary to delay action until the property owner can meet with the ASCC.

WRITTEN MATERIALS. Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours.

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Assistant Planner at 650-851-1700, extension 211. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

This Notice is Posted in Compliance with the Government Code of the State of California.

Date: November 11, 2016

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC and Planning Commission

FROM: Arly Cassidy, Associate Planner

DATE: November 14, 2016

RE: Preliminary Architectural Review and Site Development Permit for a New Residence, Pool & Pool House, and Shed, File # 33-2016, 45 Granada Court, Klemchuk Residence

BACKGROUND

This proposal is for a 4,089 square foot home with a 1,750 sq. ft. basement, a 571 sq. ft. detached garage, 864 sq. ft. pool and 124 sq. ft. pool house, 240 sq. ft. workshop, and landscaping throughout the 1.1 acre property located at 45 Granada Court (See Vicinity Map, Attachment 1). The lot is located in the R-E/1-acred zoning district. The property was created as part of the Alpine Hills No. 2 subdivision (Track No. 711, January 1955) and is located on the south side of Granada Court. The property is surrounded by single family homes to the west, south and east, as well as across Granada Court to the north.

The site currently contains an existing single-story ranch style home, attached garage and swimming pool. The owners plan to demolish all of these features, as well as the existing driveway. The proposed site plan removes conflicting trees, including seven significant coast live oak trees. The proposed site plan places the new driveway to the far west side, with a small workshop and the garage facing each other across the end of the drive. The front door sits at the end of central courtyard facing the drive. Bedrooms are set to the rear southern edge of the property, while common areas face north and east. A small section of the house has a second floor for two bedrooms, and the basement also sits below the southern half of the house. A lawn and pool extend east from the house, with a pool house at the far end of the graded area. The remainder of the site slopes steeply away from the house to the north and east, where the septic leech field is located.

The proposal is further described in the set of architectural and landscape plans received on October 18, 2016 (Attachment 12). In addition to the plans, the project submittal includes the information listed below:

- Lighting Cut Sheets, received 8/24/16
- Outdoor Water Efficiency Checklist, received 8/24/16

- Build It Green Checklist, received 8/24/16
- Tree Survey (Arborist Report), received 8/24/16
- Geotechnical Investigation (Soils Report), received 8/24/16
- Colors/Materials Boards (to be available at ASCC meeting), received on 8/24/16

CODE REQUIREMENTS

As required by sections 18.64.010.A.1 and 15.12.100.C of the Zoning Code, this application has been forwarded to the ASCC and Planning Commission for review. In addition to the Municipal Code, the Design Guidelines are used to evaluate the project.

DISCUSSION

The scope of the project includes demolition of the existing one story home, connecting driveway, pool and shed, as well as the removal of seven significant coast live oak trees. Four cypress trees located within the public right of way are also proposed for removal; the applicant has been notified that this will require an encroachment permit.

The proposed plan includes a 4,089 square foot home with a 1,750 sq. ft. basement, a 571 sq. ft. detached garage, a 240 sq. ft. workshop, and a 124 sq. ft. pool house. A new driveway, placed at the west side of the property, will lead from Granada Court uphill to the southwest corner, where the garage and workshop face each other across the driveway. The house sits at the back and top of the sloped property and has a long open "C" shape, with the courtyard and main entrance facing west toward the drive. The first floor is 3,325 sq. ft., with a smaller second floor of 764 sq. ft. above the south side of the home. The basement also extends under the southern half of the house.

The exterior modifications include a combined 864 sq. ft. pool and spa, 1,945 sq. ft. of lawn, and 8,692 sq. ft. of irrigated plantings. The plan contains 6,963 sq. ft. of impervious surface, comprised of the driveway and entry surfaces (3,022 sq. ft.) and the rear and side patio areas (3,941 sq. ft.). The house is well screened from adjacent properties to the north, west and east. It sits closest to the southern property line, where the second floor is massed and partially screened by existing oaks. A mix of Saratoga Bay Laurel and Portugal Laurel trees, as well as lower manzanita and bearberry, are proposed along the south property line. No skylights are proposed.

Compliance with floor area, impervious surface, height, and setback standards

The total proposed floor area for the site is 5,024 square feet, 257 square feet less than the 5,281 square foot limit for the property. The full 85%, or 4,489 sq. ft. of the adjusted maximum floor area are used by the proposed home and 400 sq. ft. of the detached garage. The total proposed impervious surface for the site is 6,963 square feet, 888 square feet less than the total allowed impervious surface of 7,851.

The proposed two-story home complies with the 28-foot height limits stipulated in Section 18.48.010, Table 1 of the PVMC. Only chimneys project above this limit, as allowed in Section 18.54.030.A.

The proposed project complies with all required setbacks. Allowed exceptions include the short stair off of the north porch, a corner of the workshop, and roofline overhang of the 20' rear

setback line for the house and pool house. The plans show an approximately 8 foot projection over the rear setback line, where the master bath pops out 1 foot past the setback line. This type of projection is technically allowed by the code, but generally discouraged if at all avoidable. The driveway gate is set at the required 25 feet back from the property line.

Along the rear of the house, set against the south side, the plans show two air conditioning units. The code requires that these units be screened with sound dampening material or be tested to ensure compliance with the Town's Noise Ordinance.

Parking

Required parking in the R-E/1A zoning district is two covered spaces and two guest spaces (PVMC Section 18.60.110 Table 5). Parking is accommodated by a two car detached garage and two uncovered guest parking spaces adjacent to the workshop.

Grading and Site Development Committee review

The applicant proposes a total of 2,957 cubic yards of cut and 446 cy of fill for the site. Of this, approximately 1,923 cubic yards of cut are for the building and pool (1,295 for the basement; 353 for foundation/crawl space; 275 CY for the pool), none of which is counted toward the site development permit. The remaining 1,480 cy of grading for site work and landscaping, which includes 1,034 cy of cut and 446 cy of fill, qualifies for a Site Development Permit reviewed by the Planning Commission. Much of this earthwork is necessary to create the new driveway and restore the existing drive to natural grade. The driveway design will meet the maximum 20% slope and 12-foot width requirements. The proposed site plan expands and makes good use of the relatively flat area at the top of the rise.

Town Geologist. The Town Geologist, in his letter dated September 14, 2016 (Attachment 7), recommends approval of the site development permit as proposed.

Public Works. The Public Works Director, in his memorandum dated September 23, 2016 (Attachment 8), has provided standard conditions for site development permit approval, as well as a condition requiring that the existing drive be restored to match adjacent grades, vegetation and roadway conditions, including curbing.

Fire Marshal. The Fire Marshal, in his comments dated August 31, 2016 (Attachment 9), includes all standard conditions concerning fire code for conditional approval of the site development permit.

San Mateo County Environmental Health Department. The Health Officer, in his email dated October 4, 2016 (Attachment 10), provided comments requiring further testing and tree examination in the building permit phase.

Conservation Committee. The committee's September 17, 2016 comments (Attachment 11) advise a number of plant changes. The applicant has incorporated many of these comments into the updated plans, but is still proposing nine trees each of Bay Laurel and Portuguese Laurel, which are not suited to the site and considered invasive in the northwest, respectively. In addition, the committee recommended that water run-off be studied.

In general, none of the Site Development Committee reviews raise significant issues.

Exterior materials, finishes and exterior lighting

The proposed finish treatments for the new residence include wood board and batten siding, windows and doors, decking and trellis, and garage doors. Metal is proposed for trellises, rails, downspouts, gutters, and fascia. Various stone types and colors are proposed for the porch, front walk, retaining and enclosure walls, and concrete is proposed around the pool edge. Gravel is proposed for the main driveway court, with a low steel edging to keep pebbles in. All proposed materials and treatments meet town reflectivity guidelines.

Proposed exterior lighting is shown on Sheet L6.0 and cut sheets are included in the staff report (Attachment 2). A single entrance gate wall light illuminates the address at the gate. Eight path lights and 11 wall lights provide for safe navigation around the grounds; four pool lights and two water feature lights illuminate the pool and entrance water feature, respectively. Ten ceiling down lights illuminate the north porch, the garage arbor, and the front door. Eight mounted down lights are paired over exterior entrances to the garage, master suite, living room and family room. Four pan lights illuminate the workshop door, trash enclosure, dining room entrance and light well entrance to the basement play room.

In general, the lighting is well distributed and meets the Design Guidelines' desire for dark sky compliance. One area where lighting might be reduced is at the intersection of the front walk with the driveway; there are three wall lights are proposed where one path light might suffice.

Landscaping, entry gate and fencing

The proposed planting plan, Sheet L3.0, provides a detailed plant list for the various zones of the property, including quantities and sizes. Trees are grouped toward the south, rear side of the property, where they will act as screening from the nearest neighbor. Two new coast live oak trees (36" box) are proposed where the old driveway lay. A total of 10,637 sq. ft. of landscaping is proposed, including 1,945 sq. ft. of lawn.

Of the 18 significant trees on site (two coast redwoods and 16 coast live oaks), one is recommended for removal in the arborist report (Attachment 5) due to its poor health. Six additional significant trees are proposed for removal due to their conflict with the proposed site plan, including the driveway (Tree 12), garage (12), house (14, 15) and raised lawn (17,18). All of these trees are rated fair/good health with fair/poor structure due to poor trimming, as described in the arborist report. Both significant redwoods are rated good health and structure.

A planting mix is proposed at the front entrance, and a separate meadow mix along the front porch. A large area of carmel creeper surrounds the rear lawn area. Kangaroo paw, lavender, coffeeberry and swordfern, along with a mix of grasses, make up some of the proposed plantings. Three cherry trees and a vine maple make up the proposed ornamental trees at the entrance. Hardscape for the property includes concrete paving around the pool, stone paving of the side and rear patios and stone pavers on the front walk. The proposed drive is asphalt up the slope, turning to gravel at the central court.

Existing six foot fencing will be maintained along the west setback (wood) as well as the south and east setbacks (black chain link); all existing fencing is conforming. The new fence is 4 foot post and wire, and is proposed along the front setback line, with a 25' setback at the gate. The gate is set into two 4 foot stone pillars and is a rust-colored steel frame with 50% opacity. The

left pillar has the address numbers and a single light to illuminate them. All fencing and gate proposals are compliant with the code.

Sustainability aspects of project

The project architect has provided the Build-It-Green checklist targeting 104 points for the project (Attachment 4). The Town's Green Building Ordinance is currently not in effect due to the adoption of the Cal Green Code 2013 that superseded it as of January 1, 2014. In the meantime, staff is requesting that all ASCC applications include a completed Build-It-Green checklist.

NEIGHBOR COMMENTS

On November 10, 2016, staff received a comment letter from Peter Bales of the law firm Buchalter Nemer, representing Susan Nycum, who lives directly to the south at 35 Granada Court (Attachment 13). Staff will discuss the letter's contents at the November 14, 2016 field and regular meetings.

CONCLUSION

The ASCC and Planning Commission should conduct the November 14, 2016 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before both commissions consider final action on the application. Items that Staff would like direction on include: the one-foot projection of the master bath into the rear setback; lighting levels where the front path meets the driveway; and planting of various Bay tree types against Conservation Committee recommendations.

Attachments

1. Vicinity Map
2. Lighting cut sheets, received 8/24/16 and 8/18/16
3. Outdoor Water Efficiency Checklist, received 8/24/16
4. Build It Green Checklist, received on received 8/24/16
5. Arborist Report ("Tree Survey"), received 8/24/16
6. Soils Report ("Geotechnical Investigation"), received 8/24/16
7. Comments from Town Geologist, dated 9/14/16
8. Comments from Public Works Director, dated 9/23/16
9. Comments from Fire Marshal, dated 8/31/16
10. Comments from Health Officer, dated 10/4/16
11. Comments from Conservation Committee, dated 9/17/16
12. Architectural plans, received on 9/7/16
13. Comment Letter from Peter Bales, representing neighbor Susan Nycum, received November 10, 2016

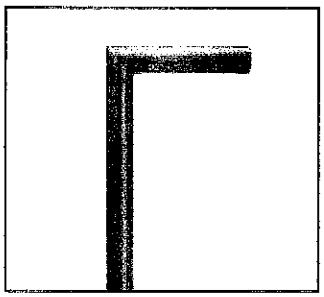
Report approved by: Debbie Pedro, Planning Director

Vicinity Map

N

0 60 120 240 360 480
Feet

45 Granada Court
November 2016



Model: **SPJ-DS24**
Finish: PVD Satin

Forever Bright

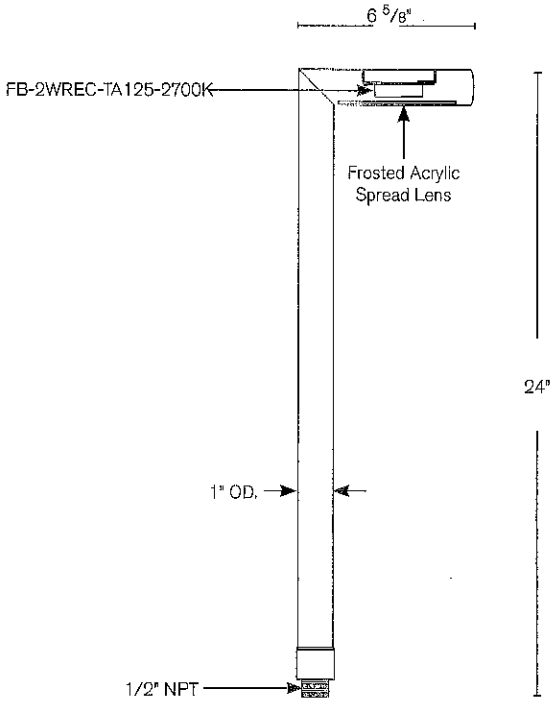
SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 9-15V
Labels:	ETL Standard Wet Label C-ETL

Contemporary Path Light

DESCRIPTION

Model#: SPJ-DS24
Material: Solid Brass
Electrical: 9-15V
Engine: FB-2WREC-TA125-2700K
Lumens: 125
Color Temp: 2700k
Mounting: 1/2" NPT. Dual Fin Spike Incl.
LED: Nichia



Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-DS24	PVDS	2W	125	2700K	9-15V

V = Verde	GM = Gun Metal	2W	125	2700K	9-15V
M = Moss	B = Black			4000K	
AG = Aged Brass	R = Rusty			6500K	
MBR = Matte Bronze	PVDP = PVD Polished				
RC = Raw Copper	PVDS = PVD Satin				

WWW.SPJLIGHTING.COM

BRICK STAR™ BQ

Adjust-e-Lume* (BRSSL*) | MR16 Halogen | GU10 Line Voltage

MATERIAL

FOR USE WITH

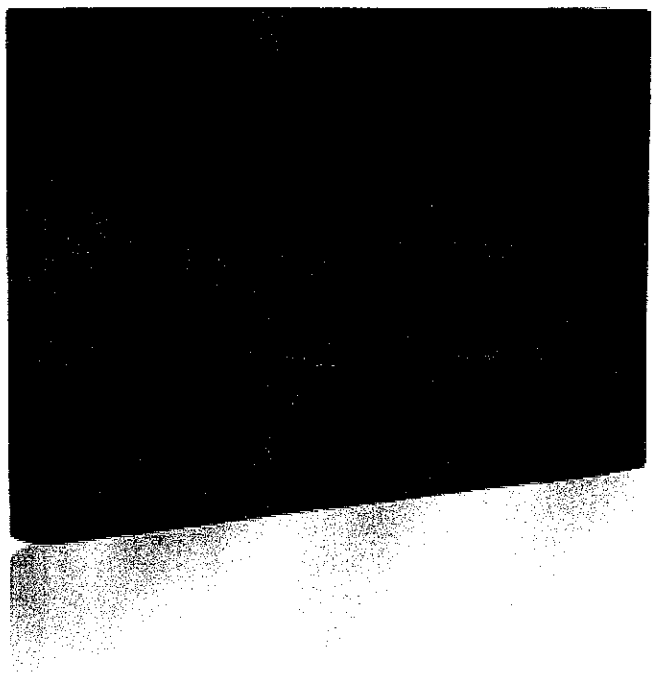
Power Supplies

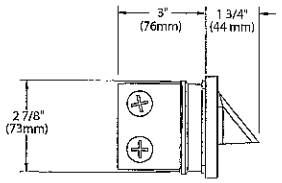
Options

"A simple, clean, and elegant fixture was needed for a major new healthcare project. The Brick Star™ LED is a perfect choice, contributing an even, low-level illumination, with the added benefits of durability and energy efficiency."

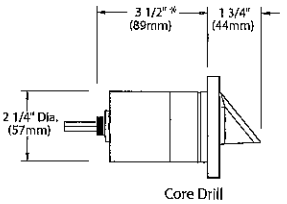
Mark Johnson, SMRT, BKU Fall 2012

Shown with
Bronze Wrinkle (BZW) finish

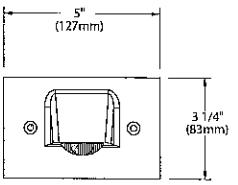




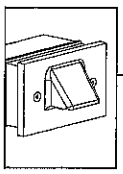
Back Box
with Aim & Lock Optics



Core Drill



Dimension shown for Adjust-e-Lume/MR16 Halogen coredrill body. GU10 coredrill body dimension 4" (102mm). Backbox option available in Adjust-e-Lume* and MR16 Halogen only. See page 344 for Catalog ordering information.



BKSSL SOLID STATE LIGHTING

the power of dimming with adjust-e-lume® TECHNOLOGY

BRICK STAR™

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

			BQ		LED						
Example:	B	-	BQ	-	LED	-	e101	-	A7	-	POL

Material
- **Blank** - Aluminum
- **B** - Brass

Series
- **BQ** - Brick Star™

Source
- **LED** - 'e' Technology with Integral Dimming Driver (See Specifications for Dimming)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type

e100 - 5WLED/2.7K
e101 - 5WLED/3K
e102 - 5WLED/4K
e103 - 5WLED/Amber

Adjust-e-Lume® Output Intensity *(Choose factory setting)*

A9 (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e100	2700K	5.0	80
e101	3000K	5.0	80
e102	4000K	5.0	80
e103	Amber (590nm)	5.0	~

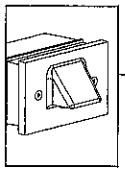
L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L70)
50,000
50,000
50,000
50,000

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
06-03-16	SUB001003



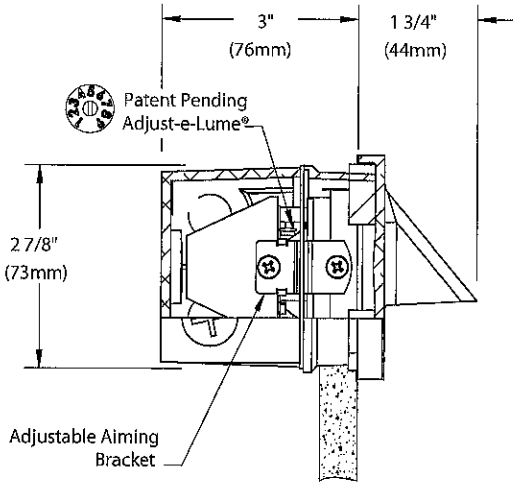
BKSSL SOLID STATE LIGHTING

the power of dimming with adjust-e-lume® TECHNOLOGY

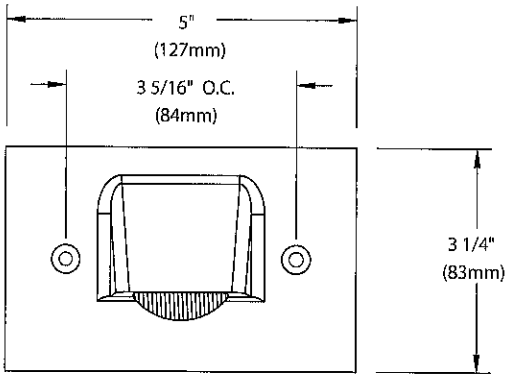
BRICK STAR™

PROJECT:	
TYPE:	

SIDE VIEW

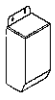


FACEPLATE DETAIL

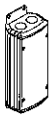


Accessories *(Configure separately)*

Remote options:



TR Series



UPMRM™

All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 360) or Brass (Type 360).

Backbox
Rectangular, 4-5/8" x 2-7/8" deep, cast aluminum construction. Front access for wire connection and inspection. Provided with [5] 1/2" NPS tapped holes (2 on each end and 1 on the back) and [4] plugs. Suitable for concrete pour.

Faceplate
Cast construction with machined finish. Countersunk holes provide for flush hardware mounting with [2] tamper-resistant, stainless steel mounting screws. 1/8" thick HT-805A silicone foam gasket with acrylic adhesive for water-tight seal.

Lens
Shock resistant, tempered, glass lens is factory adhered to faceplate.

BKSSL®
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A (non-dimming). Conforms to Safety Std. C22.2 No. 250.13-12.

Dimming
Line voltage dimmable via magnetic low voltage dimmer. For use with low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with BKSSL® Power of 'e' technology loads should be loaded to 25% of the transformer VA (watts) rated value.

Optics
Rectilinear design provides wide lateral distribution and long forward throw.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Cutoff and Aiming
90° optical cutoff for mounting heights well below typical visual glare angles. Adjustable optical bracket provides up to 24° vertical aiming.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. Faceplate screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for installation in combustible materials (Type Non-IC). Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP65 Rated. Made in USA.

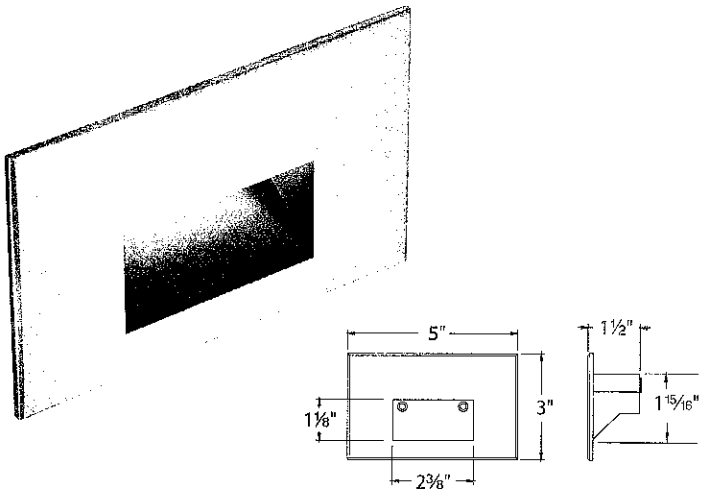
c UL us LISTED RoHS MADE IN THE USA

**Teflon is a registered trademark of DuPont Corporation.*
**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

RECTANGLE STEP LIGHTS 12V

4011

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, romantic impression at night.

SPECIFICATIONS

Input: 9-15VAC (Transformer is required)
Power: 2W / 3.1VA
CRI: 90
Mounting: Fits into 2" × 4" J-Box with minimum inside dimensions of 3"L × 2"W × 2"H Includes bracket for J-Box mount.
Rated Life: 60,000 hours

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP66 rated, Protected against high-pressure water jets
- Conveniently adapts into existing 12V system
- Invisible hardware
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

ORDERING NUMBER

		Color Temp		CRI	Finish		Lumens
4011	*12V*	**27**	*2700K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
		30	*3000K*	*90*	**BBR**	*Bronze on Brass*	*17*
					BK	*Black on Aluminum*	*17*
					BZ	*Bronze on Aluminum*	*17*
					WT	*White on Aluminum*	*38*
					SS	*Cast Stainless Steel*	*23*
		AM	*Amber*	-	**BBR**	*Bronze on Brass*	*11*
					BK	*Black on Aluminum*	*11*
					BZ	*Bronze on Aluminum*	*11*
					WT	*White on Aluminum*	*23*
					SS	*Cast Stainless Steel*	*14*

4011-_____

Example: **4011-30BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

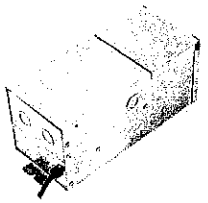
RECTANGLE STEP LIGHTS 12V

4011

WAC LANDSCAPE LIGHTING

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories



9075-TRN-SS	**9150-TRN-SS**	**9300-TRN-SS**	**9600-TRN-SS**
75W Max	*150W Max*	*300W Max*	*600W Max*

TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

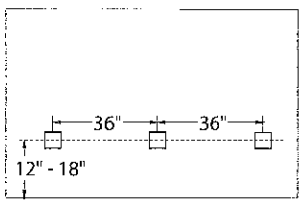
Luminaire	Dimmer					
	Manufacturer	Family	Model	Power Rating	Range*	Note
4011	*Lutron*	*Diva*	*DVLV-600*	*600W*	*23% - 100%*	
		Skylark	*SLV-600P*	*600W*	*17% - 100%*	*Best performance*
		Skylark	*S-10P*	*1000W*		*Not recommended*

*Low end of this range is determined by output current which may not directly translate to the perceived light output

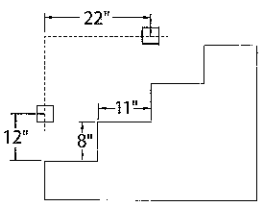
WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

Spacing Recommendations for Optimal Light Distribution

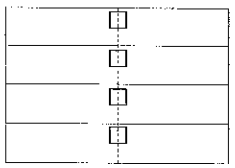
Corridors / Hallways



Stairs - Wall Mount



Stairs - Step Mount



Mount in center of stair as close to the upper tread as possible. For best results use one light per step for steps narrower than 5 feet

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Atlantic™

Discover the Difference

Operating Manual
Manuel d'utilisation
Manual de operación

SOL LIGHTING

Warm White Lighting
Éclairage blanc chaud
Luminarias blanco cálido

Includes Models
Couvre les modèles
Modelos incluidos:
SOLW2
SOLW6
SOLWLR
SOL30X4
SOLWEXT

1-877-80-PONDS
www.atlanticwatergardens.com

Introduction

Thank you for purchasing Atlantic SOL Lighting. Atlantic's SOL lighting features solid brass bodies with an oil-rubbed bronze finish. These lights work under water and in open air applications to give your water feature a soothing, warming glow after the sun goes down. Multiple LEDs can be connected to be run through one transformer.

Prior to Operation and Installation

Caution:

- DO NOT operate this product under any conditions other than those for which it is specified. Failure to observe these precautions can lead to electrical shock, product failure, or other problems.
- Follow all aspects of electrical codes when installing SOL Lighting.
- To reduce the risk of electrical shock, connect only to a 110 volt receptacle protected by a ground fault circuit interrupter (GFCI).
- Warm White SOL lights require a 12 volt AC transformer. A Driver is located approximately 6" from the end of the cord and is labeled "DO NOT REMOVE" The Driver converts AC current to DC before it is sent to the LED light. Removing the Driver or tampering with the cords between the Driver and the light fixture will damage the LED and void the warranty. The light can be connected to a larger outdoor lighting system by cutting the cord and stripping the wires, however this must be done on the 12 volt AC input side of the driver.

Installation

Fixture Installation

SOL Spotlights offer three different mounting options for your convenience:

- **Adjustable stand:** for placement on rock ledges, under waterfalls or for highlighting streambeds
- **Ground stake:** for installation around the perimeter of the water feature or in conventional landscape installations
- **Nested:** without the stand or stake, amongst the pond stones

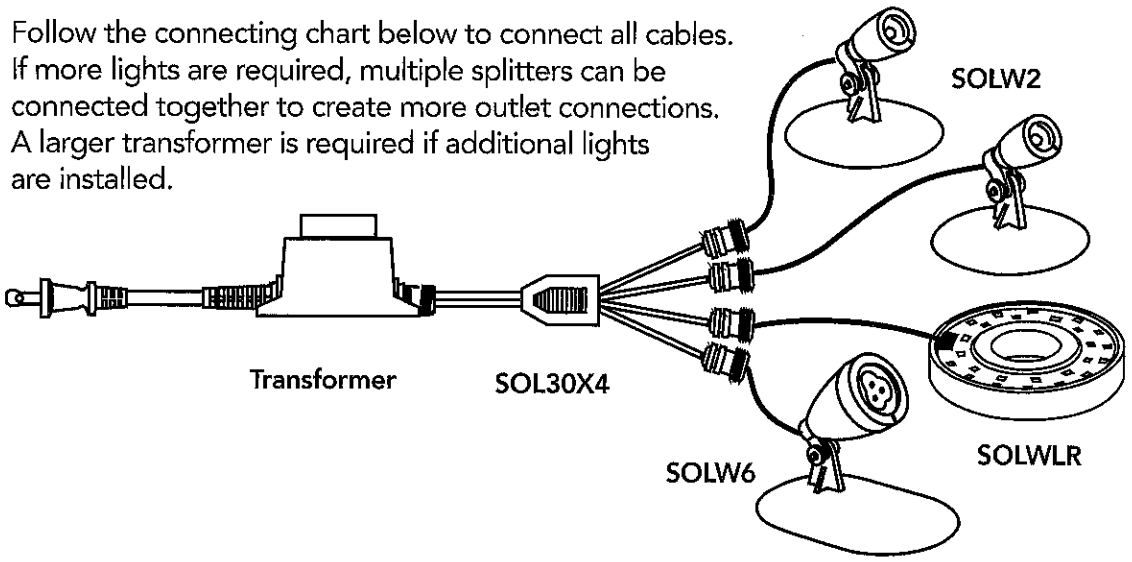
The SOL Light Ring is ideal for illuminating fountains and uplighting waterfalls.

- Proper light placement is important for every project. Whenever possible, lights should be positioned facing away from the viewing area to minimize hot spots.
- When camouflaging the light cord with rocks and gravel, always leave enough slack in the cord so that the fixture can be raised above water level for servicing.
- Always verify that the lens cover is tightly secured before submersing the fixture
- Never cut or shorten the light cord between the Control Module and the light fixture. Altering the light cord will damage the LEDs and void warranty.

- Extension cords (part # SOLWEXT) are available to add an additional 20' of cord to any SOL Light. Only one cord can be used on each light. Never connect multiple extension cords together.

Connecting the Lights

Follow the connecting chart below to connect all cables. If more lights are required, multiple splitters can be connected together to create more outlet connections. A larger transformer is required if additional lights are installed.

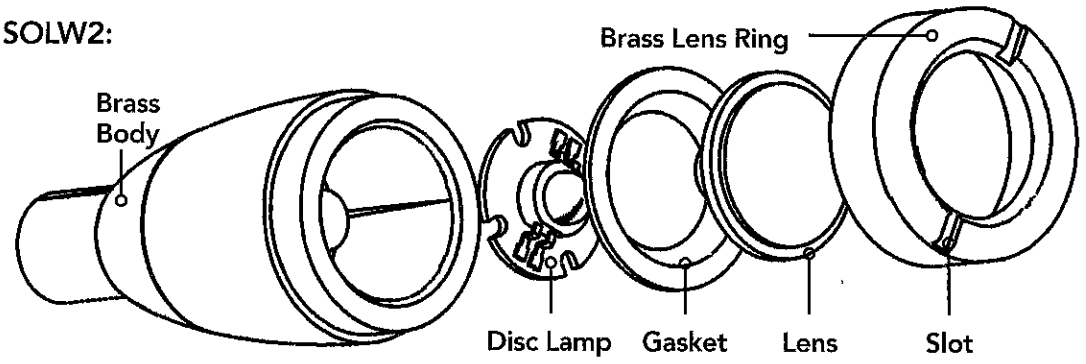


	SOLW2	SOLW6	SOLWLR
Input Voltage	12 volt AC	12 volt AC	12 volt AC
Watts	2	6	7
Beam Angle	45°	45°	150°
Dimensions	2½" L x 1⅛" W	3½" L x 2" W	3½" L x 3½" W x ½" H

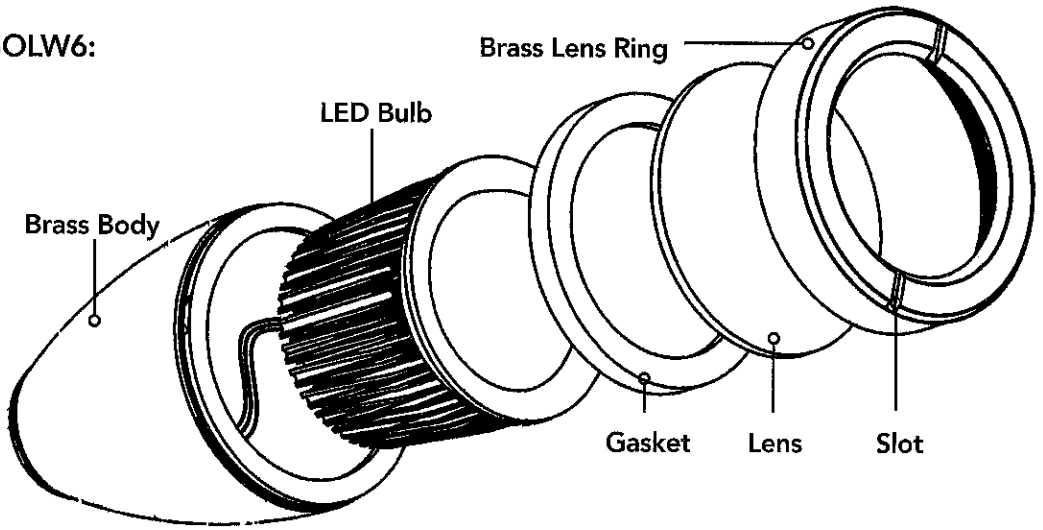
Maintenance

Replacement LED Bulbs are available for SOL Spotlights and Compact Spotlights. To loosen and tighten the brass lens ring on SOL Spotlights and Compact Spotlights, use the included key. Simply place the key in the slots on the brass lens ring to loosen or tighten. Ensure that all components are installed correctly after servicing. Inspect the silicone gaskets for defects and proper placement before re-assembling. Ensure that the lens ring is tightly secured before submersing the fixture.

SOLW2:



SOLW6:



Warranty

All SOL Lighting carries a five-year limited warranty. This limited warranty is extended solely to the original purchaser commencing from the date of the original purchase receipt and is void if any of the following apply:

- The cord has been cut or altered.
- The light body / LED components have been misused or abused.
- The light body / LED components have been disassembled or modified other than as described in this manual.

Troubleshooting Guide

Always turn off power before inspecting the SOL lights. Failure to observe this precaution can result in a serious accident.

Before ordering repairs, carefully read through this instruction booklet. If the problem persists, contact your dealer.

Problem	Possible Cause	Possible Solution
LED light will not illuminate	No power to outlet	Confirm power to outlet.
	No Power to LED	Check all connections, ensure cord is not cut or damaged.
	LED is broken / defective	Replace LED bulb

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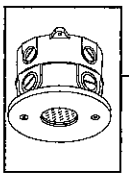
Discover the Difference

1-877-80-PONDS
www.atlanticwatergardens.com



BKSSL SOLID STATE LIGHTING

the power of dimming with adjust-e-lume® TECHNOLOGY

VERSA STAR™

PROJECT:	45 Granada
TYPE:	L1
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	[ ]	[VS]	[LED]	[e100]	[WFL]	[A9]	[BZP]	[ ]	[ ]	
Example:	S	VS	LED	e100	SP	A6	MAC	13	11	

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless Steel

Series
- **VS** - Versa Star™

Source
- **LED** - **'e'** Technology with Integral Dimming Driver (See Specifications for Dimming)
  Designed for use with remote 12VAC BKSSL® transformers. Requires magnetic Low Voltage dimmer.

LED Type
- **e100** - 5WLED/2.7K
- **e101** - 5WLED/3K
- **e102** - 5WLED/4K
- **e103** - 5WLED/Amber

Optics*
- **NSP** - Narrow Spot (Red Indicator)
- **SP** - Spot (Green Indicator)
- **MFL** - Medium Flood (Yellow Indicator)
- **WFL** - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity *(Choose factory setting)*
A9 (Standard), **A8, A7, A6, A5, A4, A3, A2, A1**

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

RECEIVED
AUG 24 2016
TOWN OF PORTOLA VALLEY

DRIVER DATA

Input Volts	InRush Current	Operating Current	Dimmable	Operation Ambient Temperature
12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e100	2700K	5.0	80
e101	3000K	5.0	80
e102	4000K	5.0	80
e103	Amber (590nm)	5.0	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens(L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	e66 CBCP	Visual Indicator
Narrow Spot	13°	6889	Red Dot
Spot	15°	5225	Green Dot
Medium Flood	23°	1984	Yellow Dot
Wide Flood	31°	1300	Blue Dot

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
06-03-16	SUB001016

adjust-e-lume®
TECHNOLOGY

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume® Dial to desired output

Distance from lamp	Narrow Spot	4K	3K	2.7K
20'		17.2	15.3	15.0
16'		26.9	23.9	23.4
12'		47.8	42.6	41.6
8'		107.6	95.8	93.6
4'		430.6	383.2	374.6

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Spot	4K	3K	2.7K
20'		13.1	11.6	11.4
16'		20.4	18.2	17.8
12'		36.3	32.3	31.6
8'		81.6	72.7	71.0
4'		326.6	290.6	284.1

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Medium Flood	4K	3K	2.7K
20'		5.0	4.4	4.3
16'		7.8	6.9	6.7
12'		13.8	12.3	12.0
8'		31.0	27.6	27.0
4'		124.0	110.4	107.9

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Distance from lamp	Wide Flood	4K	3K	2.7K
20'		3.3	2.9	2.8
16'		5.1	4.5	4.4
12'		9.0	8.0	7.9
8'		20.3	18.1	17.7
4'		81.3	72.3	70.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

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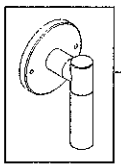
www.bklighting.com



the power of e

MINI-MICRO™ CYLINDER

PROJECT:	45 Granada Court
TYPE:	L2
CATALOG NUMBER:	
SOURCE:	
NOTES:	Replacement for Nite Star

CATALOG NUMBER LOGIC

Example	- YM	- LED	- e70	- SP	- BZP	- 12	- 11	- B	

Material
- **Blank** - Aluminum
- **B** - Brass
- **S** - Stainless Steel

Series
- **YM** - Mini-Micro™

Source
- **LED** - 'e' Technology with Integral Driver
  Designed for use with remote 12VAC BKSSL® transformers.

LED Type
- **e70** - 3WLED/2.7K
- **e71** - 3WLED/3K
- **e72** - 3WLED/4K
- **e73** - 3WLED/Amber

Optics*
- **NSP** - Narrow Spot (Red Indicator)
- **SP** - Spot (Green Indicator)
- **MFL** - Medium Flood (Yellow Indicator)
- **ASY** - Asymmetrical (Purple Indicator)

Finish

Aluminum Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finish

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finish

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type
- **12** - Soft Focus Lens
- **13** - Rectilinear Lens

Shielding
- **11** - Honeycomb Baffle

Cap Style
- **A** - 45°
- **B** - 90°
- **C** - Flush
- **D** - 45° less Weep Hole *(Interior Use Only)*
- **E** - 90° less Weep Hole *(Interior Use Only)*

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI
e70	2700K	3	80
e71	3000K	3	80
e72	4000K	3	80
e73	Amber (590nm)	3	~

L70 DATA

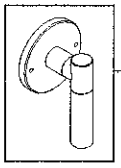
Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000

*OPTICAL DATA

Beam Type	Angle	CBCP	Visual Indicator
NSP-Narrow Spot	17°	1585	Red Indicator
SP-Spot	21°	781	Green Indicator
MFL-Medium Flood	28°	616	Yellow Indicator
ASY-Asymmetrical	17°x31°	721	Purple Indicator

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

RELEASED	DRAWING NUMBER
07-26-16	SUB000965

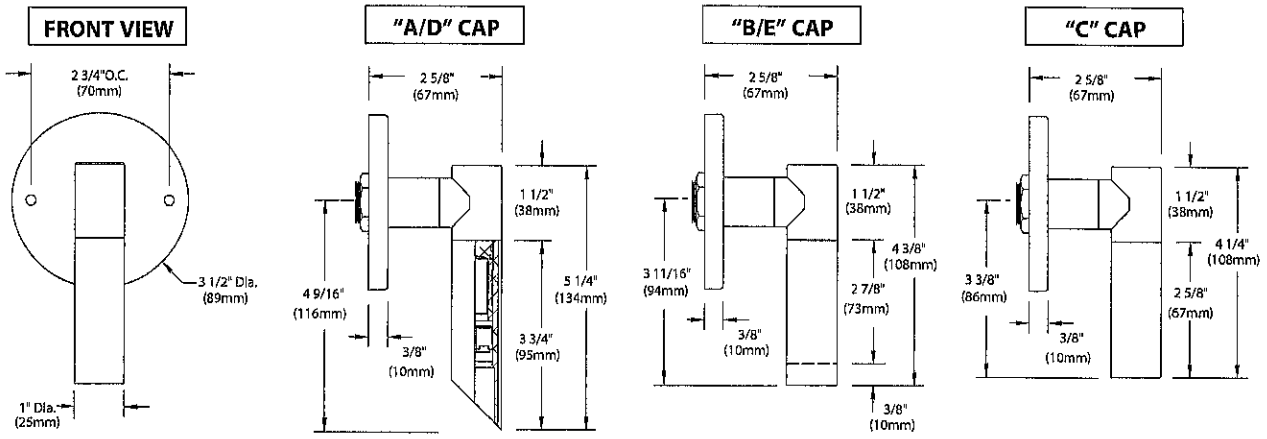


the power of e

MINI-MICRO™ CYLINDER

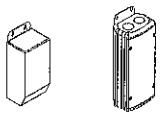
PROJECT: 45 Granada Court

TYPE: L2



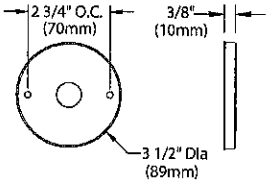
Accessories *(Configure separately)*

Remote options:



TR Series UPMRM™

CANOPY DETAIL



All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 316).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

Cap
Fully machined. Accommodates [1] lens or louver media. Choose from 45° cutoff ('A' or 'D'), 3/8" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL®
Integrated solid state system with 'e' technology. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). BKSSL technology provides long life, significant energy reduction and exceptional thermal management.

Optics
OPTIKIT™ modules are color-coded for easy reference: Narrow Spot (NSP) = Red, Spot (SP) = Green. Medium Flood (MFL) = Yellow and Asymmetrical (ASY) = Purple.

Installation
3-1/2" dia., machined canopy permits mounting to 3" octagonal junction box or 4" junction box with mud ring (by others). Suitable for uplight or downlight installation.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Remote Transformer
For use with 12VAC BKSSL remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.

Hardware
Tamper-resistant, stainless steel hardware. Canopy mounting screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

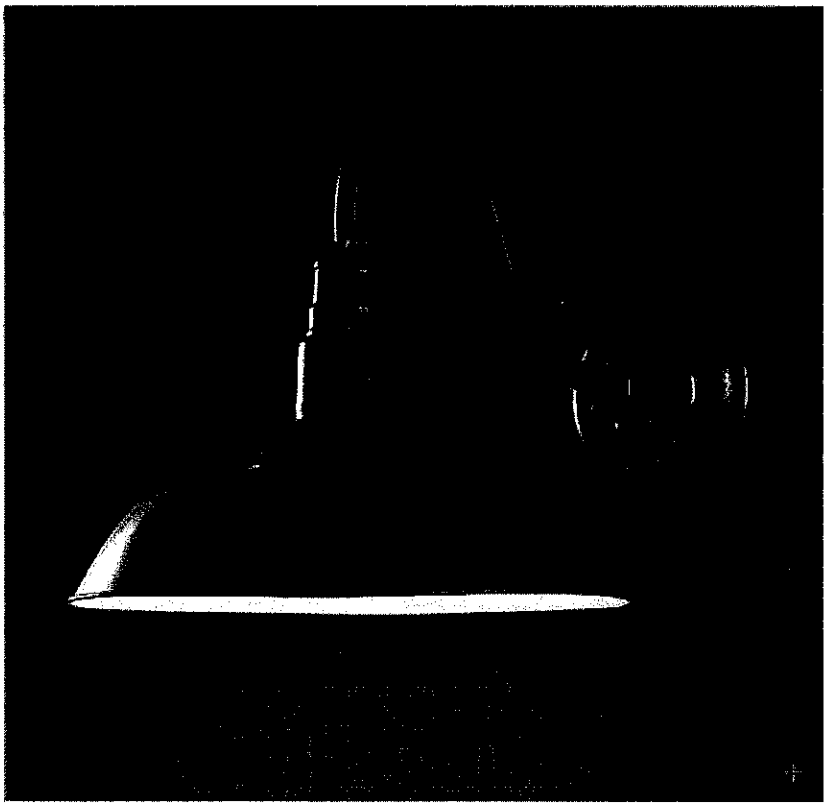
Certification and Listing
ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. IP66 Rated. Made in USA.

RoHS

**Teflon is a registered trademark of DuPont Corporation.*
**Energy Star is a registered trademark of the United States Environmental Protection Agency.*

RH

RESTORATION HARDWARE



VINTAGE BARN SCONCE SLATE GREY
$209 - $309

A reproduction of an enamel pendant that's been a fixture – literally – in barns across the country for the last century, this design classic deserves to be brought indoors. We preserved the functional design, and gave it a new look in a variety of finishes.

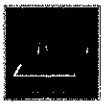
Hide product details...

- Made of steel and aluminum
- Matte slate grey shade has distressed aluminum cap
- Reflector finished with glossy antiqued white enamel to intensify the light
- 10" and 14" use one 60 max. bulb (not included)
- 18" uses one 75W max. bulb (not included)
- Damp UL listed: suitable for use indoors, such as bathrooms where it is subject to moisture, and in sheltered outdoor areas
- Hardwire
- *Catalog and Web only*

DIMENSIONS

10" Sconce: 14¼"L x 10"W x 10"H
14" Sconce: 21½"L x 14"W x 13½"H
18" Sconce: 25"L x 18"W x 17¾"H

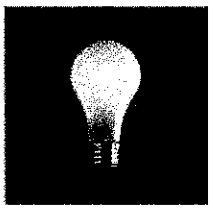
10" Installation Instructions >
14" Installation Instructions >
18" Installation Instructions >



VINTAGE BARN SCONCE SLATE GREY
$209 - $309

SIZE
Choose a Size

PRICE QUANTITY
1



INCANDESCENT EDISON FROST BULB (SET OF 2)
$5

See all product details.

WATTAGE
Choose a Wattage

PRICE QUANTITY
0

BOOKMARK & SHARE Tweet 0

Attachment 3

OUTDOOR WATER USE EFFICIENCY CHECKLIST

RESIDENTIAL OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance

Signature: Tyler Vallpeh Date: 8/19/16

RECEIVED
AUG 24 2016
TOWN OF PORTOLA VALLEY

Project Information

☐ New Construction ☐ Rehabilitated ☐ Other:

☒ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☐ Irrigation only ☐ Industrial ☐ Other:

Applicant Name (print): TYLER VALLPEH Contact Phone #: 415-121-0905

Project Site Address: 45 GRANADA COURT

Project Area (sq.ft. or acre): # of Units: # of Meters:

			Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 10,037		☐	☐
	Turf Irrigated Area (sq.ft.): 1945 (DRIP IRRIGATION)		☐	☐
	Non-Turf Irrigated Area (sq.ft.): 8092		☐	☐
	Irrigated Special Landscape Area (SLA) (sq.ft.): –		☐	☐
	Water Feature Surface Area (sq.ft.): 30			
Plant Material	Low water using plants are installed for at least 80% of plant area	☐ Yes ☒ No, See Special Landscape Area and/or Recycled Water Area	☐	☐
Turf	No turf proposed	☐ Yes ☒ No, See Water Budget	☐	☐
	There is no turf in parkways < 10 feet wide	☒ Yes ☐ No, If adjacent to a parking strip	☐	☐
	All turf is planted on slopes≤ 25%	☒ Yes	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☒ Yes	☐	☐
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☒ Yes ☐ No, See Soil Test	☐	☐
Mulch	At least 3-inches of mulch on exposed soil surfaces	☒ Yes	☐	☐
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☒ Yes	☐	☐
	Irrigation controllers do not lose programming data when power source is interrupted	☒ Yes	☐	☐
	Irrigation system includes pressure regulators	☒ Yes	☐	☐
	Manual shut-off valves are installed near the connection to the water supply	☒ Yes	☐	☐
	All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher	☐ Yes NO SPRINKLERS	☐	☐
	Areas < 10 feet shall be irrigated with subsurface irrigation	☒ Yes ☐ No, but there is no runoff or overspray	☐	☐
Metering	Separate irrigation meter	☒ Yes ☐ No, not required if < 5,000 sq ft	☐	☐
Swimming Pools / Spas	Cover highly recommended	☒ Yes ☐ No, not required	☐	☐
Water Features	Recirculating	☒ Yes	☐	☐

OUTDOOR WATER USE EFFICIENCY CHECKLIST

Documentation (per section 492.3)	Project Information	☒ Yes	☐	☐
	Water Efficient Landscape Worksheet (optional if no turf and 80% native, low water use plants)	☒ Prepared by professional	☐	☐
	Soil Management Report (optional if < 2,500 sq ft of landscape area)	☒ Prepared by professional	☐	☐
	Landscape Design Plan (optional if < 2,500 sq ft of landscape area)	☒ Prepared by professional	☐	☐
	Irrigation Design Plan (optional if < 2,500 sq ft of landscape area)	☒ Prepared by professional	☐	☐
	Grading Design Plan (optional if < 2,500 sq ft of landscape area)	☒ Prepared by professional	☐	☐
Audit	Post-installation audit completed	☒ Completed by professional	☐	☐

Auditor:

Materials Received and Reviewed:

- ☐ Project Information
- ☐ Water Efficient Landscape Worksheet
- ☐ Residential Outdoor Water Use Efficiency Checklist
- ☐ Post-Installation Audit
- ☐ Landscape Design Plan
- ☐ Soil Management Report
- ☐ Irrigation Design Plan
- ☐ Grading Design Plan

Date Reviewed:

☐ Follow up required (explain):

Date Resubmitted:

Date Approved:

Dedicated Irrigation Meter Required:

Meter sizing:

Submittal Provided to Applicant

- ☐ Regional Water Efficient Landscape Ordinance
- ☐ Residential Outdoor Water Use Efficiency Checklist
- ☐ Water Efficient Landscape Worksheet
- ☐ Plant List
- ☐ Other:

Submittal Requirements Satisfied

- ☐ Drip irrigation
- ☐ Plant palate
- ☐ Grading
- ☐ Pool and/or spa cover
- ☐ Dedicated irrigation meter
- ☐ Other:

Comments:

Selected Definitions:

ETo	Reference evapotranspiration means the quantity of water evaporated from a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of estimating water budgets so that regional differences in climate can be accommodated.
SLA	Special Landscaped Area. Includes edible plants, areas irrigated with recycled water, surface water features using recycled water and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 43.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
LOW	.25	DRIP	.81	.31	6787	2104	56092.6
MED.	.50	DRIP	.81	.62	3850	2387	63637.4
				Totals	(A)	(B)	
Special Landscape Areas							
	[redacted]			1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	119730
						Maximum Allowed Water Allowance (MAWA)[e]	155970

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray
or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU*** **(Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed)*** *= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	4491
Total Area	(A)	10637
Average ETAF	**B ÷ A**	.42

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

Attachment 4

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM VERSION 6.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: Verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites CALGreen Mandatory. H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit **www.builditgreen.org/greenpointrated**
Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Achieved: 104

Certification Level: Silver

POINTS REQUIRED

Single Family New Home Version 6.0.2

45 GRANADA COURT

Yes/No	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
			Possible Points					
CALGreen								
Yes	**CALGreen Req (REQUIRED)**	4		1	1	1	1	
A. SITE								
TBD	**A1. Construction Footprint**					1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 65% C&D Waste Diversion(**including** Alternative Daily Cover)					2		
TBD	A2.2 65% C&D Waste Diversion (**Excluding** Alternative Daily Cover)					2		
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
Yes	**A3. Recycled Content Base Material**	1				1		
TBD	**A4. Heat Island Effect Reduction (Non-Roof)**			1				
TBD	**A5. Construction Environmental Quality Management Plan including Flush-Out**				1			
	A6. Stormwater Control: Prescriptive Path							
TBD	A6.1 Permeable Paving Material						1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
TBD	A6.4 Smart Stormwater Street Design		1					
TBD	**A7. Stormwater Control: Performance Path**						3	
B. FOUNDATION								
Yes	**B1. Fly Ash and/or Slag in Concrete**	1				1		
TBD	**B2. Radon-Resistant Construction**				2			
Yes	**B3. Foundation Drainage System**	2				2		
Yes	**B4. Moisture Controlled Crawlspace**	1			1			
	B5. Structural Pest Controls							
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections					1		
TBD	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation					1		
C. LANDSCAPE								
25.00%	Enter the landscape area percentage							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤25%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2	
Yes	**C5. Trees to Moderate Building Temperature**	3	1	1			1	
TBD	**C6. High-Efficiency Irrigation System**						2	
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	2					2	
TBD	**C8. Rainwater Harvesting System**						3	
TBD	**C9. Recycled Wastewater Irrigation System**						1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2	
≤0.65 ETo	**C11. Landscape Meets Water Budget**	1					2	
	C12. Environmentally Preferable Materials for Site							
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing					1		
TBD	**C13. Reduced Light Pollution**		1					
TBD	**C14. Large Stature Tree(s)**		1					
TBD	**C15. Third Party Landscape Program Certification**						1	
TBD	**C16. Maintenance Contract with Certified Professional**						1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center			1		2		
TBD	D1.2 Non-Load Bearing Door and Window Headers Sized for Load					1		
TBD	D1.3 Advanced Framing Measures					2		
TBD	**D2. Construction Material Efficiencies**					1		
	D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1		
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1				1		
TBD	D3.3 Engineered Lumber for Roof Rafters					1		
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications					1		
TBD	D3.5 OSB for Subfloor					0.5		
No	D3.6 OSB for Wall and Roof Sheathing	0				0.5		
TBD	**D4. Insulated Headers**			1				

Single Family New Home	Version 6.0.2							
	D5. FSC-Certified Wood							
TBD	D5.1 Dimensional Lumber, Studs, and Timber					6		
TBD	D5.2 Panel Products					3		
	D6. Solid Wall Systems							
TBD	D6.1 At Least 90% of Floors					1		
TBD	D6.2 At Least 90% of Exterior Walls			1		1		
TBD	D6.3 At Least 90% of Roofs			1		1		
TBD	**D7. Energy Heels on Roof Trusses**			1				
16 inches	**D8. Overhangs and Gutters**	1		1		1		
	D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2			2			
TBD	D9.2 Mitigation Strategies for Attached Garage				1			
	D10. Structural Pest and Rot Controls							
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil					1		
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood					1		
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1		
E. EXTERIOR								
TBD	**E1. Environmentally Preferable Decking**					1		
TBD	**E2. Flashing Installation Third-Party Verified**					2		
TBD	**E3. Rain Screen Wall System**					2		
TBD	**E4. Durable and Non-Combustible Cladding Materials**					1		
	E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1		
No	**E6. Vegetated Roof**	0	2	2				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
TBD	F1.1 Walls and Floors					1		
TBD	F1.2 Ceilings					1		
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors				1			
TBD	F2.2 Ceilings				1			
	F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors				1			
TBD	F3.2 Ceilings				1			
TBD	F3.3 Interior and Exterior				1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1				
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution						1	
TBD	G1.3 Increased Efficiency in Hot Water Distribution						2	
	G2. Install Water-Efficient Fixtures							
TBD	G2.1 WaterSense Showerheads with Matching Compensation Valve						2	
TBD	G2.2 WaterSense Bathroom Faucets						1	
TBD	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams						1	
TBD	**G3. Pre-Plumbing for Graywater System**						1	
TBD	**G4. Operational Graywater System**						3	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. Sealed Combustion Units							
TBD	H1.1 Sealed Combustion Furnace				1			
TBD	H1.2 Sealed Combustion Water Heater				2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1				
TBD	H3.2 Pressure Balance the Ductwork System			1				
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1			
	H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R	
TBD	H6.2 Advanced Ventilation Standards				1			
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2			
	H7. Effective Range Hood Design and Installation							
TBD	H7.1 Effective Range Hood Ducting and Design				1			
TBD	H7.2 Automatic Range Hood Control				1			
TBD	**H8. No Fireplace or Sealed Gas Fireplace**				1			
TBD	**H9. Humidity Control Systems**				1			
TBD	**H10. Register Design Per ACCA Manual T**			1				
Yes	**H11. High Efficiency HVAC Filter (MERV 8+)**	1			1			
I. RENEWABLE ENERGY								
No	**I1. Pre-Plumbing for Solar Water Heating**	0		1				
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1				
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)			25				
	I4. Net Zero Energy Home							
TBD	I4.1 Near Zero Energy Home			2				
TBD	I4.2 Net Zero Electric			4				

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J. BUILDING PERFORMANCE AND TESTING								
TBD	J1. Third-Party Verification of Quality of Insulation Installation				1			
TBD	J2. Supply and Return Air Flow Testing			1	1			
TBD	J3. Mechanical Ventilation Testing and Low Leakage				1			
TBD	J4. Combustion Appliance Safety Testing				1			
2013	J5. Building Performance Exceeds Title 24 Part 6							
15.00%	J5.1 Home Outperforms Title 24 Part 6	35		60				
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1				
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1				
TBD	J8. ENERGY STAR for Homes			1				
No	J9. EPA Indoor airPlus Certification	0			1			
TBD	J10. Blower Door Testing				2			
K. FINISHES								
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
TBD	K1.1 Individual Entryways				1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2			2			
Yes	K3. Low-VOC Caulks and Adhesives	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
TBD	K4.1 Cabinets					2		
TBD	K4.2 Interior Trim					2		
TBD	K4.3 Shelving					2		
TBD	K4.4 Doors					2		
TBD	K4.5 Countertops					1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
Yes	K5.1 Doors	1			1			
Yes	K5.2 Cabinets and Countertops	2			2			
Yes	K5.3 Interior Trim and Shelving	2			2			
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2			
TBD	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion				2			
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1			
L. FLOORING								
TBD	L1. Environmentally Preferable Flooring					3		
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential				3			
TBD	L3. Durable Flooring					1		
TBD	L4. Thermal Mass Flooring			1				
M. APPLIANCES AND LIGHTING								
Yes	M1. ENERGY STAR® Dishwasher	1					1	
CEE Tier 2	M2. CEE-Rated Clothes Washer	2		1			2	
TBD	M3. Size-Efficient ENERGY STAR Refrigerator			2				
	M4. Permanent Centers for Waste Reduction Strategies							
Yes	M4.1 Built-In Recycling Center	1				1		
TBD	M4.2 Built-In Composting Center					1		
	M5. Lighting Efficiency							
TBD	M5.1 High-Efficacy Lighting			2				
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2				
N. COMMUNITY								
	N1. Smart Development							
No	N1.1 Infill Site	0	1			1		
No	N1.2 Designated Brownfield Site	0	1		1			
No	N1.3 Conserve Resources by Increasing Density	0		2		2		
No	N1.4 Cluster Homes for Land Preservation	0	1			1		
	N1.5 Home Size Efficiency					9		
	Enter the area of the home, in square feet							
5	Enter the number of bedrooms							
No	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop	0	2				1	
	N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2					
	Enter the number of Tier 1 services							
	Enter the number of Tier 2 services							
No	N3.2 Connection to Pedestrian Pathways	0	1					
TBD	N3.3 Traffic Calming Strategies		2					
	N4. Outdoor Gathering Places							
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents		1					
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1					
	N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Callers	1	1					
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1					
Yes	N5.3 Porches Oriented to Street and Public Space	1	1					
Yes	N5.4 Social Gathering Space	1	1					
	N6. Passive Solar Design							
TBD	N6.1 Heating Load			2				
TBD	N6.2 Cooling Load			2				
	N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1			
No	N7.2 Full-Function Independent Rental Unit	0	1					
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2		0.5		1	0.5	
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	2		0.5	0.5	0.5	0.5	
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5	
TBD	O5. Home System Monitors			1			1	
	O6. Green Building Education							
TBD	O6.1 Marketing Green Building		2					
TBD	O6.2 Green Building Signage			0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1		
Summary								
	Total Available Points in Specific Categories	342	26	131	54	83	48	
	Minimum Points Required in Specific Categories	50	2	25	6	6	6	
Total Points Achieved		[illegible]	20	[illegible]	[illegible]	[illegible]	[illegible]	

Attachment 5

Tree Survey
45 Granada Court
Portola Valley, CA 94028

Prepared by

Michael P. Young

Certified Arborist WC ISA #623

July 7, 2016

Klemchuk Residence
45 Granada Court
Portola Valley, CA 94028

Assignment

It was our assignment to physically inspect all trees defined as "significant" by the Town of Portola Valley in the survey area, and write a tree survey report. Reference materials included a topographic map of the survey area, provided by the client.

Summary

This survey provides a numbered map and complete and detailed information about each tree surveyed. There were 18 trees included in this report. The most prevalent tree species in the survey area was coast live oak. All 18 trees surveyed are classified as significant trees under the Town of Portola Valley's tree protection ordinances. One significant tree is recommended for removal due to health issues.

Contents

All the trees surveyed were examined and then rated based on their individual health and structure according to the table that follows. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. Health is rates based on leaf color and size, canopy density, new shoot growth and the presence of pests or diseases.

KEY	Health	Structure
Good	excellent/vigorous	flawless
Fair/Good	healthy	very stable
Fair	Fair	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/Poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

The complete list of trees and all relevant information, including their ratings, their "heritage" status, and recommendations for their care can be found in the data table that accompanies this report.

Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full hazard assessment" is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

Tree Health Ratings

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Tree Structure Ratings

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be mantained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/techique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree.

General Issues and Recommendations

Tree Health

The trees here were rated from Fai/Poor to Fair/Good health, with one coast live oak (tree #10) observed to be in Fair/Poor condition. Tree #10 is very thin due to boring insects and heavy shading by other trees. Removal is recommended.

Soil-based Fungi

One item noted on the property was that many of the bases of the trees are buried under dirt and other organic debris. A tree is best able to defend against soil-borne organisms if the area where the trunk flares outward and where the exterior layer turns from "bark" to "root" is above soil level. This area is called the "root collar". Anaerobic, soil-based *Phytophthora* fungi are present in many areas of Portola Valley and in the bay area in general. If the base of a tree appears similar to the base of a telephone pole, with no flare where tree meets the ground, the root collar is buried, allowing soil-borne organisms easy access to the area where the tree has fewer defenses against these organisms. The best way to prevent soil-based fungi and other soil-based organisms from attacking trees is to perform a Root Collar Excavation (RCE) on all susceptible trees, especially oaks. This is a simple procedure, done with a hand shovel, wherein soil and debris are excavated from the buttress (flared) roots in a small circle around the tree. This procedure is recommended for all oaks on the property.

Tree Structure

The majority of trees with structural problems exhibited multiple leaders. A few had co-dominant leaders with poor attachment due to included bark. This class of structural problems means that as limbs grow and weight is added to the poorly attached leader, leaders tend to fail by breaking at the attachment point with the trunk. These structural problems can be lessened and the tree made safer over time through 1) targeted pruning to shorten and reduce growth of non-dominant leaders, and 2) the pruning of excessive branch end weight, also known as end weight reduction. These techniques reduce lever forces at branch and leader junctions, making the point of attachment less likely to fail under weight or in a wind event.

For each tree, specific structural issues and a recommendation for improving safety are shown in the "Notes" column on the accompanying data sheet noted in the notes column for that tree.

Local Regulations Governing Trees

Portola Valley Municipal Code Section 15.12.070.A protects the following species at or above the associated diameter at fifty-four (54) inches above natural grade.

Species	Circumference	Diameter
Coast Live Oak (Quercus agrifolia)	36"	11.5"
Black Oak (Quercus kelloggii)	36"	11.5"
Valley Oak (Quercus lobata)	36"	11.5"
Blue Oak (Quercus douglasii)	16"	5.0"
Coast Redwood (Sequoia sempervirens)	54"	17.2"
Douglas Fir (Pseudotsuga menziesii)	54"	17.2"
California Bay Laurel (Umbrellularia californica) (if multiple trunk, measurements pertain to largest trunk)	36"	11.5"

Big Leaf Maple (Acer macrophyllum)	24"	7.6"□
Madrone (Arbutus menziesii)	24"	7.6"

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings.

In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Protection Recommendations

Based on the existing development, planned construction and the condition and location of trees present on site, the following is recommended:

1. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.

2. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.

General Tree Protection Plan

It is required that protective fencing is provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.

There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist.

Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.

Mulch should cover all bare soils with the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. We prefer course wood chips because they are organic, and degrade naturally over time.

Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.

Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.

Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

Repair of existing, or any future, landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

Repair of existing, or any future, landscape irrigation trenches must be designed to avoid water striking the trunks of trees, especially oak trees.
Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf.

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young
Certified Arborist # 623

Allie Strand

Allie Strand
Certified Arborist #10737

TREE SURVEY urban tree management, inc.

Client: Klemchuk
Address: 45 Granada Court, Portola Valley
Date: 7/7/16

Ratings For health and structure are given separately for each tree according to the table below.
IE, a tree may be rated "Good" under the health column For excellent/vigorous appearance and growth, while the same tree may be rated "Fair/Poor" in the structure column if structural mitigation is needed.
Health is rated based on leaf color and size, canopy density, new shoot growth and presence of pests or disease

KEY	Health	Structure
Good	excellent/vigorous	flawless
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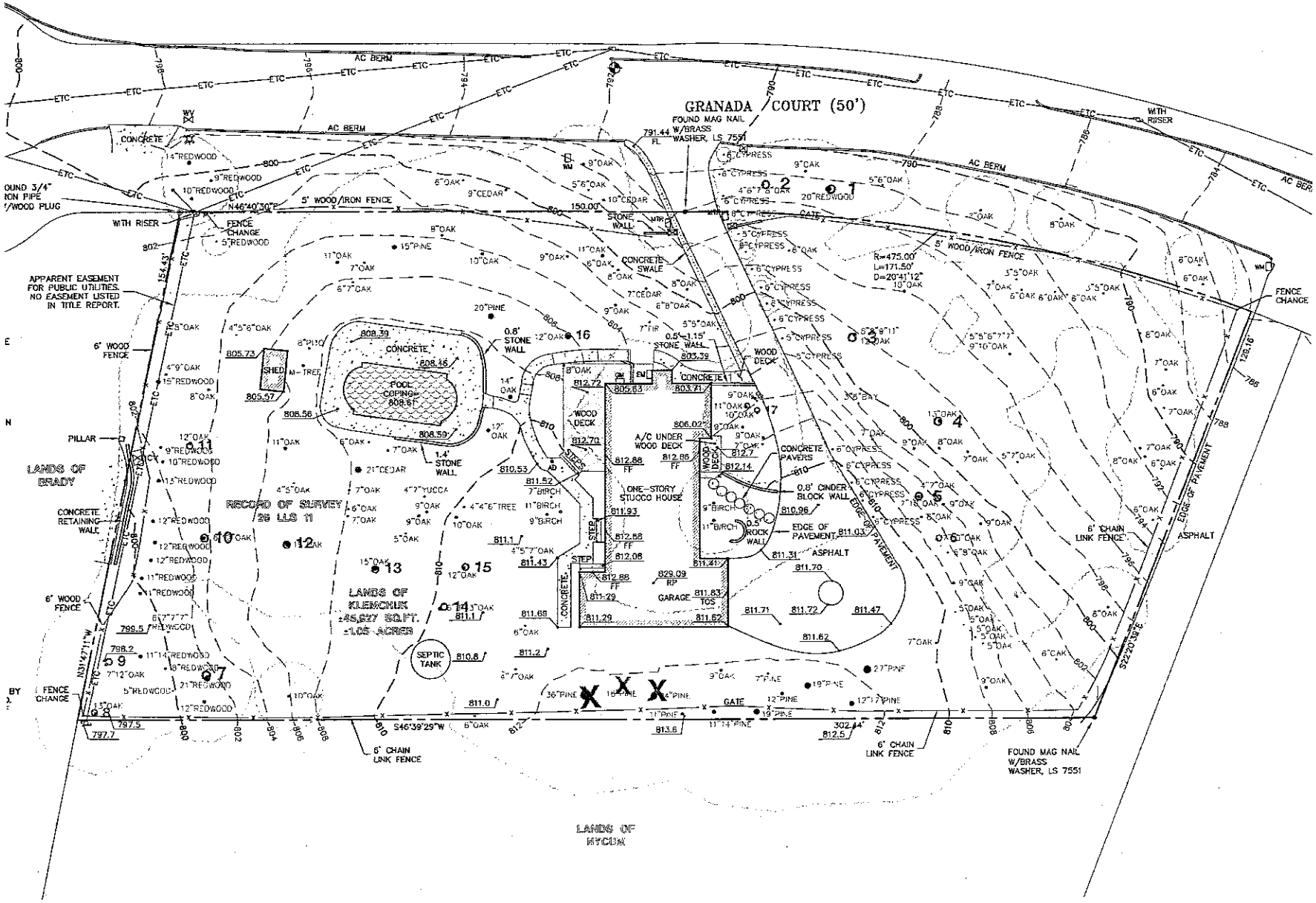
Fair/Poor	declining	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Tag no	Common Name	DBH	W/H	Health	Structure	SIGNIFICANT (X)	REMOVAL (X)	SIGNIFICANT REMOVAL (XX)	Notes/Recommendations
1	Coast Redwood	19	18/45	G	G	X			Multiple leaders, co-dominant leaders with included bark, Rec SP, diam at 2'
2	Coast live oak	13.5	18/20	F	FP	X			4 leaders from ground, Rec EWR, RCE
3	Coast live oak	7.5, 8, 9,5, 11, 11.5	25/25	F	FP	X			Co-dominant leaders at 8', Rec SP, EWR, RCE
4	Coast live oak	13	20/35	F	FP	X			Double leader at 3', Rec SP, EWR, RCE, diam at 2'
5	Coast live oak	14.5	18/25	FG	FP	X			Double leader at 2', leaning, Rec EWR, RCE, diam at 1.5'
6	Coast live oak	14.5	18/25	FG	FP	X			
7	Coast Redwood	20	18/70	G	G	X			Leaning over fence, multiple leaders, Rec EWR, RCE
8	Coast live oak	13	15/25	F	FP	X			Double leader at 3.5', ivy, Rec SP, RCE, remove ivy
9	Coast live oak	6, 12.5	16/25	F	FP	X			Heavily shaded, large deadwood, rodents, boring insects, Rec REMOVAL
10	Coast live oak	11.5	20/25	FP	FP	X	X	XX	Co-dominant leaders at 4', Rec SP, EWR, RCE
11	Coast live oak	13	20/40	F	FP	X			Double leader at 8', Rec EWR, RCE
12	Coast live oak	16	20/40	FG	FP	X			Double leader at 9', Rec EWR, RCE
13	Coast live oak	16	20/35	FG	FP	X			Multiple leaders from 2', Double leader above that, Rec SP, EWR
14	Coast live oak	7, 8, 15	20/35	FG	FP	X			Multiple leaders, Rec SP, RCE
15	Coast live oak	11.5	20/35	FG	FP	X			Multiple leaders, Rec EWR,
16	Coast live oak	12	18/18	F	FP	X			Co-dominant leaders with included bark at 10' Rec EWR, SP, RCE
17	Coast live oak	11.5	18/36	FG	FP	X			Double leader at 4', Rec so, EWR, RCE
18	Coast live oak	12.5	20/32	FG	FP	X			
			TOTAL TREES			18			
			PROTECTED TOTAL				18		
			REMOVAL TOTAL					1	
			PROTECTED REMOVALS TOTAL						1

DWR - Dead Wood Removal
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree


GRANADA COURT (50')
FOUND MAG NAIL W/BRASS WASHER, LS 7551
791.44 FL
AC BERM
CONCRETE
5' WOOD/IRON FENCE
N46°40'30"E
150.00
WITH RISER
FENCE CHANGE
APPARENT EASEMENT FOR PUBLIC UTILITIES. NO EASEMENT LISTED IN TITLE REPORT.
6' WOOD FENCE
PILLAR
LANDS OF BRADY
CONCRETE RETAINING WALL
RECORD OF SURVEY 26 LLS 11
LANDS OF KLEMCHUK ±45,827 SQ.FT. ±1.05 ACRES
SHED
POOL COPING
0.6' STONE WALL
1.4' STONE WALL
0.5'-1.15' STONE WALL
CONCRETE SWALE
WOOD DECK
A/C UNDER WOOD DECK
ONE-STORY STUCCO HOUSE
CONCRETE PAVERS
0.8' CINDER BLOCK WALL
0.5' ROCK WALL
EDGE OF PAVEMENT
ASPHALT
GARAGE
STEPS
SEPTIC TANK
R=475.00'
L=171.50'
D=20°41'12"
GATE
6' CHAIN LINK FENCE
S46°39'29"W
302.44'
S22°20'31"E
FOUND MAG NAIL W/BRASS WASHER, LS 7551
LANDS OF HYCUM

GEOTECHNICAL INVESTIGATION
FOR
KLEMCHUCK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY, CALIFORNIA 94028

August 2016

Prepared for

Matthew and Marie Klemchuck
21820 Monte Court
Cupertino, California 95014

Project No. 3810-1

ROMIG ENGINEERS, INC.
GEOTECHNICAL & ENVIRONMENTAL SERVICES

ROMIG ENGINEERS, INC.
GEOTECHNICAL & ENVIRONMENTAL SERVICES

August 4, 2016
3810-1

Matthew and Marie Klemchuck
21820 Monte Court
Cupertino, California 95014

RE: GEOTECHNICAL INVESTIGATION
KLEMCHUCK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY, CALIFORNIA

Dear Mr. and Mrs. Klemchuck:

In accordance with your request, we have performed a geotechnical investigation for your proposed residence to be constructed at 45 Granada Court in Portola Valley, California. The accompanying report summarizes the results of our field exploration, laboratory testing, and engineering analysis, and presents our geotechnical recommendations for the proposed residence.

We refer you to the text of our report for specific recommendations.

Thank you for the opportunity to work with you on this project. If you have any questions or comments concerning the findings or recommendations from our investigation, please call.

Very truly yours,

ROMIG ENGINEERS, INC.

Jonathan J. Fone, P.E.

Glenn A Romig, P.E., G.E.

Copies: Addressee (2)
Arcanum Architecture, Inc. (4)
Attn: Ms. Lisa Gibbs
BKF Engineers (via email)
Attn: Mr. Dale Leda

GAR:JJF:dr

GEOTECHNICAL INVESTIGATION
KLEMCHUCK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY, CALIFORNIA 94028

PREPARED FOR:
MATTHEW AND MARIE KLEMCHUCK
21820 MONTE COURT
CUPERTINO, CALIFORNIA 95014

PREPARED BY:
ROMIG ENGINEERS, INC.
1390 EL CAMINO REAL, SECOND FLOOR
SAN CARLOS, CALIFORNIA 94070

AUGUST 2016

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GEOTECHNICAL INVESTIGATION
FOR
KLEMCHUCK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY, CALIFORNIA

INTRODUCTION

This report presents the results of our geotechnical investigation for your proposed residence to be constructed at 45 Granada Court in Portola Valley, California. The location of the site is shown on the Vicinity Map, Figure 1. The purpose of this investigation was to evaluate subsurface conditions at the site and to provide geotechnical recommendations for the proposed residence.

Project Description

The project consists of constructing a new residence at your Portola Valley property. The two-story residence will have a footprint of approximately 3,500 square feet (SF) and will include a 2,100 SF basement below the southeast wing. The project also includes a 520 SF detached garage, 240 SF workshop, 160 SF pool house, swimming pool, and bocce ball court. Site retaining walls supporting fills up to 4 feet high are planned at the autocourt, bocce ball court, and pool deck. Based on the preliminary grading plan provided to us, we understand fills up to 6 feet thick are planned along the perimeter of the building pad to provide more level space. The proposed improvements will be constructed adjacent and partially on the crest of gentle to steep slopes. The existing structures on the property will be demolished and the existing swimming pool will be backfilled. Structural loads are expected to be relatively light as is typical for this type of construction.

Scope of Work

The scope of work for this investigation was presented in our agreement with Matthew and Marie Klemchuck, dated June 15, 2016. In order to accomplish this investigation, we performed the following services:

- Review of geologic, geotechnical and seismic conditions in the vicinity of the site.
- Review of the geotechnical report we prepared for a proposed guest house to be constructed at the subject site, dated October 16, 2012.

- Subsurface exploration consisting of drilling, sampling, and logging of three exploratory borings near the proposed residence and associated site improvements.

- Laboratory testing of selected samples to aid in material classification and to help evaluate the engineering properties of the soil and bedrock encountered at the site.

- Engineering analysis and evaluation of the field and laboratory test data to develop geotechnical design criteria for the proposed project.

- Preparation of this report presenting our findings and geotechnical recommendations for the proposed construction.

Limitations

This report was prepared for the exclusive use of Matthew and Marie Klemchuck for specific application to developing geotechnical design criteria for the proposed residence and associated site improvements to be constructed at 45 Granada Court in Portola Valley, California. We make no warranty, expressed or implied, for the services we performed for this project. Our services were performed in accordance with geotechnical engineering principles generally accepted at this time and location. This report was prepared to provide engineering opinions and recommendations only. In the event there are any changes in the nature, design, or location of the project, or if any future improvements are planned, the conclusions and recommendations presented in this report should not be considered valid unless 1) the project changes are reviewed by us, and 2) the conclusions and recommendations presented in this report are modified or verified in writing.

The analysis, conclusions, and recommendations presented in this report are based on site conditions as they existed at the time of our investigation; the currently planned improvements; review of readily available reports relevant to the site conditions; and laboratory test results. In addition, it should be recognized that certain limitations are inherent in the evaluation of subsurface conditions, and that certain conditions may not be detected during an investigation of this type. Changes in the information or data gained from any of these sources could result in changes in our conclusions or recommendations. If such changes occur, we should be advised so that we can review our report in light of those changes.

REVIEW OF PREVIOUS SITE INVESTIGATION

We prepared a previous geotechnical report, dated October 16, 2012 for a previously proposed guest house, which was not constructed at the subject site. This previous investigation included two exploratory borings to the depths of 5 and 6.4 feet, where we encountered about 3 to 4 feet of loose to dense silty sand underlain by severely weathered sandstone bedrock of the Whiskey Hill Formation which extended to the maximum depths explored. Both borings encountered sampler refusal conditions. The previous borings were advanced along the northeast facing slope at the east side of the property (see Figure 2); logs of the borings are attached in Appendix B.

SITE EXPLORATION AND RECONNAISSANCE

The site reconnaissance and subsurface exploration were performed on June 30, 2016. Subsurface exploration was performed using portable Minuteman drilling and sampling equipment. Three exploratory borings were advanced to depths ranging from 3.2 to 9 feet. The approximate locations of the borings are shown on the Site Plan, Figure 2. The boring logs and the results of our laboratory tests performed on samples collected during our investigation are attached in Appendices A and B, respectively.

Surface Conditions

The site located in a residential area along the south side of Granada Court. At the time of our investigation, the site was occupied by a one-story, wood-frame residence which had a small lower level at its north end. An asphalt concrete driveway provided access to an attached two-car garage at the southeastern end of the residence. Concrete walkways and patios, and wooden decks were located around the perimeter of the residence. A swimming pool and a small storage shed were located at the west side of the residence. The site was vegetated with small to large shrubs and small to large trees.

The property is located on the top of a knoll with gentle to moderate slopes toward the west and moderate to steep slopes toward the north that slope down at inclinations ranging from about 2:1 to 5:1 (horizontal:vertical). A relatively level building pad area is located at the top of the knoll. Fill slopes appeared to be located along the west side of the perimeter of the building pad and along the north side of the existing driveway to provide more level space. Surface fill was encountered at our Boring EB-1 and Boring EB-2. We expect the surface fills were likely constructed during the grading of the building pad.

The type and dimensions of the foundation supporting the residence are unknown. Where visible, no obvious cracks were observed in the exterior stem wall. Cracks up to about 2 inches wide with up to 1-inch vertical offsets between flatwork surfaces were observed in the concrete walkways and driveway pavement.

Subsurface Conditions

At Boring EB-1, we encountered about 1.5 feet of medium dense silty sand underlain by severely weathered sandstone bedrock of the Whiskey Hill Formation to the maximum depth explored of 3.9 feet.

At Borings EB-2 and EB-3, we generally encountered about 2 to 3 feet of fill consisting of medium dense silty sand underlain by severely weathered sandstone bedrock of the Whiskey Hill Formation to the maximum depth explored of 9 feet.

All the borings encountered sampler refusal conditions into weathered bedrock.

Ground Water

Ground water was not encountered during our field investigation. The borings were backfilled with grout after sampling were completed; therefore, a stabilized ground water level was not obtained. Please be cautioned that fluctuations in the level of ground water can occur due to variations in rainfall, landscaping, underground drainage patterns, and other factors. It is also possible and perhaps even likely that perched ground water conditions could develop in the soil and near the surface of the bedrock during and after significant rainfall or due to landscape watering at the property and the upslope areas.

GEOLOGIC SETTING

As part of our investigation, we reviewed our local experience and geologic information in our files pertinent to the general area of the site. The Town of Portola Valley Geologic Map (Cotton, Shires and Associates, 2009) indicates the site is underlain by Eocene-age bedrock of the Whiskey Hill Formation (Twh). This formation is expected to consist primarily of poorly-cemented to very-well-cemented, poorly-sorted, coarse-grained, thick-bedded, feldspathic sandstone and interbedded silty claystone, glauconitic sandstone, limey claystone, and tuffaceous siltstone. The geology around the area of the site is shown on the Vicinity Geologic Map, Figure 3.

The Town map of Movement Potential of Undisturbed Ground (Cotton, Shires and Associates, 2009) classifies the site as "Relatively Stable Ground (Sbr): Level ground to moderately sloping steep slopes underlain by bedrock within approximately 3 feet of ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep." We did not observe indications of slope instability at the property during our investigation.

The property is located on top of a knoll with gently to steeply sloping side slopes. The ground surface elevation at the site ranges from about 784 to 812 feet above sea level.

Faulting and Seismicity

There are no mapped through-going active faults within or adjacent to the site and the site is not located within a State of California Earthquake Fault Zone, an area where the potential for fault rupture is considered probable. The closest active fault is the San Andreas fault, located approximately 1 mile southwest of the property. The Monte Vista fault which is believed to be potentially active is located approximately 1,000 feet to the southwest. Thus, the likelihood of surface rupture occurring from active faulting at the site is low.

The San Francisco Bay Area is an active seismic region. Earthquakes in the region result from strain energy constantly accumulating because of the northwestward movement of the Pacific Plate relative to the North American Plate. On average about 1.6-inches of movement occur per year. Historically, the Bay Area has experienced large, destructive earthquakes in 1838, 1868, 1906 and 1989. The faults considered most likely to produce large earthquakes in the area include the San Andreas, San Gregorio, Hayward, and Calaveras faults. The San Gregorio fault is located approximately 12 miles southwest of the site. The Hayward and Calaveras faults are located approximately 18 and 22 miles northeast of the site, respectively. These faults and significant earthquakes that have been documented in the Bay Area are listed in Table 1, and are shown on the Regional Fault and Seismicity Map, Figure 5.

In the future, the subject property will undoubtedly experience severe ground shaking during moderate and large magnitude earthquakes produced along the San Andreas fault or other active Bay Area fault zones. The Working Group On California Earthquake Probabilities, a panel of experts that are periodically convened to estimate the likelihood of future earthquakes based on the latest science and ground motion prediction modeling, concluded there is a 72 percent chance for at least one earthquake of Magnitude 6.7 or larger in the Bay Area before 2045. The Hayward fault has the highest likelihood of an earthquake greater than or equal to magnitude 6.7 in the Bay Area, estimated at 14

percent, while the likelihood on the San Andreas and Calaveras faults is estimated at approximately 6 and 7 percent, respectively (Working Group, 2015).

Table 1. Earthquake Magnitudes and Historical Earthquakes
Klemchuck Residence
Portola Valley, California

Fault	Maximum Magnitude (Mw)	Historical Earthquakes	Estimated Magnitude
San Andreas	7.9	1989 Loma Prieta	6.9
		1906 San Francisco	7.9
		1865 N. of 1989 Loma Prieta Earthquake	6.5
		1838 San Francisco-Peninsula Segment	6.8
		1836 East of Monterey	6.5
Hayward	7.1	1868 Hayward	6.8
		1858 Hayward	6.8
Calaveras	6.8	1984 Morgan Hill	6.2
		1911 Morgan Hill	6.2
		1897 Gilroy	6.3
San Gregorio	7.3	1926 Monterey Bay	6.1

Earthquake Design Parameters

The State of California requires that all buildings be designed in accordance with the seismic design provisions presented in the 2013 California Building Code, and in ASCE 7, "Minimum Design Loads for Buildings and Other Structures." Based on site geologic conditions, and on information from our subsurface exploration at the site, the site may be classified as Site Class C, very dense soil and soft rock, in accordance with Chapter 20 of ASCE 7-10. Spectral Response Acceleration parameters S_S and S_1, and site coefficients Fa and Fv, may be taken directly from the U.S.G.S. website based on the longitude and latitude of the site. For the site latitude (37.3838) and longitude (-122.2058) and Site Class C, Fa = 1.0, Fv = 1.3, SDs = 1.941 and SD1 = 1.019.

Geologic Hazards

We briefly reviewed the potential for geologic hazards to impact the site and the proposed improvements, considering the geologic setting, and the soil and bedrock encountered during our investigation. The results of our review are presented below:

- Fault Rupture - The site is not located in an Earthquake Fault Zone or area where fault rupture is considered likely. Therefore, active faults are not believed to exist beneath the site, and the potential for fault rupture to occur at the site is considered low.

- Ground Shaking - The site is located in an active seismic area. Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30 to 50 year design life. Strong ground shaking should therefore be expected several times during the design life of the residence, as is typical for sites throughout the Bay Area. The proposed residence and associated site improvements should be designed in accordance with current earthquake resistance standards.

- Liquefaction - Liquefaction occurs when saturated sandy soils lose strength during earthquake shaking. Ground settlement often accompanies liquefaction. Soils most susceptible to liquefaction are saturated, loose, silty sand, uniformly graded sands and sandy silt. Since saturated loose sands and other soils prone to liquefaction were not encountered in our borings, and the site is expected to be underlain by relatively shallow bedrock, in our opinion, the likelihood of significant liquefaction occurring at the site is low. In addition, the area of the proposed residence and associated improvements is not located in a State of California liquefaction hazard zone.

- Differential Compaction - Differential compaction occurs during moderate and large earthquakes when soft or loose, natural or fill soils are densified and settle, often unevenly across a site. The weathered bedrock encountered during our exploration is not prone to differential compaction. The existing surface fills and loose sandy soil on the site are potentially susceptible to differential compaction. In our opinion, the likelihood of significant differential compaction affecting the proposed structures is low provided the foundations for the improvements will extend into weathered bedrock below the surface fills and loose sandy soil. Some differential compaction is possible if the surface fills and loose sandy soils are not excavated and properly compacted below building slabs and flatwork areas.

CONCLUSIONS

In our opinion, from a geotechnical viewpoint, the site is suitable for the proposed residence and associated improvements, provided the recommendations presented in our report are followed during design and construction.

The primary geotechnical concerns for the proposed improvements are the presence of up to 3 feet of surface fill and up to 4 feet of surface soil along the perimeter of the building pad, the backfill of the existing swimming pool footprint which will underlie the west corner of the proposed residence, the proposed fill up to 6 feet thick that will be placed along the perimeter of the building pad, the presence moderate to steep slopes on the property, and the potential for severe ground shaking at the site due to moderate to large earthquakes in the area.

In our opinion, the basement portion of the residence may be supported on a reinforced concrete mat foundation, while the at-grade portions of the residence and garage may be supported on a spread footing foundation bearing on weathered bedrock below any surface fill and surface soil. The pool house and site retaining walls supporting fill constructed on or near sloping areas should be supported on a drilled pier foundation embedded into weathered bedrock. The workshop is expected to be constructed on fill up to 6 feet thick and based on performance expectations may supported on a spread footing foundation bearing on engineered fill or a drilled pier foundation embedded into weathered bedrock. The swimming pool excavation should be embedded into weathered bedrock below any surface fill and surface soil. Specific geotechnical recommendations are presented in the following sections of this report.

We note that the proposed west corner of the residence will overlap the existing swimming pool, which will be demolished and backfilled. In our opinion, the spread footings for the residence should extend below the pool backfill material and bear into weathered bedrock. Alternatively, if these backfilled areas are relatively deep a pier foundation embedded into bedrock may be utilized.

We note that up to about 6 feet of fill will be placed along the perimeter of the building pad to provide more level area for the proposed improvements. Portions of this new fill will most likely be placed over the existing undocumented fill located in the same areas. Where structures, sensitive flatwork or other surface improvements are planned in fill areas, the existing fill soil should be removed and compacted to current earthwork standards on a series of level benches cut into weathered bedrock; our representative should observe and test during the excavation and compaction of the surface fill and compaction of proposed fill areas.

Because subsurface conditions may vary from those encountered at the locations of our borings, and to observe that our recommendations are properly implemented, we recommend that we be retained to 1) review the project plans for conformance with our report recommendations and 2) observe and test during earthwork and foundation construction.

FOUNDATIONS

Basement Mat Foundation

The basement and basement walls of the residence may be supported on a reinforced concrete mat foundation embedded into weathered bedrock. The mat may be designed for an average allowable bearing pressure of 2,000 pounds per square foot for combined dead plus live loads with maximum localized bearing pressures of 3,000 pounds per square foot at column or wall loads. These pressures may be increased by one-third when considering additional short-term wind or seismic loading. The weight of the mat may be neglected in design.

The mat should be reinforced to provide structural continuity and to permit spanning of local irregularities. A modulus of subgrade reaction (Kv1) of 100 pounds per cubic inch may be assumed for the mat subgrade. This value is based on a 1-foot square bearing area and should be scaled to account for mat foundation size effects. Alternatively, based on the anticipated building load and differential static settlement, a modulus of subgrade reaction (Kv) of 25 pounds per cubic inch (pci) may be assumed for the mat subgrade.

We recommend that a subslab drainage section be provided below the mat as described in the section of this report titled "Slabs-On-Grade." A water-proofing system designed by others should be installed below and around the edges of the mat foundation (and behind the basement walls). The bottom of the mat excavation should be cleaned of all loose and soft soil, rock, and debris. Our representative should observe the excavation to confirm that it exposes competent bedrock material and to evaluate whether proofing rolling or scarification and compaction of the excavation bottom is needed.

Basement Water Proofing

We have not provided recommendations regarding the method or details for basement damp-proofing since design of damp-proofing systems is outside of our scope of services and expertise. Installing adequate damp-proofing below and behind the edges of the basement floor and behind the basement walls is essential for the success of the basement structure. Placing concrete with a low water cement ratio should be considered as one step of good damp-proofing as discussed in the Slab-On-Grade section below. The damp-proofing system below the basement mat may be placed directly on a section of crushed rock or on a thin working slab, as determined by the water-proofing consultant.

Spread Footing Foundations

In our opinion, the at-grade areas of the residence and garage may be supported on conventional spread footings bearing in undisturbed weathered bedrock below any surface fill and surface soil. Footings should have a width of at least 15 inches and should extend at least 30 inches below exterior finished grade, at least 24 inches below the bottom of concrete slabs-on-grade, and at least 6 inches into weathered bedrock, whichever is deeper. Footings may be designed for an allowable bearing pressure of 3,000 pounds per square foot for dead plus live loads, with a one-third increase allowed when considering additional short-term wind or seismic loading. The weight of the footings may be neglected during design.

The workshop is expected to be constructed on fill up to 6 feet thick. In our opinion, the workshop may be supported on a spread footing foundation bearing on engineered fill. Footings should have a width of at least 15 inches and should extend at least 30 inches below exterior finished grade and at least 24 inches below the bottom of concrete slabs-on-grade, whichever is deeper. Footings may be designed for an allowable bearing pressure of 2,000 pounds per square foot for dead plus live loads, with a one-third increase allowed when considering additional short-term wind or seismic loading.

Please note that the lowest adjacent exterior finished grade should be considered to be the lowest grade within 5 feet of the edge of the foundation in areas that are sloping or near slopes. For example, for footings to be constructed on or at top of a 3:1 (horizontal to horizontal) slope, lowest adjacent finished grade would be considered at a depth of 20 inches, and footings would extend at least 50 inches below ground surface adjacent to the downslope face of the footings.

We recommend that portions of continuous footings parallel to the basement walls be supported on undisturbed weathered bedrock below the basement wall backfill. Surcharge pressures from these footings should be applied to the basement walls in accordance with the criteria presented in the section of this report titled "Basement Retaining Walls." Footings that cross the basement wall backfill should be designed to span across the backfill zone.

All footings located adjacent to utility lines should bear below a 1:1 plane extending up from the bottom edge of the utility trench. In our opinion, all continuous footings should be reinforced with sufficient top and bottom steel reinforcement to provide structural continuity and to permit spanning of local irregularities.

The bottom of all footing excavations should be cleaned of soil, surface fill, loose and soft rock, and debris. A member of our staff should observe the foundation excavations to confirm that they have at least the minimum recommended dimensions, are founded in suitable weathered bedrock or engineered fill, and have been properly cleaned prior to placement of concrete forms and reinforcing steel. If soil, surface fill or weak or disturbed rock are encountered in the bottom of the foundation excavations, our field representative will require these materials to be removed and may require a deeper embedment depth before reinforcing steel is placed.

Lateral Loads for Mat/Footings

For the mat foundation, the structural engineer should consult with the water-proofing membrane manufacturer for the coefficient of friction to be assumed for design. Lateral loads will be resisted by friction between the bottom of the footings and the supporting subgrade. A coefficient of friction of 0.30 may be assumed for design. In addition to friction, lateral resistance may also be provided by passive soil pressure acting against the sides of foundations cast neat in footing excavations or backfilled with properly compacted structural fill. We recommend assuming an equivalent fluid pressure of 300 pounds per cubic foot for passive soil resistance, where appropriate. The upper foot of passive soil resistance should be neglected where soil adjacent to the foundations is not covered and protected by a concrete slab or pavement

Reinforced Concrete Drilled Piers

The pool house, workshop and west corner of the residence which will be located over the backfill of the existing pool may be supported on reinforced concrete drilled piers connected by grade beams extending into weathered bedrock. The piers should be at least 16-inches in diameter, extend at least 10 feet below the bottom of the grade beams and at least 6 feet into weathered bedrock, whichever is deeper. The piers may be designed for an allowable skin friction of 500 pounds per square foot for dead plus live loads, with a one-third increase allowed when considering additional short-term wind or seismic loading. The uplift capacity of the piers may be based on a skin friction value of 400 pounds per square foot. Skin friction of the soil against the upper 3 feet should be neglected in design. Piers should be reinforced with the equivalent of at least four No. 5 bars in the vertical direction and/or as determined by the structural engineer to resist bending from lateral loads. The piers should have a center to center spacing of at least three pier diameters.

We recommend that grade beams be constructed between piers supporting the structures as required by the structural engineer. In addition, the grade beam should extend at least 8-inches below the slab subgrade elevation to help limit the infiltration of surface runoff

beneath the structures. Grade beams should be reinforced with top and bottom reinforcing bars as needed to provide structural continuity and to span between the supporting piers.

Pier drilling should be observed by our representative to confirm that the pier holes extend the required minimum depth into weathered bedrock, expose the anticipated bearing material, and are properly cleaned of all loose or soft soil and debris. The minimum pier depths recommended above may require adjustment if differing conditions are encountered during drilling. We expect that moderate to large sized drilling equipment will be needed to achieve the required depths; due to the hardness of the bedrock material present at the site, a rock bit equipped with carbide or other teeth or a rock core barrel probably will be required.

Concrete should be placed in the pier excavations as soon as practical after drilling. Ground water seepage may be encountered during pier drilling and it is possible that ground water seepage could cause some sloughing or caving of the pier holes. This can be further evaluated during drilling of the initial piers. If ground water cannot be effectively pumped from the pier holes, concrete will need to be placed in the pier holes by the tremie method.

Lateral Loads for Drilled Piers

Lateral loads on the piers may be resisted by passive earth pressure based upon an equivalent fluid pressure of 300 pounds per cubic foot, acting on 2 times the projected area below a depth of 3 feet. The passive resistance of the upper 3 feet of the piers should be neglected in design.

Settlement

Thirty year post construction differential movement due to static loads is not expected to exceed about 3/4-inch across the proposed residence and garage supported on a combined basement mat and/or spread footing foundation, provided the foundations are designed and constructed as recommended.

Thirty year post construction differential movement due to static loads is not expected to exceed about 1/2-inch across the proposed pool house, workshop and across a 25 feet length of the proposed site retaining walls supported on a drilled pier foundation, provided the foundations are designed and constructed as recommended.

SLABS-ON-GRADE

General Slab Considerations

To reduce the potential for movement of the slab subgrade, at least the upper 6-inches of subgrade soil should be scarified and compacted at a moisture content at least above the laboratory optimum. The native soil subgrade should be kept moist up until the time the non-expansive fill, crushed rock and vapor barrier, and/or aggregate base is placed. Slab subgrades and non expansive fill should be prepared and compacted as recommended in the section of this report titled "Earthwork." Exterior flatwork and interior slabs-on-grade should be underlain by a layer of non expansive fill as discussed below. The non expansive fill should consist of aggregate base rock or a clayey soil with a plasticity index of 15 or less.

For better exterior flatwork performance, we recommend that the existing surface fill be excavated and compacted to current day compaction standards on a series of level benches cut into weathered bedrock. The lateral extent of the fill will need to be established during grading. We can provide further guidance during the design and grading for the exterior flatwork improvements, as needed.

Considering the potential for some movement of the surface soils, we expect that a reinforced slab will perform better than an unreinforced slab. Consideration should also be given to using a control joint spacing on the order of 2 feet in each direction for each inch of slab thickness.

Exterior Flatwork

Concrete walkways and exterior flatwork should be at least 4 inches thick and should be constructed on at least 6 inches of preferably Class 2 aggregate base or non-expansive fill. For improved performance, exterior slabs-on-grade, such as for patios, could be constructed with a thickened edge to improve edge stiffness and to reduce the potential for water seepage under the edge of the slabs and into the underlying base rock and subgrade. In our opinion, thickened slab edges should be at least 8 inches wide and should extend at least 4 inches below the bottom of the underlying aggregate base layer.

At-grade Interior Slabs

At-grade interior slab-on-grade floors should be constructed on a layer of non-expansive fill at least 6-inches thick. In areas where dampness of concrete floor slabs would be undesirable, such as within the garage and/or building interior, concrete slabs should be underlain by at least 6 inches of free-draining gravel, such as ½- to ¾-inch clean crushed

rock with no more than 5 percent passing the ASTM No. 200 sieve. Pea gravel should not be used for this capillary break material. The crushed rock layer should be densified and leveled with vibratory equipment, and may be considered as the non-expansive fill recommended above.

To reduce vapor transmission up through concrete floors, the crushed rock section should be covered with a high quality, UV-resistant vapor barrier conforming to the requirements of ASTM E 1745 Class A, with a water vapor transmission rate less than or equal to 0.01 perms (such as 15-mil thick "Stego Wrap Class A") or other waterproofing membrane. The vapor barrier should be placed directly below the concrete slab. Sand above the vapor barrier is not recommended. The vapor barrier should be installed in accordance with ASTM E 1643. All seams and penetrations of the vapor barrier should be sealed in accordance with manufacturer's recommendations.

As discussed above, the below-grade basement mat should be underlain by a high-quality basement water-proofing membrane selected by your water-proofing consultant.

The permeability of concrete is effected significantly by the water:cement ratio of the concrete mix, with lower water:cement ratios producing more damp-resistant slabs and stronger concrete. Where moisture protection is important and/or where the concrete will be placed directly on the vapor barrier, the water:cement ratio should be 0.45 or less. To increase the workability of the concrete, mid-range plasticizers can be added to the mix. Water should not be added to the concrete mix unless the slump is less than specified and the water:cement ratio will not exceed 0.45. Other steps that may be taken to reduce moisture transmission through the concrete slabs-on-grade include moist curing for 5 to 7 days and allowing the slab to dry for a period of two months or longer prior to placing floor coverings. Also, prior to installation of the floor covering, it may be appropriate to test the slab moisture content for adherence to the manufacturer's requirements and to determine whether a longer drying time is necessary.

Basement Slab/Mat Subsurface Drainage

We recommend that a subsurface drain system be installed below the basement mat to reduce the possibility of water pressure developing below the basement floor and floor damp-proofing system. Perforated pipes for the basement drainage system should be installed at the bottom of the basement excavation. The basement drainage system should include a minimum 4-to-8-inch-thick blanket of free-draining gravel, such as 1/2- or 3/4-inch crushed rock with no more than 5 percent passing the ASTM No. 200 sieve, below the basement mat. Prior to placing the gravel blanket, the subgrade below the gravel layer should be surface compacted and covered with a filter fabric, such as TC Mirafi 140N. The gravel drain should extend up and around the sides of the mat and basement walls.

Drain pipes around the basement walls should consist of 4-inch diameter perforated PVC pipes with perforations placed down installed at bottom of the wall excavation. The perforated pipes should discharge to a suitable sump and pump system or to a suitable location and daylight to a low point on the site. To minimize vapor transmission through the basement mat, a high-quality water-proof membrane should be placed over the crushed rock and around the edges of the mat foundation. A schematic sketch of the basement drainage system is presented in Figure 6.

RETAINING WALLS

Retaining walls should be designed to resist lateral pressures from the adjacent native soil and backfill. We recommend retaining walls with level backfill that are not free to deflect or rotate be designed to resist an equivalent fluid pressure of 40 pounds per cubic foot, plus an additional uniform lateral pressure of 8H pounds per square foot, where H is the height of the wall in feet. Retaining walls with level backfill that are free to rotate may be designed to resist an equivalent fluid pressure of 40 pounds per cubic foot. Retaining walls with backfill that slopes at about 2:1 (horizontal:vertical) should be designed to resist an equivalent fluid pressure of 65 pounds per cubic foot for walls free to rotate, with 8H added as recommended above for walls not free to rotate. Wherever walls will be subjected to surcharge loads, the walls should be designed for an additional uniform lateral pressure equal to one-half of the surcharge load for restrained walls and one-third of the surcharge load for unrestrained walls.

Based on the site peak ground acceleration (PGA), on Seed and Whitman (1970); Al Atik and Sitar (2010); and Lew et al. (2010); seismic loads on retaining walls that can yield may be simulated by a line load of $12H^2$ (in pounds per foot, where H is the wall height in feet). Seismic loads on walls that cannot yield may be subjected to a seismic load as high as about $18H^2$. This seismic surcharge line load should be assumed to act at 1/3H above the base of the wall (in addition to the active wall design pressure of 40 or 65 pounds per cubic foot).

To prevent buildup of water pressure from surface water infiltration, a subsurface drainage system should be installed behind the retaining walls. The drainage system should consist of a 4-inch diameter perforated pipe (perforations placed down) embedded in a section of 1/2- to 3/4-inch, clean, crushed rock at least 12 inches wide. Backfill above the perforated drain line should also consist of 1/2- to 3/4-inch, clean, crushed rock to within about 1½ to 2 feet below exterior finished grade. A filter fabric should be wrapped around the crushed rock to protect it from infiltration of native soil. The upper 1½ to 2 feet of backfill should consist of compacted native soil. The perforated pipe should discharge into a free-draining outlet to a suitable location. Damp-proofing of the

retaining walls should be included in areas where wall dampness and efflorescence would be undesirable.

Miradrain, Enkadrain or other drainage fabrics approved by our office may be used for wall drainage as an alternative to the gravel drainage system described above. If used, the drainage fabric should extend from a depth of about 1 foot below the top of the wall backfill down to the drain pipe at the base of the wall. A minimum 12-inch wide section of ½-inch to ¾-inch clean crushed rock and filter fabric should be placed around the drainpipe, as recommended previously.

Backfill placed behind the walls should be compacted to at least 90 percent relative compaction using light compaction equipment. If heavy equipment is used for compaction of wall backfill, the walls should be temporarily braced. The backfill behind the walls preferably should be placed on level benches, rather than directly on the sloping grade.

Basement retaining walls may be supported on a mat foundation designed in accordance with the recommendations presented previously. Generally site retaining walls supporting fill constructed on or near sloping areas should be supported on a drilled pier foundation, the pier depth may be established by the structural engineer in consultation with our office. During design, we can provide additional guidelines regarding foundation support for site retaining walls.

SWIMMING POOL

In our opinion, the swimming pool walls should be designed to resist a lateral equivalent fluid pressure of 65 pounds per cubic foot. The pool walls should also be designed to resist an additional uniform pressure equivalent to one-half of any surcharge pressure applied at the surface. In addition, a pressure relief valve(s) should be placed in the bottom of the pool to limit damage from hydrostatic pressure that may develop when the pool is emptied for maintenance. A blanket drain consisting of at least 4 inches of clean ½- to ¾-inch crushed rock should be placed beneath the pool and partially up the sides to allow water to flow to the pressure relief valve. A filter fabric should be placed to separate the crushed rock from the subgrade soils. If desired, a drainage pipe could be provided from the gravel to daylight at a low point of the site or to a sump that could be pumped temporarily when the pool is empty.

If the pressure relief valve and crushed rock section are not placed below the pool, the pool bottom will need to be perforated at several locations as a buoyancy prevention measure when the pool is emptied for maintenance. The bottom of the pool excavation should be embedded into weathered bedrock. Our representative should observe the pool

excavation confirm the pool bottom is supported in uniformly competent weathered bedrock or provide supplemental recommendations as needed.

Proper surface drainage should be provided about the pool decks to divert water to catch basins and other inlets for water to be carried away in closed drainpipes. Also, flexible joint sealing compound should be applied at the juncture of the pool and decks to limit infiltration of surface water into the native soils. Recommendations for swimming pool decks construction are presented in the "Slabs-on-Grade" section above.

DRIVEWAY PAVEMENT

For light residential type traffic, if the driveway will be constructed using asphalt concrete, we recommend the driveway pavement section consist of at least 3 inches of asphalt concrete on at least 8 inches of Class 2 aggregate base. However, if occasional heavy truck traffic is expected, the aggregate base section should be increased to at least 12 inches thick.

If the driveway will be constructed with Portland cement concrete (PCC), we recommend the driveway pavement consist of at least 5 inches of PCC on at least 8 inches of Class 2 aggregate base. Un-reinforced concrete for the 5-inch-thick driveway pavement should have a 28-day compressive strength of at least 3,500 psi. PCC pavements should be laterally constrained with curbs or shoulders and sufficient control joints should be incorporated in the design and construction to limit and control cracking.

The soil subgrade and aggregate base below the pavement section should be prepared and compacted as recommended below. The use of a moisture cut-off or thickened edge along the edges of the driveway would be desirable in order to reduce water seepage below the edges of the driveway and into the underlying aggregate base and subgrade, which can lead to premature pavement distress.

EARTHWORK

Clearing and Subgrade Preparation

All deleterious materials, such as existing foundations, slabs, pavements, utilities to be abandoned, vegetation, root systems, topsoil, and surface fill, should be cleared from areas of the site to be built on or paved. The actual stripping depth should be determined by a member of our staff in the field at the time of construction. Excavations that extend below finished grade should be backfilled with structural fill that is water-conditioned, placed, and compacted as recommended in the section of this report titled "Compaction."

After the site has been properly cleared, stripped, and excavated to the required grades, exposed soil surfaces in areas to receive structural fill, slabs-on-grade, or pavements should be scarified to a depth of 6 inches, moisture conditioned, and compacted as recommended for structural fill in the section of this report titled "Compaction."

Our representative should observe the basement and new swimming pool excavations to evaluate whether scarification and compaction of the excavation bottoms are needed.

Large fills are generally not desirable on a hillside site like this. However, if fills are to be constructed on natural slopes having an inclination steeper than 6 horizontal to 1 vertical, the fill should be benched, and a key excavated into the underlying bedrock with subdrains installed, as shown in the attached Figure 7. Subdrains should be installed during the grading as required by our representative in the field. If significant fills are required, we should be contacted to evaluate their feasibility.

Building Pad Recommendations

In our opinion, the existing surface fill along the perimeter of the building pad should be excavated and compacted below the residence, garage, workshop, pool house, exterior flatwork, driveway alignment, and other site improvements. The fill should be excavated down to competent bedrock and compacted under our direction. The resulting excavation bottom and sidewalls should be benched prior to and as the structural backfill is being placed and compacted as discussed in the "Earthwork" section below. Imported backfill materials should be approved by a member of our staff prior to delivery to the site. The backfill should be moisture conditioned, and compacted as recommended in the section of this report titled "Compaction." A member of our staff should observe and test during re-working of the building pad, as required.

Pool Demolition and Backfilling Guidelines

After demolition of the pool shell, adjacent flatwork, and associated utilities, demolition debris should be removed from the excavation and exported from the site. Soft, loose and/or disturbed soil in the bottom of the excavation should be surface compacted and the excavation backfilled with native soil or an approved non-expansive soil or granular fill material such as Class 2 aggregate base. The proposed backfill material should be approved by a member of our staff prior to delivery to the site. Backfill should be placed in lifts no thicker than 8-inches and each lift should be compacted as recommended below.

Pool backfill below a depth of about 4 feet should be placed in thin lifts and compacted to at least 93 percent relative compaction (based on ASTM Test D1557). The remaining backfill should be placed in lifts and compacted to at least 90 percent relative compaction to within about one foot of finished grade. Vertical or near-vertical excavation sidewalls should be cut (benched) into as the backfill is being placed and compacted. The soil type, composition, and degree of compaction of the upper foot of the backfill should be to be compatible with the intended future use. A schematic detail for backfilling the swimming pool is presented in Figure 8.

A member of our staff should confirm that the pool excavation has been properly cleaned and prepared prior to the start of backfilling. Our staff should also be on-site on an intermittent basis to observe and test during placement and compaction of the backfill material and to confirm that the excavation sidewalls are properly benched into as the backfill is being placed and compacted.

Material For Fill

On-site soil containing less than 3 percent organic material by weight (ASTM D2974) should be suitable for use as structural fill (but not as non-expansive fill below concrete slabs-on-grade). Structural fill should not contain rocks or pieces larger than 6 inches in greatest dimension and no more than 15 percent larger than 2.5 inches. Imported non-expansive fill should have a Plasticity Index no greater than 15, should be predominately granular, and should have sufficient binder so as not to slough or cave into foundation excavations or utility trenches. Our representative should approve proposed import materials prior to their delivery to the site.

Compaction

Scarified surface soils and all structural fill should be compacted in uniform lifts no thicker than 8 inches in pre-compacted thickness, conditioned to the appropriate moisture content, and compacted as recommended for structural fill in Table 2. The relative compaction and moisture content recommended in Table 2 is relative to ASTM Test D1557, latest edition.

Table 2. Compaction Recommendations
Klemchuck Residence
Portola Valley, California

General	Relative Compaction*	Moisture Content*
• Scarified subgrade in areas to receive fill or slabs.	90 percent	Above optimum
• Structural fill	90 percent	Above optimum
• Structural fill below a depth of 4 feet.	93 percent	Above optimum
Pavement Areas		
• Upper 6-inches of soil below aggregate base.	95 percent	Near optimum
• Aggregate base.	95 percent	Near optimum
Utility Trench Backfill		
• On-site non-expansive soil.	90 percent	Near optimum
• Imported sand	95 percent	Near optimum

* Relative to ASTM Test D1557, latest edition.

Temporary Slopes and Excavations

The contractor should be responsible for the design and construction of all temporary slopes and any required shoring. Shoring and bracing should be provided in accordance with all applicable local, state, and federal safety regulations, including current OSHA excavation and trench safety standards.

Because of the potential for variation of the on-site soils, field modification of temporary cut slopes and shoring may be required. Unstable materials encountered on slopes during and after excavation should be trimmed off even if this requires cutting the slopes back to a flatter inclination. Protection of structures near cuts should also be the responsibility of the contractor.

Finished Slopes

We recommend that finished slopes be cut or filled to an inclination preferably no steeper than 2:1 (horizontal:vertical). Exposed slopes may be subject to minor sloughing and erosion that would require periodic maintenance. We recommend that all slopes and soil surfaces exposed during construction be planted to with erosion resistant vegetation.

Surface Drainage

Finished grades should be designed to prevent ponding and to drain surface water away from foundations and edges slabs and pavements, and toward suitable collection and discharge facilities. Slopes of at least 2 percent are recommended for flatwork and pavement areas with 5 percent preferred in landscape areas within 8 feet of the structures, where possible. At a minimum, splash blocks should be provided at the ends of downspouts to carry surface water away from perimeter foundations. Preferably, downspout drainage and surface runoff from upslope areas should be collected in a closed pipe system that discharges to a storm drain system or other suitable discharge point.

In order to reduce the potential for adverse impact to the stability of the existing steep slopes, it would be preferable not to discharge large quantities of surface water runoff and roof downspout onto the steeper portions of the existing slopes. Ideally, surface runoff, downspout drainage and retaining wall back-drain water collected should be discharged in a closed-pipe system and routed to the street, if feasible, or other suitable discharge location.

Drainage facilities should be observed to verify that they are adequate and that no adjustments need to be made, especially during the first two years following construction. We recommend preparing an as-built plan showing the locations of surface and subsurface drain lines and clean-outs. The drainage facilities should be periodically checked to verify that they are continuing to function properly. It is likely the drainage facilities will need to be periodically cleaned of silt and debris that may build up in the lines.

FUTURE SERVICES

Plan Review

Romig Engineers should review the completed grading and foundation plans for conformance with the recommendations presented in this report. We should be provided with these plans as soon as possible upon their completion in order to limit the potential for delays in the permitting process that might otherwise be attributed to our review process. In addition, it should be noted that many of the local building and planning departments now require "clean" geotechnical plan review letters prior to acceptance of plans for their final review. Since our plan reviews often result in recommendations for modification of the plans, our generation of a "clean" review letter often requires two iterations. At a minimum, we recommend the following note be added to the plans.

"Earthwork, foundation construction, pier drilling, basement excavation, basement and site retaining wall drainage and backfilling, keyways and benches for fill slopes, demolition and backfilling of the existing swimming pool, new swimming pool construction, subgrade and non-expansive fill preparation, pavement construction, utility trench backfilling, and subslab drainage and surface drainage should be performed in accordance with the geotechnical report prepared by Romig Engineers, Inc., dated August 4, 2016. Romig Engineers should be notified at least 48 hours in advance of any earthwork and foundation construction and should observe and test during earthwork and foundation construction as recommended in the geotechnical report."

Construction Observation and Testing

Earthwork and foundation construction should be observed and tested by us to 1) confirm that subsurface conditions are compatible with those used in the analysis and design; 2) observe compliance with the design concepts, specifications, and recommendations; and 3) allow design changes in the event that subsurface conditions differ from those anticipated. The recommendations presented in this report are based on a limited amount of subsurface exploration. The nature and extent of soil variation across the site may not become evident until construction. If variations are exposed during construction, it will be necessary to reevaluate our recommendations.

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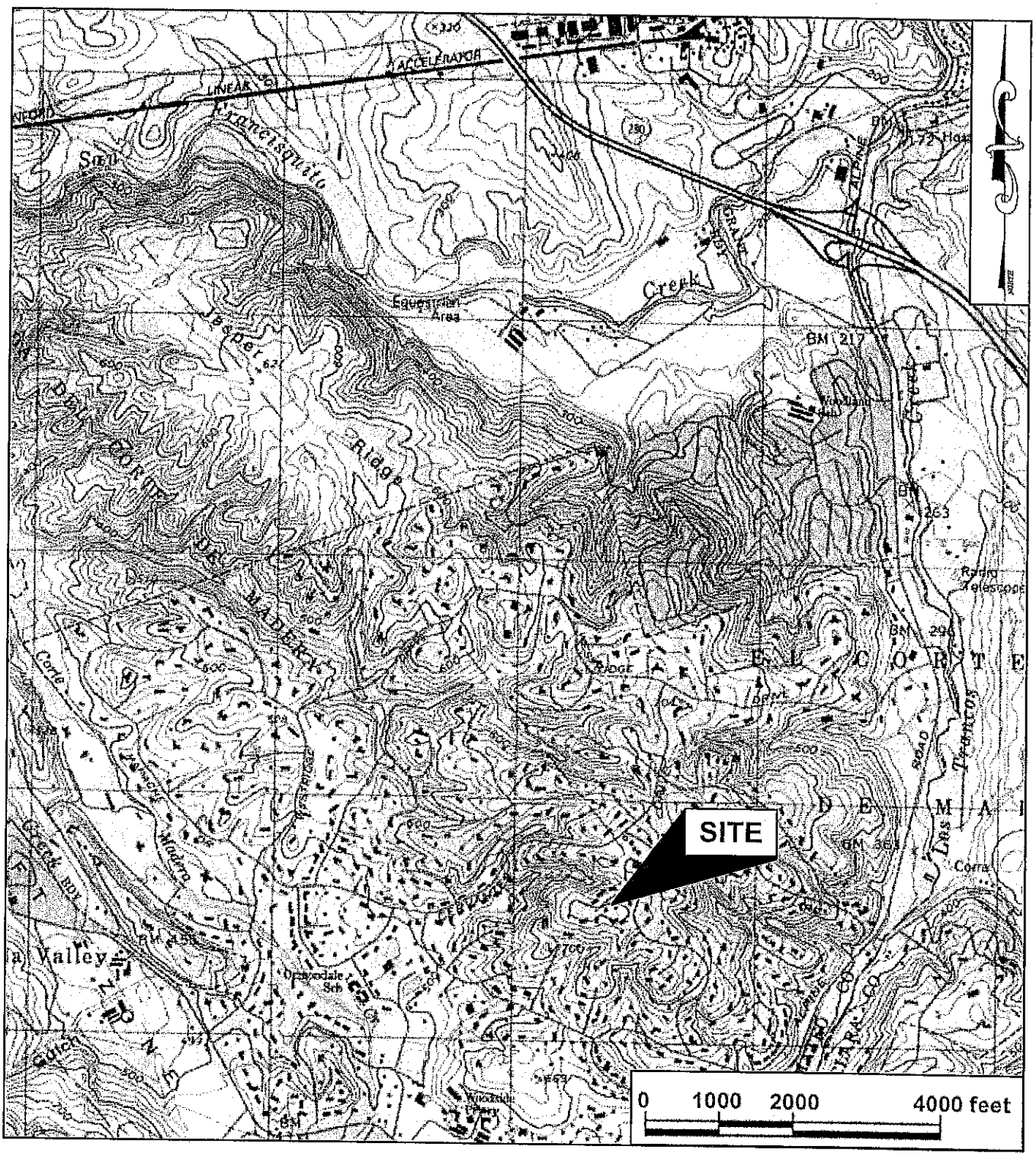
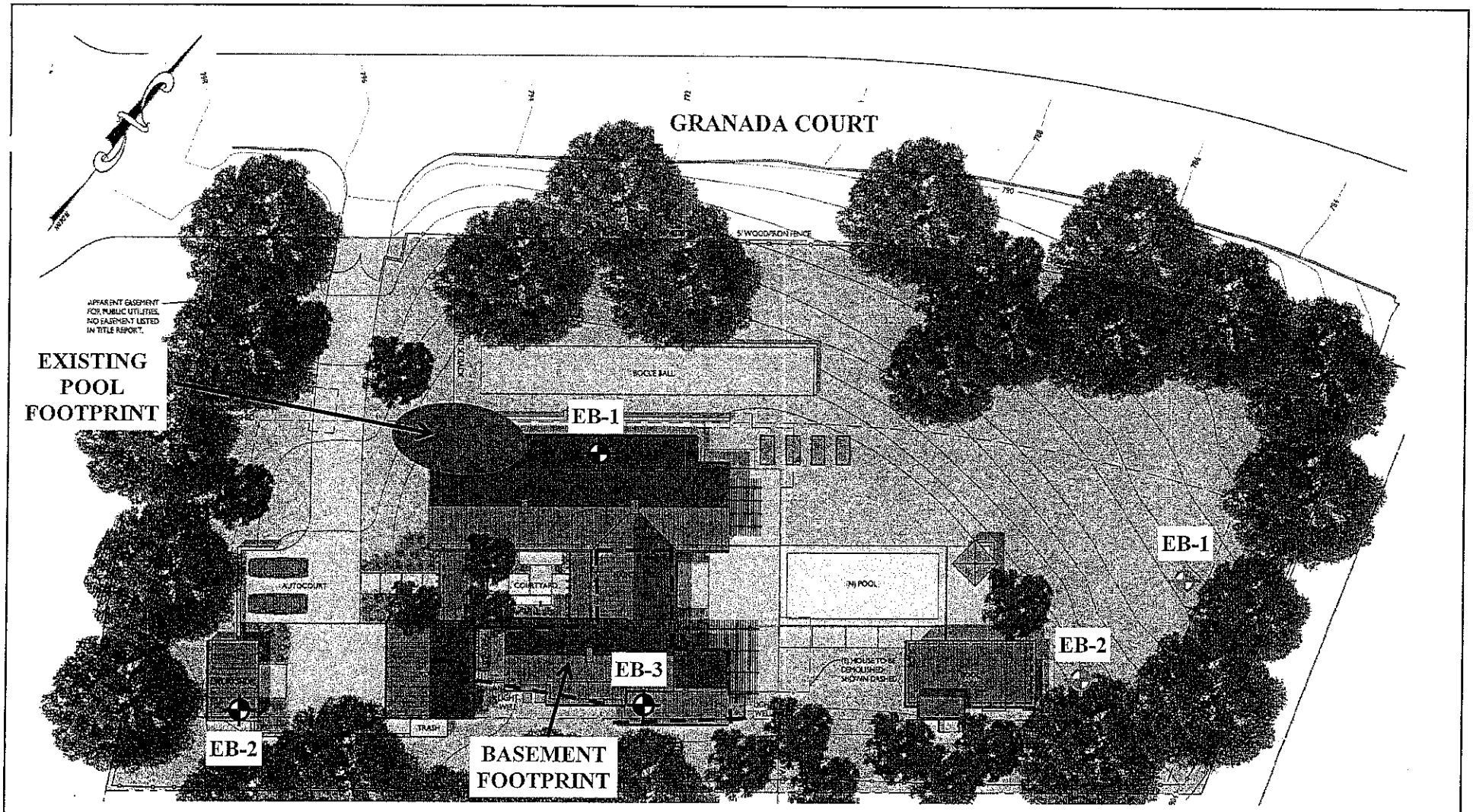


Scale: 1 inch = 2000 feet
Base is United States Geological Survey Palo Alto 7.5 Minute Quadrangle, dated 1997.

VICINITY MAP
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 1
AUGUST 2016
PROJECT NO. 3810-1



LEGEND

EB-3 Approximate Locations of Exploratory Borings (2016).

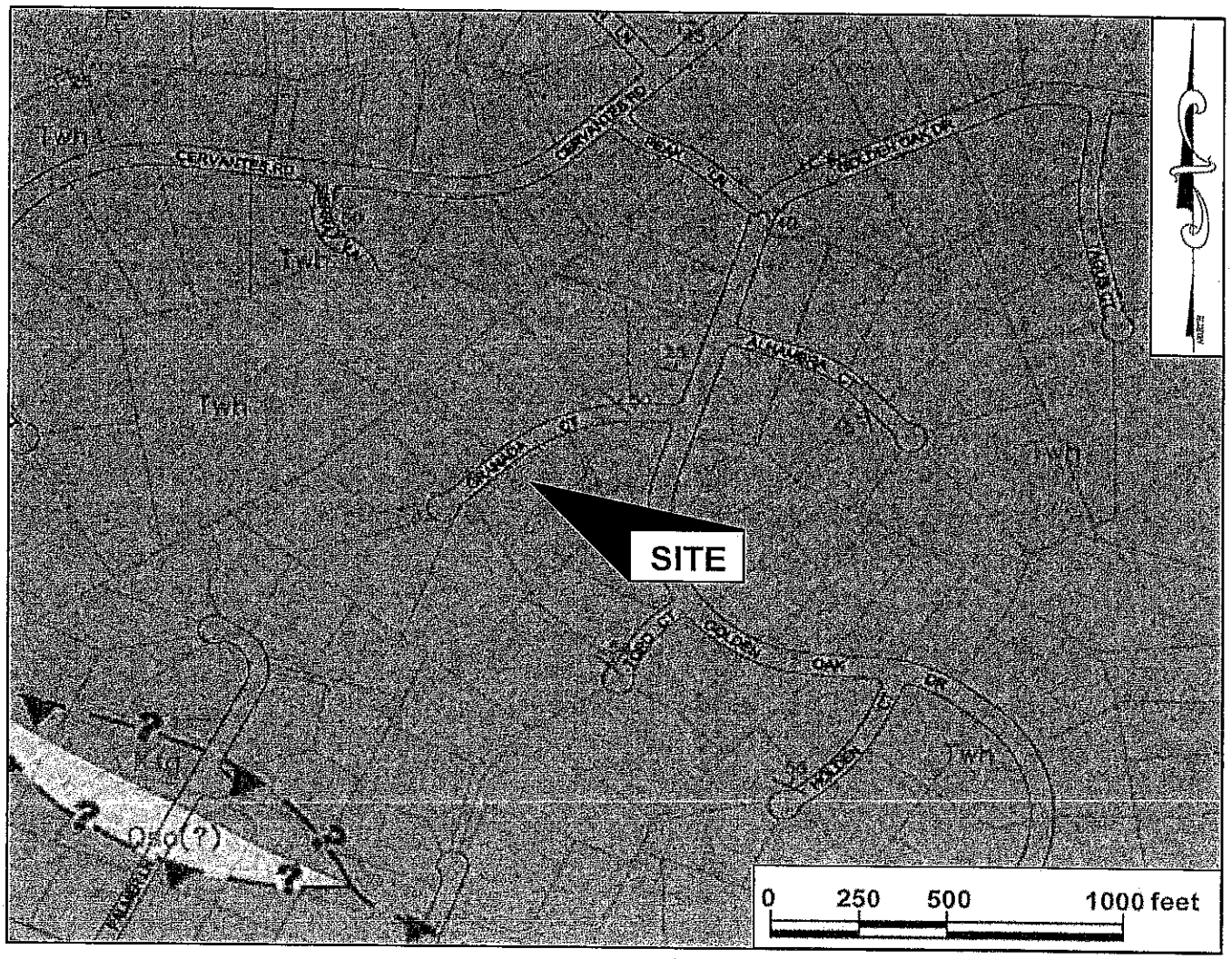
EB-2 Approximate Locations of Previous Exploratory Borings by Romig Engineers, Inc. (2012).

Approximate Scale: 1 inch = 40 feet.

Base is site plan prepared by Arcanum Architecture, May 7, 2016.

SITE PLAN
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 2
AUGUST 2016
PROJECT NO. 3810-1



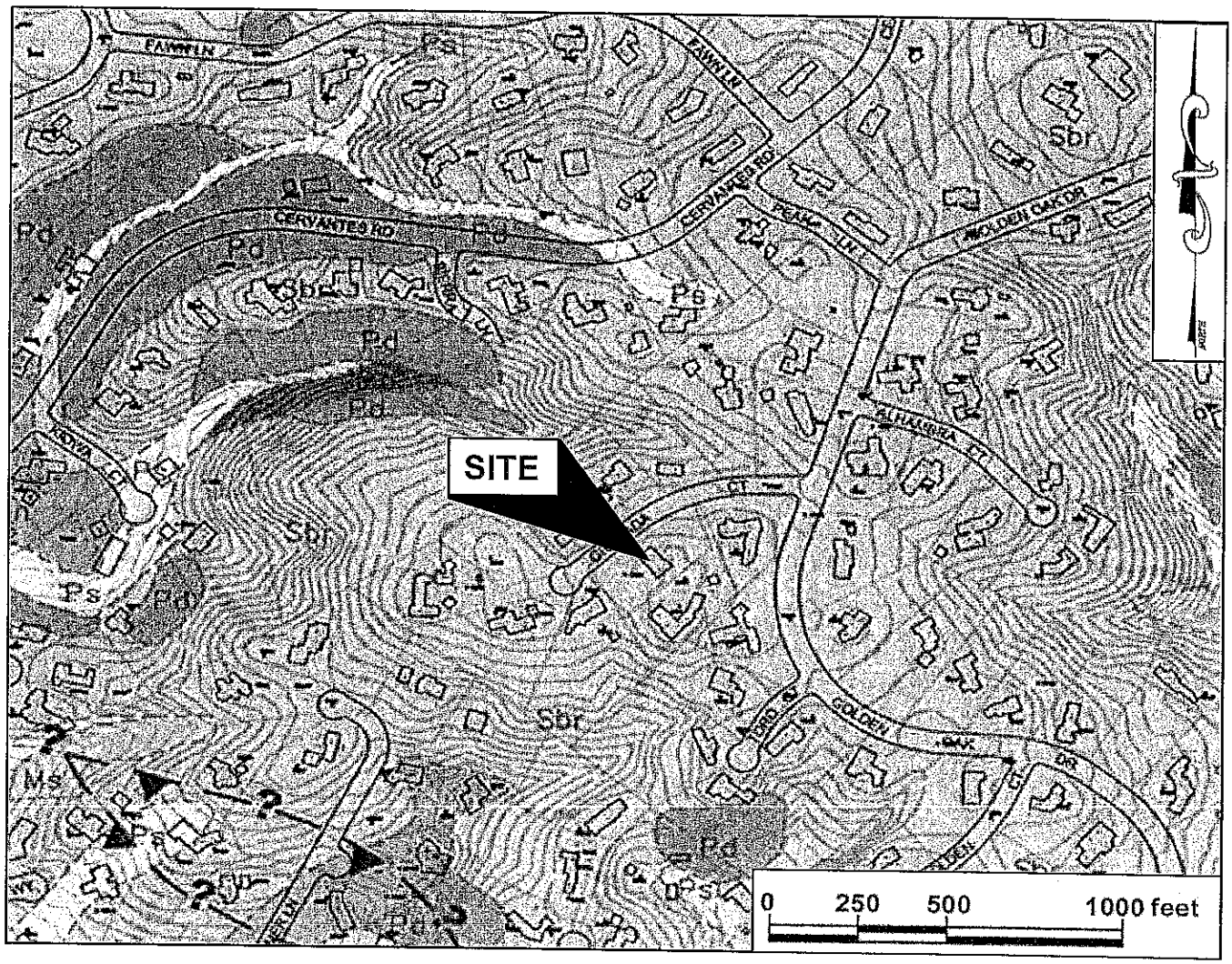
LEGEND

Qsc	Slope Wash	———	Geologic Contact - dashed where approximate, dotted where inferred.
Twh	Whiskey Hill Formation	▶ ▼ —?—	Fault: dashed where approximate.
Kgs	Greenstone	35	Strike and dip

Scale: 1 inch = 500 feet
Base is Town of Portola Valley Geologic Map (Cotton, Shires and Associates, Inc., May 2009).

VICINITY GEOLOGIC MAP
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 3
AUGUST 2016
PROJECT NO. 3810-1



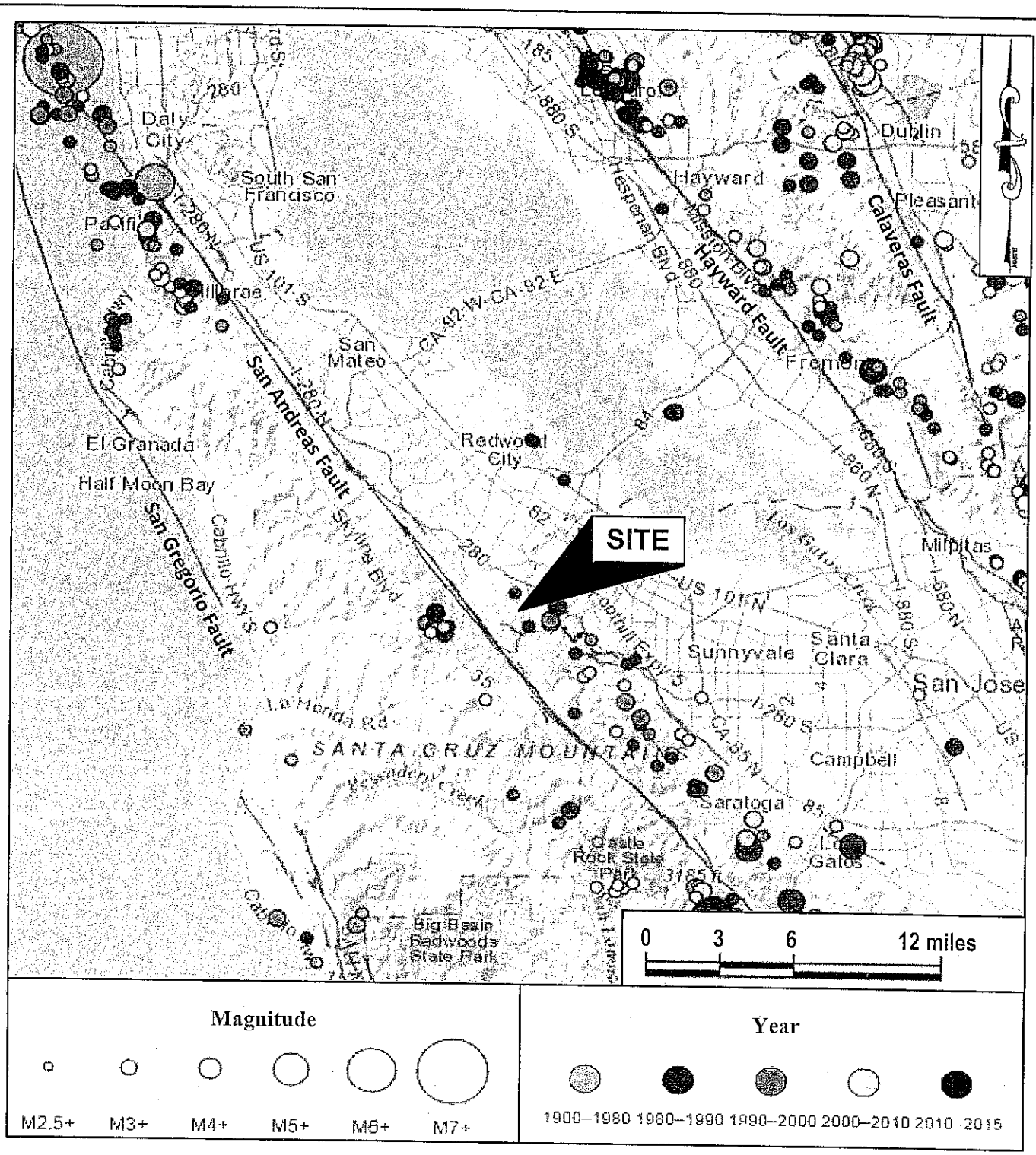
LEGEND

Sbr	Level ground to moderately steep slopes underlain by bedrock within three feet of the ground surface or less; thin soil mantle may be subject to shallow landsliding, settlement, and soil creep.
Ps	Unstable, unconsolidated material, commonly less than 10 feet in thickness, on gentle to moderately steep slopes subject to shallow landsliding, slumping, settlement, and soil creep.
Pd	Unstable, unconsolidated material, commonly more than 10 feet in thickness, on moderate to steep slopes; subject to deep landsliding.
Ms	Moving shallow landslides, commonly less than 10 feet in thickness.
	Fault: dashed where approximate.

Scale: 1 inch = 500 feet
Base is Town of Portola Valley Ground Movement Potential Map (Cotton, Shires and Associates, Inc., May 2009).

VICINITY GROUND MOVEMENT POTENTIAL MAP
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

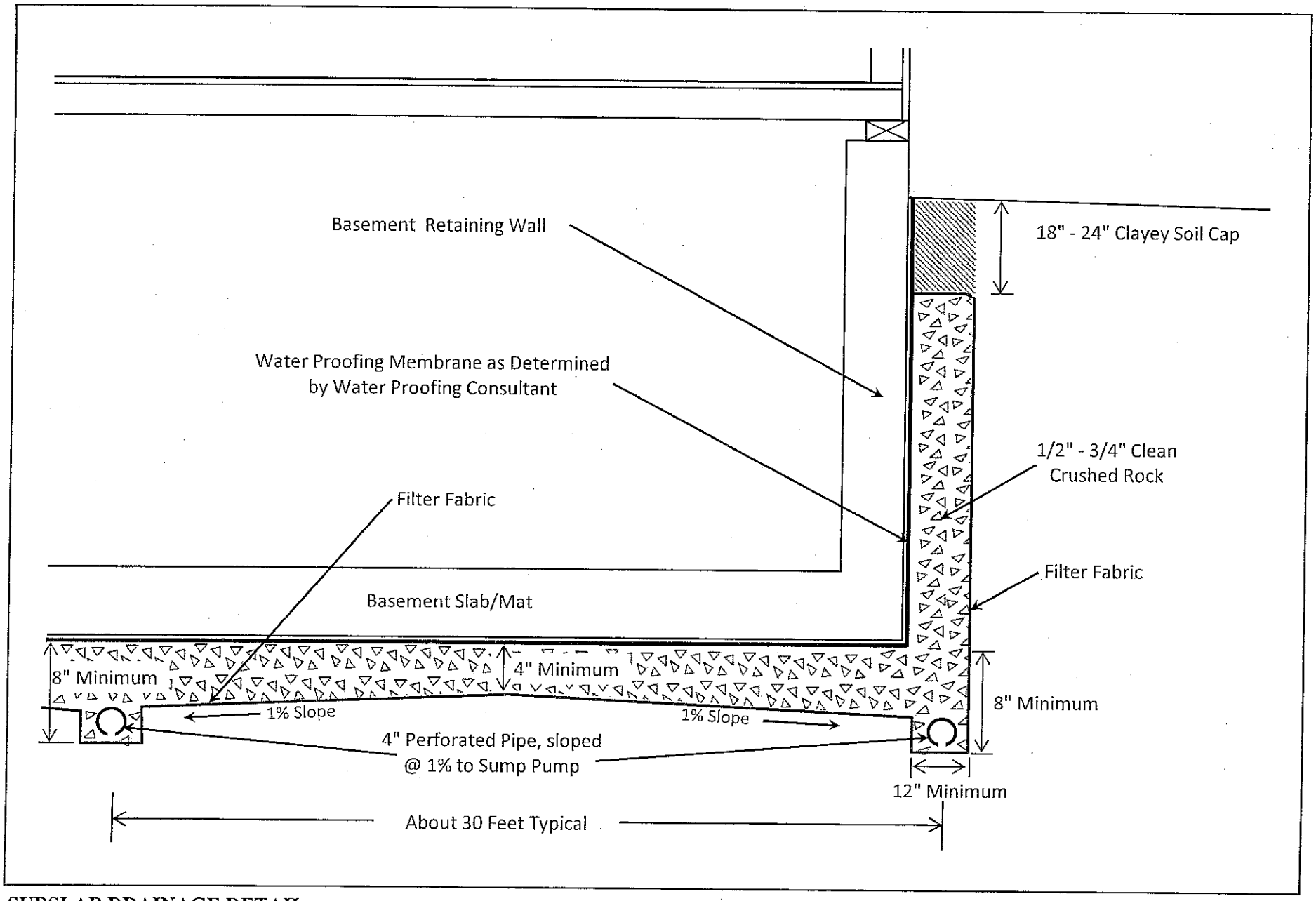
FIGURE 4
AUGUST 2016
PROJECT NO. 3810-1



Earthquakes with M5+ from 1900 to 1980, M2.5+ from 1980 to January 2015. Faults with activity in last 15,000 years. Based on data sources from Northern California Earthquake Data Center and USGS Quaternary Fault and Fold Database, accessed May 2015.

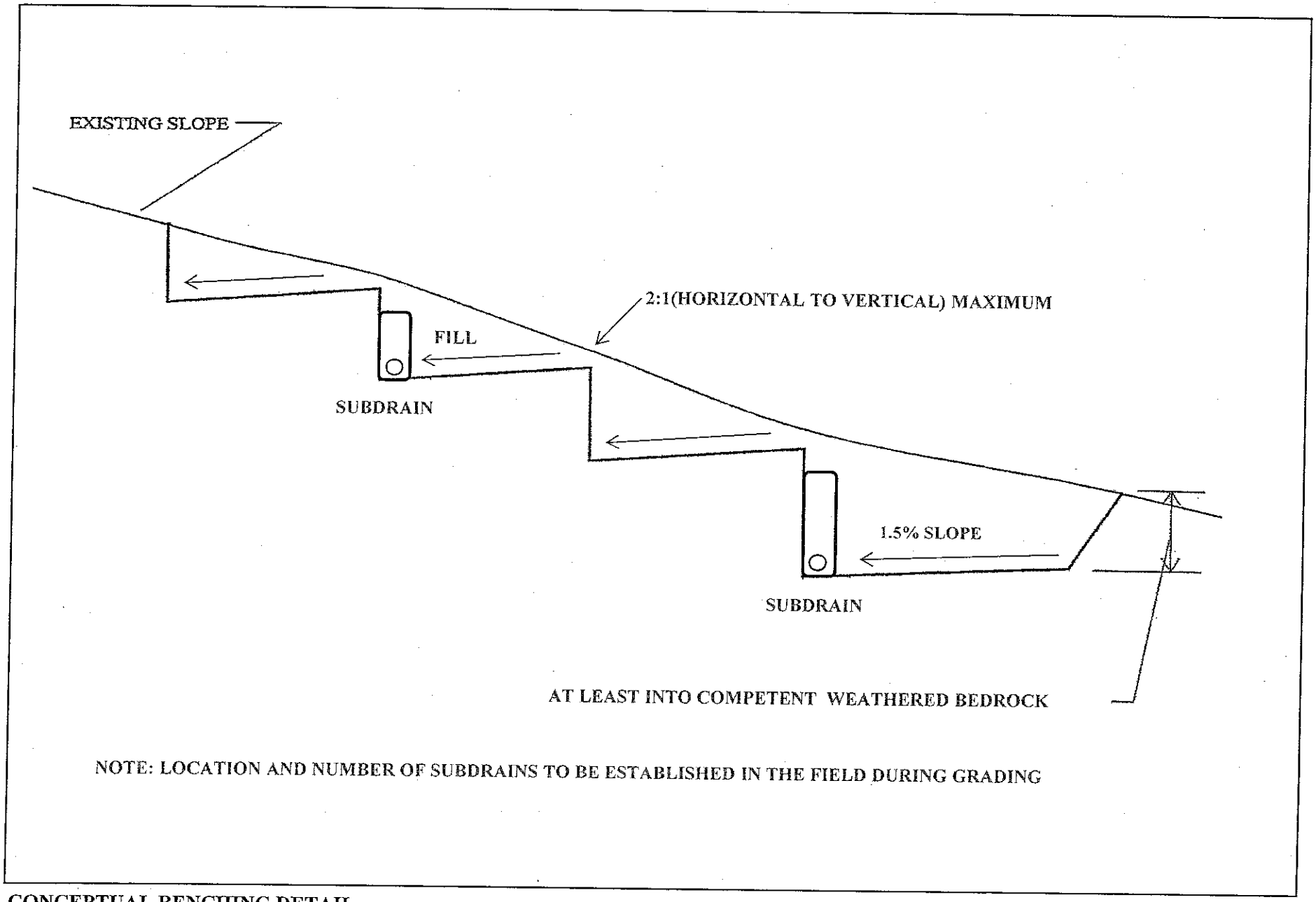
REGIONAL FAULT AND SEISMICITY MAP
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 5
AUGUST 2016
PROJECT NO. 3810-1



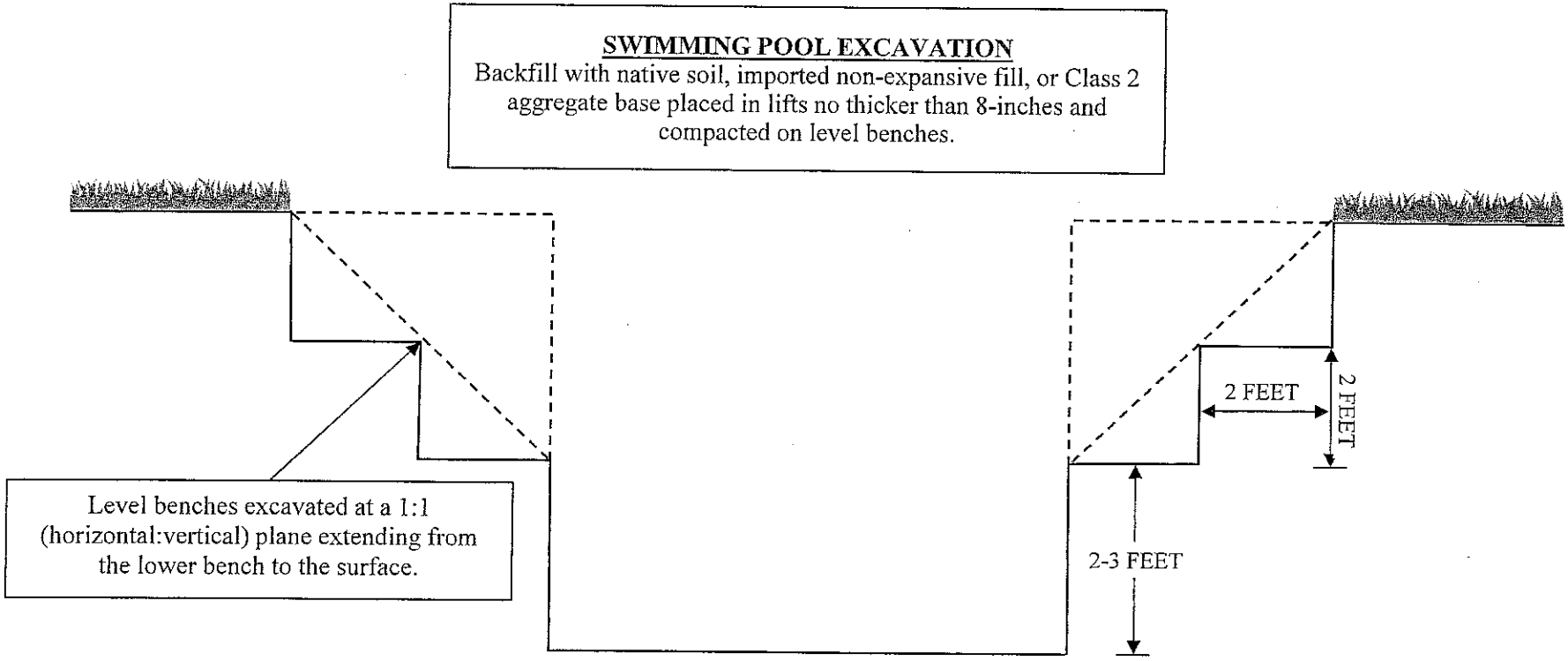
SUBSLAB DRAINAGE DETAIL
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 6
AUGUST 2016
PROJECT NO. 3810-1



CONCEPTUAL BENCHING DETAIL
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 7
AUGUST 2016
PROJECT NO. 3810-1



CONCEPTUAL SWIMMING POOL BACKFILL & BENCHING DETAIL
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE 8
AUGUST 2016
PROJECT NO. 3810-1

APPENDIX A

FIELD INVESTIGATION

The soils encountered during subsurface exploration were logged by our representative and samples were obtained at depths appropriate to the investigation. The samples were taken to our laboratory where they were examined and classified in accordance with the Unified Soil Classification System. The logs of our borings, and a summary of the soil classification system (Figure A-1) and bedrock descriptions used on the boring logs (Figure A-2), are attached.

Several tests were performed in the field during drilling. The standard penetration resistance was determined by dropping a 140-pound hammer through a 30-inch free fall and recording the blows required to drive the 2-inch (outside diameter) sampler 18 inches. The standard penetration test (SPT) resistance is the number of blows required to drive the sampler the last 12 inches and is recorded on the boring logs at the appropriate depth. Soil samples were also collected using 2.5-inch and 3.0-inch O.D. drive samplers. The blow counts shown on the logs for these larger samplers do not represent SPT values and have not been corrected in any way.

The locations of the exploratory borings were determined by pacing using the site plan prepared by Arcanum Architecture, dated May 7, 2016. The elevations of the borings were established by pacing using the topographic survey prepared by Lea & Braze Engineering, dated December 18, 2015. The locations and elevations of the borings should be considered accurate only to the degree implied by the method used.

The boring logs and related information depict our interpretation of subsurface conditions only at the specific location and time indicated. Subsurface conditions and ground water levels at other locations may differ from conditions at the locations where sampling was performed. The passage of time may also result in changes in the subsurface conditions.

USCS SOIL CLASSIFICATION

PRIMARY DIVISIONS			SOIL TYPE	SECONDARY DIVISIONS
COARSE GRAINED SOILS (< 50 % Fines)	GRAVEL	CLEAN GRAVEL (< 5% Fines)	GW	Well graded gravel, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravel or gravel-sand mixtures, little or no fines.
		GRAVEL with FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines.
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SAND	CLEAN SAND (< 5% Fines)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SAND WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS (> 50 % Fines)	SILT AND CLAY Liquid limit < 50%		ML	Inorganic silts and very fine sands, with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, lean clays.
			OL	Organic silts and organic clays of low plasticity.
	SILT AND CLAY Liquid limit > 50%		MH	Inorganic silt, micaceous or diatomaceous fine sandy or silty soil.
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.
BEDROCK			BR	Weathered bedrock.

RELATIVE DENSITY

SAND & GRAVEL	BLOWS/FOOT*
VERY LOOSE	0 to 4
LOOSE	4 to 10
MEDIUM DENSE	10 to 30
DENSE	30 to 50
VERY DENSE	OVER 50

CONSISTENCY

SILT & CLAY.	STRENGTH^	BLOWS/FOOT*
VERY SOFT	0 to 0.25	0 to 2
SOFT	0.25 to 0.5	2 to 4
FIRM	0.5 to 1	4 to 8
STIFF	1 to 2	8 to 16
VERY STIFF	2 to 4	16 to 32
HARD	OVER 4	OVER 32

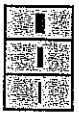
GRAIN SIZES

BOULDERS	COBBLES	GRAVEL		SAND			SILT & CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
12 "	3"	0.75"		4	10	40	200
SIEVE OPENINGS				U.S. STANDARD SERIES SIEVE			

Classification is based on the Unified Soil Classification System; fines refer to soil passing a No. 200 sieve.

* Standard Penetration Test (SPT) resistance, using a 140 pound hammer falling 30 inches on a 2 inch O.D. split spoon sampler; blow counts not corrected for larger diameter samplers.

^ Unconfined Compressive strength in tons/sq. ft. as estimated by SPT resistance, field and laboratory tests, and/or visual observation.



KEY TO SAMPLERS

Modified California Sampler (3-inch O.D.)

Mid-size Sampler (2.5-inch O.D.)

Standard Penetration Test Sampler (2-inch O.D.)

KEY TO EXPLORATORY BORING LOGS
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE A-1
AUGUST 2016
PROJECT NO. 3810-1

WEATHERING

Fresh
Rock fresh, crystals bright, few joints may show slight staining. Rock rings under hammer if crystalline.

Very Slight
Rock generally fresh, joints stained, some joints may show thin clay coatings, crystals in broken face show bright. Rock rings under hammer if crystalline.

Slight
Rock generally fresh, joints stained, and discoloration extends into rock up to 1 inch. Joints may contain clay. In granitoid rocks some occasional feldspar crystals are dull and discolored. Crystalline rocks ring under hammer.

Moderate
Significant portions of rock show discoloration and weathering effects. In granitoid rocks, most feldspars are dull and discolored; some are clayey. Rock has dull sound under hammer and shows significant loss of strength as compared with fresh rock.

Moderately Severe
All rock except quartz discolored or stained. In granitoid rocks, all feldspars dull and discolored and majority show kaolinization. Rock shows severe loss of strength and can be excavated with geologist's pick. Rock goes "clunk" when struck.

Severe
All rock except quartz discolored or stained. Rock "fabric" clear and evident, but reduced in strength to strong soil. In granitoid rocks, all feldspars kaolinized to some extent. Some fragments of strong rock usually left.

Very Severe
All rock except quartz discolored and stained. Rock "fabric" discernible, but mass effectively reduced to "soil" with only fragments of strong rock remaining.

Complete
Rock reduced to "soil". Rock fabric not discernible or discernible only in small scattered locations. Quartz may be present as dikes or stringers.

HARDNESS

Very hard
Cannot be scratched with knife or sharp pick. Hand specimens requires several hard blows of geologist's.

Hard
Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.

Moderately Hard
Can be scratched with knife or pick. Gouges or grooves to 1/4 inch deep can be excavated by hard blow of point of a geologist's pick. Hard specimen can be detached by moderate blow.

Medium
Can be grooved or gouged 1/16 inch deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1 inch maximum size by hard blows of the point of a geologist's pick.

Soft
Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be brocken by finger pressure.

Very Soft
Can be carved with knife. Can be excavated readily with point of pick. Pieces 1 inch or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

JOINT BEDDING AND FOLIATION SPACING

Spacing	Joints	Bedding and Foliation
Less than 2 in.	Very Close	Very Thin
2 in. to 1 ft.	Close	Thin
1 ft. to 3 ft.	Moderately Close	Medium
3 ft. to 10 ft.	Wide	Thick
More than 10 ft.	Very Wide	Very Thick

ROCK QUALITY DESIGNATOR (RQD)

RQD, as a percentage	Descriptor
Exceeding 90	Excellent
90 to 75	Good
75 to 50	Fair
50 to 25	Poor
Less than 25	Very Poor

KEY TO BEDROCK DESCRIPTIONS
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

FIGURE A-2
AUGUST 2016
PROJECT NO. 3810-1

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** CT

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 807 feet **DATE DRILLED:** 6/30/16

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Light brown, Silty Sand, slightly moist, fine to medium grained sand, roots.	Medium Dense	SM		0					
Whiskey Hill Formation: Tan to Light brown, Sandstone, moist to very moist, fine grained sand, light orange mottling, somewhat friable, clay lenes along fractures, severely weathered.	Soft to Medium	BR				17 50/5" 50/6"	4 5 24 12		
Bottom of Boring at 3.9 feet.				5					
				10					
				15					
				20					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-1
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

BORING EB-1
AUGUST 2016
PROJECT NO. 3810-1

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** CT

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 805 feet **DATE DRILLED:** 6/30/16

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS * (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Tan to Light brown,Silty Sand, slightly moist, fine to medium, grained sand, fine rounded to angular gravel, roots.	Medium Dense	SM		0					
● 24% Passing No. 200 Sieve.					●	38	4		
							4		
Whiskey Hill Formation: Tan to Light brown, Sandstone, slightly moist to moist, fine grained sand, light orange mottling, friable, severely weathered, brown clay seams.	Soft to Medium	BR				19	9		
				5					
						55	9		
						54	14		
						50/6"	13		
Bottom of Boring at 9 feet.				10					
				15					
				20					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-2
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

BORING EB-2
AUGUST 2016
PROJECT NO. 3810-1

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** CT

DEPTH TO GROUND WATER: Not Encountered **SURFACE ELEVATION:** 812 feet **DATE DRILLED:** 6/30/16

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	PEN. RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Fill: Brown, Silty Sand, slightly moist, fine to coarse grained sand, roots.	Medium Dense	SM		0		20	9		
Whiskey Hill Formation: Tan to Light brown, Sandstone, slightly moist to moist, fine grained sand, light orange mottling, friable, severely weathered, clay lenses along fractures.	Soft to Medium	BR				50/5"	14		
						50/6"	1		
Bottom of Boring at 3.2 feet.				5					
				10					
				15					
				20					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-3
KLEMCHUCK RESIDENCE
PORTOLA VALLEY, CALIFORNIA

BORING EB-3
AUGUST 2016
PROJECT NO. 3810-1

APPENDIX B

PREVIOUS EXPLORATION LOGS

Boring Logs EB-1 and EB-2
(Romig Engineers, 2012)

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** JF

DEPTH TO GROUND WATER: Not Encountered. **SURFACE ELEVATION:** 798 ft **DATE DRILLED:** 9/17/12

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Orange brown to brown, Silty Sand, slightly moist, fine to coarse sand, some roots. - Appears to be residual soils at about 2'	Loose to Dense	SM		0		7	5		
Brown to orange brown, Sandstone, moist, fine to coarse grain, orange mottling, friable, very severely weathered.	Soft	BR				71	10		>4.5
				5		82/10"	10		
Bottom of Boring at 5 feet.									
				10					
				15					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-1
POSTICH GUEST HOUSE
PORTOLA VALLEY, CALIFORNIA

BORING EB-1
OCTOBER 2012
PROJECT NO. 2827-1

DRILL TYPE: Minuteman with 3-1/4" Continuous Flight Auger **LOGGED BY:** JF

DEPTH TO GROUND WATER: Not Encountered. **SURFACE ELEVATION:** 806 ft **DATE DRILLED:** 9/17/12

CLASSIFICATION AND DESCRIPTION	SOIL CONSISTENCY/ DENSITY or ROCK HARDNESS* (Figure A-2)	SOIL TYPE	SOIL SYMBOL	DEPTH (FEET)	SAMPLE INTERVAL	SPT RESISTANCE (Blows/ft)	WATER CONTENT (%)	SHEAR STRENGTH (TSF)*	UNCONFIN. COMP. (TSF)*
Brown, Silty Sand, moist, fine to coarse sand. ● 48% Passing No. 200 Sieve.	Medium Dense	SM		0		17	9		
						17	6		
Brown, Sandstone, moist, fine to coarse grain, friable, very severely weathered, orange and white mottling.	Soft	BR		5		59	9		
Color changes to light brown to tan						50/5"	5		
Bottom of Boring at 6.4 feet.				10					
				15					

Note: The stratification lines represent the approximate boundary between soil and rock types, the actual transition may be gradual.

*Measured using Torvane and Pocket Penetrometer devices.

EXPLORATORY BORING LOG EB-2
POSTICH GUEST HOUSE
PORTOLA VALLEY, CALIFORNIA

BORING EB-2
OCTOBER 2012
PROJECT NO. 2827-1

APPENDIX C

LABORATORY TESTS

Samples from subsurface exploration were selected for tests to help evaluate the physical and engineering properties of the soils that were encountered. The tests that were performed are briefly described below.

The natural moisture content was determined in accordance with ASTM D2216 on nearly all samples recovered from the borings. This test determines the moisture content, representative of field conditions, at the time the samples were collected. The results are presented on the boring logs at the appropriate sample depths.

The amount of silt and clay-sized material present was determined one sample of soil in accordance with ASTM D422. The result of this test is presented on the log of boring EB-2 at the appropriate sample depth.

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

September 14, 2016
V5236

TO: CheyAnne Brown
Planning Technician
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Klemchuck, Proposed New Residence
45 Granada Court
SDP# X9H-713

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for the proposed new residence using:

- Geotechnical Investigation Report for New Residence Addition and Deck, prepared by Romig Engineers, Inc., dated August 4, 2016;
- Landscape Plans (7 sheets, various scales), prepared by Studio Green, dated August 19, 2016;
- Topographic Survey (1 sheet, 16-scale), prepared by Lea and Braze Engineering, Inc., dated July 8, 2016;
- Civil Plans (2 sheets, various scales), prepared by BKF Engineers Surveyors and Planners, dated August 19, 2016; and
- Architectural Plans (12 sheets, various scales), prepared by Arcanum Architects, dated August 19, 2016.

In addition, we have reviewed pertinent technical documents from our office files and performed a recent site reconnaissance.

DISCUSSION

Based on our review of the referenced documents, we understand that the applicant proposes to construct a new residence with basement, swimming pool and pool house, detached garage, and shed. The new residence will be located in the same general vicinity as the existing residence, but will be accessed by a new driveway west of the existing

driveway. Grading quantities include a total of approximately 3,400 cubic yards, with approximately 3,000 cubic yards of cut, and 2,500 yards of off-haul.

SITE CONDITIONS

The subject property is characterized, in general, by mostly level to gently inclined (up to 8-degree inclination), natural, north-facing hillside topography. Previous grading for residential developed resulted in the construction of a small cut/fill building pad in the central portion of the lot that includes a relatively small (i.e., less than 5 foot high) fill slope along the driveway. Drainage at the site is characterized by partially controlled surface runoff directed toward the north.

The Town Geologic Map indicates that the proposed residence is underlain, at depth, by bedrock materials of the Whiskey Hill Formation (i.e., interbedded sandstone, siltstone, and potentially expansive claystone). The Town Ground Movement Potential Map reveals that the subject property is located within the mapped boundaries of an "Sbr" zone, which is defined as *"level ground to moderately steep slopes underlain by bedrock within approximately 3 feet of the ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep"*. The active San Andreas fault is mapped approximately 1.0 mile southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The project site is constrained by undocumented artificial fill with the potential for settlement and creep, potentially expansive surficial soil materials, and the susceptibility of the site to very strong seismic ground shaking. The Project Geotechnical Consultant performed an investigation of the site, including subsurface exploration and laboratory testing, and has provided geotechnical design recommendations for the new residence that, in general, appear appropriate for the site constraints. These recommendations include founding the basement portion of the residence on a concrete mat slab, and the at-grade portions of the structure on conventional spread footings founded within weathered bedrock. The workshop, pool house, and the west corner of the residence may extend over the backfill for the old swimming pool and the consultant has recommended pier and grade beam foundations for these structures.

We do not have geologic or geotechnical objections to the proposed residential development and recommend approval of the Site Development Permit application from a geotechnical standpoint. Prior to building permit approval, the following items should be satisfactorily completed:

1. **Development Plans** - Development plans should be generated that incorporate the recommentations of the Project Geotechnical Consultant, and footing design should account for spanning basement backfill.

2. **Geotechnical Plan Review** - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the development plans (i.e., including site preparation and grading, site drainage improvements and design parameters for building foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

   The Development Plans and Geotechnical Plan Review should be submitted to the Town for review by Town Staff and Town Geotechnical Consultant prior to issuance of building permits.

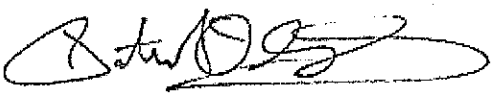
LIMITATIONS

This peer review has been performed to provide technical advice to assist the Town with discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

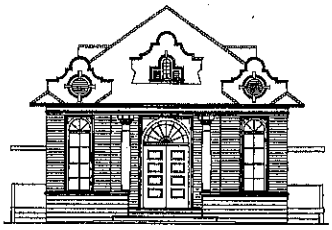
COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

John Wallace
Principal Engineering Geologist
CEG 1923



Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

POS:JMW:st



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Arly Cassidy, Associate Planner
FROM: Howard Young, Public Works Director
DATE: 9/23/16
RE: Site Development Permit - 45 Granada Court

Public Works and Engineering Department Site Development Grading, Drainage, and erosion Control plan comments:

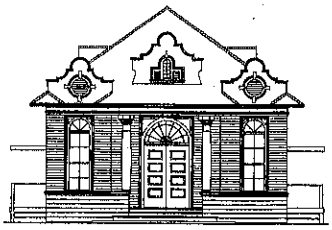
1. All items listed in the most current "Public Works & Engineering Department Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed and signed checklist by the project architect or engineer will be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works & Engineering Department Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development plan permit set shall be resubmitted for review. The revised items must be highlighted on the plans and each item listed on letterhead.

In addition:

4. Include details showing that the removed (existing) driveway shall be restored to match adjacent grades, vegetation, and road way conditions including a new asphalt curb to connect the existing roadside curbing.



TOWN OF PORTOLA VALLEY
Public Works/Engineering - Site Development Standard Guidelines and Conditions Checklist

1. ☐ A Grading and Drainage Plan shall be submitted with the Site Development and Building Permit Application plans and shall be prepared by a California licensed civil engineer and submitted to Public Works for review. Drainage plan should encourage on-site water dissipation when applicable, maintain natural water flow and be in compliance with all applicable federal, state, and local drainage laws. All proposed and existing drainage structures shall be shown on the grading and drainage plan. Follow all recommendations as outlined in the projects soils and civil engineer report including construction observation and testing. Required drainage inspections prior to back fill should be documented with field memorandums with a copy to the Town. Horse stable or barns shall meet all Town ordinances, local, State, County Health Department, and Water Board requirements.

2. ☐ Plans should depict accurate property boundaries, right of way, adjacent roadways, all public facilities, location of existing and proposed buildings and structures, a scale, topography, limits of cut and fill, easements, utilities, trails, open space, major natural features, major drainage features, and details of surface and subsurface drainage improvements. The boundaries of the site plan shall extend a minimum of 10' outside the property line and to the centerline of all adjacent streets and channels. Surveyors must use official Town benchmarks, these maps are available at Town Hall. Note in plans that all drainage installations are required to be inspected by the Town prior to backfill.

3. ☐ Post-development peak flow (runoff) and velocity must be less than or equal to pre-development peak flow and velocity. In areas where there are existing storm drain systems, those systems must be of adequate size to accept the increased runoff, or, mitigation procedures must be taken. Flow should be spread consistent with pre-development release from the site and away from structures. This includes downspouts when applicable. Avoid concentrating dissipation. Mitigation procedures may include on-site storm drain detention or off-site storm drain improvements. Use most current San Mateo County Rainfall Runoff Data. All storm drainage facilities shall have sufficient capacity to carry the anticipated peak flows. Hydrologic documentation signed by a licensed civil engineer shall be provided to Town upon request. Refer to Town Master Storm Drainage Report for design guidelines for 5, 10, 25 year frequency.

4. ☐ Follow current Federal, State, and local drainage laws, local building codes, and Town ordinances. Conform to Chapter 15 "Buildings and Construction" of the Town's Municipal Code. Storm drain facilities, manholes, and appurtenances shall meet current CalTrans Standard Plans and Specifications and APWA Greenbook Specifications. Determine if downstream drainage facilities will be able to accommodate added drainage from project. Do not disturb natural streams channels and drainage ditches. Projects with disturbed land area over 1 acre will need to obtain a Notice of Intent (NOI) with the State Water Resource Control Board and must prepare a Stormwater Pollution Prevention Plan and Stormwater Management Plan. Demonstrate coverage of SWPPP. Basement construction shall not impact groundwater within the Town. Construction shall not release contaminants into the groundwater.

5. ☐ Where feasible, encourage in drainage design on-site water dissipation of down spouts and area drains to landscaped or open areas. Avoid concentrating dissipation. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In an effort to reduce storm drain pollution, no storm drain shall be directly emptied into the Towns public storm drain system. Recommended reference material: Bay Area Storm water Management Agencies Associations publication of "Start at the Source, Residential Site Planning and Design Guidance Manual for Storm water Quality Protection". Stormwater detention is required for projects that create or replace greater than 5,000 square feet impervious surface. These facilities shall have an annual maintenance plan developed by the designer and provided to the resident. Storm or sub drain flows shall not undermine, cause algae growth, or deteriorate public road in any way.

6. ☐ No improvements shall be planned, designed, or constructed that would interfere with the Towns right-of-way or public facilities, its function, interests, integrity, and maintenance. Examples, but not limited to: the entire road, shoulders, parking areas, property, easements, open areas, scenic corridors, parks, fences, bridges, pipes, monuments, curbs, trails, signs, drainage facilities, and all types of public traffic. If discovered at a later date, modifications to plans and removal will be required at developer's expense. Any utility or paving work in the Towns right-of-way requires the application and approval of a Town revocable encroachment permit. Utilities shall be per utility company plans. Wells, Geotech Drilling, and Septic are regulated by San Mateo County Environmental Health Dept.

7. ☐ No installation of landscaping, plantings, and irrigation within or that would eventually protrude into the Town right of way, trail easements, and roadway. Landscaping may be considered through Encroachment permit process. No planting that would block road signage, site visibility, pedestrians, and vehicles. For driveway site visibility and applicable traffic analysis, use current Caltrans guidelines highway design manual. Note on plans that any existing landscaping in the right of way shall be maintained by the homeowner. Cut back tree limbs and brush protruding into the roadway that could be struck by any vehicles or pedestrians (14'8" vertical clearance and 3' horizontal clearance for vehicles traveling in roadway). Do not use right of way for screen planting. Refer to PG&E website for requirements concerning planting under power lines.

8. ☐ Erosion and Sediment Control Plan shall be submitted with the Site Development and Building Permit Application plans for review. Plan should be prepared per Regional Water Quality Control Board's Erosion and Sediment Control Field Manual and the San Mateo Storm Water Pollution Prevention Program BMP's and applicable C.3 Requirements. The plan should include pre and post construction controls. Applicant shall control dust resulting from construction and shall take all necessary measures for dust control as required by Public Works. Applicant shall control and prevent the discharge of all potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment and non-stormwater discharges to storm drains and watercourses. All excavations shall be covered during rainfall. All existing on-site erosion issues should be addressed and swales cleaned prior to project final. As mandated by the State, Town inspections occur October 1 – April 30. Note in

plans referring to San Mateo County Storm water Pollution Prevention Program requirements. Include plan sheet located at. http://www.flowstobay.org/documents/business/construction/SWPPP.pdf.

9. ☐ Best Management Practices for Treatment of site runoff that will be implemented as a part of the project will be in compliance with the current San Mateo Countywide National Pollution Discharge Elimination System (NPDES). A monitoring and maintenance program for treatment measures. Review handout for requirements for Architectural Cooper available from Planning.

10. ☐ Determine if the property is within a floodplain using current FEMA Insurance Rate Maps and follow all applicable FEMA guidelines. Submit FEMA elevation certificate to the Town if required. Maps and forms can be obtained at www.fema.gov

11. ☐ All asphalt curbing that is adjacent to the road in front of the property shall be considered for replacement per Town or Caltrans standard at the end of the project (4" or 6"). All driveways shall be asphalt or standard brushed concrete at least 20' back from edge of road. No pavers or colored concrete within Towns right of way. Attention shall be directed so that street drainage does not enter driveway (elevation of approach entrance should be higher than center of street). If there is a horse trail that crosses the driveway, a 4' wide section of the asphalt surface will be roughened or grinded ¼" to provide a non-slip surface so that horses shall not slip. Other non-slip surface can be presented to Town for approval. Driveways shall conform with the Towns site development ordinance. Provide adequate site visibility.

12. ☐ If applicable, any Town trail along the property shall be improved and renovated with 4" of class 2 base rock rolled and compacted per Town standards. An encroachment permit must be filed at the Town prior to start of work with in the Towns right of way.

13. ☐ Any underground culverts and drainage facilities along the property line will be inspected and repaired as needed. An encroachment permit must be filed at the Town prior to start of any work with in the Towns right of way. Proposed storm drain facilities in the right of way shall meet product and installation requirements listed in the most current Caltrans Standard Specifications and Standard Plans.

14. ☐ At the end of project, all wood and construction debris removed, swales defined, culverts cleaned, and all potential erosion areas addressed. New drainage system to be maintained by homeowner.

15. ☐ Any plan revisions will be hi-lighted and accompanied by a letter listing each change. There shall be no deviation from the approved plans with out submitted plan revisions.

16. ☐ Review Public Works Pre-Construction and Geotechnical inspection checklist

17. ☐ All work shall be performed by the appropriate California State licensed contractor.

18. ☐ Prior to calling in Public Works for final project sign-off, wet stamped letters and as-builts (AutoCAD 2010 or older) are required to be submitted to the Town from the project Soil and Civil engineer of record indicating all work associated with surveying, grading and drainage has been inspected and completed per the Town approved plans.

19. ☐ Applicant shall notify the Building Department at least two full working days in advance of the following inspections: initial inspection of grade staking, rough grading inspection, storm/sub drainage inspection, final inspection and approval. Inspections shall be requested by calling (650) 851-1700, Extension 216.

The above is intended only to provide the applicant and the applicant's design team with minimum guidelines when preparing a grading, drainage, and erosion control plan. The Town does not specify the design method that the applicant's design team uses to prepare the plan. It is incumbent on the design team to select a design method that is appropriate for the specific project and site accepting responsibility for the design. The Town's review does not include checking the calculations for accuracy nor making assumptions regarding the analysis. The Town has the right to comment on both site development and building permit plan submittals and can reject plans at anytime if guideline and conditions are found not met. Submit signed checklist with each plan submittal.

Checklist Acknowledged by:_____ Date:_____

Town of Portola Valley Public Works and Engineering Department

Pre-Construction Meeting for Site Development

General Construction: Please feel free to interrupt anytime and ask questions

1. Work hours are 8 am-5:30 pm Monday – Friday. No work on holidays.
2. Review the "Public Works Site Development Standard Guidelines and Conditions Checklist". No change in plans without engineer stamped submittal and Town review. Revisions will be hi-lighted and accompanied by a letter listing each change.
3. Verify (mark) Property Lines and staking for rough grade inspection
4. Tree Protection at drip line up prior to any grading. Protect trees per approved plan.
5. Damage and repair to Town facilities must be repaired immediately. Examples asphalt curbs, culverts, and trails.
6. Traffic control when required with use of flagmen and proper safety equipment per Caltrans standards.
7. Clean and clear Public Right-of-Way at all times. Street gutter should have no dirt and debris near worksite. Clean up all lunch debris.
8. No Tracking dirt or tire ruts. Clean up shall be done by contractor immediately. Town can charge for clean-up. Manage wash downs.
9. Town is small and problems become very evident. Notify your neighbors.
10. Any change of General Contractor or Engineer of record should be reported to the Town in writing.
11. Per the California State License Board work shall be performed by the appropriate California State Licensed Contractor. Proof of license will be requested by the Town inspector prior to inspection.

Erosion and Sediment Control

12. Best Management Practices for storm water pollution prevention must be used. All erosion control shall be installed prior to and after any grading. All graded areas will be stabilized. Any silt or erosion into the Town storm drain shall be immediately removed or the project shall be stopped. Contractor is responsible for all silt released from jobsite and subject to applicable fines. This includes responsibility for any silt that has entered the storm drain, public road, and creek. Does the contractor understand NPDES rules?
13. The Town will inspect and re-inspect all erosion control measures between Oct 1- April 30 as mandated by the State.
14. Erosion controls should be inspected after each heavy storm and be renewed if required.
15. Erosion control plan should be reviewed and amended if erosion is occurring between Oct 1 -April 30.
16. Dissipaters and outfalls shall have filtering mechanism (fabric) during construction.

Public Works & Engineering Inspections: (All inspections call **650-851-1700 x 216**)

17. Call for rough grade, tree protection, and erosion control inspections. Erosion control must be adequate.
18. Call for inspection for all storm and sub drainage prior to back-fill. For larger projects, inspections can be performed per section of pipe and documented on the back of the building permit. Do not ask Inspector to assist in design. All grading and drainage work shall be supervised by the appropriate California licensed contractor. Progress and final completion letters from Civil, Geotech, Surveyor prior to sign-off

Parking

19. No parking on Town trails and shoulders. Designated areas only. Any damage shall be repaired by contractor. No Loitering. Advise posting sign.
20. No transfer parking on non-designated areas / public roads, pedestrian, bike areas. Notify suppliers. Designate turn around areas for trucks and obey speed limit.

Public Right-of-Way

21. Encroachment permit for work in Town right-of-way with bond and Insurance naming Town as additional insured. This includes all driveway approach, planting, and utility work beyond the property line.
22. Call Underground Service Alert.
23. Utility connections require proof of permit and inspection by utility company as part of encroachment permit. Structures in right-of-way require Town approval. Sewer, water, gas, electric.
24. Final design and product should address all erosion/drainage problems onto public right-of-way and culverts.
25. No plantings within 4' of the road except for native grass seed
26. Survey tied to Town monuments. Do not disturb Town or County monuments and points.
27. Please take pictures prior to the start of construction so any existing damage to the Town right-of-way can be recorded, and the contractor will not be expected to make repairs to damages not caused by them. Do not interfere with Town's public facilities / right of way
28. All debris and spills from concrete trucks will be promptly cleaned.

Final Inspection

29. Final stamped sign off letters by projects Civil and Soils engineer of record indicating that project was built according to "approved plans dated:". This letter will be for all aspects of the plans and specifications. Any revisions will need to be approved by the project engineer and the Town. Owner/contractor is responsible for compliance with codes and plans. Unapproved installations shall be removed. Also, the Storm water NPDES compliance reporting form completed/signed for all detention and retention facilities. These letters shall be submitted prior to scheduling final inspection.
30. Final inspection assumes that all progress inspections were performed by the Town inspector, no final inspection will be considered if progress inspections were not performed during the life of the project. Contractor will be asked to uncover any work not documented as inspected. For larger projects, sections of drainage pipe can be noted on the back of the building permit.
31. Final inspection will consist of verifying what was built to the copy of Town approved plans. No exceptions. All unapproved installations shall be removed. The building must be habitable.
32. Worksite, right of way, easements, street, trail, creeks, culverts all left clean and in good condition. Dead wood needs to be removed.
33. As-builts (only items required) in AutoCAD format version 2011 or better. 2 copies needed.

34. No Partial finals. It is not the Towns responsibly to make a punch list. It is the contractors and owners responsibility to have the entire project completed according to the approved plans, building codes, and Town permit conditions at the time of requesting the final inspection, therefore review all required documents before calling for final. All permits for the property must be signed off prior to building final.

Please post a copy of this at the jobsite and inform your subcontractors

Site Address:_____

Contractor Co.:_____

Signature:_____ Print:_____

Date:_____

Owner Signature:_____ Print:_____

Date:_____

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:45 Granada Court	Jurisdiction: PV
Owner/Architect/Project Manager: Klemchuck 408 655-6656	Permit#: ASRB X9H-713
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☒ See ***Fee Comments*** Date: 8/31/2016	
Fee Comments: CH#1492.....$60.00 (plan check fee) paid by:	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to Portola Valley Building Code Section 15.04.020, Residential Building Code Section R327 or CA Building Code Section 7A for ignition resistant construction & materials; (All wood siding shall be noncombustible or ignition resistant material shall provide protection from intrusion of flames and embers in accordance with standars SFM 12-7A-1. Foundation, attic, gable,soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be class A.
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace.
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' perimeter defensible space will need to be completed.
8. Driveway will require a turnout if over 350' and a FD turnaround if over 150' see driveway requirements at (www.woodsidefire.org)*** PLEASE PROVIDE AN OVERLAY OF FD TURNAROUND ON BUILDING SITE PLANS***
9. Fire Hydrant - Will be required. Hydrant needs to be within 500' of the front door measured, on a driveable roadway and capable of producing 1,000 GPM. *** PLEASE SHOW DISTANCE AND LOCATION OF HYDRANT ON BUILDING SITE PLANS***
10. Electric Gate - Must be provided with Knox security entry system on left side of gate opening. Gate must have a clear opening of a minimum of 12' .

Reviewed by:D. Bullard	Date: 8/31/2016

☐Resubmit ☒Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See ***Fee Comments***
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

RECEIVED
SEP 08 2016
TOWN OF PORTOLA VALLEY

Arly Cassidy

From: Carol Borck
Sent: Tuesday, October 04, 2016 12:25 PM
To: Edgardo Diaz
Cc: Allison Fang; Cecilia Maria Santos; csmith@bkf.com; Arly Cassidy
Subject: RE: 45 Granada Court, Portola Valley;SDP X9H-713

Thank you, Ed, I am forwarding to Arly Cassidy who is the planner who has been assigned this project.

Carol

From: Edgardo Diaz [mailto:egdiaz@smcgov.org]
Sent: Tuesday, October 04, 2016 10:51 AM
To: Carol Borck
Cc: Allison Fang; Cecilia Maria Santos; csmith@bkf.com
Subject: 45 Granada Court, Portola Valley;SDP X9H-713

Good morning Carol,

Per my discussion with Craig Smith (BKF) on Monday, 10/3/2016, Environmental Health is ok in approving the site development for 45 Granada Ct. At the building application stage, the applicant will need to submit application and fees (PE4218 & 4220/$1100 & $2001) to Environmental Health for a site exam and percolation test to include the proposed 70 LF expansion dispersal trench on the north west corner of the property. Also, they will need to address adequate setbacks or removal of trees for the proposed expansion trenches.

Let me know if you have any questions.

Thanks,

Edgardo Diaz
EHS IV, Land Use Program
San Mateo County Environmental Health
2000 Alameda de las Pulgas, Suite 100
San Mateo, CA 94403
Direct Phone 650-464-0613
Fax 650-627-8244
mailto: egdiaz@smcgov.org
http://smchealth.org/landuse

45 Granada Court
Date 9/17/2016

Preliminary Conservation Committee Comments

Committee members at site visit: Jane Bourne, Nona Chiariello, Don Eckstrom, Marianne Plunder

Landscape Plan:

The property has a number of old impressive Manzanitas that should be preserved; many of the manzanitas would do better if cleaned out of dead branches and given more sun.
The manzanitas are old and rare and will be a visual asset to the property if properly cared for.

The French Broom outside the fence in front of the property should be removed.

The dense row of Redwoods is crowding out the two good size oak trees nearby. Some thinning of the redwoods would give Oak # 11 more space.

Plants List
Substitute the southern sword fern with the native western sword fern.
Diversify and soften the evergreen hedge line along the pool.

This property is not in a riparian area. Due to the spreading of sudden oak death (SOD) through bay trees and the lack of natural water, the committee discourages planting a bay tree on this property.

Prunus lusitanica (Portuguese laurel): plans call for 11 individuals Considered invasive in Oregon and Washington (http://www.pnwplants.wsu.edu/PlantDisplay.aspx?PlantID=17; http://www.earthcorps.org/pdfs/resource/15/Invasive_and_Native_Trees.pdf)
Perhaps consider Prunus ilicifolia, or Prunus lyonii?

Nephrolepis cordifolia (Southern Sword fern): plans call for 49 plants.
This is on the Cal-IPC list of plants that are invasive in other Mediterranean-climate areas (http://www.cal-ipc.org/ip/research/pdf/InvasiveMediterraneanOrnamentals.pdf).
In "Southern California Gardening: A Month-by-Month Guide"
by Pat Welsh, Nephrolepis cordifolia is described as invasive.
The Jepson eFlora indicates it likely is naturalized in California now
(http://ucjeps.berkeley.edu/cgi-bin/get_cpn.pl?34588&expand=1)

We recommend the old pool to be drained asap to remove a source for mosquitoes.

As the driveway is moved significantly and impervious surface area is increased, we recommend that water run-off be studied; Granada Court runs along the top of a very steep hillside, with most if its run-off draining to the West into one canyon resulting in a significant seasonal stream flowing into the Cervantes culvert at the bottom of Kiowa Court.

The Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by Marianne Plunder

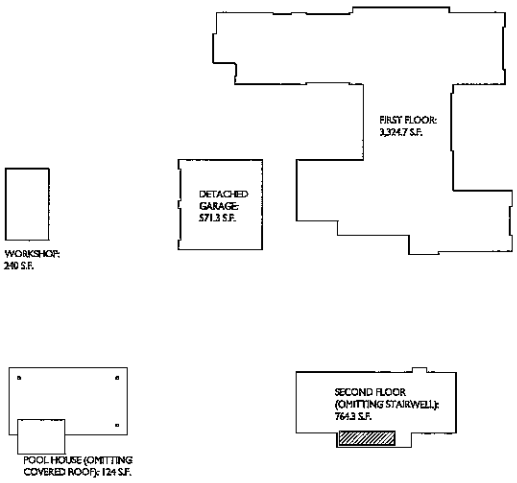
Attachment 12

KLEMCHUK RESIDENCE

SQUARE FOOTAGE CALCULATIONS

* PROJECT DOES NOT QUALIFY FOR ONE STORY BONUS
** BASEMENT NOT INCLUDED IN AMFA

	PROPOSED	ALLOWED
ADJUSTED MAX. FLOOR AREA (AMFA):	5,024.3 S.F.	5,281 S.F.*
MAIN RESIDENCE MAX. FLOOR AREA:		
FIRST FLOOR:	3,324.7 S.F.	
SECOND FLOOR:	764.3 S.F.	
DETACHED GARAGE:	400 S.F.	
TOTAL:	4,489 S.F.	4,489 S.F.
BASEMENT**	1750 S.F.	
ACCESSORY MAX. FLOOR AREA:		
DETACHED GARAGE:	171.3 S.F.	
POOL HOUSE:	124 S.F.	
WORKSHOP:	240 S.F.	
TOTAL:	535.3 S.F.	792 S.F.

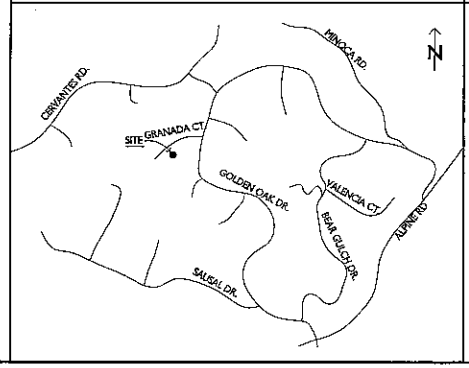


PROJECT STATISTICS

PROJECT LOCATION:	45 GRANADA COURT PORTOLA VALLEY, CA 94028
A.P.N.:	079-092-270
PROJECT TYPE:	NEW SINGLE FAMILY DWELLING DETACHED GARAGE AND POOL HOUSE
EXISTING CONDITIONS:	(E) SINGLE FAMILY HOME (1,980 S.F.) AND (E) SHED (86 S.F.)
ZONING:	R-E
OCCUPANCY GROUP:	R-3 (SINGLE FAMILY DWELLING)
CONSTRUCTION TYPE:	TYPE-V
STORIES:	TWO STORY
SIZE OF PROPERTY:	
PARCEL AREA:	1.1 ACRES (47,916 S.F.)
ADJUSTED PARCEL AREA:	1.0241 ACRES (44,610 S.F.)
ADJUSTED MAXIMUM IMPERVIOUS COVERAGE:	
MAXIMUM ALLOWED	7,851 S.F.
PROPOSED	7,755 S.F. (S.L.D.)
EXISTING	5,518 S.F.
ADJUSTED MAXIMUM TOTAL FLOOR AREA:	
MAXIMUM ALLOWED	5,281 S.F.
PROPOSED	5,024.3 S.F.
MAX. SIZE OF MAIN RESIDENCE:	
MAXIMUM ALLOWED	4,489 S.F.
PROPOSED	4,489 S.F.
NET GRADING QUANTITIES (S.C.D.):	
CUT	1,034 C.Y.
FILL	446 C.Y.
TOTAL	1,480 C.Y.

SHEET INDEX

VICINITY MAP



PROJECT DIRECTORY

OWNER:	Matthew and Marie Klemchuk 45 Granada Court Portola Valley, CA 94028		Tel: (408) 506-6133
ARCHITECT:	Arcanum Architecture, Inc. 501 Third Street, Suite 200 San Francisco, CA 94107	Timothy Chappelle	Tel: (415) 357-4400 Fax: (415) 357-4404
CIVIL ENGINEER:	Dale Leda BKF Engineers 255 Shoreline Dr, Suite 200 Redwood City, CA 94065	Dale Leda	Tel: (650) 482-6457 Fax: (650) 482-6399
SURVEYOR:	Lea and Braze 2495 Industrial Parkway West Hayward, CA 94545	Mirko Ferreira	Tel: (510) 887-4086 Fax: (510) 887-3019
GEOTECHNICAL ENGINEER:	Romig Engineers 1390 El Camino Real San Carlos, CA 94070	Jonathan Fone	Tel: (650) 591-5224 Fax: (650) 591-5251
LANDSCAPE ARCHITECT:	Studio Green 232 Sir Francis Drake San Anselmo, CA 94960	John Merten	Tel: (415) 721-0905 Fax: (415) 721-0910
ARBORIST:	Urban Tree Management P.O. Box 971 Los Gatos, CA 95031	Michael Young	Tel: (650) 321-0202 Fax: (408) 399-8063

ARCANUM
Arcanum Architecture, Inc.
501 Third Street, Suite 200
San Francisco, CA 94107
415 357 4400 tel
415 357 4404 fax
www.arcanumarchitecture.com

KLEMCHUK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY, CA 94028

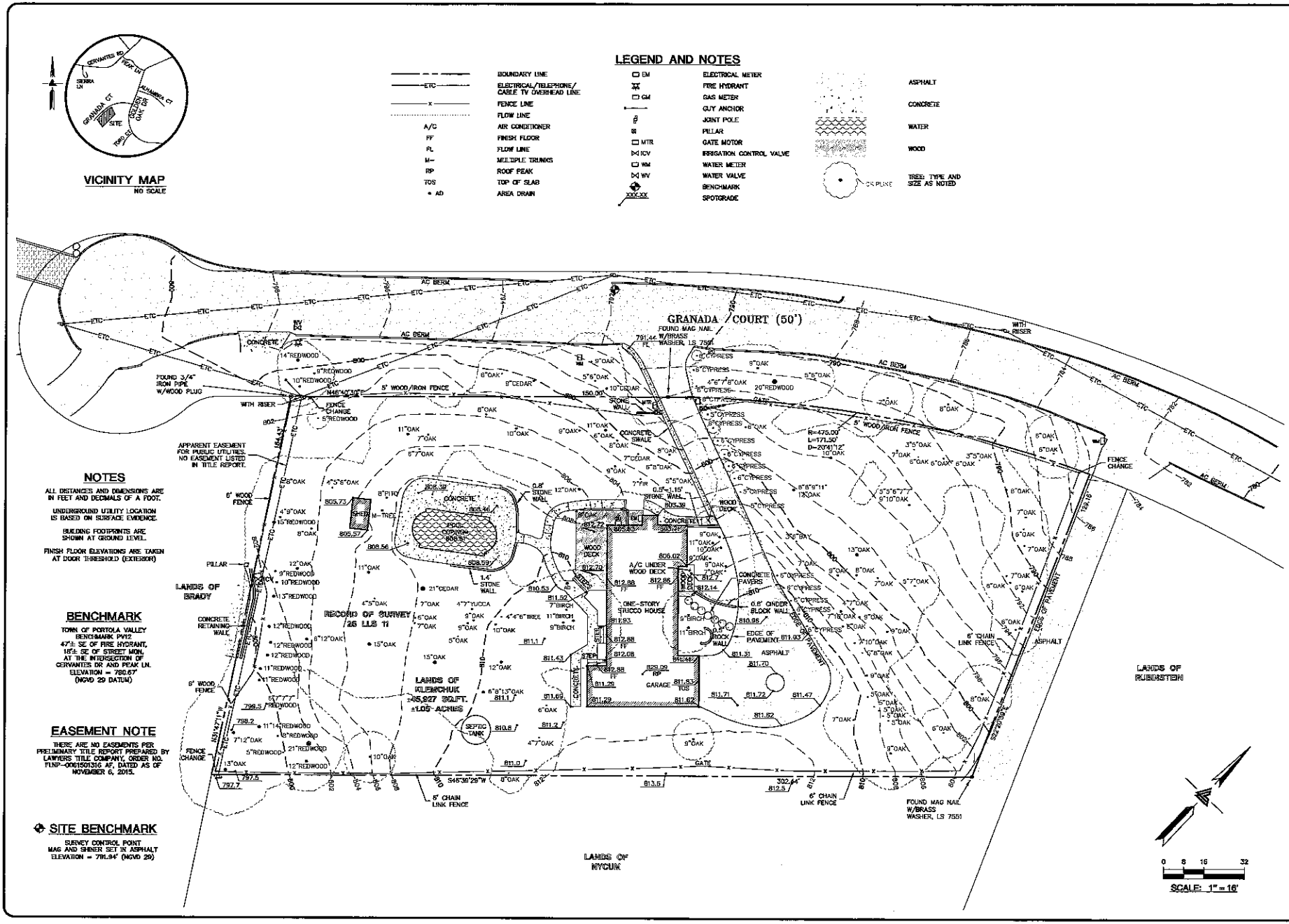
Date
Drawn By
Checked By
Project No. 15035

Date	Issue
8.18.16	ASCC / SITE DEV. PERMIT
10.13.16	ASCC / SITE DEV. PERMIT REVISION 1

COVER SHEET

SCALE: AS NOTED

A0.0



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

TOWN OF PORTOLA VALLEY BENCHMARK PV12
47'± SE OF FIRE HYDRANT, 16'± SE OF STREET MON, AT THE INTERSECTION OF CERVANTES DR AND PEAK LN.
ELEVATION = 780.67'
(NGVD 29 DATUM)

EASEMENT NOTE

THERE ARE NO EASEMENTS PER PRELIMINARY TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, ORDER NO. FLNP-0061501316 AF, DATED AS OF NOVEMBER 6, 2015.

SITE BENCHMARK

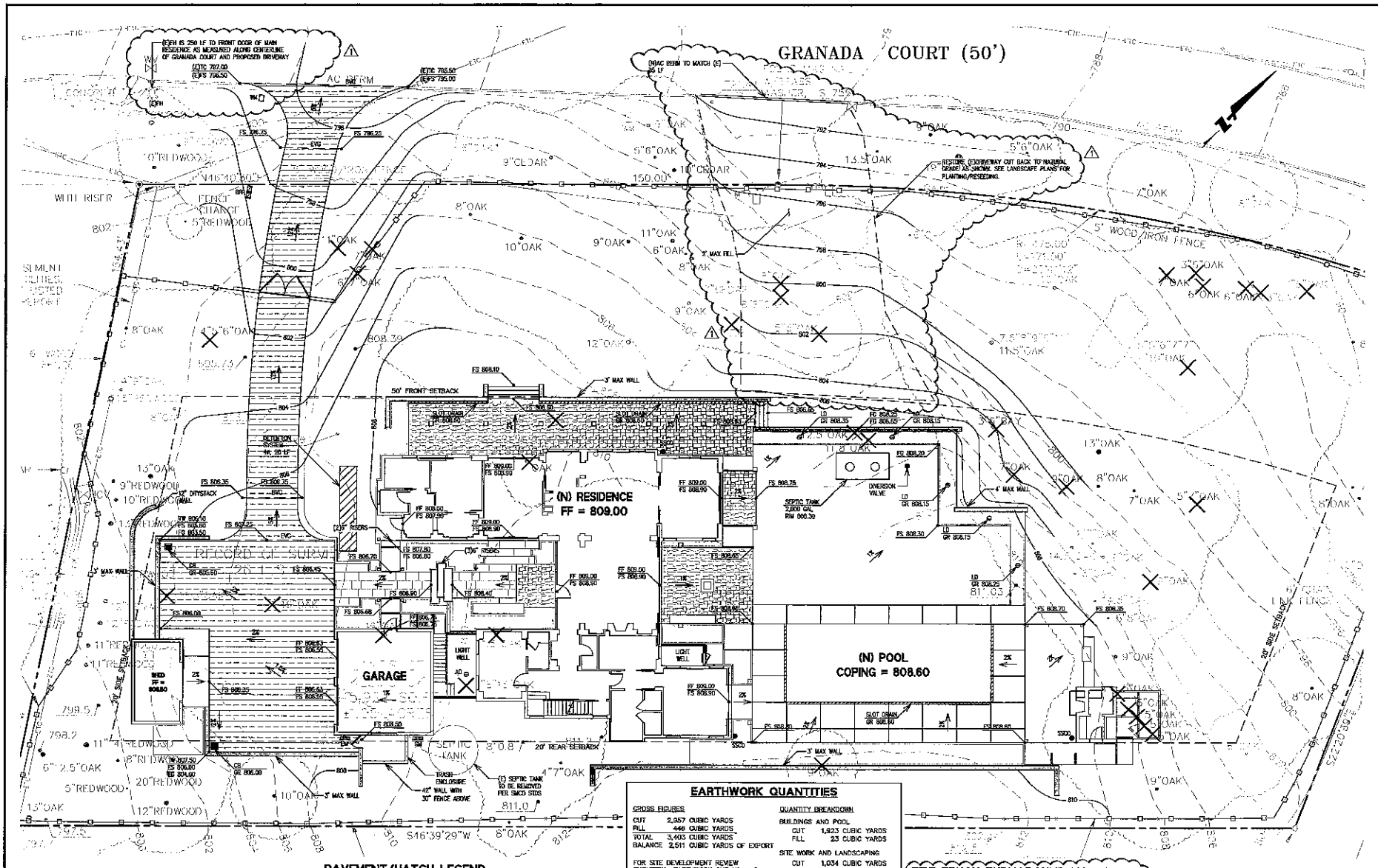
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 791.94' (NGVD 29)

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
2007 DOUGLAS BLVD, SUITE 300
ROSEVILLE, CA 95661
(P) (916)788-1356
(F) (916)797-7393
WWW.LEABRAZE.COM

45 GRANADA COURT
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 079-062-370

TOPOGRAPHIC SURVEY

TREE UPDATE 7-8-16	JN
REVISIONS	BY
JOB NO:	2151343
DATE:	12-16-15
SCALE:	1" = 16'
DRAWN BY:	JN
SHEET NO:	SU1
	01 OF 01 SHEETS



PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

- AC PAVING
- WALKWAY CONCRETE
- EXISTING TREE TO BE REMOVED

EARTHWORK QUANTITIES

GROSS FIGURES

CUT	2,957 CUBIC YARDS
FILL	446 CUBIC YARDS
TOTAL	3,403 CUBIC YARDS
BALANCE	2,511 CUBIC YARDS OF EXPORT

FOR SITE DEVELOPMENT REVIEW SUBMITTAL EARTHWORK CUT VOLUME WITHIN FOOTPRINT OF HOUSE AND POOL HAVE BEEN OMITTED.

NET FIGURES

CUT	1,034 CUBIC YARDS
FILL	446 CUBIC YARDS
TOTAL	1,480 CUBIC YARDS
BALANCE	588 CUBIC YARDS OF EXPORT

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

QUANTITY BREAKDOWN

BUILDINGS AND POOL

CUT	1,823 CUBIC YARDS
FILL	23 CUBIC YARDS

SITE WORK AND LANDSCAPING

CUT	1,034 CUBIC YARDS
FILL	423 CUBIC YARDS

FIRE TRUCK TURNAROUND NOTES:

1. DRIVEWAY IS 145 LF LONG FROM THE EDGE OF PAVEMENT TO THE FRONT OF THE GARAGE.
2. NO TURNAROUND IS REQUIRED PER WOODSIDE FIRE PROTECTION DISTRICT.

0 10 20
GRAPHIC SCALE

811 Know what's below. Call before you dig.

BKF 100 YEARS ENGINEERS . SURVEYORS . PLANNERS
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY GRADING PLAN
KLEMCHUK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

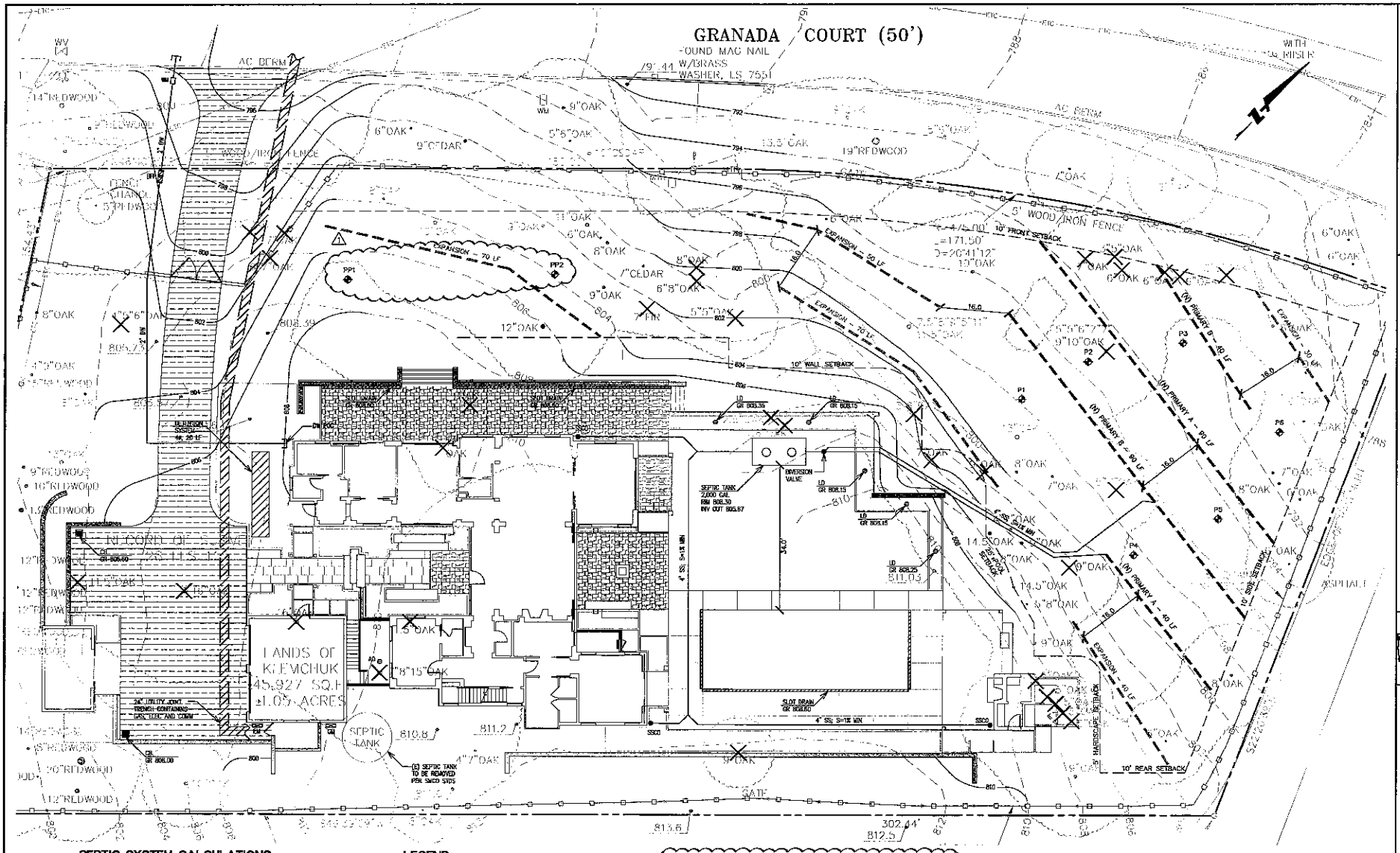
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
1	USGD PLAN CHECK REVISIONS	10/12/2016

Date 08/19/2016
Scale 1" = 10'
Design D.K.
Drawn CM
Approved RH
Job No 20150185

Drawing Number
C2.1
OF

DRAWING NAME: K:\2015\150185_45Granada_Court\ENGV\PLANNING\preSheets.dwg
PLOT DATE: 10-12-16
PLOTTED BY: emlo



SEPTIC SYSTEM CALCULATIONS:

DESIGN CRITERIA

NO. BEDROOMS:	6 (MAIN HOUSE 5, POOL HOUSE 1)
AVERAGE SOIL PERCOLATION RATE (MIN/IN):	A (TESTED)

LEACH FIELD REQUIREMENTS FOR TRENCHES OR LEACHING CHAMBERS

DRAINFIELD = A RATED (SEE PERCOLATION RESULTS)		
LEACH LINE BASE LENGTH (UP TO 3 BEDROOMS)		= 70 FT
LEACH LINE LENGTH FOR EACH ADDITIONAL BEDROOM		= 20 FT
PRIMARY LENGTH	= 2*(70 FT)	
ADDITIONAL LENGTH	= 2*(3 X 20 FT)	
	= 280 FT	
100% EXPANSION	= 280 FT	
TOTAL	= 560 FT	(TRENCHES)

LEGEND:

P1 PERCOLATION TEST PIT

PP1 PROPOSED PERCOLATION TEST PIT

EXISTING TREE TO BE REMOVED

SEPTIC SYSTEM NOTES:

1. THE LEACH FIELD LAYOUT WILL BE VERIFIED IN THE FIELD TO ACCOMMODATE EXISTING TREES TO REMAIN AS PER OUR CONVERSATION WITH ED DIAZ OF SAN MATEO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
2. PROPOSED PERCOLATION TEST LOCATIONS TO BE ADDRESSED PRIOR TO THE BUILDING PERMIT APPLICATION.

GRAPHIC SCALE 0 10 20

811 Know what's below. Call before you dig.

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255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

PRELIMINARY UTILITY PLAN
KLEMCHUK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
1	ASSE PLAN CHECK REVISIONS	10/12/2015

Date 09/19/2015
Scale 1" = 10'
Design DJL
Drawn CW
Approved RH
Job No 20150185

Drawing Number: C3.1 OF

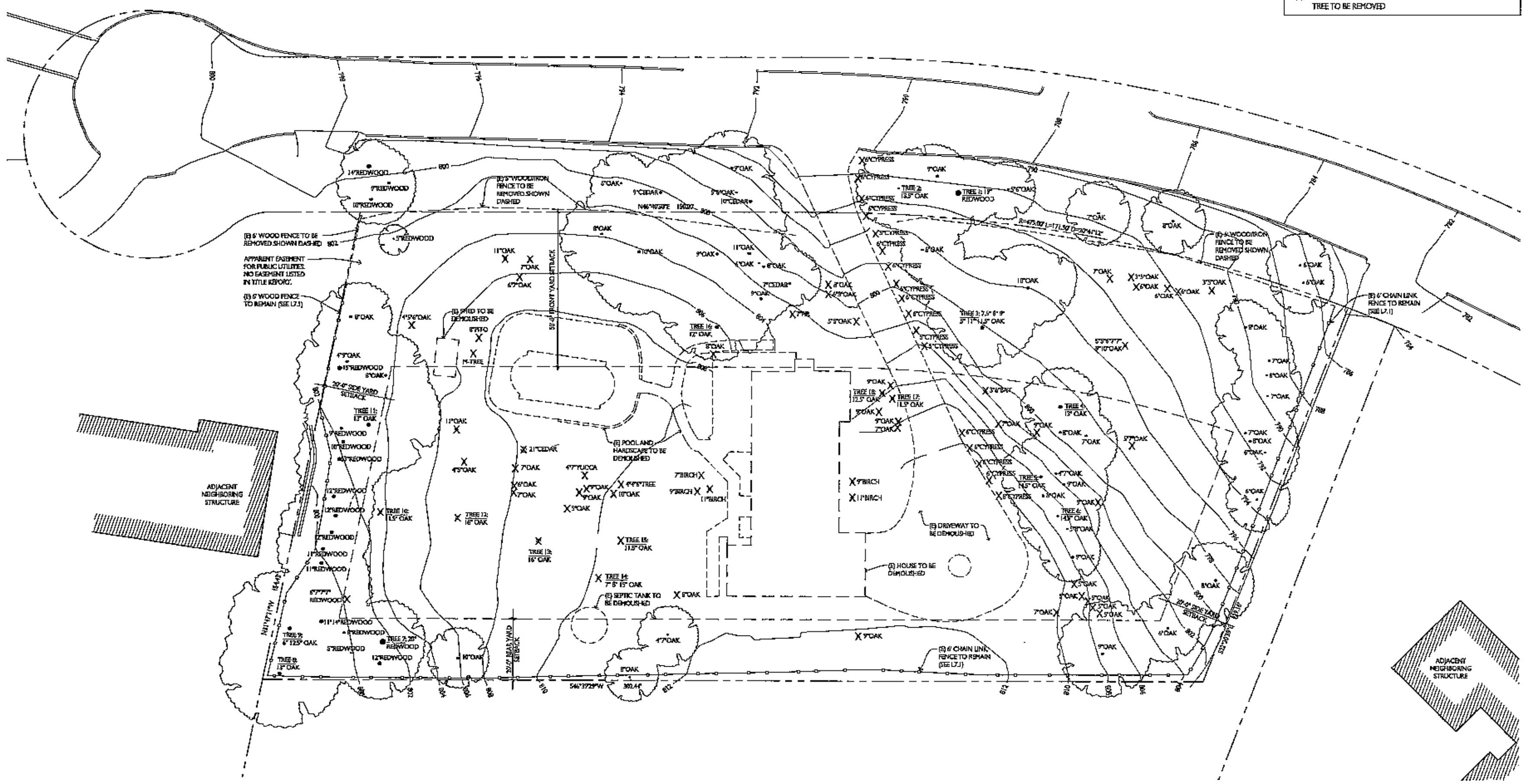
DRAWING NAME: K:\2015\150185_45_Granada_Court\ENG\PLANNING\pranea1s.dwg
PLOT DATE: 10-12-15 PLOTTED BY: emilo

NOTES

1. PRESERVE AND PROTECT EXISTING VEGETATION. CONFIRM WITH THE LANDSCAPE ARCHITECT PRIOR TO DEMOLITION.
2. SIGNIFICANT TREES ARE SHOWN NUMBERED 1-18, SEE ARBORIST'S REPORT FOR ADDITIONAL INFORMATION.
3. NON-SIGNIFICANT TREES ARE SHOWN WITH SPECIES AND DIMENSION PER LAND SURVEY.
4. (E) POOL TO BE TREATED WITH INSECTICIDE TO PREVENT MOSQUITO BREEDING PRIOR TO DEMOLITION.

LEGEND

X TREE TO BE REMOVED



1 / A0.1A EXISTING / DEMOLITION SITE PLAN

0' 8' 16' 32'

BLDG. N TRUE N

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KLEMCHUK RESIDENCE

45 GRANADA COURT
PORTOLA VALLEY, CA 94028

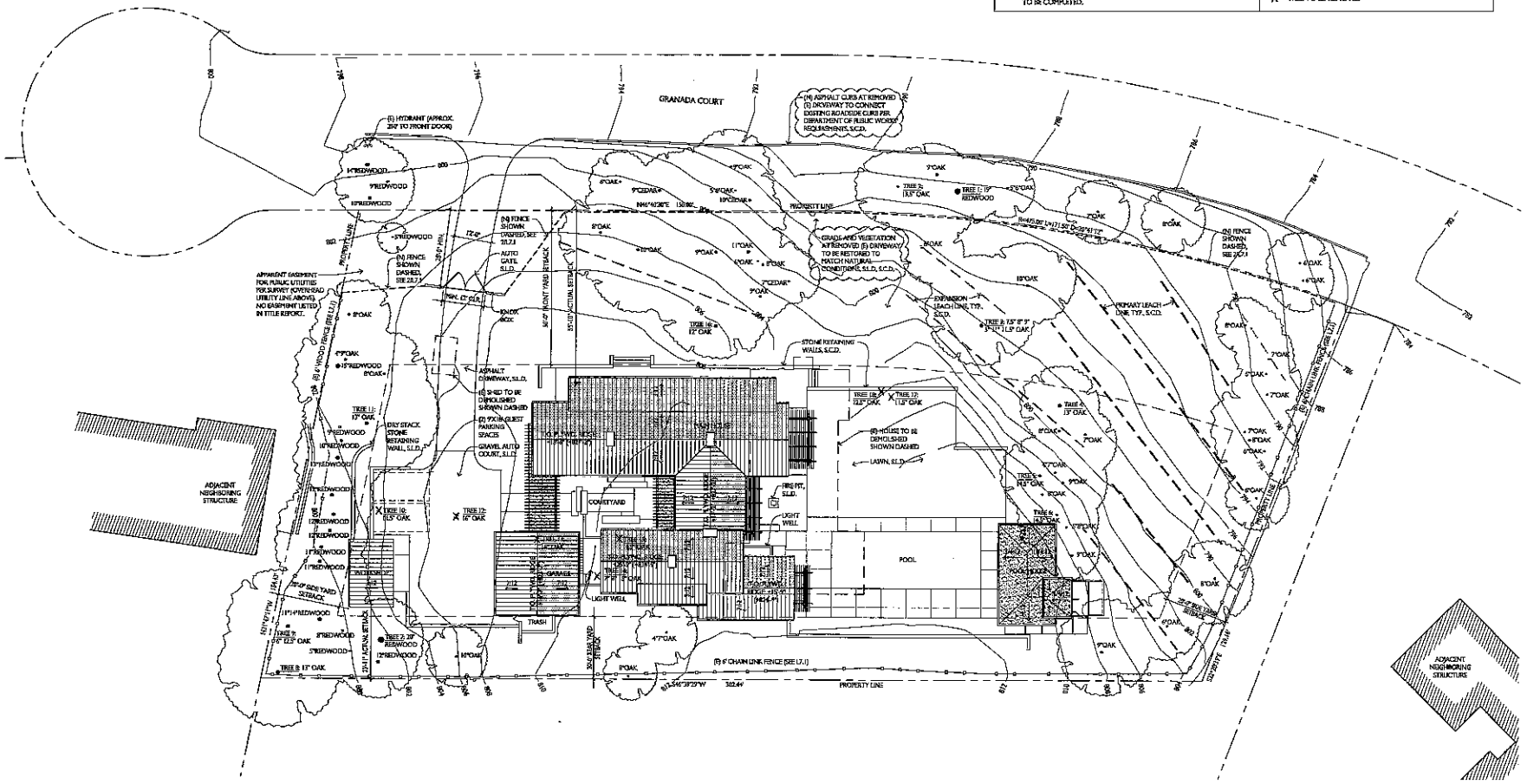
Date	
Drawn By	
Checked By	
Project No.	15035

Date	Issue
8.19.16	ASCC / SITE DEV. PERMIT
10.12.16	ASCC / SITE DEV. PERMIT REVISION 1

EXISTING / DEMOLITION SITE PLAN

SCALE: 1/16" = 1'-0"

A0.1A



FIRE DEPARTMENT NOTES	NOTES
1. MUST COMPLY TO PORTOLA VALLEY BUILDING CODE SECTION 15.04.020, RESIDENTIAL BUILDING CODE SECTION R327 OF CA BUILDING CODE SECTION 7A FOR IGNITION RESISTANT CONSTRUCTION & MATERIALS. 2. ADDRESS CLEARLY POSTED AND VISIBLE FROM STREET W/ MINIMUM OF 4" NUMBERS ON CONTRASTING BACKGROUND. 3. APPROVED SPARK ARRESTOR ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACE. 4. INSTALL SMOKE AND CO DETECTORS PER CODE. 5. NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED. 6. 100' DEFENSIBLE SPACE AROUND PROPOSED NEW STRUCTURE PRIOR TO START OF CONSTRUCTION. 7. UPON FINAL INSPECTION 30' PERIMETER DEFENSIBLE SPACE WILL NEED TO BE COMPLETED.	1. PRESERVE AND PROTECT EXISTING VEGETATION, CONFIRM WITH LANDSCAPE ARCHITECT PRIOR TO DEMOLITION. 2. SIGNIFICANT TREES ARE SHOWN NUMBERED 1-18, SEE ARBORIST'S REPORT FOR ADDITIONAL INFORMATION. 3. NON-SIGNIFICANT TREES ARE SHOWN WITH SPECIES AND DIMENSION PER LAND SURVEY. 4. SEE A0.1A FOR NON-SIGNIFICANT TREES TO BE REMOVED. LEGEND X TREE TO BE REMOVED

A0.1B

PROPOSED SITE / ROOF PLAN

ARCANUM
ARCHITECTURE, INC.
501 Florence Street, Suite 201
Palo Alto, California 94301
415.759.4700
fax 650.853.1434
www.arcanumarchitecture.com

KLEMCHUK RESIDENCE

45 GRANADA COURT
PORTOLA VALLEY, CA 94028

Date:
Drawn By
Checked By
Project No. 1505

Date
A.01.1a 12/15/15

Issue
ADDC / SITE DEV. PERMIT
ADDC / SITE DEV. PERMIT
REVISION 1

PROPOSED
SITE / ROOF PLAN

SCALE: 1/16" = 1'-0"

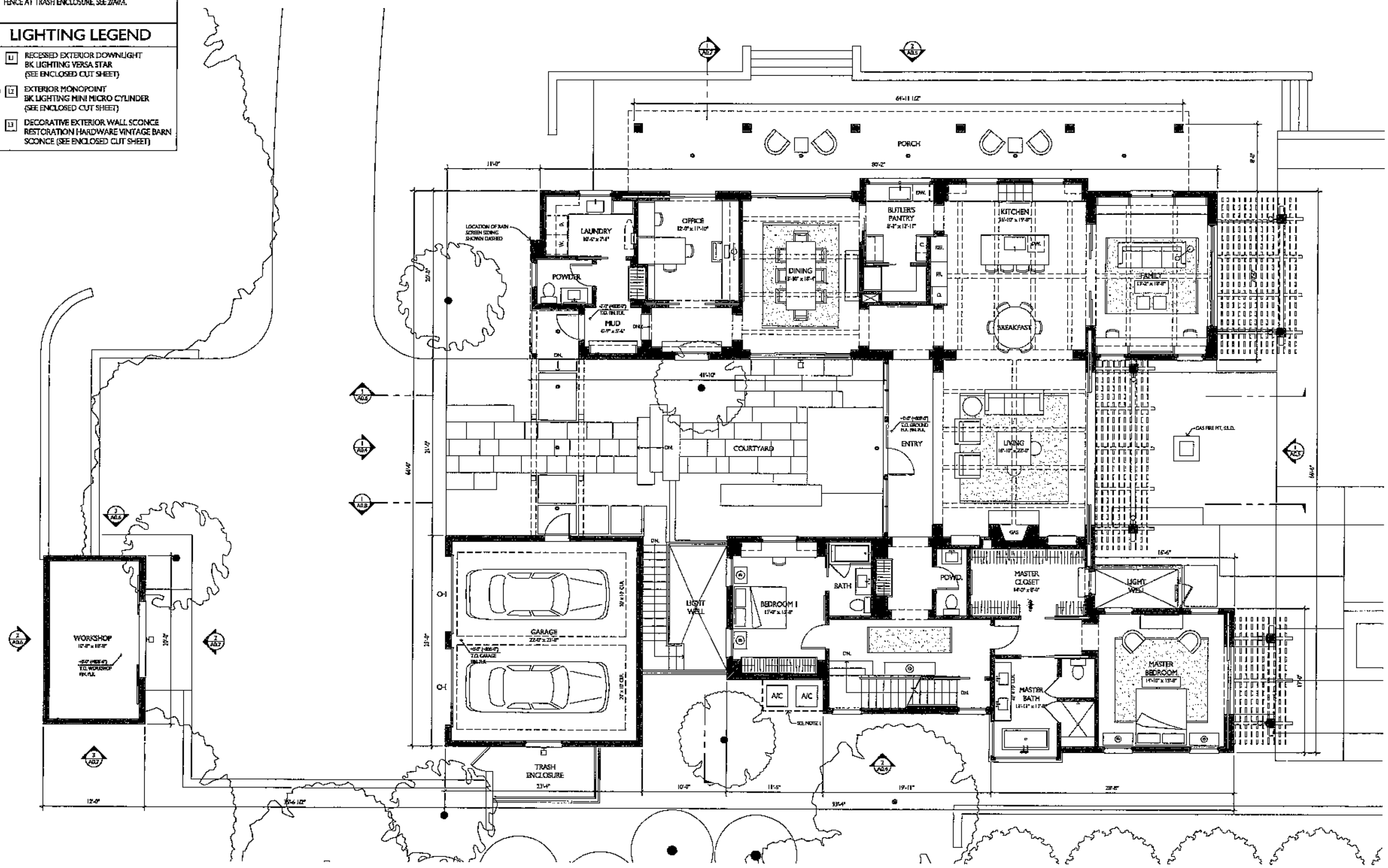
A0.1B

NOTES

1. PROVIDE SOUND DAMPENING ENCLOSURE AT AC EQUIPMENT IF REQUIRED TO MEET TOWN'S NOISE ORDINANCE (SECTION 9.10). ENCLOSURE TO MATCH FENCE AT TRASH ENCLOSURE, SEE 2/A0.4.

LIGHTING LEGEND

L1	RECESSED EXTERIOR DOWNLIGHT BK LIGHTING VERSA STAR (SEE ENCLOSED CUT SHEET)
L2	EXTERIOR MONOPOINT BK LIGHTING MINI MICRO CYLINDER (SEE ENCLOSED CUT SHEET)
L3	DECORATIVE EXTERIOR WALL SCONCE RESTORATION HARDWARE VINTAGE BARN SCONCE (SEE ENCLOSED CUT SHEET)



1/A0.2 WORKSHOP AND MAIN HOUSE GROUND FLOOR PLAN

0 2' 4' 8' 16'

BLDG. N TRUE N

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45 GRANADA COURT

PORTOLA VALLEY, CA 94028

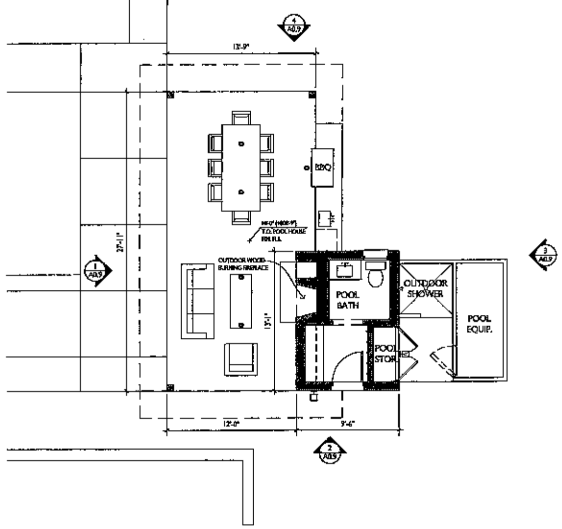
Project No. 15035

Issue: ASCC / SITE DEV. PERMIT; ASCC / SITE DEV. PERMIT REVISION 1

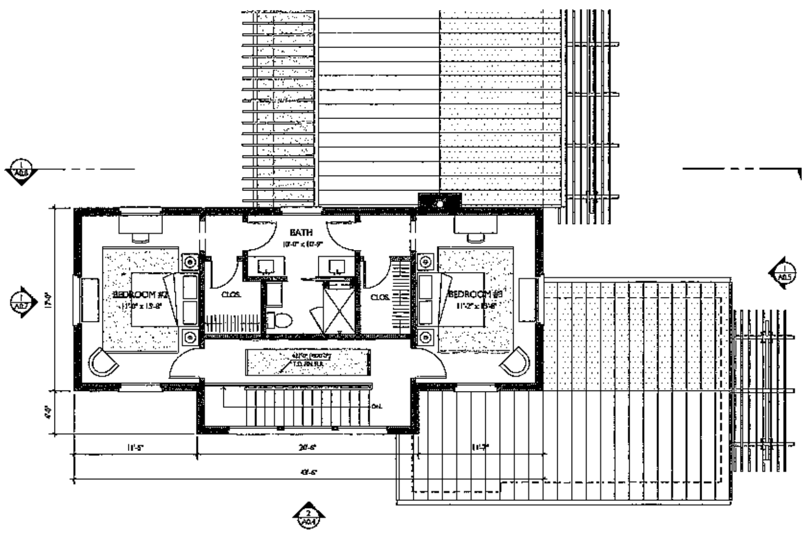
GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

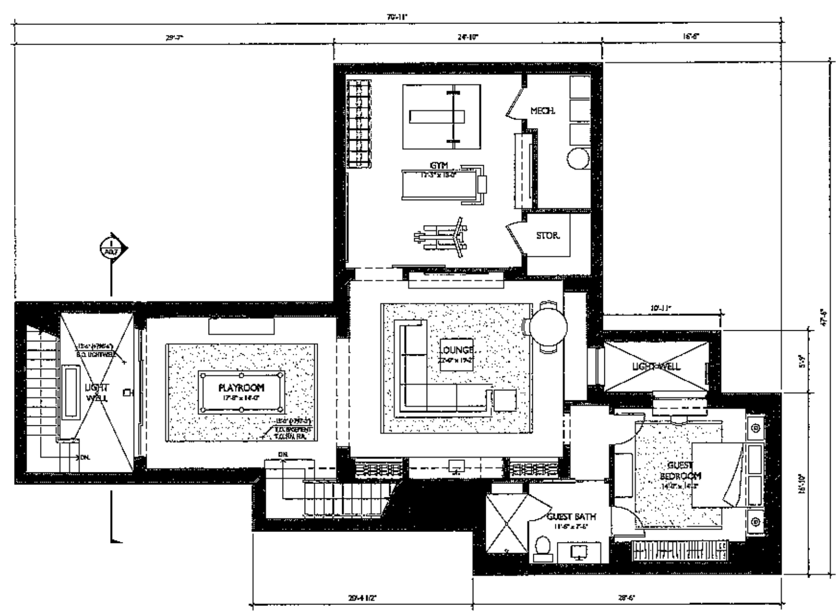
A0.2



3 A0.3 POOL HOUSE FLOOR PLAN



2 A0.3 SECOND FLOOR PLAN



1 A0.3 BASEMENT FLOOR PLAN

0 2' 4' 8' 16'

BLDG. N TRUE N

LIGHTING LEGEND

	L1	RECESSED EXTERIOR DOWNLIGHT BK LIGHTING VERSA STAR (SEE ENCLOSED CUT SHEET)
	L2	EXTERIOR MONOPOINT BK LIGHTING MINI MICRO CYLINDER (SEE ENCLOSED CUT SHEET)
	L3	DECORATIVE EXTERIOR WALL SCONCE RESTORATION HARDWARE VINTAGE BARN SCONCE (SEE ENCLOSED CUT SHEET)

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PORTOLA VALLEY, CA 94028

Date
Drawn By
Checked By
Project No. 15035

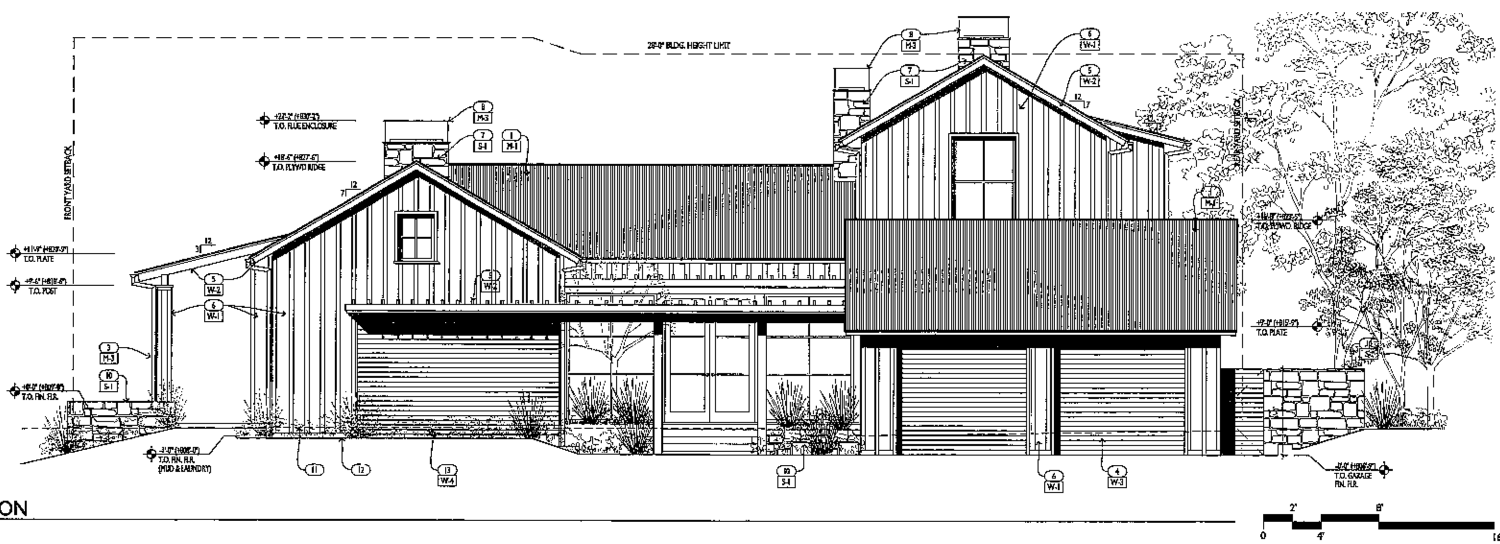
Date: 8.19.16 — Issue: ASCC / SITE DEV. PERMIT
Date: 10.12.16 — Issue: ASCC / SITE DEV. PERMIT REVISION 1

BASEMENT, SECOND AND POOL HOUSE FLOOR PLANS

SCALE: 3/16" = 1'-0"

A0.3

SOUTH ELEVATION (2 / A0.4)



WEST (FRONT) ELEVATION (1 / A0.4)

KEYNOTES / FINISH NOTES

1. PAINTED CORRUGATED METAL ROOF
2. PAINTED STEEL TRELLIS
3. METAL RAW-BONDERIZED DOWNSPOUTS & GUTTERS
4. PAINTED WOOD WINDOWS AND DOORS
5. STAINED CEDAR WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
6. STAINED CEDAR BOARD ON BOARD WOOD SIDING OR CEDAR T&G VERTICAL WOOD SIDING
7. STONE VENEER
8. PAINTED METAL CHIMNEY CAP
9. STAINED CEDAR GARAGE DOORS
10. STONE LANDSCAPE WALL, S.L.D.
11. (E) GRADE SHOWN DASHED
12. PROPOSED GRADE
13. STAINED 1X4 CEDAR RAIN SCREEN
14. PAINTED STEEL GUARDRAIL
15. STAINED 1X4 CEDAR FENCE
16. PAINTED STEEL POSTS AND FASCIA

- M-1 METAL ROOF & CHIMNEY CAPS
- M-2 METAL TRELLISES, GUARD RAILS, POSTS AND FASCIA
- M-3 METAL DOWNSPOUTS & GUTTERS
- W-1 BOARD ON BOARD WOOD SIDING
- W-2 WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
- W-3 WOOD WINDOWS / DOORS
- W-4 WOOD RAIN SCREEN, GARAGE DOORS, & FENCE
- S-1 STONE VENEER

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45 GRANADA COURT

PORTOLA VALLEY, CA 94028

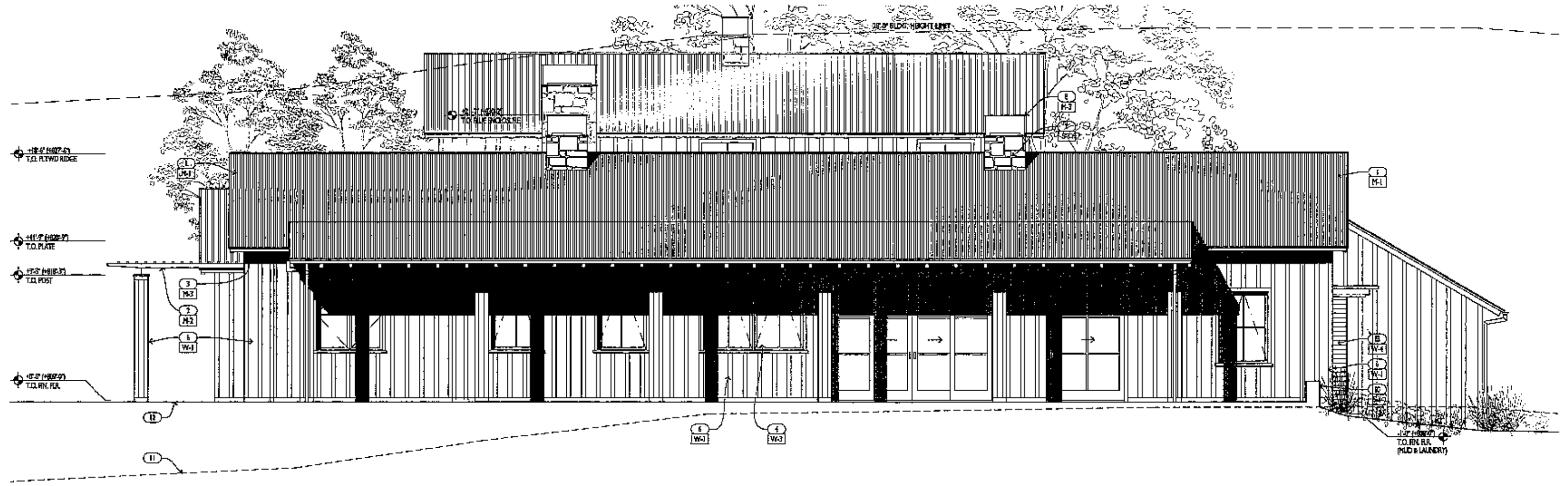
Project No. 19035

Date	Issue
8.19.16	ASCC / SITE DEV. PERMIT
10.12.16	ASCC / SITE DEV. PERMIT REVISION 1

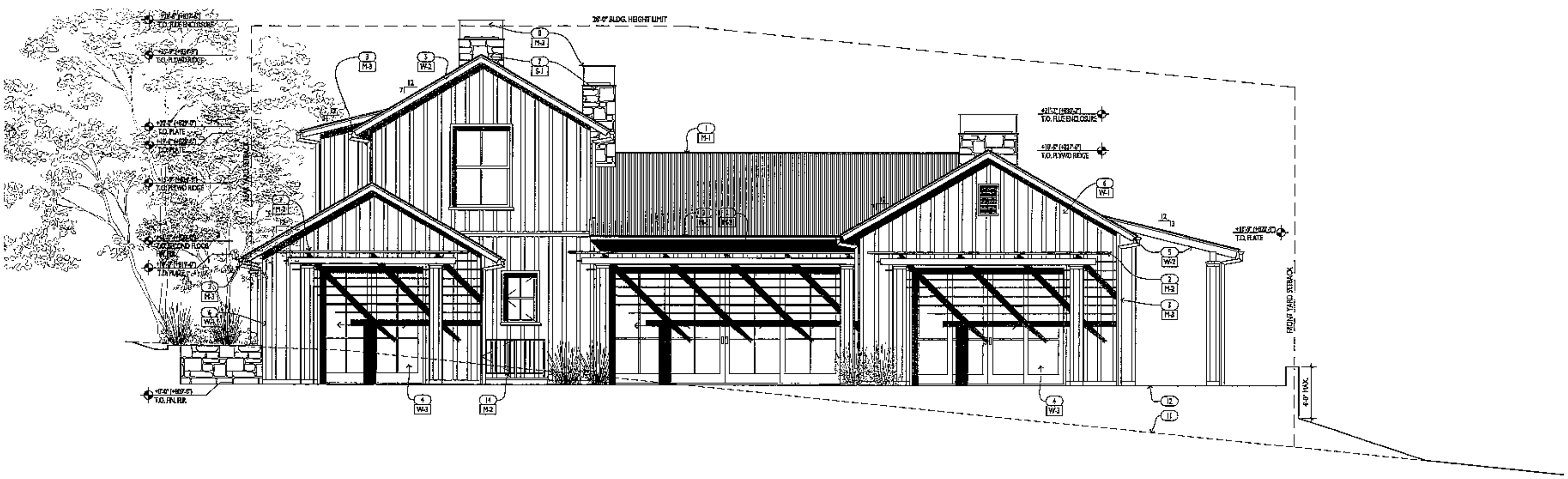
MAIN HOUSE EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

A0.4



2 / A0.5 NORTH ELEVATION



1 / A0.5 EAST ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES / FINISH NOTES

1. PAINTED CORRUGATED METAL ROOF
2. PAINTED STEEL TRELLIS
3. METAL RAW-BONDERIZED DOWNSPOUTS & GUTTERS
4. PAINTED WOOD WINDOWS AND DOORS
5. STAINED CEDAR WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
6. STAINED CEDAR BOARD ON BOARD WOOD SIDING OR CEDAR T&G VERTICAL WOOD SIDING
7. STONE VENEER
8. PAINTED METAL CHIMNEY CAP
9. STAINED CEDAR GARAGE DOORS
10. STONE LANDSCAPE WALL, S.L.D.
11. (E) GRADE SHOWN DASHED
12. PROPOSED GRADE
13. STAINED 1X4 CEDAR RAIN SCREEN
14. PAINTED STEEL GUARDRAIL
15. STAINED 1X4 CEDAR FENCE
16. PAINTED STEEL POSTS AND FASCIA

- M-1 METAL ROOF & CHIMNEY CAPS
- M-2 METAL TRELLISES, GUARD RAILS, POSTS AND FASCIA
- M-3 METAL DOWNSPOUTS & GUTTERS
- W-1 BOARD ON BOARD WOOD SIDING
- W-2 WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
- W-3 WOOD WINDOWS / DOORS
- W-4 WOOD RAIN SCREEN, GARAGE DOORS, & FENCE
- S-1 STONE VENEER

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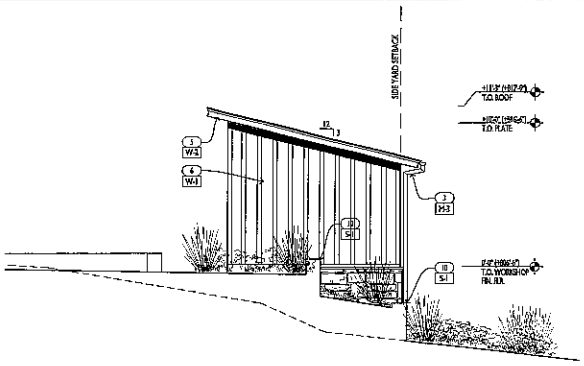
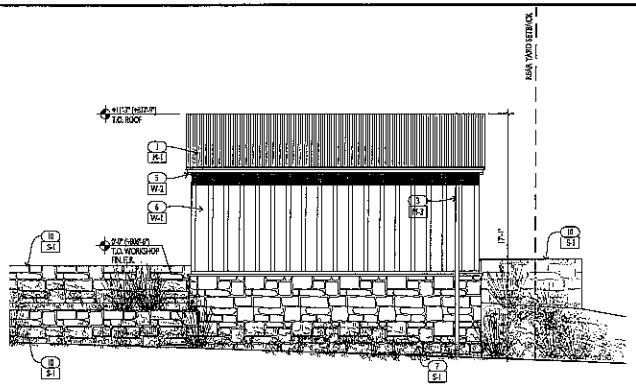
PORTOLA VALLEY, CA 94028

MAIN HOUSE
EXTERIOR
ELEVATIONS

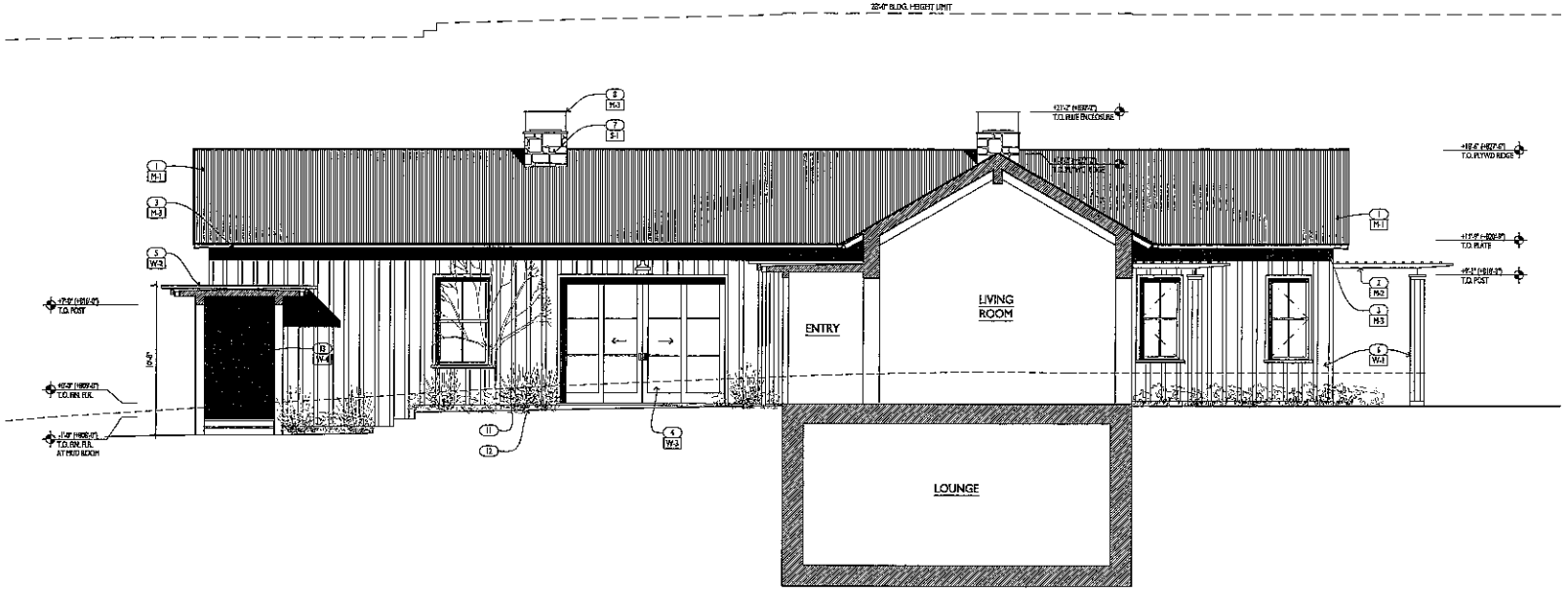
A0.5



3 A0.6 NORTH ELEVATION



2 A0.6 WEST ELEVATION



1 A0.6 PARTIAL SOUTH ELEVATION/ SECTION

0 4' 8' 16'

KEYNOTES / FINISH NOTES

1. PAINTED CORRUGATED METAL ROOF
2. PAINTED STEEL TRELLIS
3. METAL RAW-BONDERIZED DOWNSPOUTS & GUTTERS
4. PAINTED WOOD WINDOWS AND DOORS
5. STAINED CEDAR WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
6. STAINED CEDAR BOARD ON BOARD WOOD SIDING OR CEDAR T&G VERTICAL WOOD SIDING
7. STONE VENEER
8. PAINTED METAL CHIMNEY CAP
9. STAINED CEDAR GARAGE DOORS
10. STONE LANDSCAPE WALL, S.L.D.
11. (E) GRADE SHOWN DASHED
12. PROPOSED GRADE
13. STAINED 1X4 CEDAR RAIN SCREEN
14. PAINTED STEEL GUARDRAIL
15. STAINED 1X4 CEDAR FENCE
16. PAINTED STEEL POSTS AND FASCIA

M-1 METAL ROOF & CHIMNEY CAPS
M-2 METAL TRELLISES, GUARD RAILS, POSTS AND FASCIA
M-3 METAL DOWNSPOUTS & GUTTERS
W-1 BOARD ON BOARD WOOD SIDING
W-2 WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
W-3 WOOD WINDOWS / DOORS
W-4 WOOD RAIN SCREEN, GARAGE DOORS, & FENCE
S-1 STONE VENEER

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ARCHITECTURE

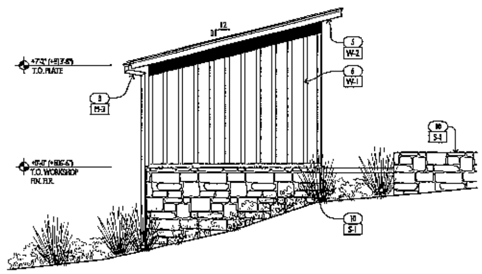
KLEMCHUK RESIDENCE
45 GRANADA COURT
PORTOLA VALLEY, CA 94028

Date
Drawn by
Checked by
Project No. 13065
Date 8.15.16 Issue ASCC1 SITE DEV. PERMIT
10.13.16 ASCC2 SITE DEV. PERMIT
REVISION 1

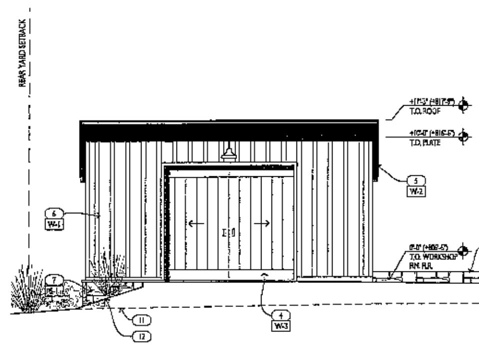
MAIN HOUSE & WORKSHOP EXT. ELEVATIONS & SECTIONS

SCALE: 1/4" = 1'-0"

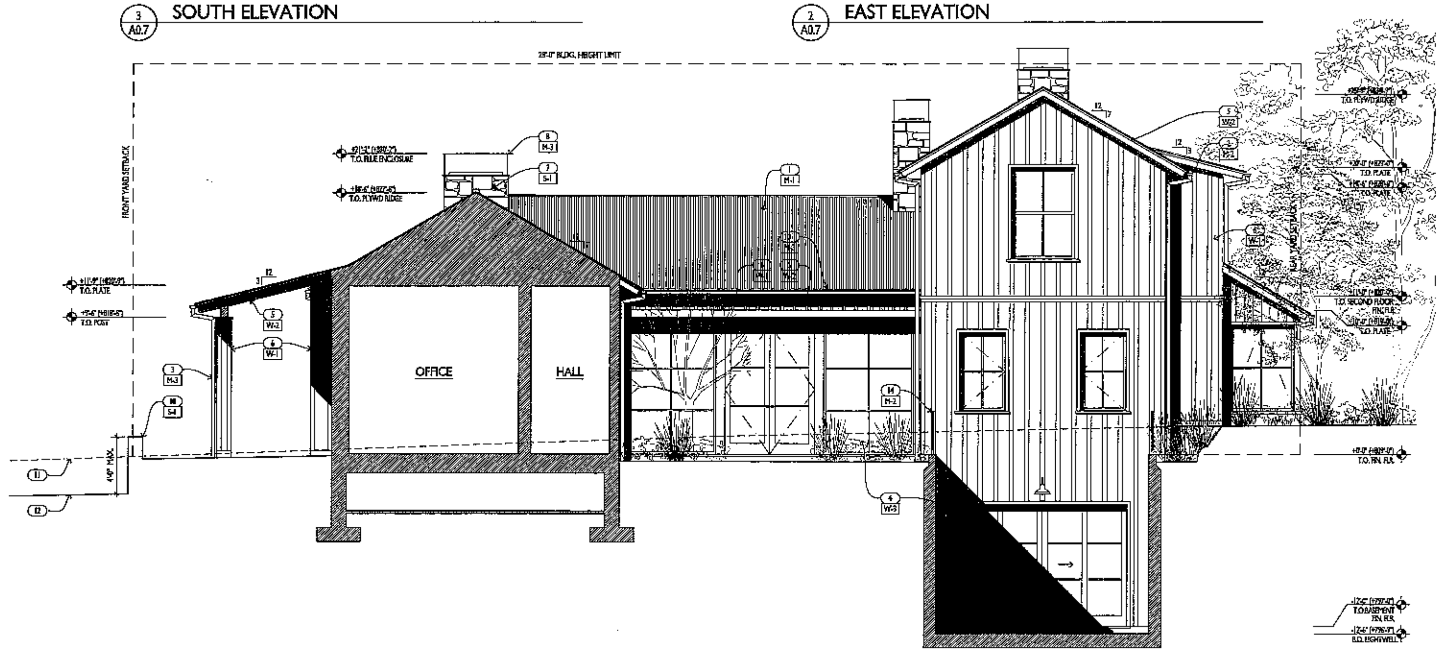
A0.6



3/A0.7 SOUTH ELEVATION



2/A0.7 EAST ELEVATION



1/A0.7 PARTIAL WEST ELEVATION/ SECTION

KEYNOTES / FINISH NOTES

1. PAINTED CORRUGATED METAL ROOF
2. PAINTED STEEL TRELLIS
3. METAL RAW-BONDERIZED DOWNSPOUTS & GUTTERS
4. PAINTED WOOD WINDOWS AND DOORS
5. STAINED CEDAR WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
6. STAINED CEDAR BOARD ON BOARD WOOD SIDING OR CEDAR T&G VERTICAL WOOD SIDING
7. STONE VENEER
8. PAINTED METAL CHIMNEY CAP
9. STAINED CEDAR GARAGE DOORS
10. STONE LANDSCAPE WALL, S.L.D.
11. (E) GRADE SHOWN DASHED
12. PROPOSED GRADE
13. STAINED 1X4 CEDAR RAIN SCREEN
14. PAINTED STEEL GUARDRAIL
15. STAINED 1X4 CEDAR FENCE
16. PAINTED STEEL POSTS AND FASCIA

- M-1 METAL ROOF & CHIMNEY CAPS
- M-2 METAL TRELLISES, GUARD RAILS, POSTS AND FASCIA
- M-3 METAL DOWNSPOUTS & GUTTERS
- W-1 BOARD ON BOARD WOOD SIDING
- W-2 WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
- W-3 WOOD WINDOWS / DOORS
- W-4 WOOD RAIN SCREEN, GARAGE DOORS, & FENCE
- S-1 STONE VENEER

ARCANUM

KLEMCHUK RESIDENCE

45 GRANADA COURT
PORTOLA VALLEY, CA 94028

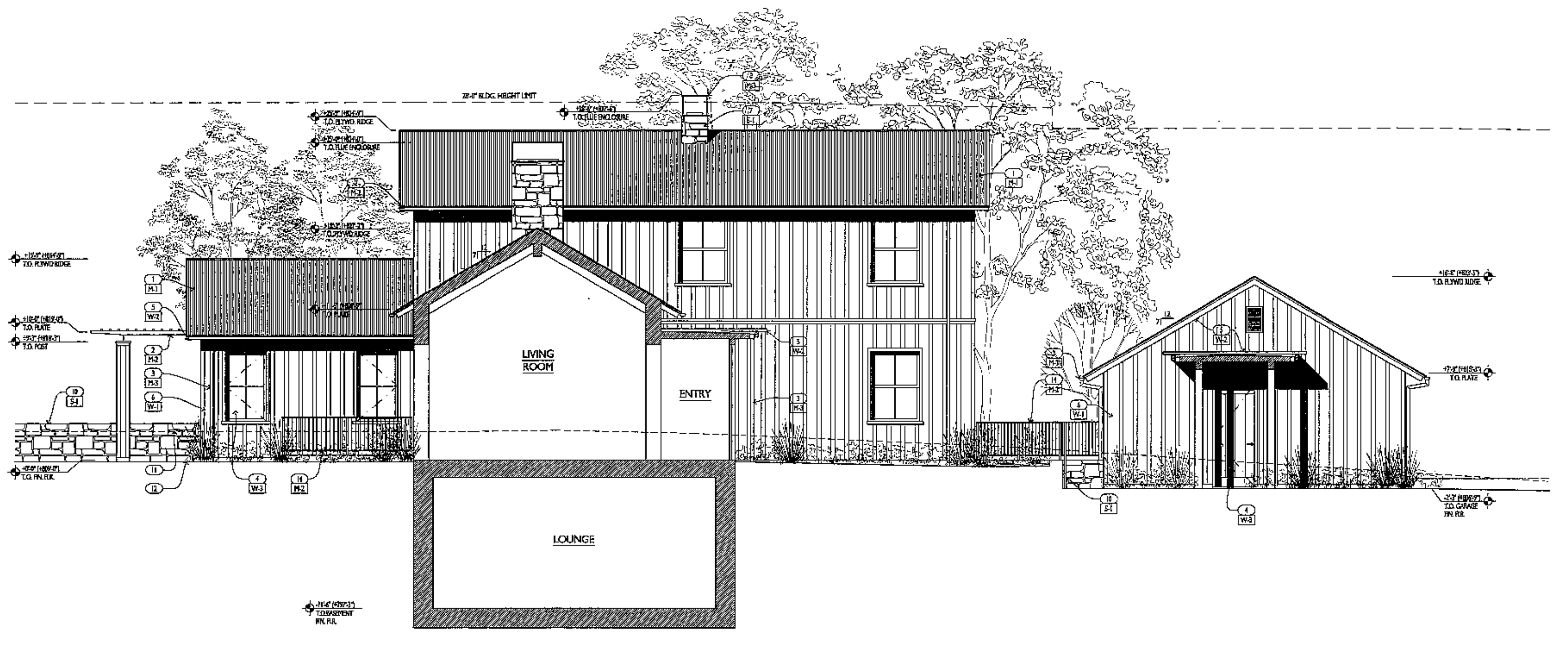
Project No. 15035

Date	Issue
8.31.16	ASCC / SITE DEV. PERMIT
10.12.16	ASCC / SITE DEV. PERMIT REVISION 1

MAIN HOUSE & WORKSHOP EXT. ELEVATIONS & SECTIONS

SCALE 1/4" = 1'-0"

A0.7



1 / A0.8 PARTIAL NORTH ELEVATION/ SECTION

0 2' 4' 8' 16'

KEYNOTES / FINISH NOTES

1. PAINTED CORRUGATED METAL ROOF
2. PAINTED STEEL TRELLIS
3. METAL RAW-BONDERIZED DOWNSPOUTS & GUTTERS
4. PAINTED WOOD WINDOWS AND DOORS
5. STAINED CEDAR WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
6. STAINED CEDAR BOARD ON BOARD WOOD SIDING OR CEDAR T&G VERTICAL WOOD SIDING
7. STONE VENEER
8. PAINTED METAL CHIMNEY CAP
9. STAINED CEDAR GARAGE DOORS
10. STONE LANDSCAPE WALL, S.L.D.
11. (E) GRADE SHOWN DASHED
12. PROPOSED GRADE
13. STAINED 1X4 CEDAR RAIN SCREEN
14. PAINTED STEEL GUARDRAIL
15. STAINED 1X4 CEDAR FENCE
16. PAINTED STEEL POSTS AND FASCIA

- M-1 METAL ROOF & CHIMNEY CAPS
- M-2 METAL TRELLISES, GUARD RAILS, POSTS AND FASCIA
- M-3 METAL DOWNSPOUTS & GUTTERS
- W-1 BOARD ON BOARD WOOD SIDING
- W-2 WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
- W-3 WOOD WINDOWS / DOORS
- W-4 WOOD RAIN SCREEN, GARAGE DOORS, & FENCE
- S-1 STONE VENEER

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KLEMCHUK RESIDENCE

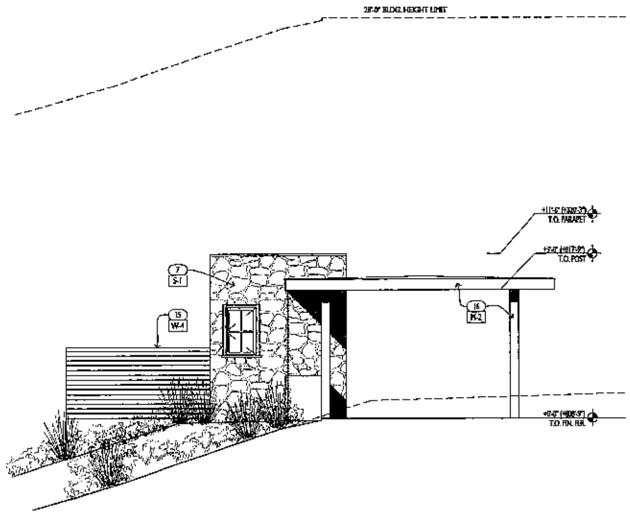
45 GRANADA COURT
PORTOLA VALLEY, CA 94028

Date	
Drawn By	
Checked By	
Project No.	15[illegible]
Date	Issue
8.19.16	ASCC / SITE DEV. PERMIT
10.12.16	ASCC / SITE DEV. PERMIT REVISION 1

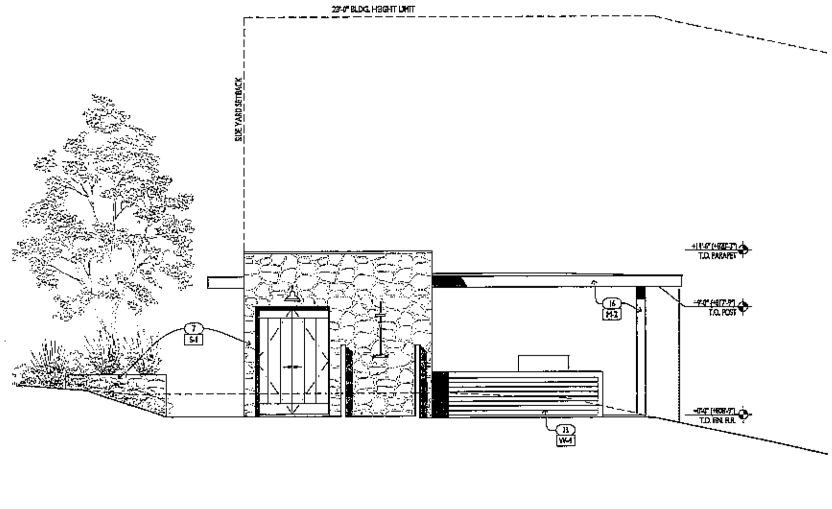
MAIN HOUSE
EXT. ELEVATIONS & SECTIONS

SCALE: 1/4" = 1'-0"

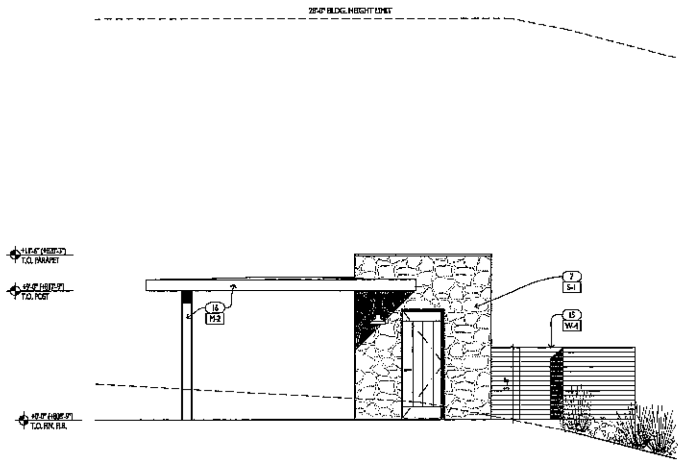
A0.8



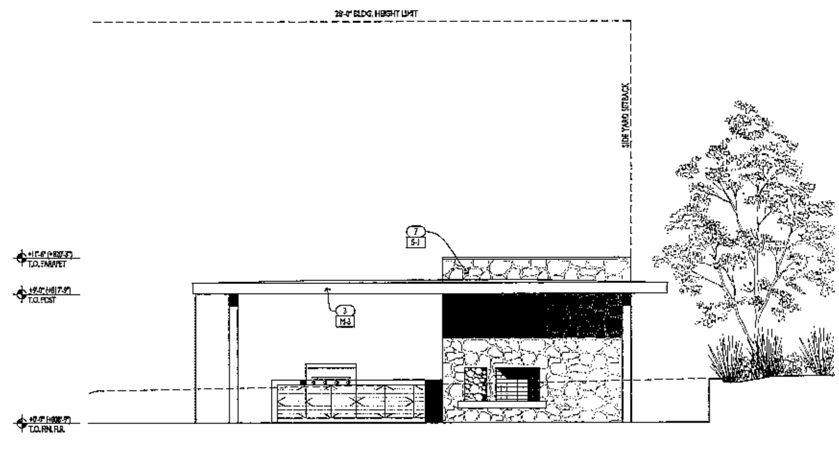
4 A0.9 NORTH ELEVATION



3 A0.9 EAST ELEVATION



2 A0.9 SOUTH ELEVATION



1 A0.9 WEST ELEVATION

KEYNOTES / FINISH NOTES

1. PAINTED CORRUGATED METAL ROOF
2. PAINTED STEEL TRELLIS
3. METAL RAW-BONDERIZED DOWNSPOUTS & GUTTERS
4. PAINTED WOOD WINDOWS AND DOORS
5. STAINED CEDAR WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
6. STAINED CEDAR BOARD ON BOARD WOOD SIDING OR CEDAR T&G VERTICAL WOOD SIDING
7. STONE VENEER
8. PAINTED METAL CHIMNEY CAP
9. STAINED CEDAR GARAGE DOORS
10. STONE LANDSCAPE WALL, S.L.D.
11. (E) GRADE SHOWN DASHED
12. PROPOSED GRADE
13. STAINED 1X4 CEDAR RAIN SCREEN
14. PAINTED STEEL GUARDRAIL
15. STAINED 1X4 CEDAR FENCE
16. PAINTED STEEL POSTS AND FASCIA

- M-1 METAL ROOF & CHIMNEY CAPS
- M-2 METAL TRELLISES, GUARD RAILS, POSTS AND FASCIA
- M-3 METAL DOWNSPOUTS & GUTTERS
- W-1 BOARD ON BOARD WOOD SIDING
- W-2 WOOD RAFTER TAILS, DECKING, & TRELLIS MEMBERS
- W-3 WOOD WINDOWS / DOORS
- W-4 WOOD RAIN SCREEN, GARAGE DOORS, & FENCE
- S-1 STONE VENEER

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PORTOLA VALLEY, CA 94028

POOL HOUSE
EXTERIOR
ELEVATIONS

SCALE: 1/4" = 1'-0"

A0.9

KLEMCHUK RESIDENCE

45 GRANADA COURT

PORTOLA VALLEY, CA 94028

ARCANUM

arcanum architecture, inc.

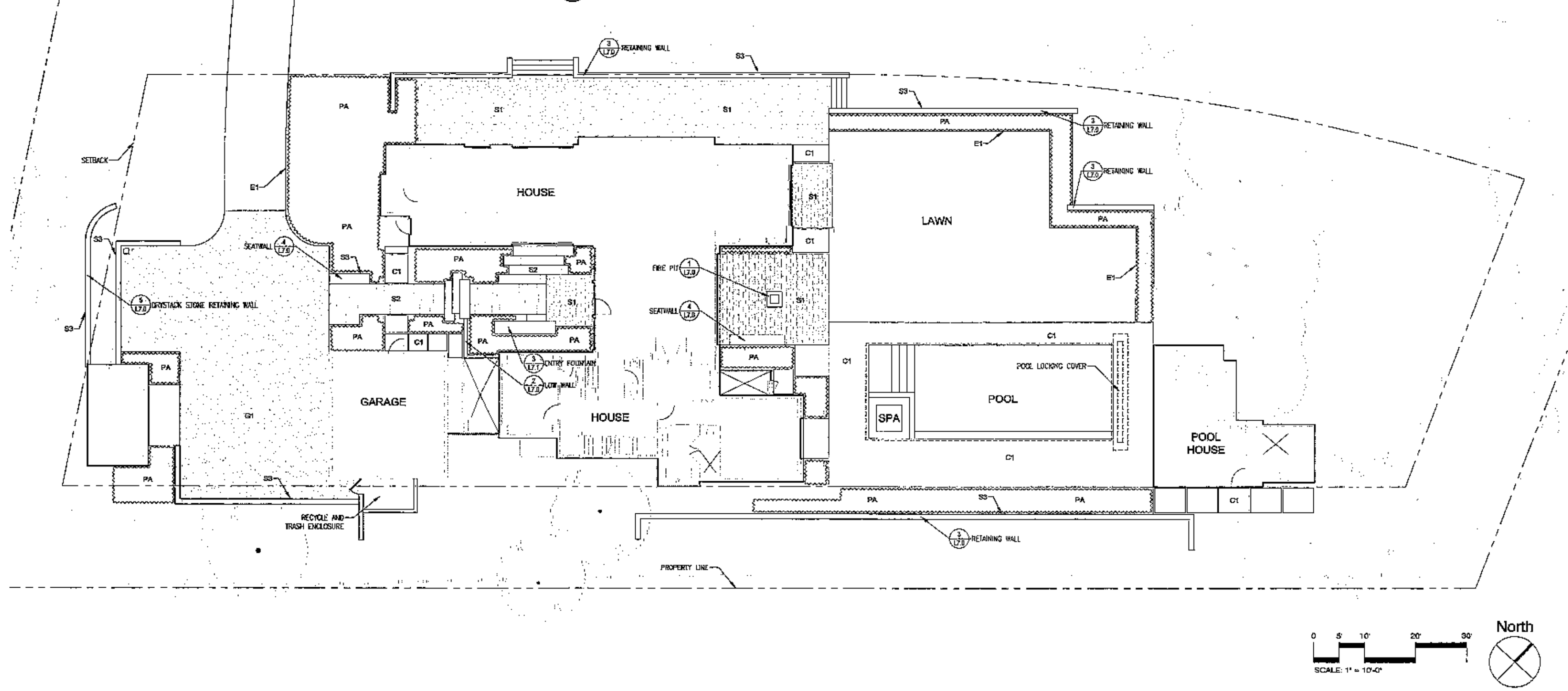
BUILD-IT-GREEN CHECKLIST

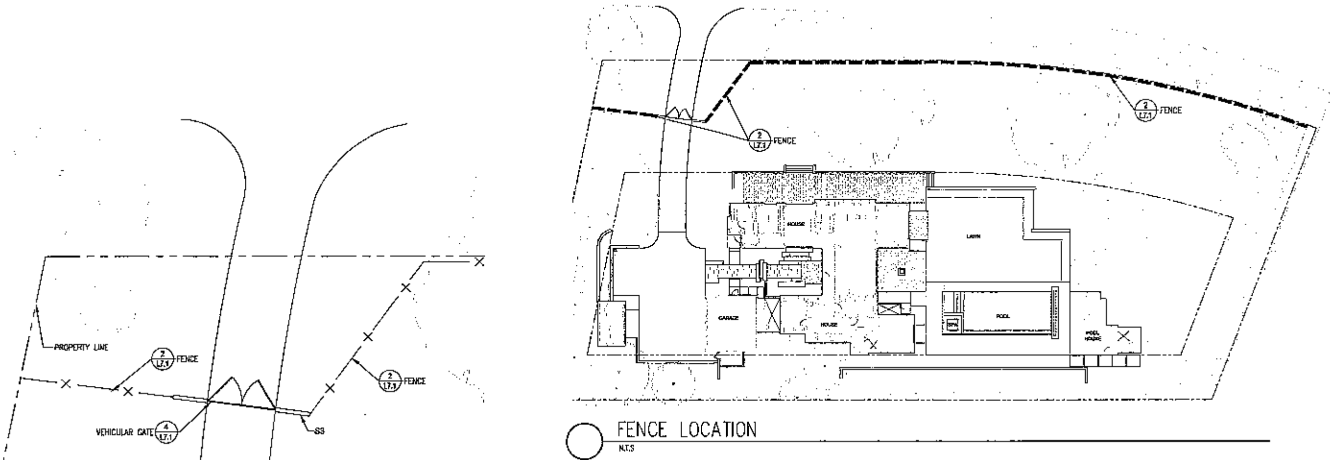
Date 8.19.16 — Issue ASDC / SITE DEV. PERMIT

Date 10.12.16 — Issue ASDC / SITE DEV. PERMIT REVISION 1

Project No. 15005

GP-1





MATERIAL SCHEDULE

S1	STONE PAVING IN A RANDOM PATTERN, NEUTRAL EARTHTONES, NATURAL CLEFT WITH WATER BLAST FINISH
S2	LARGE STONE PAVERS, NEUTRAL EARTHTONES, NATURAL CLEFT WITH WATER BLAST FINISH
S3	CHAMPLAIN STONE, TAN/BUFFER LEDGER STONE
C1	CONCRETE PAVING, INTEGRAL COLOR CONCRETE: MIAMI BUFF, DAVIS PIGMENT CO. PROVIDE MEDIUM SANDBLAST FINISH OVER SMOOTH TROWEL LEVELING FINISH
G1	CHIP SEAL GRAVEL, $\frac{3}{8}"-\frac{1}{2}"$ TAN AGGREGATE
E1	STEEL EDGING
PA	PLANTING, SEE PLANTING PLAN

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LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

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Portola Valley, California

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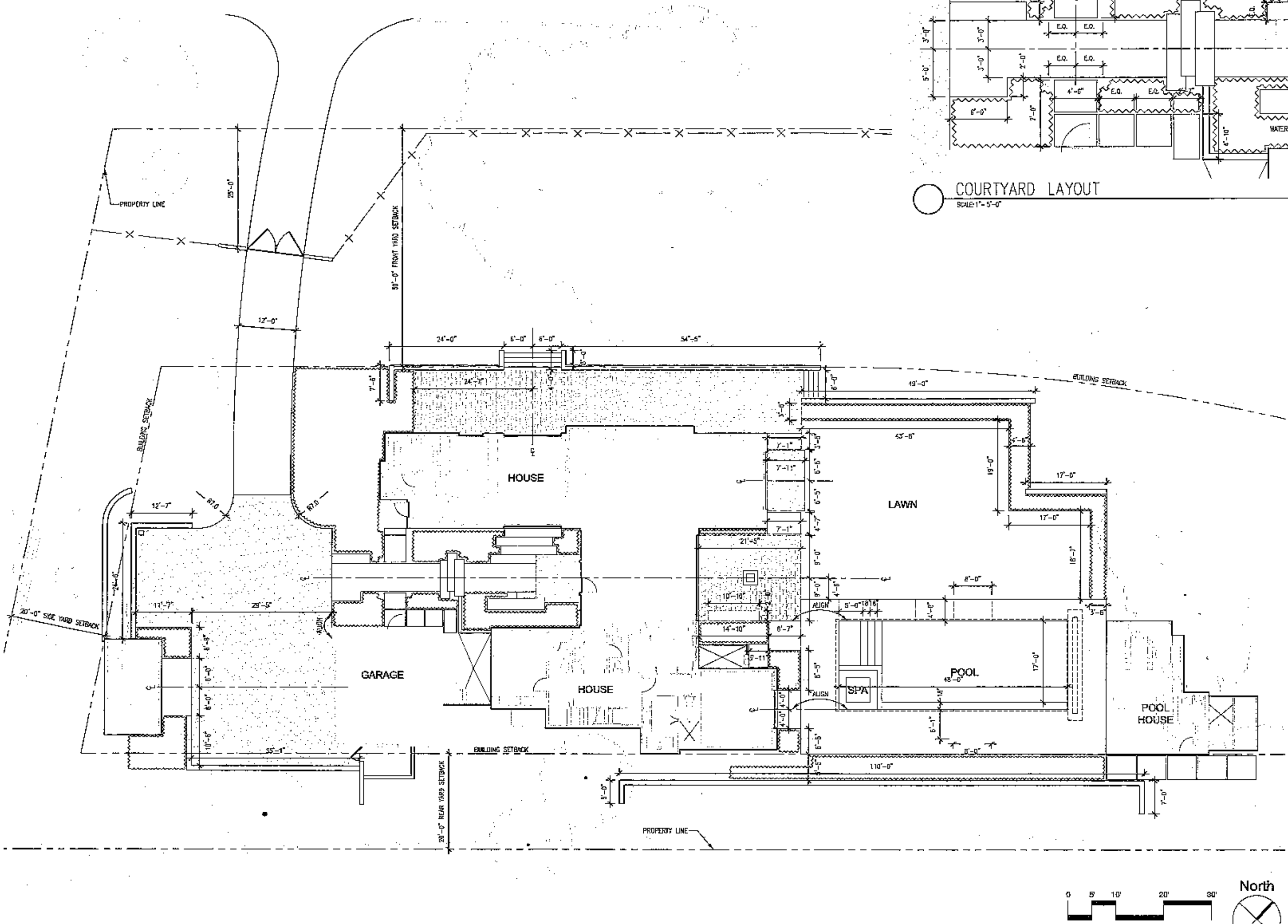
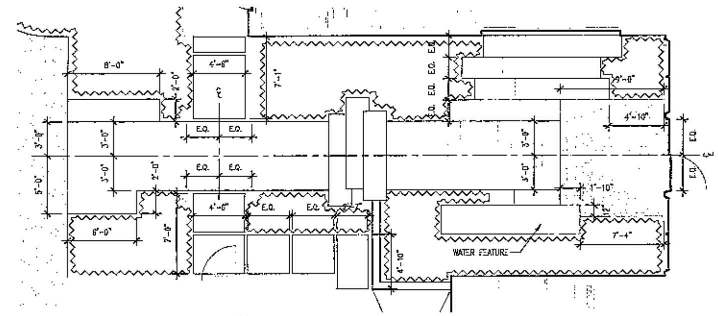
MATERIALS AND CALLOUT PLAN

Drawn by: TVP
Checked by: JM

L1.0





COURTYARD LAYOUT

SCALE: 1" = 5'-0"

LAYOUT LEGEND

(N)	NEW
(E)	EXISTING
PA	PLANTING AREA
TYP	TYPICAL
R	RADIUS
ALIGN	ALIGN
	SCORE JOINT
℄	CENTER LINE

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LICENSED LANDSCAPE ARCHITECT
JOHN HENRY MERTEN No. 4117
RENEWAL DATE 10/12/16
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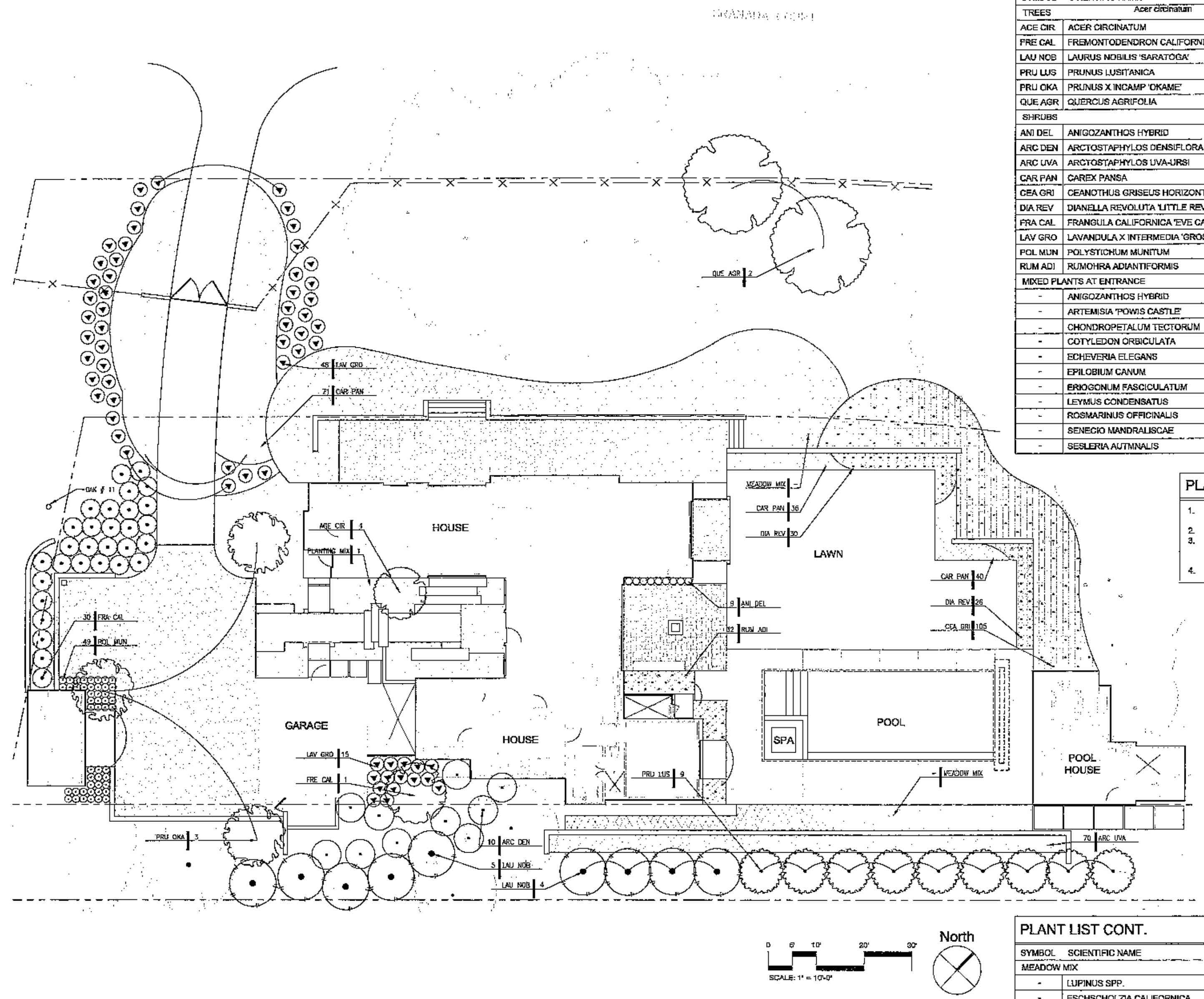
LAYOUT PLAN

Drawn by: TVP
Checked by: JM

L2.0



PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	QUANT.
TREES	Acer circinatum				
ACE CIR	ACER CIRCINATUM	VINE MAPLE	36" BOX	DEC.	1
FRE CAL	FREMONTODENDRON CALIFORNICUM	CALIFORNIA FLANNEL BUSH	15 GAL.	EVR.	1
LAU NOB	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX	EVR.	9
PRU LUS	PRUNUS LUSITANICA	PORTUGAL LAUREL	B&B 6'	EVR.	9
PRU OKA	PRUNUS X INCAMP 'OKAME'	OKAME CHERRY	36" BOX	DEC.	3
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	EVR.	2
SHRUBS					
ANI DEL	ANIGOZANTHOS HYBRID	BUSH GOLD KANGAROO PAW	1 GAL.	EVR.	9
ARC DEN	ARCTOSTAPHYLOS DENSIFLORA	'HOWARD MCMINN' MANZANITA	5 GAL.	EVR.	10
ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK BEARBERRY	1 GAL.	EVR.	70
CAR PAN	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL.	EVR.	147
CEA GRI	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL.	EVR.	105
DIA REV	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV DIANELLA	1 GAL.	EVR.	56
FRA CAL	FRANGULA CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL.	EVR.	30
LAV GRO	LAVANDULA X INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1 GAL.	EVR.	63
POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	1 GAL.	EVR.	49
RUM ADI	RUMOHRA ADIANTIFORMIS	LEATHER FERN	1 GAL.	EVR.	32
MIXED PLANTS AT ENTRANCE					
-	ANIGOZANTHOS HYBRID	BUSH GOLD KANGAROO PAW	1 GAL.	EVR.	-
-	ARTEMISIA 'POWIS CASTLE'	WORMWOOD	1 GAL.	EVR.	-
-	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL.	EVR.	-
-	COTYLEDON ORBICULATA	PIG'S EAR	1 GAL.	SUCC.	-
-	ECHEVERIA ELEGANS	MEXICAN GEM	1 GAL.	SUCC.	-
-	EPILOBIUM CANUM	CALIFORNIA FUSCHIA	1 GAL.	EVR.	-
-	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL.	EVR.	-
-	LEYMUS CONDENSATUS	CANYON PRINCE	1 GAL.	EVR.	-
-	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	EVR.	-
-	SENECIO MANDRALISCAE	KLEINIA	1 GAL.	SUCC.	-
-	SESLERIA AUTMNALIS	AUTUMN MOOR GRASS	1 GAL.	EVR.	-

PLANTING NOTES

1. Planting areas will contain at least 4 cubic yards per 1,000 sq ft to a depth of 6 inches.
2. Planting areas will have at least 3 inches of mulch on all exposed soils
3. Existing manzanitas that conform to the landscape design should be preserved and maintained. Clean out and and remove any dead branches on manzanitas that are to remain, Landscape Architect to verify.
4. French Broom outside the fence to be removed.

PLANT LIST CONT.

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	QUANT.
MEADOW MIX					
-	LUPINUS SPP.	LUPINE	1 GAL.	EVR.	-
-	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA GOLDEN POPPY	1 GAL.	EVR.	-
	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	EVR.	
SOD					
-	LAWN	DWARF TALL FESCUE BLEND, MADALLION DWARF BLEND OR EQUAL			

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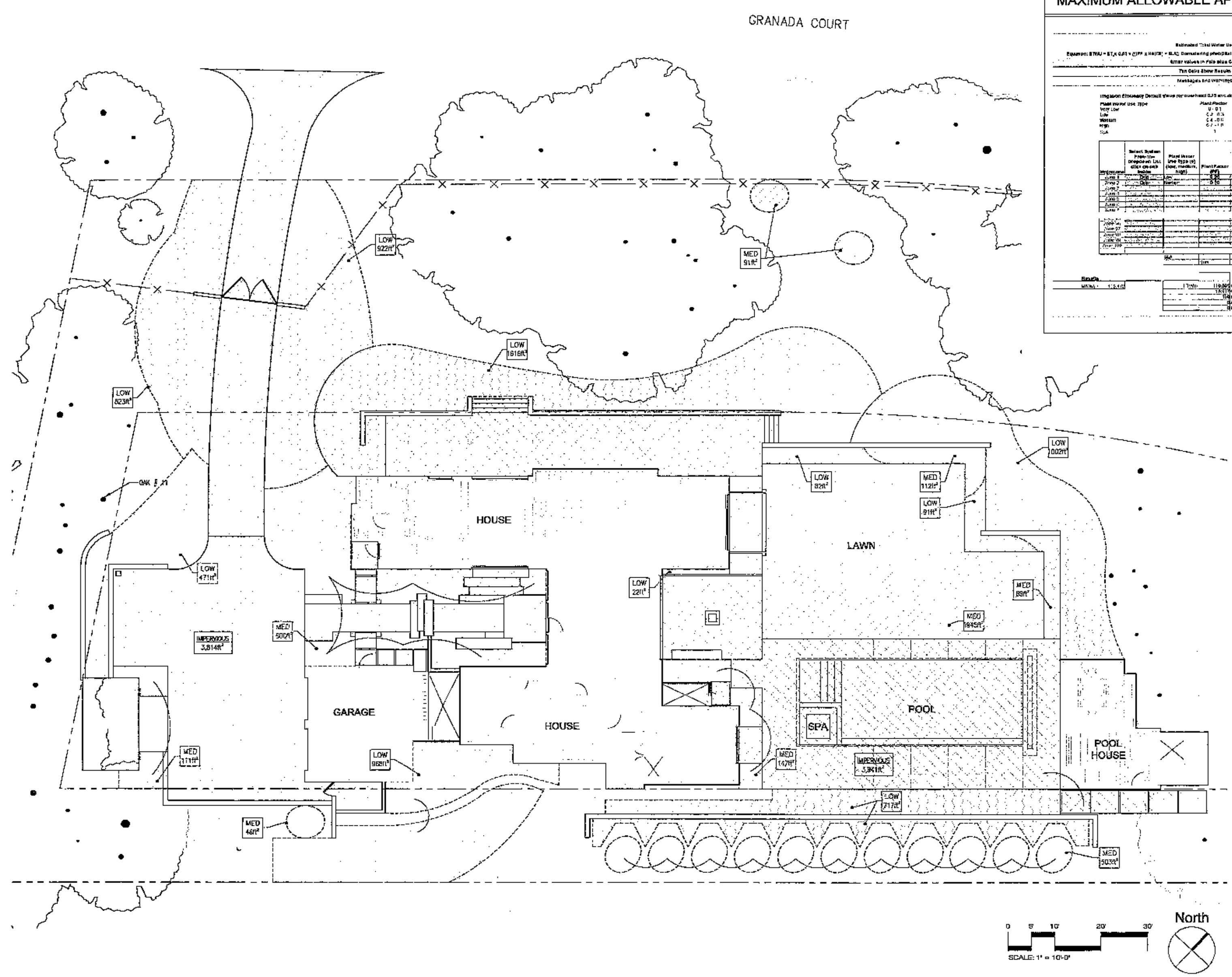
PLANTING PLAN

Drawn by: TVP
Checked by: JM

L3.0



MAXIMUM ALLOWABLE APPLIED WATER (MAWA) CALCS

Estimated Total Water Use

[illegible]

Hydrozone | Select System From the Dropdown List | Plant Water Use Type (s) (low, medium, high) | Plant Factor (PF) | Hydrozone Area (HA) (ft²) Without SLA | Area Irrigation Efficiency (IE) | (PF x HA (ft²))/IE

[illegible]

HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW DRIP ZONE
	MEDIUM DRIP ZONE
	IMPERVIOUS AREA
MED 945ft²	WATER-USE SQ. FT

Total Proposed Impervious Area: 7,755ft²

HYDROZONE NOTES

1. Plants shall be grouped into hydrozones.

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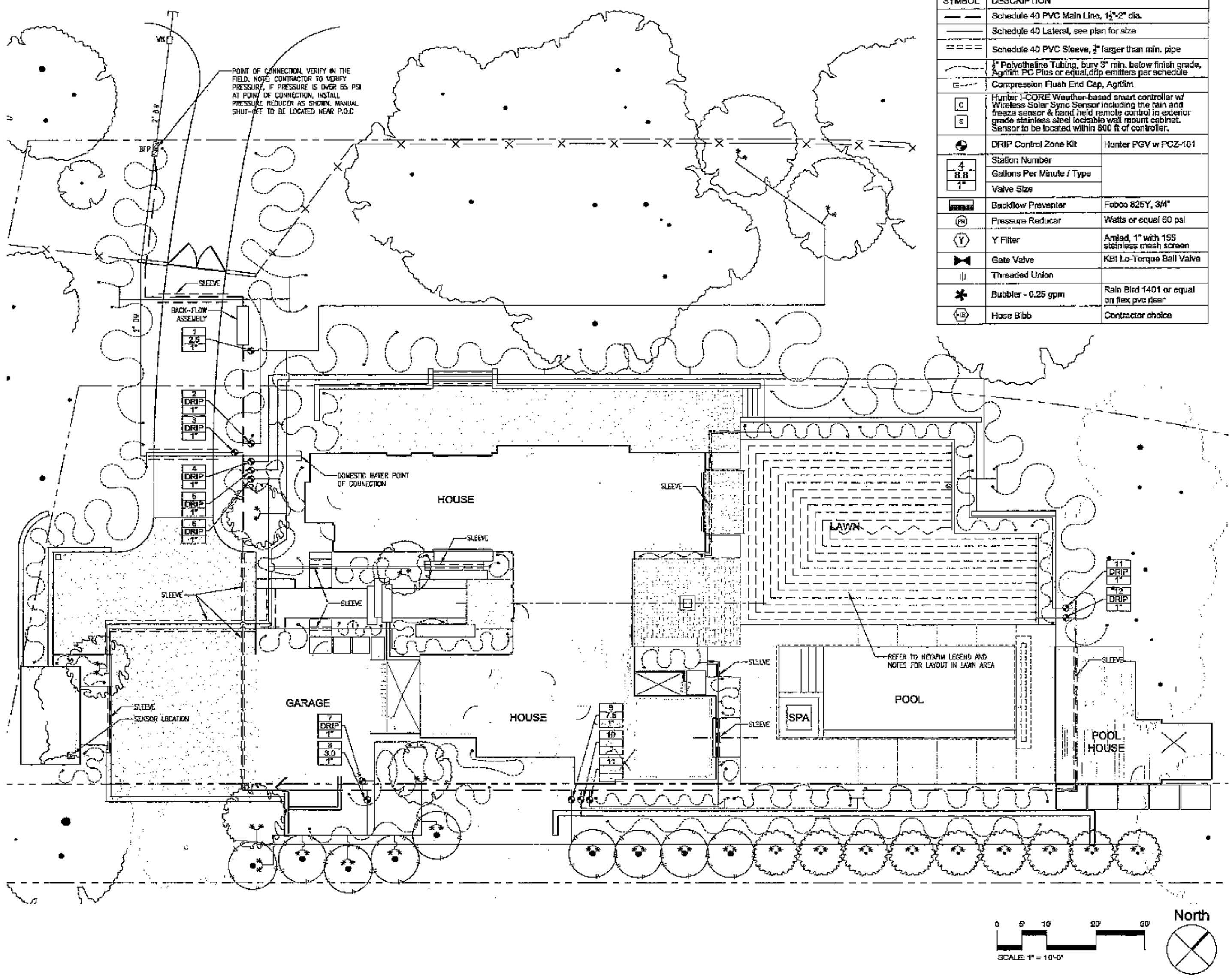
HYDROZONE PLAN

Drawn by: TVP
Checked by: JM

L4.0



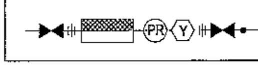
IRRIGATION LEGEND

SYMBOL	DESCRIPTION	
— —	Schedule 40 PVC Main Line, 1½"-2" dia.	
——	Schedule 40 Lateral, see plan for size	
====	Schedule 40 PVC Sleeve, ½" larger than min. pipe	
	½" Polyetheline Tubing, bury 3" min. below finish grade, Agrifim PC Plus or equal,drip emitters per schedule	
	Compression Flush End Cap, Agrifim	
C / S	Hunter I-CORE Weather-based smart controller w/ Wireless Solar Sync Sensor including the rain and freeze sensor & hand held remote control in exterior grade stainless steel lockable wall mount cabinet. Sensor to be located within 800 ft of controller.	
	DRIP Control Zone Kit	Hunter PGV w PCZ-101
4 / 8.8 / 1"	Station Number	
	Gallons Per Minute / Type	
	Valve Size	
	Backflow Preventer	Febco 825Y, 3/4"
PR	Pressure Reducer	Watts or equal 60 psi
Y	Y Filter	Amiad, 1" with 155 stainless mesh screen
	Gate Valve	KBI Lo-Torque Ball Valve
	Threaded Union	
*	Bubbler - 0.25 gpm	Rain Bird 1401 or equal on flex pvc riser
HB	Hose Bibb	Contractor choice

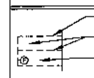
IRRIGATION NOTES

1. Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and rain senor shall be utilized throughout the Irrigation system.
2. Irrigation controllers will not loose power or function in the event of a power source interruption.
3. Irrigation systems will include pressure regulators.
4. Manual shut-off valve shall be installed near the point-of-connection to the water supply.
5. Areas less then 10 feet shall be irrigated with subsurface irrigation.

BACK-FLOW ASSEMBLY



NETAFIM LEGEND



Inline drip emitter lines with check valves, bury 3" min. below finish grade, - Netafim Techline CV

Lawn	TLCV6-1210 0.26 GPH 18" equal line/row spacing. 18" O.C dripper spacing

DRIP EMITTER SCHD.

CONTAINER SIZE	# OF EMITTERS
1 gallon	2
5 gallon	3
15 gallon	5
24" box	5
36" box	7
All emitters to be Agrifim .5 GPH Pressure Compensating	

"I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape and irrigation design plan".

[signature]

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JOHN HENRY MERTEN No. 4117
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3/18
RENEWAL DATE
10/12/16
DATE
STATE OF CALIFORNIA

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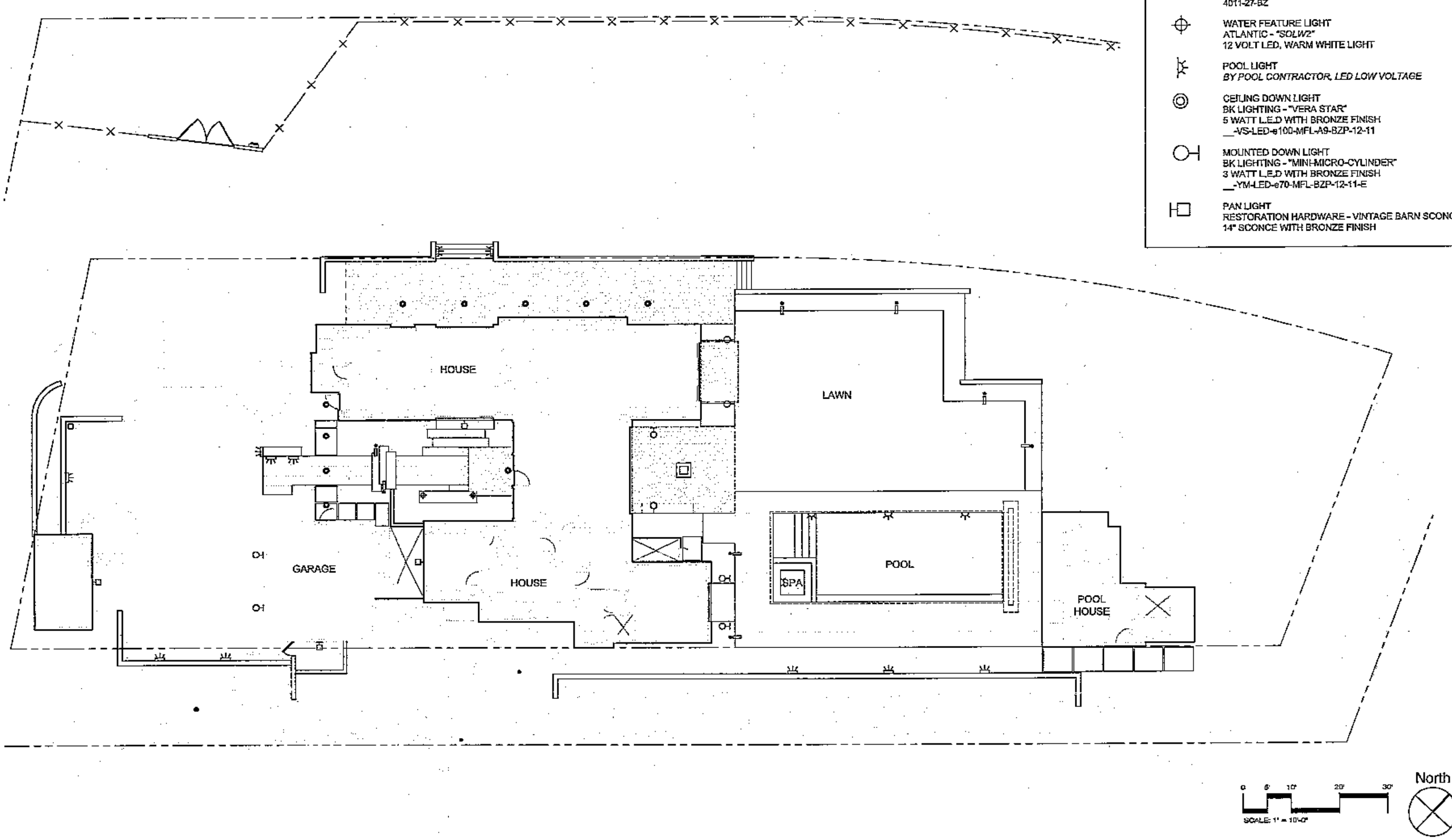
IRRIGATION PLAN

Drawn by: TVP
Checked by: JM

L5.0



LIGHTING SCHEDULE

PATH LIGHT
SPJ LIGHTING- *"SPJ-DS24"*
9-15 VOLT CONTEMPORARY PATH LIGHT
WITH MATTE BRONZE FINISH
SPJ-DS24-MBR-2W-125-2700K-9-15V

ENTRANCE GATE WALL LIGHT
BK LIGHTING-*"BRICK STAR"*
12 VOLT LED WITH BRONZE FINISH
BZP-BQ-LED-E100-A9-MAC

WALL LIGHT
WAC LIGHTING - *"4011"*
12 VOLT FLUSH WALL LIGHT WITH BRONZE FINISH
4011-27-BZ

WATER FEATURE LIGHT
ATLANTIC - *"SOLW2"*
12 VOLT LED, WARM WHITE LIGHT

POOL LIGHT
BY POOL CONTRACTOR, LED LOW VOLTAGE

CEILING DOWN LIGHT
BK LIGHTING - "VERA STAR"
5 WATT L.E.D WITH BRONZE FINISH
__-VS-LED-e100-MFL-A9-BZP-12-11

MOUNTED DOWN LIGHT
BK LIGHTING - "MINI-MICRO-CYLINDER"
3 WATT L.E.D WITH BRONZE FINISH
__-YM-LED-e70-MFL-BZP-12-11-E

PAN LIGHT
RESTORATION HARDWARE - VINTAGE BARN SCONCE
14" SCONCE WITH BRONZE FINISH

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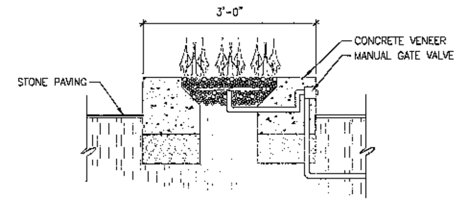
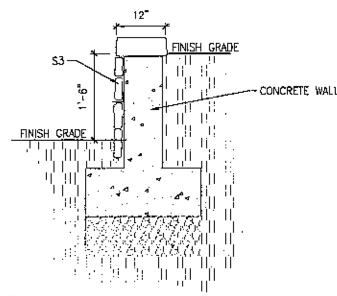
LIGHTING PLAN

Drawn by: TVP
Checked by: JM

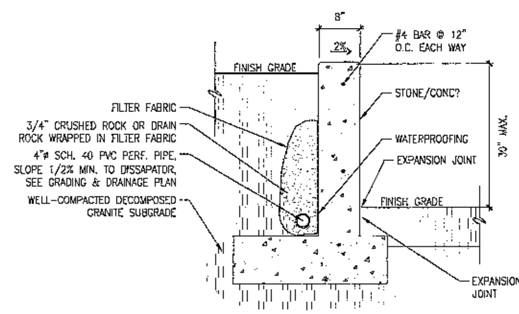
L6.0



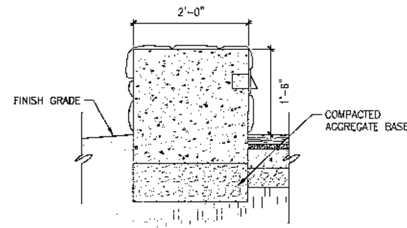
(1) FIRE PIT
SCALE: 1" = 1'-0"



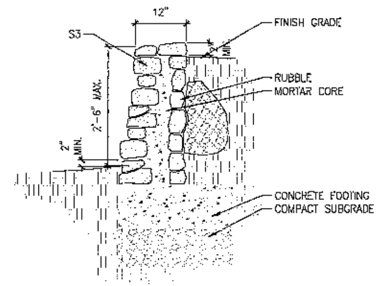
(2) LOW WALL
SCALE: 1" = 1'-0"



(3) RETAINING WALL
SCALE: 1" = 1'-0"



(4) SEATWALL
SCALE: 1" = 1'-0"



(5) DRYSTACK STONE RETAINING WALL
SCALE: 1" = 1'-0"

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DETAILS

Drawn by: TVP
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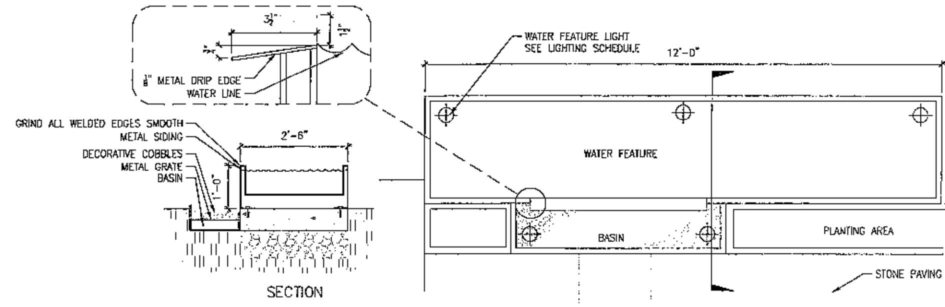
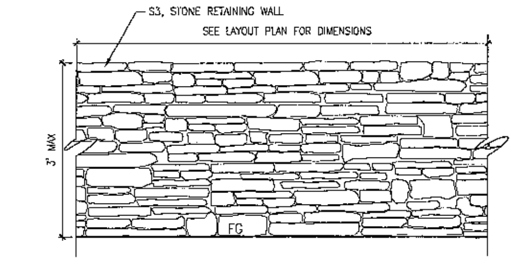
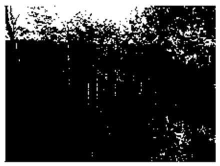
L7.0



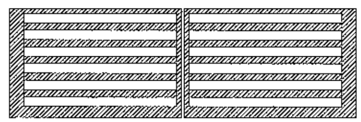
3 ENTRY FOUNTAIN
SCALE: 3/4" = 1'-0"



1 STONE RETAINING ELEVATION
SCALE: 1" = 1'-0"


EXISTING WOOD FENCE

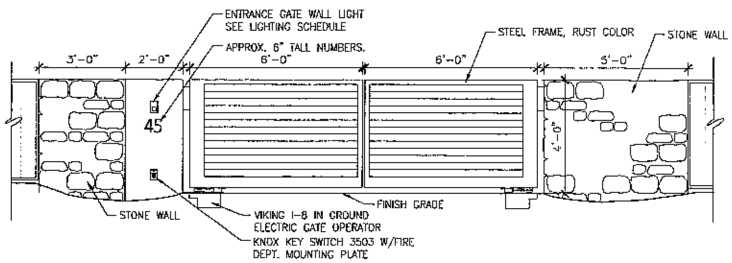

EXISTING CHAIN LINK FENCE



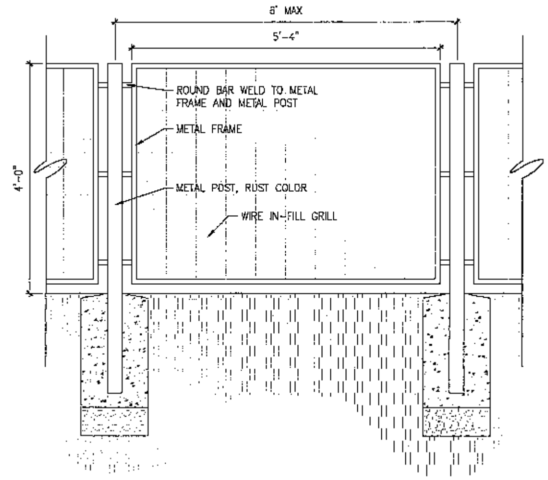
SOLID

46 ft.	TOTAL AREA OF GATE
23 ft.	SOLID AREA
23 ft.	OPEN AREA
50%	PERCENT OPACITY

OPACITY CALCULATIONS



4 VEHICULAR GATE
SCALE: 1/2" = 1'-0"



2 FENCE
SCALE: 1" = 1'-0"

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STATE OF CALIFORNIA

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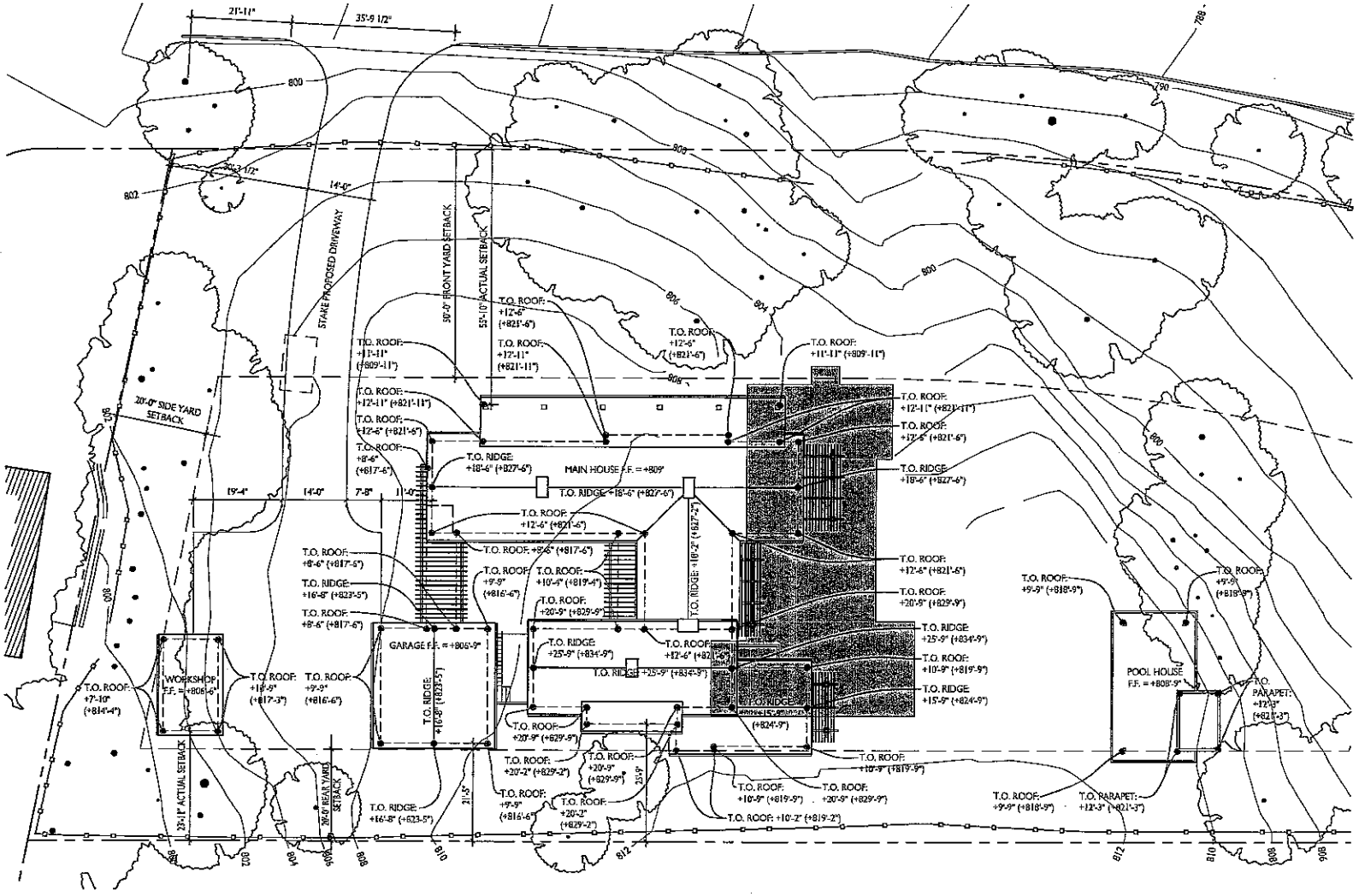
DETAILS

Drawn by: TVP
Checked by: JM

L7.1



9.14.2016

0 4' 8' 16' 32'

SCALE: 1/16"=1'-0"

STORY POLE DIAGRAM

KLEMCHUK RESIDENCE

PORTOLA VALLEY, CALIFORNIA

● STORY POLE

(E) HOUSE

ARCANUM

BuchalterNemer
A Professional Law Corporation

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Telephone (415) 227-0900 / Fax (415) 227-0770

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Direct Facsimile Number: (415) 296-1710
E-Mail Address: *pbales@buchalter.com*

November 10, 2016

VIA OVERNIGHT MAIL AND FAX (650-851-4677)

Town of Portola Valley
ASCC and Planning Commission
765 Portola Road
Portola Valley, CA 94028
Attention: Debbie Predro, Planning Director

Re: 45 Granada Court, File # 33-2016

Ms. Pedro:

We represent Susan Nycum, the owner of 35 Granada Court in Portola Valley, which neighbors the property referenced above, 45 Granada Court. We reviewed the Notice of Joint ASCC and Planning Commission Field Meeting and ASCC Meeting for Preliminary Architectural Review and Site Development Permit, dated November 4, 2016 for 45 Granada Court, File # 33-2016, the facts, and have the objections we detail below. We submit this letter to provide notice of an existing boundary dispute and other issues that should be considered by the ASCC and Planning Commission.

The meetings are currently scheduled for November 14, but I am not available on that day because of a litigation matter that was scheduled prior to receiving the November 4 Notice. I would greatly appreciate the opportunity to attend the meetings on behalf of my client. Please let me know if the ASCC and Planning Commission would be willing to reschedule the meetings to a mutually available date.

Ms. Nycum has owned 35 Granada Court for more than 30 years. In 2015, Marie Klemchuk purchased 45 Granada Court. 35 Granada Court and 45 Granada Court share a common boundary, which is the fence line. Ms. Nycum requested that Ms. Klemchuk recognize the fence line boundary in connection with the proposed construction, but Ms. Klemchuk did not respond. To the extent Ms. Klemchuk's application for a new home disregards the fence line it is in direct violation of the easement addressed below. Ms. Nycum is hopeful that this can be resolved without litigation. If there is need for litigation, the fence line will be recognized as the boundary under California law including, but not limited to, the law governing an express easement or a prescriptive easement.

Ms. Klemchuk's predecessor in title to 45 Granada Court granted Ms. Nycum an easement over the portion of 45 Granada represented by the fence line and agreed that the fence line would serve as the boundary of that easement. The express easement at the fence line is enforceable even if it is not in writing or recorded. California law recognizes exceptions to the writing requirement where, as here, the oral agreement is fully executed and the balance of equities favors the continued use of the easement. If an express easement is not enforceable for any reason, Ms. Nycum will establish an easement by prescription. As required by California law for a prescriptive easement, Ms. Nycum used the property up to the fence line for at least five years in an open, notorious, adverse, continuous, and uninterrupted manner. Ms. Klemchuk acquired title to the 45 Granada Court with the fence in place.

The ASCC and Planning Commission exercises discretionary judgment on what is right in the administration of ordinances under its care. Pursuant to the Town's Municipal Code § 18.64.060 ("Review—Site development"), the ASCC shall consider a number of factors including

- Design and location of the structure in relation to provision of adequate light and air to itself and its neighbors
- Landscaping, screening, and fencing to preserve privacy and mitigate adverse effects on neighboring properties
- Arrangement and intensity of night lighting in relation to public safety and effect on adjoining properties

These factors "may result in the necessity to **reduce floor area, impervious surface or height** and **may require an increase in setbacks from property lines.**" *Ibid.* The story poles at 45 Granada Court demonstrate the negative impact that this new construction will have on neighboring properties. Assuming the story poles are accurate, this new construction will block natural light, increase unnatural night light, and overall decrease privacy to Ms. Nycum's property. The proposed construction (house, pool, pool house, *etc.*) seeks to increase the height and width of all structures while at the same time moving closer to Ms. Nycum's property, especially the privacy of her master bedroom and bathroom.

For these reasons, Ms. Nycum respectfully requests that the ASCC and Planning Commission consider these issues for the application at issue and take all actions necessary to ensure that the proposed construction abides by the fence line boundary and mitigate adverse effects on neighboring properties.

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Thank you for your attention.

BUCHALTER NEMER
A Professional Corporation

By

Peter H. Bales

BuchalterNemer
A Professional Law Corporation

55 Second Street, Suite 1700, San Francisco, California 94105-3493
Telephone (415) 227-0900 / Fax (415) 227-0770

Facsimile Transmission

Date: November 10, 2016 **File Number:** N9955-2

To:

Name:	Fax No.:
Town of Portola Valley Attention: Ms. Pedro	(650) 851-4677

From: Peter H. Bales **Phone:** (415) 227-3655

Number of Pages with Cover Page: 4	

Message:

Ms. Pedro, please see the attached correspondence.

Start Time:		a.m. / p.m.
Finish Time:		a.m. / p.m.
Vicinity:	_____Local _____Long Dist. _____International	

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL KAREN KOSOLA AT (415) 227-3550 AS SOON AS POSSIBLE. BN 21495082v1

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC and Planning Commission

FROM: Cynthia Richardson, Planner

DATE: November 14, 2016

RE: Preliminary review for a Conditional Use Permit, Variance, Architectural Review and Site Development Permit for Sausal Creek, LLC (Hallett Store) 846 Portola Road. File #37-2015 and X7D-178.

BACKGROUND

The .35 acre (15,272 square feet) property is accessed directly off of Portola Road. Located to the west is Village Square Shopping Center, to the east an office building, to the rear are two vacant parcels and across the street is Christ Church. The property is connected to the sanitary sewer system.

Hallett Store is one of two remaining structures from the little town of Portola that was established at the turn of the twentieth century. Over the years the structure has been extensively remodeled and has lost its historic integrity however the building retains much of its historic essence. The store was constructed in 1904 and originally provided goods and supplies to the community. In 1908 an addition was added to the front of the structure to accommodate a saloon. In 1972 the structure was extensively remodeled by Wright & Co. for professional offices.

The original CUP was approved in 1971 (X7D-46). A number of amendments were subsequently made and in 1982, Wright & Co. requested renewal of a lapsed CUP (X7D-96, Resolution 1982-242). Condition 8 of that CUP required renovation of structures on the site within 3 months or the CUP would expire. No building permits have been found to show that these improvements were ever made within the 3 month time frame so the CUP has expired.

In 1988 the property was sold and the new owner obtained entitlements for a Tentative Map, PUD and CUP for five senior housing lots in 1996 (X7D-139). That project was approved but was not constructed and the permit has since expired.

In 2015, a lot line adjustment was approved to reconfigure the existing four non-conforming lots. (File # 43-214, recorded on July 14, 2016). This allowed for each lot to be developed individually as permitted under the zoning code. At that time the existing Hallett Store structure was allowed to remain as a legal nonconforming structure. The staff report for the lot line adjustment is attached for your information and includes historic information on the property (Attachment 2).

The property is zoned AP (Administrative Professional) and is located within the Town Center Area Plan that is a sub-area plan within the General Plan. The project includes the remodeling of the existing office building, new parking, trash enclosure, decks and fencing. The existing structure will be extensively remodeled and will reduce the number of offices from five to two office suites. The use within the building is limited to business and professional office serving the community and adjoining residential areas which comply with the Town of Portola Valley Zoning Ordinance or any other use contained in PVMC Section 18.22.030 such as medical and dental clinics, veterinary clinics, real estate and insurance offices, convenience goods, residential care facilities and any other use which is determined by the Commission to be found to be the same character as another use. Each of the offices cannot exceed 1,500 square per Municipal Code Section 18.54.052 for commercial and office uses.

In addition to the architectural and landscape plans the project submittal includes the information listed below:

- Historic Resource Evaluation prepared by Architectural Resources Group dated March 9, 2016 (Attachment 3).
- Tree Assessment Report prepared by Ralph Osterling Consultants dated December 22, 2015 (Attachment 4).

DISCUSSION

The applicant is requesting preliminary review for a Conditional Use Permit, Variance, Architectural Review and Site Development Permit for the property located at 846 Portola Road. The Conditional Use Permit for this property has expired and a new CUP is required. The current structure maintains five offices where the new remodeled structure will maintain only two offices. The current structure will be remodeled both internally and externally. The applicant would like to remove approximately 200 square feet of floor area that is impacted by the giant redwood tree at the eastern side of the building and relocate it to the western side of the building. The addition is proposed within the front 50 foot setback. The applicant has submitted a Historic Resource Evaluation which determined that the structure does not qualify as a historic resource according to CEQA.

Conditional Use Permit

The Conditional Use Permit for this property was last held by Wright and Company (CUP X7D-96) and expired in 1982. Wright and Company requested a renewal of the use permit in 1987 however notes in the file indicate that the property was sold and the renewal never proceeded. Sausal Creek Associates purchased the property in 1988 and obtained planning approval for a reclassification from CC to AP Zoning. The applicant also gained approval for a CUP, PUD and Subdivision for five single family detached homes for senior housing and the use of the existing Hallet Store as an office building. The applicant found it difficult to implement this plan and ultimately withdrew the tentative map and PUD. In 2015 Sausal Creek Associates applied for a lot line adjustment to reconfigure the lots into more evenly divided lots. They received approval for the Lot Line Adjustment of the four parcels and demolition of all the structures except for the Hallett Store. All previous approvals were withdrawn.

The AP District lists administrative and professional offices as one of the uses allowed under the conditional use permit process (Municipal Code Section 18.22.030). Specifically the ordinance allows:

"Administrative and professional offices that meet the domestic needs of the residents of the town and its spheres of influence or which provide services to other businesses or institutions in the town or its spheres of influence meeting domestic needs, provided any such establishment conforms to the floor area limitations of Section 18.54.052;"

The proposal only pertains to the front lot and the remaining lots will go through individual separate approval process at a later date. The Planning Commission will evaluate the conditional use permit for compliance with the provisions of Municipal Code Section 18.72.130. The findings must be made to approve the project. The plan package will establish design and use controls for the project along with CUP conditions. The current project includes the remodel of the structure which will result in two office suites and a shared area that includes restrooms, meeting room and a galley/kitchen.

The Zoning Ordinance section 18.72.030 outlines the purpose of the review as follows:

A. Determine whether the location proposed for the conditional use applied for is properly related to the development of the neighborhood or community as a whole;

B. Determine whether or not the use proposed in the particular location would be reasonably compatible with the types of uses normally permitted in the surrounding area;

C. Evaluate whether or not adequate facilities and services required for such use exist or can be provided;

D. Determine whether the site is or can be made safe from hazards of storm water runoff, soil erosion, earth movement, earthquake, and other geologic hazards;

E. Stipulate such conditions and requirements as would reasonably assure that the basic purposes of this title and the objectives of the general plan would be served.

Variance

The applicant would like to remove approximately 200 square feet of floor area that is impacted by the giant redwood tree at the eastern side of the building and relocate it to the western side of the building. The addition is proposed within the front 50 foot setback. The ASCC should provide input to the applicant regarding the new addition. The very large redwood tree has caused considerable damage to the structure and the new plan proposes to reduce the size of the structure around the tree to allow it to continue to grow without harming the newly remodeled building. The reduction in the footprint on the east side of the building is equal to the increase on the west side of the building and will be placed no closer to the front property line than the existing removed floor area. In addition the proposed deck should also be considered in the variance application. Because of the uncertainty of a variance approval, the applicant has discussed with staff that if the "swapping" of floor area requires a variance then they will apply for a Tree Removal permit and take down the large Redwood and leave the footprint the way it exists. The following variance findings would need to be made in order to approve the variance.

1. There are special circumstances applicable to the property, including, but not limited to, size, shape, topography, location or surroundings that do not apply generally to other properties or uses in the district;

2. Owing to such special circumstances the literal enforcement of the provisions of this title would deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning;

3. The variance is subject to such conditions as are necessary to assure the adjustment authorized will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and zone in which such property is situated;
4. The variance will not be materially detrimental to the public welfare or injurious to properties or improvements in the vicinity or in the district in which the property is located;
5. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not authorized by the zone regulation governing the parcel of property.
6. That the granting of such variance shall be consistent with this title and the general plan.

Architectural Review

Exterior materials and finishes, exterior lighting, and signage.

The plan set includes architectural elevations on sheet ASCC-3. The front elevation has been modified to reduce the front false façade on the western side of the elevation. The use of vertical and horizontal siding is used throughout the elevations with stone siding (Canyon Creek Ledgestone) introduced on the north and rear portion of the building. The roof will be replaced with a Corten 7/8 corrugated panel weather roofing material. Doors and windows will be a bronze material. The horizontal wood siding will be painted Benjamin Moore Cottage Red. The Town Historian indicates that the colors of the siding should be more similar to one another than the current plans indicate. She felt that the change would be more reflective of the era. The applicant will present a full color board at the meeting.

Proposed exterior lighting and landscape lighting for the project can be found on sheet ASCC -2. Path lights are shown as a small hooded light fixture. Path lighting is shown along with minimal lighting at the rear of the structure. No lighting is shown for the parking areas. Lighting on the structure are wall mounted warehouse gooseneck lights at each door.

The proposed sign plan can be found on sheet ASCC-3. The sign meets the requirements of the Zoning Ordinance.

Landscaping and fencing.

A conceptual landscape plan can be found on sheet L-101. In addition the landscape plan is subject to the Water Efficient Landscape Ordinance (Attachment 7).

The Arborist report comments only on the 11 foot diameter multi-trunk redwood tree located near the structure. The report provides specific guidelines consistent with standard practices for tree protection and preservation. The applicant has not addressed the remainder of the trees on the property such as the redwood grove on the west side of the building or the oak tree near Portola Road. All of the trees need specific protection during construction. Prior to final review the applicant shall obtain an Arborist Report on the remainder of the trees. These tree protection requirements will become mitigation measures in the CEQA document.

The applicant is proposing a new split rail fence along the eastern border of the property and at the western side of the existing structure. The Conservation Committee discourages perimeter fencing.

Code Compliance

The Hallett Store is considered a legal non-conforming structure. If a structure is voluntarily demolished and the reconstruction meets or exceeds fifty percent of the structure's current appraised value, the structure must adhere to all current requirements of the zoning regulations. According to PVMC Section18.46.020 the applicant will need to provide an appraisal of the building. The current appraised value of the structure must be prepared by an independent appraiser, retained by the property owner and approved by the town. The applicant will also need to supply the Town with a construction cost estimate that covers all renovations being made to the structure including but not limited to foundation repair, interior remodel, new roofing and windows. Once this information is received staff can evaluate the non-conforming conditions associated with this project. Coverage limits are as follows:

Site Information			
Lot Size Gross 15,272 Sq. Ft. Net 13,192 Sq. Ft.			
	Maximum Sq. Ft.	**Existing Sq. Ft.**	**Proposed Sq. Ft.**
Floor Area Ratio for AP Zone (13%)	1,715	2,910	2,910
Max Coverage Limit (15%) (floor area plus covered porches)	1,979	3,116	3,116
Landscape Coverage (40%)	5,277	7,145	5,345
Landscape Front Setback (25%)	1,867	2,599	2,599
Impervious Surface Limit	*		

*Maximum impervious surface limits will be established by the hydrologic calculations contained in a hydrology study that will be prepared for the site drainage.

Parking

Staff evaluated the parking requirements for the project using the Zoning Ordinance, Table 5 of Section 18.060.110 "Schedule of required off-street parking spaces". The Ordinance requires 1 space for each 200 square feet of floor area for Banks, Businesses, or professional offices. The Zoning Ordinance defines floor area in Section 18.60.040 as follows "For the purpose of this section, "floor area" shall mean the gross floor area in the building other than floor space designated and used exclusively for parking and loading spaces, building service and maintenance, or storage of equipment and furnishings belonging to the occupants of the building but not in current use."

The project site plan shows parking for 11 spaces with one driveway entrance onto the site. The driveway will eventually serve as the entrance to the other lots beyond. In addition two spaces are shown at the right of the entrance as reserved for future needs. For determination of the necessary parking, staff ran an analysis of the storage and maintenance spaces within the structure and found the project to meet code requirements.

Based on parking space requirements, the following table evaluates the spaces needed for the project.

Space	Parking Spaces Required
Office Space (597 sf)	3
Office Space (1,541 sf)	8
Common area minus storage areas (416 sf)	2
Total	**13**

Grading and Drainage

The .35 acre (15,273 square feet) site is relatively level. The property measures approximately 150 along Portola Road and is approximately 98 feet deep. The driveway serves as a 20 foot wide access and public utility easement serving the rear properties. The applicant will be required to submit a grading and drainage plan prior to the final hearing. In addition the applicant will need to submit a flood plain elevation report by a registered engineer. This report will determine the finished floor elevation necessary for the new floor area and the existing structure if a new foundation is proposed.

The Public Works Director has provided a memo dated November 7, 2016 (Attachment 8) where he calls for improvements to the driveway approach and to storm drainage. In addition he calls for maintenance of existing landscaping and trees along the frontage of the property to provide an adequate clearance for pedestrians, bicycles, and vehicles. Historically the property owner has expressed concern to the Town regarding flooding on this property. The applicant will need to prepare a grading and drainage plan and will need to take into consideration recommendations from the previous hydrologic report from Schaaf & Weeler dated 1/31/05.

Fire Department Review

The Fire Marshal has prepared a memo dated October 17, 2016 (Attachment 9) and has outlined 9 comments relating to combustible materials, fire sprinklers, signage, fire alarms, fire extinguishers, defensible space and driveway turnouts and turnarounds.

Conservation Committee

The Conservation Committee reviewed the project on September 25, 2016 (Attachment 10) and would like the invasive weeks removed. They commented that the redwoods on the property were local treasures and were happy to see that they were going to be retained. The Committee would like the applicant to prepare an arborist report on the redwood grove on the west side of the building and the large oak tree next to Portola Road and that specific tree protection measures be in place during construction.

Historic Review

The Historic Resources section of the Town's General Plan lists the Hallett's Store as a resource to be noted with a plaque. Plaques are intended to assist the public in identifying sites of former structures. The plaque should be located where the public can read about the structure without entering private property.

Planning staff requested the applicant prepare a historic evaluation of the structure to make a determination if the structure is considered significant according to CEQA. Architectural Resources Group prepared a Historic Resource Evaluation of the project site. The report concluded that the building at 846 Portola Road appears significant under California Register Criterion 1 for its association with the early development of Portola Valley; however, the building

does not retain a level of historical integrity that would qualify it for listing on the California Register. Therefore, the property does not qualify as a historic resource per CEQA.

The Town Historian appreciates the attempt to retain and enhance its historic essence and applauds the applicant for taking steps to rehabilitate the building rather than demolishing it. The Town Historian in her memo of February 2, 2016 and April19, 2016 (Attachment 11) provides some concern with the colors and siding of the remodeled structure. However, she agrees with the finding in the Architectural Resource Group report and supports the modifications to the structure.

Zoning Permit

The applicant has provided information regarding the two businesses to be located within the remodeled structure. The businesses will have to apply for zoning permits which may be done concurrently with this project. The front office unit will be rented by TSG which is a boutique consulting firm that focuses on providing personal cyber security, computer repair, video conferencing and home and business automation solutions and services to small businesses and residents. The business intends to secure more than 50% of their long term relationships with residents and businesses from the Town of Portola Valley and its area of influence (Attachment 5).

The second suite will be occupied by Pacific States Capital which is a residential real estate brokerage and development firm. Pacific States Capital is also the owner/developer of the property (Attachment 6)

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is subject to CEQA review and an Initial Study and Mitigated Negative Declaration will be required. Specific topics that will be further evaluated will be; Scenic Corridor, drainage, tree removal and historic status.

NEIGHBOR COMMENTS AND COMMUNITY OUTREACH

No neighbors have commented as of the writing of this report.

CONCLUSION

The ASCC and Planning Commission should conduct the November 14, 2016 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect with any plan adjustments or clarifications that members conclude are needed. Specifically each Commission should review the project and provide comments as follows:

The ASCC should review the architectural review of the site plan, building layout, visual character of the project including materials and landscaping and make suggestions and comments to the applicant as to the scale and design quality of the project.

The Planning Commission should review the Variance and Conditional Use Permit and offer any comments or suggestions to the applicant. Staff is requesting commission comments and feedback on the following items, included but not limited to:

1. The proposed addition within the front yard setback and the deck addition and weather removal of the significant tree or a variance would be more appropriate.

2. The Conditional Use Permit and any conditions the Commission would like to see developed.

Next Steps

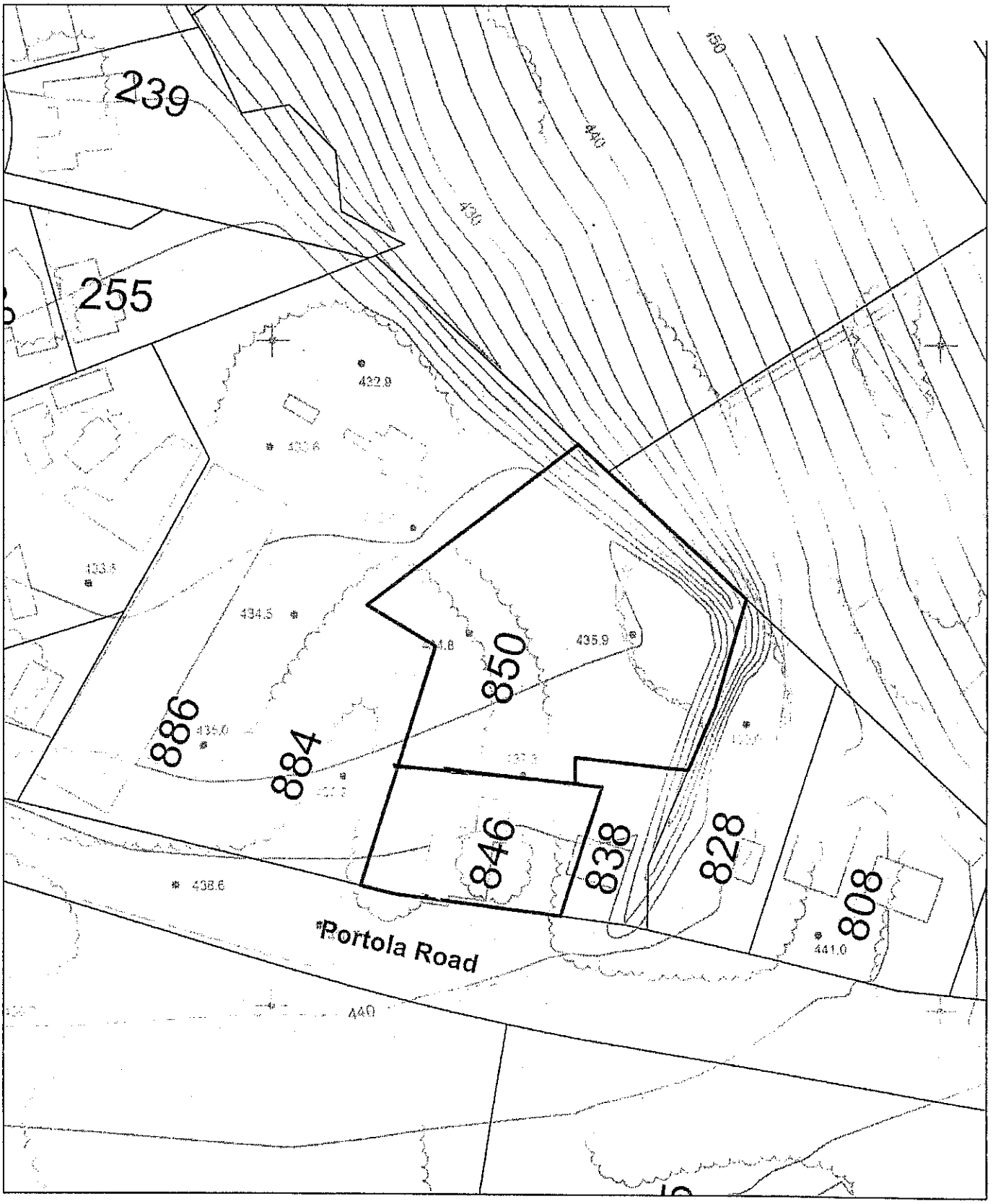
This project will require additional meetings and hearings. The following is a list of required hearings for this project.

Committee	Review
ASCC	Preliminary review
Planning Commission	Preliminary review
CEQA review and circulation	Staff preparation of Initial Study and Mitigated Negative Declaration and 20 day circulation/noticing.
ASCC	Public hearing
Planning Commission	Public hearing

ATTACHMENTS

1. Vicinity Map and recorded lot line adjustment map
2. Staff Report dated December 3, 2014
3. Historic Resource Evaluation, Architectural Resources Group dated March 9, 2016
4. Arborist Report, Ralph Osterling Consultants dated December 22, 2015
5. TSG memo
6. Pacific States Capital memo dated May 19, 2016
7. Outdoor Water Use Efficiency Checklist
8. Town Public Works Director memo dated November 7, 2016
9. Woodside Fire Protection District memo dated October 17, 2016
10. Conservation Committee Memo dated September 25, 2016
11. Town Historian memos dated February 2, 2016 and April 19, 2016
12. Architectural plans

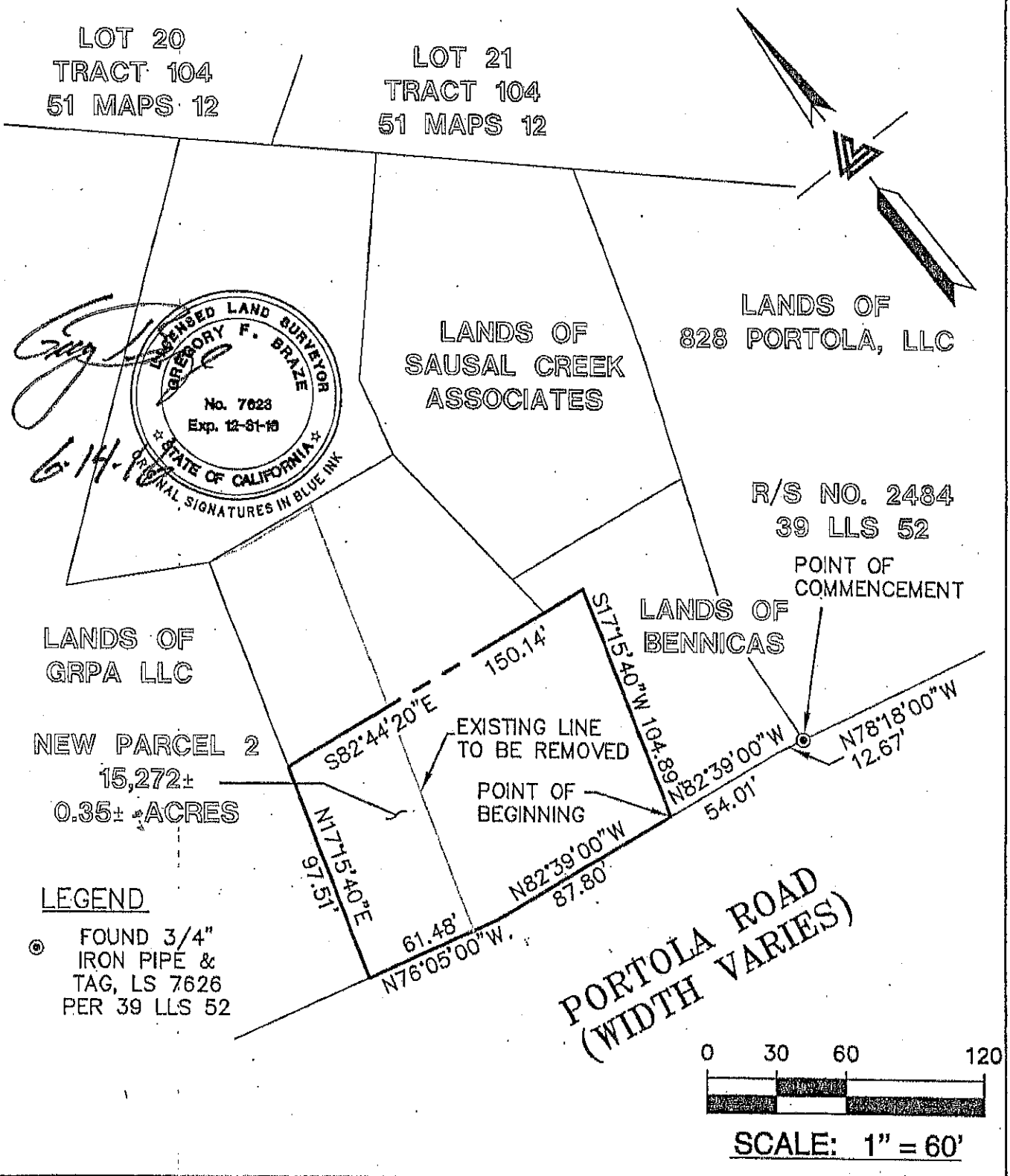
Report approved by: Debbie Pedro, Planning Director



Vicinity Map **Conceptual Review of Lot Line Adjustment Proposal, Sausal Creek Assocs.**

0 30 60 120 180 240 Feet

APN 076-261-130, 850 Portola Road
APN 076-261-120, 846 Portola Road
November 2014



LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
Exp. 12-31-19
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

6-14-19

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JOB NO 2141167

EXHIBIT "D"
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR LOT LINE ADJUSTMENT
NEW PARCEL 2
PORTOLA VALLEY, CALIFORNIA

SCALE: 1" = 60'

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC and Planning Commission

FROM: Karen Kristiansson, Deputy Town Planner

DATE: December 3, 2014

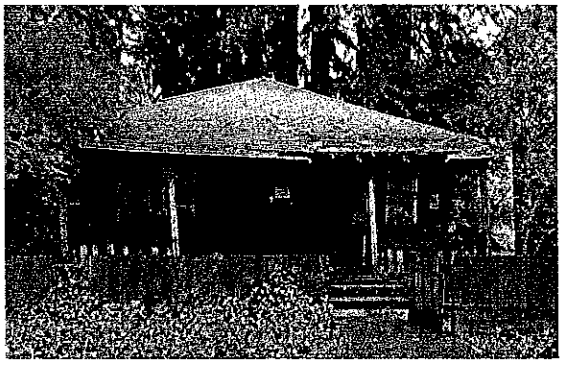
RE: Preliminary Review of Plans for Lot Line Adjustments, 846-850 Portola Road, Sausal Creek Associates LLC, File # 43-2014

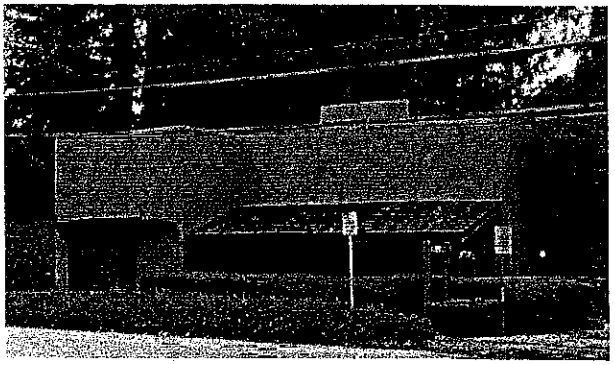
RECOMMENDATION

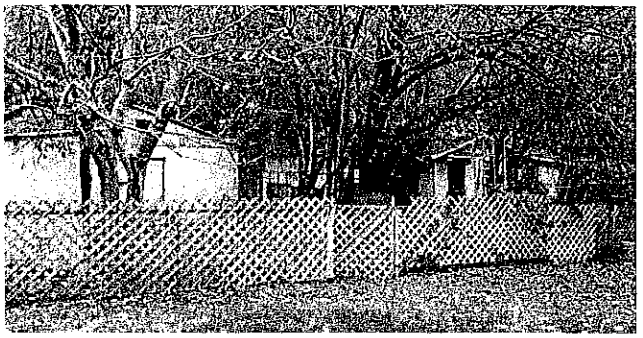
Attend the **4:00 p.m. site meeting on Wednesday, December 3, 2014** and review the preliminary lot line adjustment proposal. The ASCC should provide comments during the field meeting. The Planning Commission will have a further opportunity to provide comments at their regularly scheduled evening meeting on December 3rd. This staff report was drafted to support both the ASCC and the Planning Commission preliminary reviews.

BACKGROUND

These four properties, totaling 1.41 acres, are located along Portola Road, just east of the Village Square Shopping Center, as shown on the attached vicinity map. There are a number of structures on these parcels: the historic Hallett Store, which is currently being used as an office building, a yellow-tagged brown shingle cottage, and a number of small white sheds and cottages along the common property line with the Village Square. These structures are shown in the pictures on this page and the following page. The Hallett Store is listed in the Historic Resources Inventory of the General Plan as site #28. The Historic Element classifies the Hallett Store as a "Historic Resource to be Noted with a Plaque" and does not call for the







building itself to be preserved, as the structure has been altered over time and now has little historic value.

Although shown on the Town's base map as two properties, the Town has formally recognized that there are actually four legal parcels here for the past 25 years (see the attached letter from former Town Planner George Mader dated May 9, 1989), and these four parcels are shown on enclosed Sheet A-1.2. The Town's recognition of the legal parcels is also noted in the Town Council Area Plan Element of the General Plan (Section 6315).

This application is for adjustment of the property lines between the four legal parcels, as described on the following enclosed materials prepared by CJW Architecture and dated 9/23/2014:

Plan Sheets
A-1.1 - Proposed Lot Line Adjustment
A-1.2 - (E) Site Plan

Supporting Materials
Summary of Requested Lot Line Adjustments

The Planning Commission is the approving authority for lot line adjustments, and under subdivision ordinance provisions, the ASCC is required to provide a report to the Planning Commission on the proposal. Under the Town's subdivision ordinance, review and approval for this type of lot line adjustment where no new lots are created "shall be confined to a determination of compliance with zoning regulations, building regulations, and requirements to facilitate the relocation of existing utilities, infrastructure or easements." (PVMC Section 17.12.020).

With this application, the property owner is requesting that the Commissions provide initial reactions and comments on the proposed lot line adjustments, in case any refinements are needed before survey documents are prepared. As a result, this is a preliminary review only at this point. The formal application would return to both Commissions for formal consideration and action once it is finalized, including responses to preliminary review comments.

DISCUSSION

This application is for lot line adjustments between the four legal parcels to make the parcels more rational. The existing parcels are legal parcels which can be developed under the provisions of the zoning code (PVMC 18.50.030). Although a PUD and tentative subdivision map were previously approved for these lands, the property owner now wants to abandon those approvals due to "the extensive costs of constructing a required creek bank retaining wall along two sides of the site and performing the rest of the required site improvement conditions . . ." as stated in the summary document submitted with the application. Instead, the property owner would like to develop the lots individually as permitted under the zoning code.

Under this proposal, the existing brown cottage and the Hallett Store structure would be allowed to remain as legal nonconforming structures and would both contain office uses and be located on a single parcel. The white sheds/cottages on the property would be removed. The two rear parcels would be developed with single family homes, while the middle parcel could potentially accommodate either an office building or a single family home. Under this proposal, development on these properties would be less intense than what was previously entitled under the PUD and tentative subdivision map.

Previous PUD and Subdivision Approvals

In 1996, these parcels were both rezoned from C-C (Community Commercial) to A-P (Administrative Professional) and conditional use permit X7D-139 was approved for a planned unit development (PUD) for residential and office uses. A tentative subdivision map was approved to implement these approvals in 2005. Because of State actions to extend the life of approved tentative maps, these existing entitlements are valid until July 22, 2015.

The approved development plan would allow five homes for senior citizens on the rear of the properties, with a common entry road and garage. The existing brown cottage and Hallett Store structure would remain on the site, with the brown cottage to be renovated and provided as a below market rate housing to fulfill the Town's inclusionary housing requirements. The attached plan shows the site plan for the project with the five senior homes, the office building, and the BMR unit in the brown cottage.

The property owners have not been able to implement the project as approved and have had particular difficulty with the restriction for senior housing only and the requirement for creek improvements. The creek improvements were needed because the homes were closer to the top of bank than would normally be permitted, and as a result additional creek stabilization measures were needed to ensure that the home sites would be buildable. The original project was approved prior to adoption of the current creek setback regulations.

As was stated previously, development on the parcel would be less intense if accommodated through the proposed lot line adjustments rather than the existing PUD and subdivision approvals, with fewer single family residences, more office space, and less square footage total. The table below compares the amount of development under each set of existing and proposed entitlements.

Development	PUD & Tentative Map		Lot Line Adjustments	
	Number	Square Feet	Number	Square Feet
Single family homes	Six	11,128	Two or three	4,663-6,000
Office buildings	One	2,662	Two or three	3,746-5,289
Maximum total square feet	13,790		9,747	

In addition, the proposed lot line adjustment would accommodate more of the development program on the front of the properties and less on the back. This would help with both allowing for larger setbacks from the creek to comply with current creek setback standards, and providing increased compatibility with existing single family residential uses abutting the properties to the rear.

Lot Line Adjustment Provisions: Compliance with Zoning Regulations

Consideration of a lot line adjustment which does not create any additional lots is limited to determining whether it complies with zoning regulations, building regulations, and requirements

to facilitate the relocation of existing utilities, infrastructure or easements. Any conditions of approval would also need to be limited to ones which are necessary to ensure compliance. As a result, the key question for the Planning Commission to consider is whether the proposal complies with zoning regulations. To help with this process, some important zoning regulations are discussed below.

As a side note, staff discussed earlier versions of this proposal with the applicant starting last summer and encouraged the property owner to apply for a PUD for residential development on the rear three lots. This would have allowed a more tailored approach to the development and could have provided an avenue to adjust the development standards for these lots to better fit the unique situation of the lots. However, the property owner did not want to take this approach and instead opted to propose development under the A-P zoning district standards. Therefore, the discussion below reviews those standards and how they would apply to this project. At this point, there are no proposals for specific buildings or uses, but only a lot line adjustment application. As a result, at this point the Town simply needs to be sure that these lots could be developed in compliance with the zoning regulations.

Purpose of the Zoning Ordinance

The overall purpose of the zoning ordinance is set forth in Section 18.02.020 (attached), and compliance with zoning regulations includes finding compliance with the purpose of the zoning ordinance. That section states that the zoning ordinance was adopted "to promote and protect the public health, safety, peace, morals, comfort, convenience and general welfare" and then proceeds to list a number of particular purposes, including the following:

"A. To guide control and regulate the future grown and development of the town in a manner consistent with the general plan;

B. To protect the established "rural" quality and the stability of private and public areas within the town and assure the orderly and beneficial development of such areas;"

The proposed lot line adjustment does appear to be consistent with the adopted General Plan and the provisions in the Town Center Area Plan (TCAP). In particular, paragraphs 6314 – 6316 (attached) discuss these properties. To summarize, the TCAP states that the front parcel "is well-suited to office use having direct frontage on Portola Road." That front parcel is proposed to continue in office use under the lot line adjustment proposal. In terms of the rear parcels, the TCAP states that "there is slightly more land designated for commercial and office uses in the town than is needed" and that "the most appropriate alternate use . . . is for residential purposes." While the TCAP anticipated that the residential development would occur under a PUD, the zoning ordinance does allow single family homes as a permitted use in the A-P district, as discussed below. As a result, it appears that the proposal of residential uses for the rear portion of the properties is also consistent with the TCAP and the General Plan.

The lot line adjustment proposal also seems to be consistent with "the established 'rural' quality" and "orderly and beneficial development." The existing structures along Portola Road are proposed to remain on the front parcel, so that there would be little change along the road. Three new structures would be built behind this front parcel, including two single family homes and one which could be either an office building or a home. This is less than the five new structures (or six, if the common garage were included) which were previously approved for the rear portion of the parcel. All of these structures would be subject to the Town's normal architectural review process and would be expected to be designed to minimize visual impacts from the Portola Road Corridor.

Overall, it appears that the Planning Commission could find that the proposed lot line adjustment would be consistent with the purpose of the zoning ordinance.

Permitted Uses

The uses allowed in the A-P zoning district are set forth in Chapter 18.22 of the zoning ordinance. The permitted uses include "Uses permitted by Section 18.14," which is the chapter concerning the R-1 zoning district, and which allows single family homes as a permitted use. Conditional uses include "Administrative and professional offices that meet the domestic needs of the residents of the town and its spheres of influence or which provide services to other businesses or institution in the town or its spheres of influence meeting domestic needs" provided that such uses comply with floor area limits.

As a result, the applicant is proposing to have office uses on the front portion of the properties in the existing Hallett Store building and brown cottage. There are existing office uses in the Hallett Store, but the brown cottage has not been previously occupied by office uses and therefore that would need to be authorized by a conditional use permit.

Lot Size

The minimum lot size the A-P zoning district is one acre. All four of these lots are less than one acre, and the total area of all four lots is 1.41 acres. As a result, creating these four lots would not be allowable under current regulations. However, the four lots exist and are recognized as separate legal lots under the provisions of Section 18.50.030 of the Town's Municipal Code. As such, they can be developed "provided that all other regulations for the district are complied with." Given the current lot configuration, two of the lots would be challenging to develop logically without variances. Therefore, the applicant is proposing to reconfigure the lots to allow for more rational development. Since the lots are pre-existing legal nonconforming lots, it appears that this type of lot line adjustment would be allowable.

Required Yard Setbacks

The A-P district requires setbacks of 20' for the side and rear yards, and 50' for the front yard. These properties also need to accommodate both the increased setback for the Portola Road corridor (35') and the creek setback (30' from the top of bank or 35' from the ordinary high water mark). Sheet A1.1 shows the required setbacks for three of the lots (as well as other lines such as the setback averaging line) and indicates that there would be developable areas for each of the lots within the setbacks. The tightest lot would be the middle one (Lot #4), which would have a building envelope of approximately 950 sf. This is, however large enough to accommodate a structure, either for office or residential use.

The plans do not show the required setbacks for the front parcel along Portola Road. Both of the existing buildings that are proposed to remain on that lot are legal nonconforming structures which are located within required yard areas. These buildings are both subject to the Town's regulations for nonconforming structures, as set forth in Chapter 18.46 of the PVMC, which regulate how much of each structure may be rebuilt and under what conditions. If the nonconforming structures were removed, it appears that there would be sufficient area on the lot outside of the required yard setbacks to accommodate an office building.

Access and Parking
Access to the rear lots would be provided by a proposed 20' wide access easement which would pass through the parking lot of the Hallett Store property and along the eastern boundary of Lot# 4. A fire truck turnaround is also shown on the plans on this lot.

Parking requirements vary depending on the use in the A-P district. For the homes, the requirement would be for two covered parking spaces plus two guest spaces, and there does appear to be sufficient space to accommodate this amount of parking on both of the two rear lots, as well as the middle lot if it should be used as a home.

For the office uses, one space is required for every 200 sf of professional offices, or five spaces are required for a doctor or dentist. The front parcel would have 3,746 sf of floor area in the two existing nonconforming structures on the site. At one space for every 200 sf, 18.73 parking spaces would be required, and 18 spaces are shown on this parcel on the proposed plan, which is just under the required amount. The middle parcel could have a maximum of 1,338 sf of floor area, which would need 6.69 parking spaces at one for every 200 square feet, and the plan shows seven parking spaces for this lot.

If doctor or dentist offices were included on either parcel, the required parking could exceed the amount of parking shown on the plans. However, the uses would be regulated through a conditional use permit in general, and each specific use would also need a zoning permit. Part of the zoning permit review is an assessment of the adequacy of parking on the site. As a result, it appears that this issue could be considered in more detail as part of the conditional use permit application review and regulated through the zoning permit process. Therefore, parking impacts could be addressed through the normal permitting process.

Other Zoning Standards: Floor Area, Lot Coverage, and Landscaping
In the A-P zoning district, the floor area is governed by a floor area ratio rather than the floor area formula used in residential districts. This ratio is 0.13, which means that the amount of floor area on a parcel in the A-P district cannot exceed 13% of the area of the parcel. Another difference from the residential zoning districts is that permanent parking space is not counted as floor area under the provisions of the A-P district. However, there is a lot coverage limit which limits the area which can be covered by buildings to no more than 15%.

Instead of an impervious surface limit, the A-P district has a landscaping requirement as described in Section 18.56.011 of the zoning ordinance. This requires 40% of the lot to have "natural vegetative cover or in a landscaped condition." In addition, at least 25% of the required front yards of each parcel need to be landscaped, and landscaping within 75' of Portola Road must be approved by the Conservation Committee. The table below summarizes the proposed lot areas and the amount of floor area, lot coverage, and landscaping that would apply to each.

Lot	Description	Existing Lot Size (sq. ft.)	Proposed Lot Size (sq. ft.)	Max Floor Area (sq. ft.)	Max Lot Coverage (sq. ft.)	Required Landscaping Area (sq. ft.)
1	Residential	32,007	17,936	2,332	2,690	7,174
2	Office	10,273	15,273	1,985*	2,291	6,109
3	Residential	9,609	17,936	2,332	2,690	7,174
4	Residential or Office	9,544	10,289	1,338	1,543	4,116

*Lot 2 has 3,746 sq. ft. of existing nonconforming structures

As the table indicates, the amount of floor area in existing structures on Lot 2, the front office lot substantially exceeds the amount of floor area which would normally be allowed on a lot of that size in the A-P district. One question the Commissions may want to address at this time is whether, if the buildings cannot be repaired under the provisions of the nonconforming structures ordinance, the allowable floor area should revert to the amount which would normally be permitted on the lot.

On residential lots with existing floor area which is over the floor area limit, the Town generally allows the overage to remain on the parcel even in new structures. However, this situation is different from a residence which was built prior to adoption of the Town's floor area limits because the lot configurations are being change. The Commission may impose conditions on a lot line adjustment to ensure compliance with zoning regulations, and could therefore consider a condition related to the amount of floor area on the front lot, particularly if one or both of the existing structures cannot be repaired under the nonconforming structures ordinance.

Subdivision Committee Initial Comments and Additional Review

Comments were received from the Town Geologist on an earlier version of these plans, and these comments are noted in the attached letter from Cotton-Shires dated November 19, 2014. This review included the following recommendations:

- That a "current survey be completed of the top of bank and that depicted building envelopes and proposed lot lines be reevaluated given an accurate top of bank location."
- "that appropriate setbacks or erosion mitigation be considered prior to approval of Site Development Permits or Building Permits for new residences on individual parcels."

These comments would be incorporated into the approvals. In particular, when preparing the surveyed documents for formal action, the survey of the property would need to identify the current top of bank of the creek so that the creek setbacks will be accurate, and that location would need to be accepted by the Town Geologist, Town Engineer, and Planning staff. The current plans show the top of bank as of 2003, but this may have changed given the dynamic nature of the Corte Madera Creek in this location.

Initial comments have also been provided by NV5, and their letter dated October 7, 2014 is attached. These comments primarily related to the need for documents that are prepared by a licensed land surveyor and will need to be addressed in the formal submittal.

The plans have not yet been reviewed by the Fire Marshal but any plans would need to conform with the requirements of Woodside Fire District.

In addition, the Deputy Building Official will also need to provide input relative to compliance with building regulations; planning staff will work with the Deputy Building Official to have any initial comments by the December 3 meeting.

Finally, the ASCC will review the proposal and provide preliminary comments at the field meeting on December 3. In addition, the ASCC will have the opportunity to review the formal submittal and provide a recommendation to the Planning Commission for final action.

CONCLUSION

The purpose of this preliminary review is to identify any issues concerning the proposed lot line adjustment before the applicant has the required land survey documents prepared. Therefore, both the ASCC and the Planning Commission should consider whether there are any items of concern, particularly if they could affect the ability to approve the lot line adjustment as proposed.

As was discussed above, the review and approval for this type of lot line adjustment where no new lots are created "shall be confined to a determination of compliance with zoning regulations, building regulations, and requirements to facilitate the relocation of existing utilities, infrastructure or easements." (PVMC Section 17.12.020). Based on the analysis set forth above it appears that:

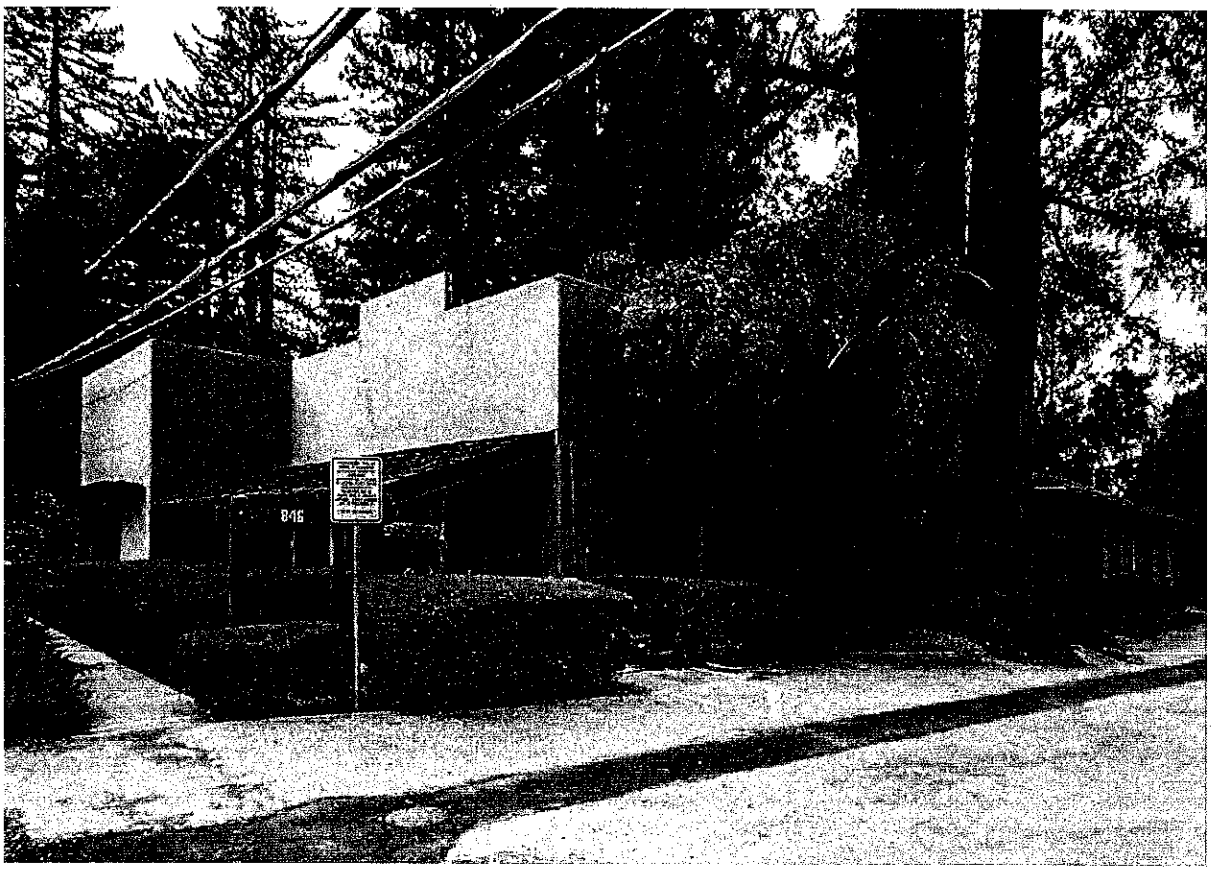
- The lot line adjustment is generally consistent with the purpose of the zoning ordinance.
- The proposed uses are either permitted or conditional uses in the A-P district.
- Although all of the lots would be smaller than the minimum lot size required for the A-P district, because these are existing nonconforming lots they can be developed under the provisions of Section 18.50.030.
- Development of the lots could occur within the required yard setbacks on each parcel. To ensure this, the current top of bank location will be surveyed as part of preparing the formal application so that the creek setbacks will be current and accurate.
- Access can be provided with an easement over the front and middle lots.
- There is sufficient space on the parcels to accommodate the minimum amount of required parking, and the proposed office uses can be regulated to ensure there are no parking impacts through the Town's normal conditional use and zoning permit processes.
- The proposed lots could accommodate development that would conform to the floor area, lot coverage, and landscaping standards for the A-P district.
- Because two nonconforming structures would be located on the front parcel, the amount of floor area on that parcel would be more than is permitted under the A-P district provisions. The Commission should specify as part of the action on the lot line adjustment as to whether the additional square footage over the allowed floor area would be permitted to continue on the parcel even if the existing buildings are removed.

ATTACHMENTS

1. Vicinity Map
2. Letter from George Mader, dated May 9, 1989 re: legal status of lots
3. Plans and supporting materials prepared by CJW Architecture and dated 9/23/14
4. Approved site plan for the 1996 PUD
5. PVMC Section 18.02.020
6. Town Center Area Plan Element of the General Plan, Sections 6314-6316
7. Letter from Cotton-Shires dated November 19, 2014
8. Letter from NV5 dated October 7, 2014

Report approved by: Debbie Pedro, Planning Director

Architectural
Resources Group



846 Portola Road

Portola Valley, California

Historic Resource Evaluation

prepared for

Pacific States Capital Corp.

prepared by

Architectural Resources Group

9 March 2016

Architectural
Resources Group

Historic Resource Evaluation

846 Portola Road
Portola Valley, CA

9 March 2016

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Appendices

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1. INTRODUCTION

1.1 Project Background

At the request of Pacific States Capital Corp. and the Town of Portola Valley, Architectural Resources Group (ARG) has completed this Historic Resource Evaluation (HRE) for the property at 846 Portola Road in Portola Valley, California. The purpose of this evaluation is to determine if the property qualifies as an individual historic resource per the eligibility criteria of the California Register of Historical Resources (California Register) for purposes of the California Environmental Quality Act (CEQA).

1.2 Previous Evaluations

To date, the subject property has not been formally evaluated for its eligibility as a historic resource. However, the property is included in the Historic Element section of the Town of Portola Valley's General Plan. Since the building has been altered, it has been identified as not requiring "preservation," but rather identification with a plaque.[1] According to the Historic Resources Inventory (included as Appendix 1 in the Historic Element portion of the General Plan):

> The building [at 846 Portola Road] has been greatly renovated throughout the years. Although it has lost its architectural integrity, the building retains much of its historic essence.
>
> Coinciding with the closure in 1902 of the Hallidies' "Portola Store," Harry E. Hallett purchased a 100 foot square lot across the Portola Road east of the first store, and in 1904 constructed a small store with residence in the rear. This was the origin of the present structure. Across its typical false facade was painted "Portola Store," the name of its predecessor, but the local populace referred to it as "Hallett's Store."
>
> In 1906, the building was shaken off of its foundation. In 1908, an addition was made on the front to accommodate another enterprise, a saloon, which immediately became the chief source of revenue. Hallett sold the property in 1918. Through the years, the building ran a gauntlet of owners and lessees, operating as a well patronized speak-easy. After Prohibition it was known as The Portola Club, or "Pearl's." In 1972, it was extensively remodeled by Wright & Co. for professional offices.[2]

1.3 Scope and Methodology

Since renovation of the building at 846 Portola Road is proposed, ARG was engaged to complete a HRE for the property. To complete this HRE, ARG:

- Conducted a site visit to examine and photograph the project area and its surroundings on March 3, 2016;
- Performed research at the Town of Portola Valley's archives and consulted with Nancy Lund, Town Historian of Portola Valley, regarding the subject property;

[1] Historic Element, Town of Portola Valley General Plan (amended April 22, 1998), 6, accessed February 29, 2016, http://www.portolavalley.net/home/showdocument?id=1986. The Historical Element does not include designation criteria or definitions for properties that qualify for "plaque" status.
[2] Ibid., Appendix 1: 11.

- Reviewed historical aerial photographs of the vicinity from the U.S. Geological Survey; and
- Searched local newspapers, including the *San Mateo Times* and the Almanac Online.

1.4 Summary

The building was originally constructed in 1904 by Harry Hallett and served as a general store and saloon for many decades. It was remodeled in the 1970s upon conversion into real estate offices. The property appears to be significant for its association with early development of Portola Valley; however, due to extensive alterations, the building does not retain sufficient integrity to convey its significance. Because a property must both be historically significant and retain physical integrity, 846 Portola Road does not qualify for listing on the California Register and would not be considered a historic resource per CEQA.

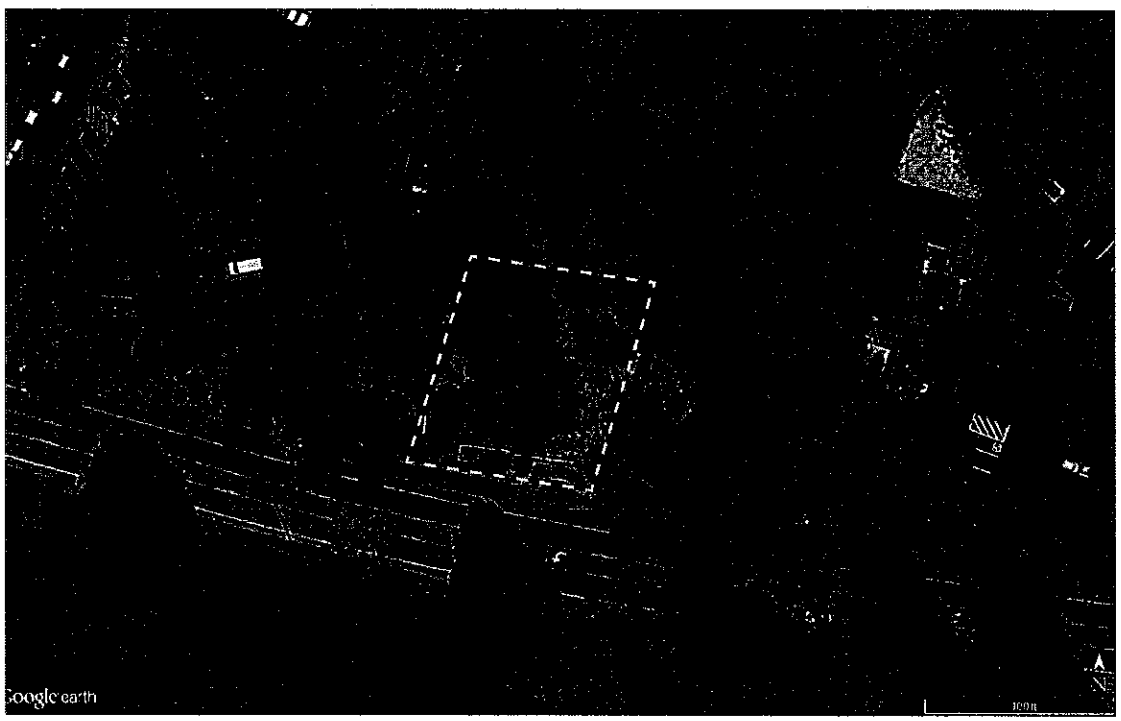
2. PROPERTY & BUILDING DESCRIPTIONS

2.1 Neighborhood Description

The property at 846 Portola Road is located in a semi-rural neighborhood. The subject property is surrounded some commercial and converted residential-to-commercial properties that line Portola Road. Many of the buildings were constructed in the post-World War II years. Immediately across the street is an Episcopal church and an open field. All buildings are small in scale, most not rising more than one story in height.

2.2 Property and Building Descriptions – 846 Portola Road

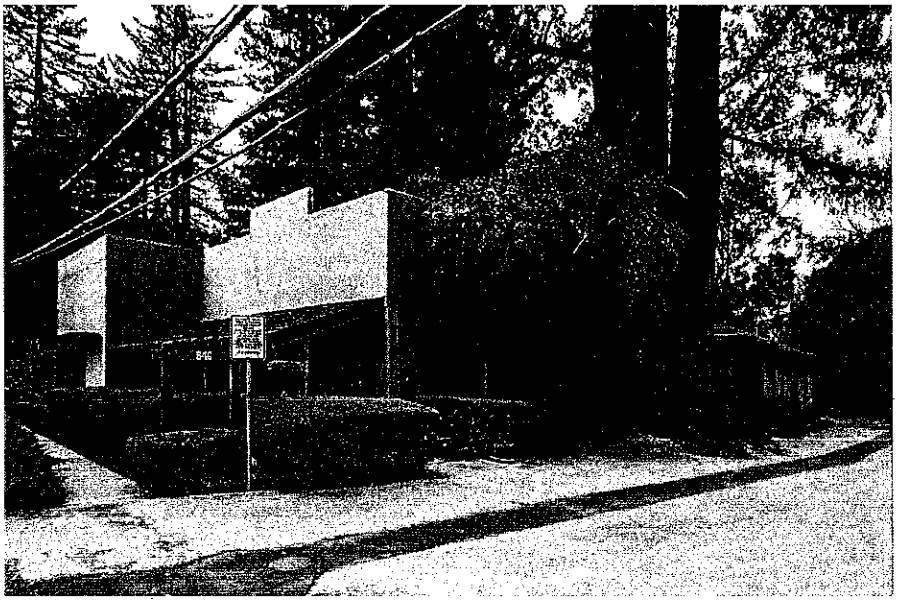
The property at 846 Portola Road is occupied by a single building at the western half. A paved parking lot occupies the remainder of the property.



Aerial image of 846 Portola Road and immediate vicinity; outline indicates approximate boundary of property (Google Earth, amended by author)

The building at 846 Portola Road is one-story in height and is generally L-shaped in plan. The building's parapet disguises a gabled roof clad in a composite material. A significant portion of the building is clad in textured stucco. Much of the building's west façade is clad in horizontal wood siding, and may be some of the original cladding material. Fenestration includes a mix of fixed multi-light windows, as well as wooden double-hung single- and multi-light windows. Many of the windows on the north and west façades may be original, but are in poor condition. However, some windows have been replaced with modern metal or vinyl sliding casement windows.

A large redwood tree is located immediately adjacent to the building's east side and is dislodging it from its foundation.



Primary (south) and east façades
(Architectural Resources Group, March 2016)

West and north façades
(Architectural Resources Group, March 2016)

Example of damage at east facade
(Architectural Resources Group, March 2016)

3. SITE HISTORY & DEVELOPMENT

3.1 Occupant Chronology

The building was originally occupied by Hallett's store in the early 1900s, and operated as both a general store and saloon by Harry Hallett. After Hallett sold the store in 1918, the building continued to operate as such under the names Pearl & Art's, and later the Portola Club. Wright and Company, a real estate agency, purchased the building in 1972 and converted it to offices.[3] At present, the building remains largely unoccupied, with the exception of an equine clinic at the front portion and another office in the rear.

3.2 Construction Chronology

For this report, ARG did not review past construction permits, because an analysis of historic photographs, a site inspection, and previous documentation revealed that the building has undergone numerous alterations since its construction in 1904. According to a Portola Valley resident's account, the building was thrown off its foundation during the 1906 earthquake.[4]

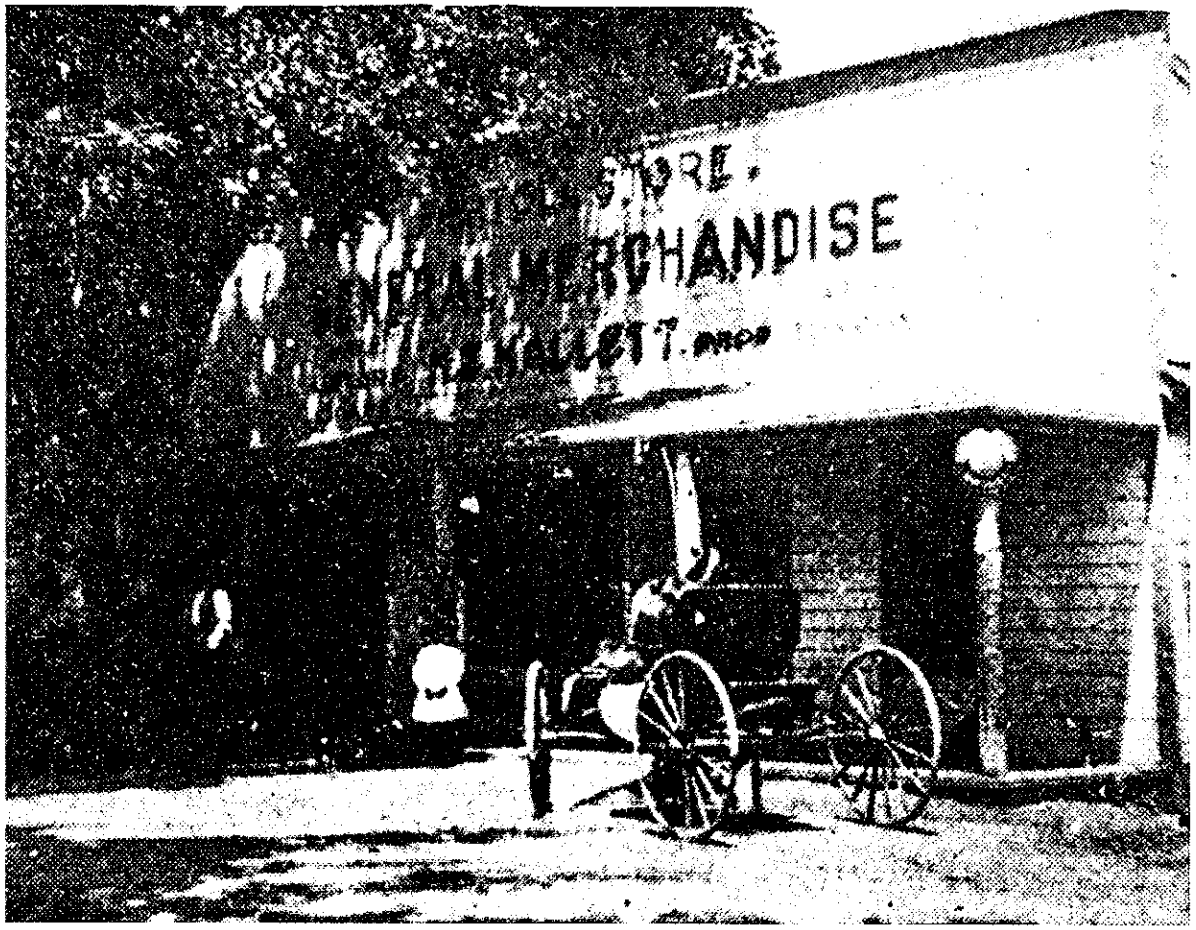
Originally, the main façade did not have the projection at the west end as it does today; this addition, however, dates to an early period of the building's history. Newspaper articles indicate this addition was constructed in 1908

[3] Nancy Lund and Pamela Gullard, *Life on the San Andreas Fault: A History of Portola Valley* (San Francisco: Scottwall Associates, 2003), 90.
[4] Notes from Hallett Folder, Portola Valley Archives.

and served as the saloon portion of the business.[5] Later that year, Hallett constructed a blacksmith shop on the property, though that building is no longer extant.[6]

The building has undergone extensive renovations and remodeling since its construction in 1904. According to historic photographs, the building was originally clad in horizontal wood siding, not the textured stucco that is present today. The parapet was flat, rather than stepped as it appears today, and featured trim along the cornice line. The roof over the front porch has also been completely replaced, with a shed roof rather than the current hipped roof. Turned wooden porch columns have replaced simple wooden posts and a wooden railing has been added.

A comparison of historic photographs and existing conditions also suggests that a significant proportion of the original doors and windows have been replaced. The windows on the primary façade appear to be smaller than those in the historic photograph below and the original main entry door did not have a transom. Historic photographs depict only the primary façade, but an inspection of materials on the site visit show that all doors and many windows are composed of modern materials that were not available in the early 1900s.



Primary (south) façade, ca. 1909
(Overland Monthly, Portola Valley Archives)

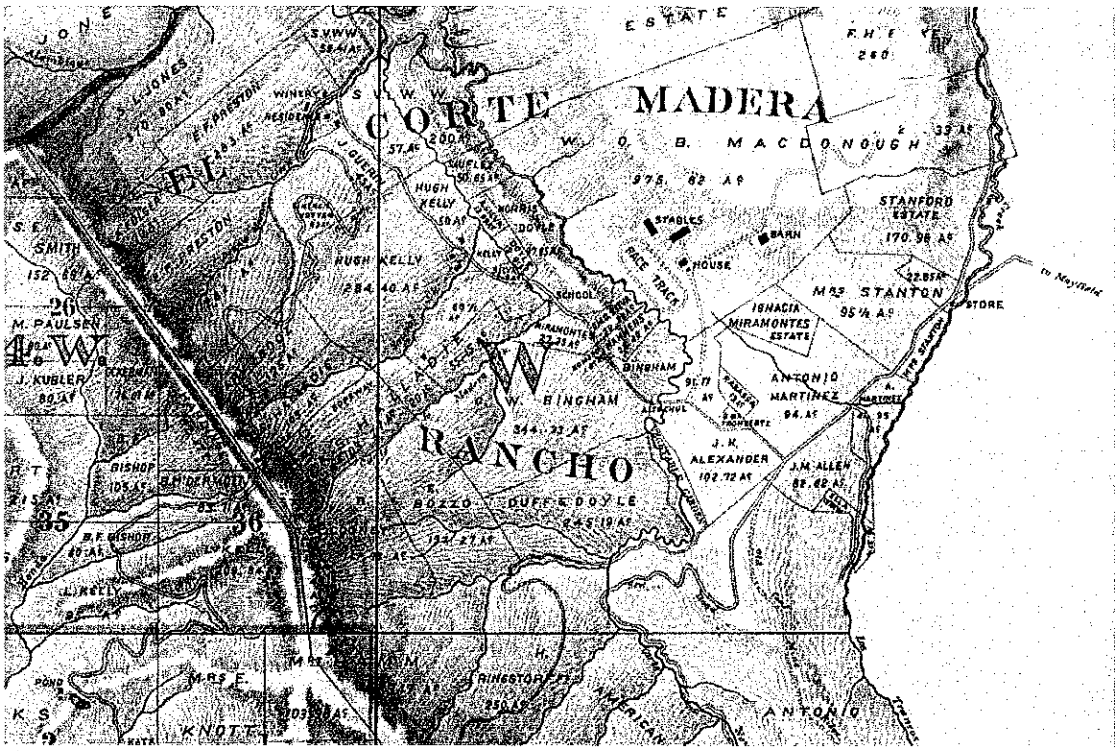
[5] *Redwood City Democrat*, April 16, 1908, from the Portola Valley Archives.
[6] *Redwood City Democrat*, September 24, 1908, from Portola Valley Archives.

4. HISTORIC CONTEXTS

4.1 Portola Valley

The area in which present-day Portola Valley is located was originally inhabited by the Ohlone, a loosely related group of independent tribelets, each with its own territory, customs, and language. Spanish explorers collectively referred to the natives as *Costaños*, although each tribelet was distinct.[7] The group that inhabited the lower San Francisquito Creek encompassing present-day Portola Valley has been named the Puichon Ohlone.[8] Different tribelets often traded with each other, and even intermarried. The Ohlone relied on hunting and gathering, subsisting on a variety of wild plants and animals.[9]

In 1834, the valley became part of the 13,316-acre Rancho el Corte de Madera granted to Maximo Martinez by the Mexican government. The rancho extended south to present-day Skyline Boulevard and north to parts of Woodside, including the entirety of Portola Valley. During the rancho era, the land was used for cattle grazing. In 1863 when Martinez died, his descendants began selling off the land and the rancho was subdivided among numerous individuals.



Official Map of San Mateo County, California, compiled and drawn by Davenport Bromfield, County Surveyor, 1894, detail showing a portion of the Rancho el Corte de Madera
(Library of Congress)

[7] Malcolm Margolin, *The Ohlone Way: Indian Life in the San Francisco-Monterey Bay Area* (Berkeley: Heyday Books, 1978), Kindle edition.

[8] Nancy Lund and Pamela Gullard, *Life on the San Andreas Fault: A History of Portola Valley*, 16.

[9] Malcolm Margolin, *The Ohlone Way: Indian Life in the San Francisco-Monterey Bay Area*.

Modern-day Portola Valley's roots began with the small town of Searsville, which stood along Sand Hill Road from the 1850s until the early 1890s. The town provided services to loggers who worked in the nearby redwood forests. By the end of the century, however, the redwoods were largely depleted and Searsville had been abandoned.

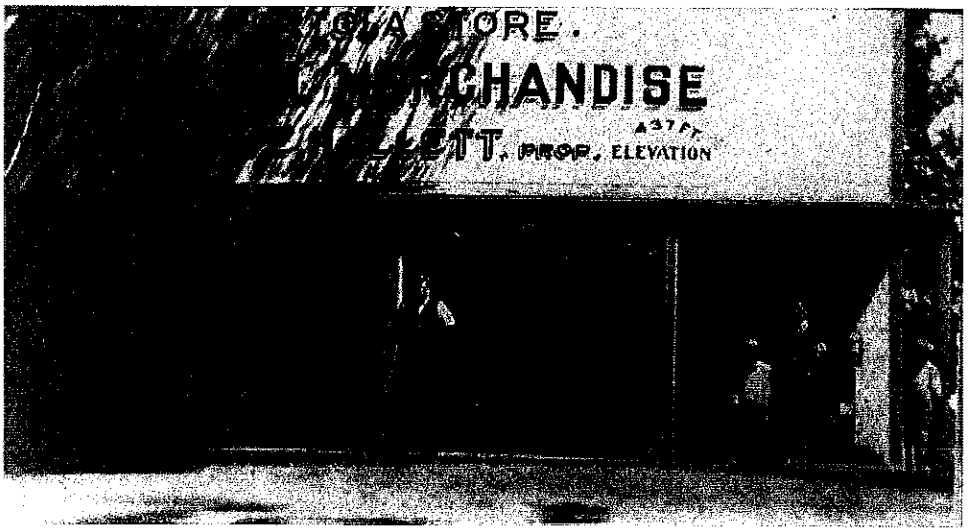
During the late nineteenth century, Andrew Hallidie, the inventor of San Francisco's cable cars, lived on an estate that extended from present-day Portola Road to Skyline Boulevard. The Hallidie family donated a portion of their land as a school site to replace the one at Searsville that closed in 1894. The new school was located near the existing historic schoolhouse and library, just south of the subject property.[10] The town of Portola developed around this site, including a store, post office, blacksmith shop, and hotel. The town, however, was short lived. One provision the Hallidie family insisted upon was that no liquor was to be served in the town of Portola. Once liquor began to be served, Andrew Hallidie's widow, Martha, repurchased the land they had donated. Within a short time, all the original businesses were closed and the buildings removed or relocated.[11]

The town reemerged shortly thereafter in the early 1900s, when the first Catholic church in the valley was established. A precursor to the existing Our Lady of the Wayside, the church, which was housed in the original town's dance hall, opened around 1902. Hallett's store opened shortly thereafter.

The area became occupied primarily by small farms and large estates; extensive residential development did not occur in the area until after World War II. By the mid-1950s, many residents became concerned about the increasing pressures for housing and business expansion. Nearly a decade later, in 1964, the residents voted to incorporate in order to have local control over development and government. Since then, the town has grown, but has largely maintained its bucolic character.

4.2 Hallett's Store

Hallett's Store, also known as Portola Store, was established around 1904 by Harry Hallett, a native of San Mateo County. Hallett purchased the property from Antone Silva for $10 in gold coins on March 9, 1901. Harry Hallett and local carpenter Black Jack Walters constructed the building in 1904.

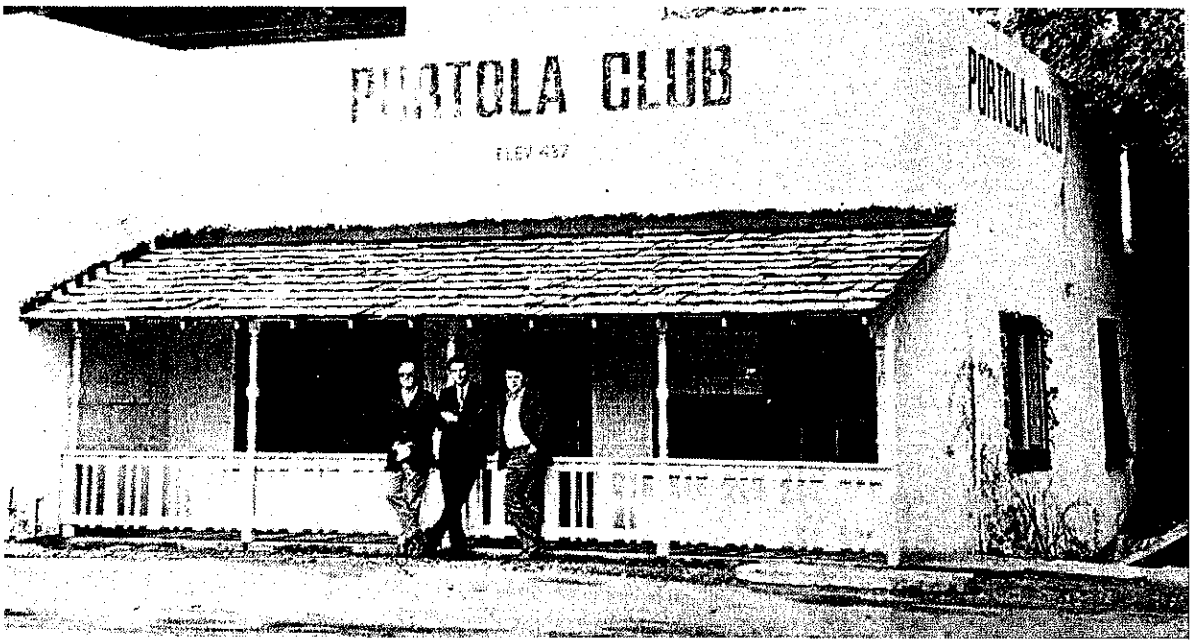


Hallett's Store, no date
(Portola Valley Archives)

[10] The existing school house is not the one constructed in 1894, but rather a later one built in 1909.
[11] Town of Portola Valley, "Portola Valley History," accessed February 17, 2016, http://www.portolavalley.net/about-portola-valley/history-of-portola-valley.

Hallett opened the store that year, and, according to the *Overland Monthly* magazine, by 1909 it was "the center of commercial life in Portola."[12] Hallett expanded the store in 1908 to include a saloon, and soon that became a more lucrative business. According to historical accounts in the Portola Valley Archive's records, Hallett's store served as a registration place for WWI soldiers.

Hallett sold the store to Ben Race in 1918, and afterward went into business operating a market in Redwood City with his son Ralph. Hallett retired in 1947.[13] After Race's death in 1920, his wife Clara operated the store. She went into business with a French-Canadian named Al Bushay and they installed a gas pump out front, which no longer remains. The two ran the store until 1940.



Hallett's Store, when it was known was the Portola Club, ca. 1972
(Portola Valley Archives)

The property changed ownership a few times until Louie Gambetta, Sr. purchased it in the early 1940s. He leased it to Art and Pearl Morris, who operated Pearl and Art's from 1945 until 1958. Gambetta's son then reopened it as the Portola Club until its conversion to offices in the early 1970s. The building has served as an office building since that time. It is largely unoccupied at present.

Harry E. Hallett

Harry Emmett Hallett was born February 25, 1878 to Joseph Hamblin, a sea captain, and his wife, Annie. Both were originally from the East Coast. Harry was born in San Mateo County, but spent his formative years in Monterey County. Harry returned to San Mateo County in the 1890s and, along with his family, became a longtime resident of Redwood City. He relocated to Menlo Park in 1949.[14]

Harry Hallett was first married to Louise Florence Guerin in the late 1890s. According to census records, they had a daughter named Susan, although no subsequent records mentions her. They also had three other children: Ralph, Isabel, and Clement. In 1905, Louise, who was pregnant at the time, suffered a fall, which killed the unborn child.

[12] Halsey Rixford, "The Portola Discovery," *Overland Monthly and Out West Magazine* 54:4 (October 1909): 336.
[13] Unlabeled article, Harry Hallett folder, Portola Valley Archives,
[14] Notes in Harry Hallett folder, Portola Valley Archives,

Louise died a few days later. Harry remarried a woman named Teresa around 1908 and they had a daughter named Dorothy in 1911.[15] Teresa died in 1917. Harry remarried twice afterward: to Annie from 1920 until her death in 1937, and then to Amabel Mecchi until his death in 1960.[16]

Local residents credit Harry Hallett with being "mainly responsible" for building the second school in Portola Valley in 1903.[17] Hallett served as a school trustee for several years and was head of the committee that spearheaded construction of the teacher's cottage in 1916.

5. EVALUATIVE FRAMEWORK

5.1 California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act. All resources listed on or formally determined eligible for the National Register of Historic Places (National Register) are automatically listed on the California Register. In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

Significance Criteria

The California Register criteria are modeled on the National Register criteria discussed above. An historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2. It is associated with the lives of persons important to local, California, or national history.

3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Like the National Register, evaluation for eligibility to the California Register requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register integrity standards may be eligible for listing on the California Register.

Integrity

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[18] While a property's significance relates to its role

[15] Census records from 1910 indicate Harry Hallett's wife was named Mary, but accounts in the Portola Valley Archives indicate his wife at around this time was named Teresa.
[16] "Rites Tomorrow for Mrs. Hallett," *The Times (San Mateo)*, April 20, 1937.
[17] Skrabo, December 1958, Harry Hallett folder, Portola Valley Archives.
[18] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, accessed February 17, 2016, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_3.htm.

within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[19] Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

6. EVALUATION

6.1 California Register of Historical Resources

Below is an evaluation of the subject property for individual significance under each California Register criterion:

California Register Criterion 1 [Association with Significant Events]

To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends. The event or trends, however, must clearly be important within the associated context. Further, mere association of the property with historic events or trends is not enough, in and of itself, to qualify under this criterion: the specific association must be considered important as well.[20]

The property at 846 Portola Road is associated with the early development of Portola Valley in the beginning of the nineteenth century. The store was not part of the development in the area initiated by the Hallidies in the late 1890s, but rather was constructed during the second wave of development that occurred after Andrew Hallidie's death. No commercial or municipal buildings remain from the first development period. However, the subject building and the school house, located about a quarter mile south on Portola Road, are the only remaining buildings from the second wave of development. This part of the valley soon became the town's commercial and social center, with Hallett's store the "center of commercial life in Portola."

[19] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, accessed February 17, 2016, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm.
[20] National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, accessed February 17, 2016, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.

For the reasons discussed above, the building at 846 Portola Road appears to be individually eligible for the California Register at the local level under this criterion.

California Register Criterion 2 [Association with Significant Persons]

This criterion "applies to properties associated with individuals whose specific contributions to history can be identified and documented." It identifies properties associated with individuals "whose activities are demonstrably important within a local, State, or national historic context," and is typically limited to those properties that have the ability to illustrate a person's important achievements.[21]

Aside from operating one of the earliest general stores in Portola Valley, Harry Hallett does not appear to have made any significant contributions to the town or local history in general. He was active in the community, helping to establish a second schoolhouse and teacher's cottage. However, these activities do not appear "demonstrably important" to the degree that would warrant eligibility for association with Harry Hallett. Further, Hallett does not appear to have made significant contributions to the retail industry.

For the reasons discussed above, the property does not appear individually eligible for the California Register under Criterion 2.

California Register Criterion 3 [Architectural Significance]

This criterion applies to properties that "embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."[22] "Distinctive characteristics" are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.[23] A master "is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."[24]

The building at 846 Portola Road was not designed within the vocabulary of a specific architectural style and does not possess high artistic values. The building was not constructed by a master architect, but rather by Hallett himself and a local carpenter. Originally the building appeared more like an early pioneer general store, but today, it is more reminiscent of an adobe building. The current configuration and appearance of the building was largely established decades after the building's original construction and is not a historic condition.

Hallett's Store originally appeared similar to the existing Alpine Inn located on Alpine Road in Portola Valley. The Alpine Inn dates to the 1850s, when it was known as Casa de Tableta, and is recognized as California Historical Landmark 825. It has been in continuous operation as a roadhouse and saloon since its original construction, and is a better representative example of this building type from this early period in the area.

For the reasons discussed above, the subject property does not appear eligible for the California Register under this criterion.

[21] Ibid.
[22] National Park Service, National Register Bulletin: How to Apply the National Register Criteria for Evaluation, 3, accessed January 16, 2015, http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf.
[23] Ibid.
[24] Ibid.

California Register Criterion 4 [Potential to Yield Information]

Criterion 4 is generally applied to archaeological resources and evaluation of the subject property for eligibility under this criterion was beyond the scope of this report.

Period of Significance

According to the National Register Bulletin *How to Complete the National Register Registration Form*:

> Period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing. Period of significance usually begins with the date when significant activities or events began giving the property its historic significance; this is often a date of construction.[25]

The building's period of significance dates to 1904, marking the date of its original construction.

6.2 Integrity Assessment

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity involves several aspects including location, design, setting, materials, workmanship, feeling, and association.

In general, the building at 846 Portola Road does not retain sufficient integrity to convey its significance. Below is an examination under each of the seven aspects of integrity.

Location is the place where the historic property was constructed or the place where the historic event occurred. The building is in its original location and retains its integrity of location.

Setting is the physical environment of a historic property. Only one building dating to the same period (ca. 1904) as the subject building remains nearby. Most of the buildings in the immediate vicinity were constructed in the postwar years. The adjacent house of unknown age was recently demolished. Although the area largely remains rural and development has been limited, the subject property retains diminished integrity of setting.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. The building's general form and massing seem to be intact, but the exterior stylistic and architectural elements have been altered considerably. Textured stucco has replaced the original horizontal wood siding and the parapet has a stepped roofline, rather than the original straight roof line. Further, the porch roof appears to have been replaced as it features a different roofline today (shed) than it does in historic photographs (hipped). A significant proportion of the windows and doors have been altered. As a result, the building does not retain integrity of design.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Many of the building's original materials have been replaced or significantly compromised. A comparison of historic photographs and the building's present condition suggest that most or all of the original windows have been replaced. Based on observations made during the site visit, the original horizontal wood siding appears to be present; however, it has been covered by stucco and may have been compromised in the process. Therefore, the building does not retain integrity of materials.

[25] National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A*, Washington, DC: United States Department of the Interior, 1997, 42.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Since most of the original building materials have been replaced, any hint of craftsmanship has been compromised. As a result, the building does not retain integrity of workmanship.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. Historic photographs show that the subject building originally looked much more similar to the Alpine Inn (also called Casa de Tableta and Rossotti's) located at 3915 Alpine Road, which dates to the 1850s. Both buildings had a similar function. The subject building still retains the character of a small-scale commercial property, but doesn't have the stylistic elements associated with early pioneer-style general store, particularly the horizontal wood siding and configuration of the primary façade. As a result, the building does not retain integrity of feeling.

Association is the direct link between an important historic event or person and a historic property. The building is no longer used for its original purpose and does not present as it did when it was originally constructed. Therefore, the subject property does not retain integrity of association.

6.3 Conclusion

The building at 846 Portola Road appears significant under California Register Criterion 1 for its association with the early development of Portola Valley; however, the building does not retain a level of historical integrity that would qualify it for listing on the California Register. Therefore, the property does not qualify as a historic resource per CEQA.

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Appendix A
Existing Conditions Photographs

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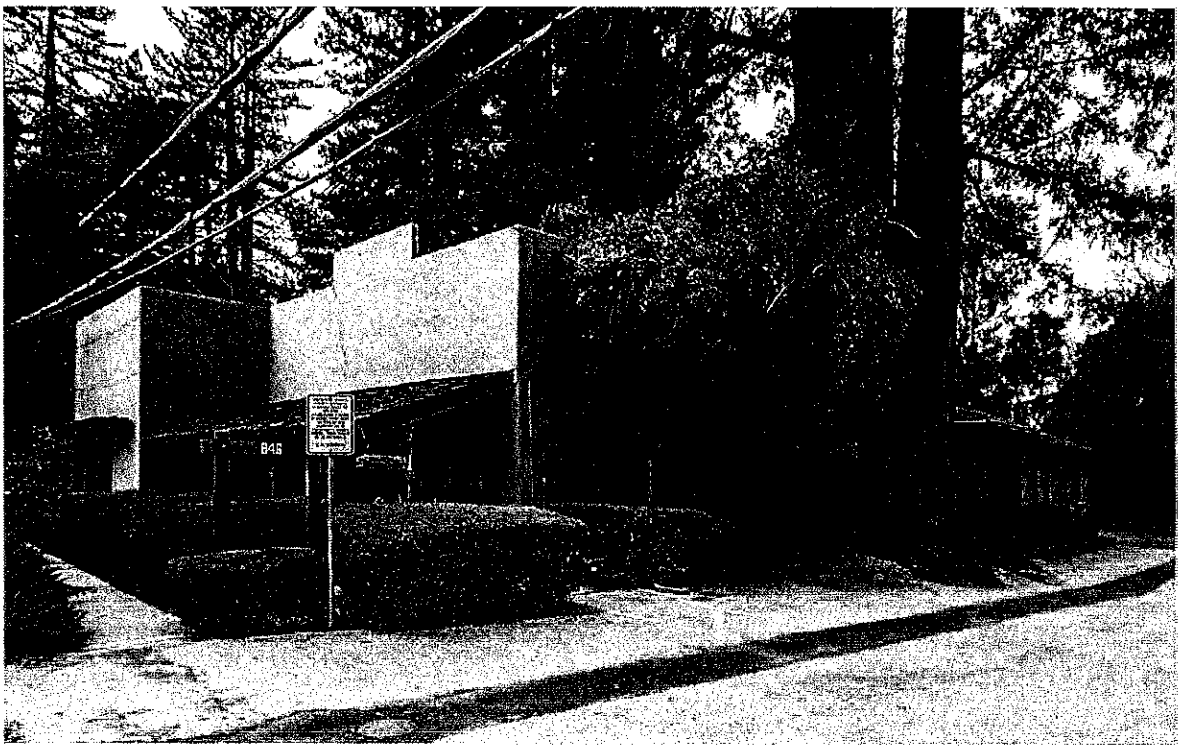
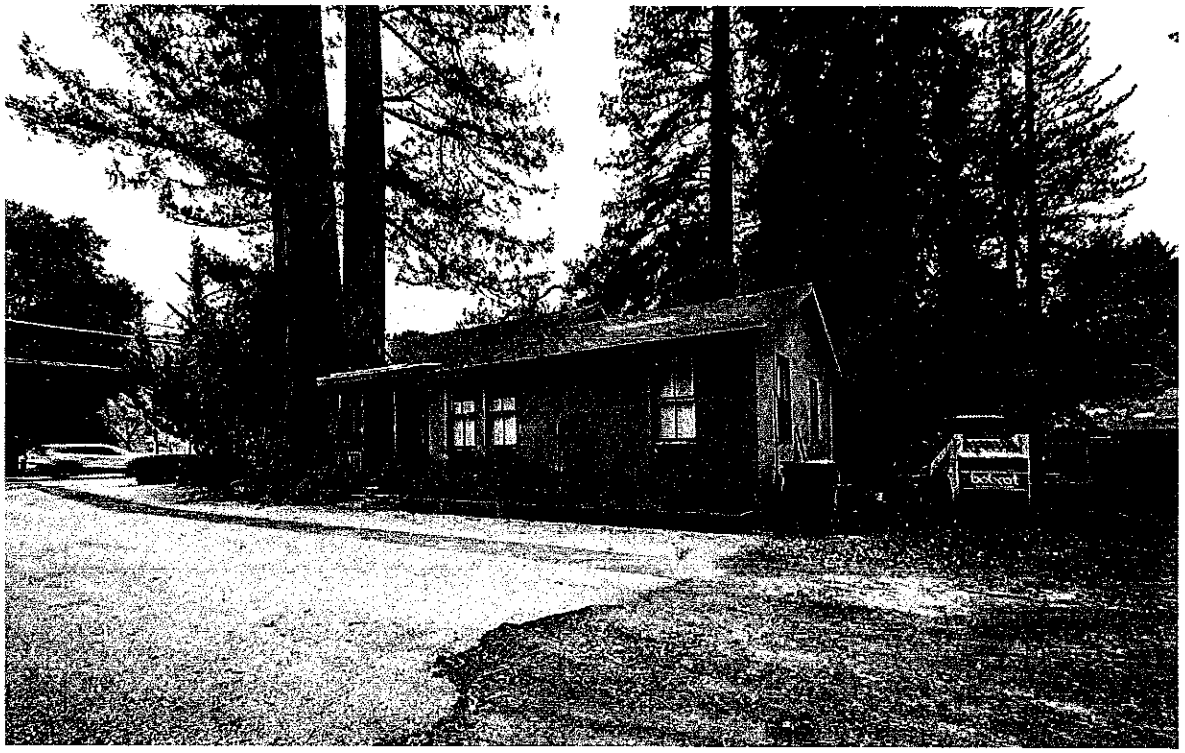


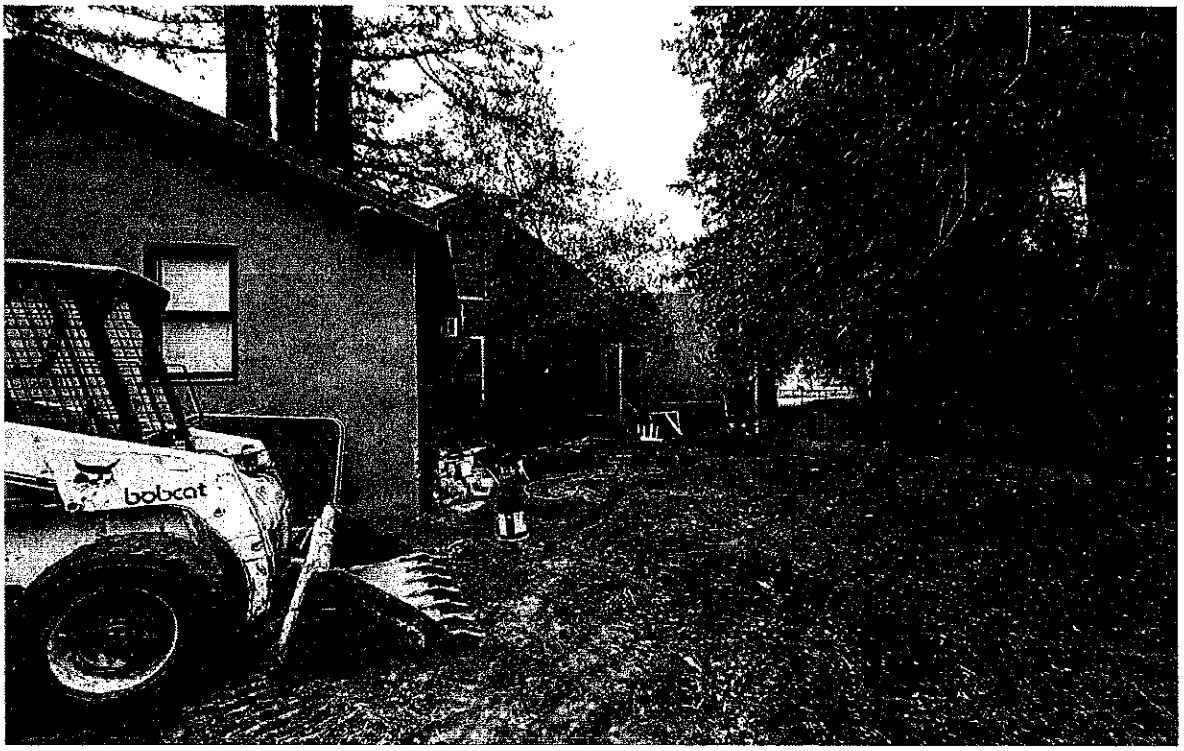
South (primary) and east façades, view looking northwest
(Architectural Resources Group, March 2016)

Southern portion of east façade, view looking west
(Architectural Resources Group, March 2016)

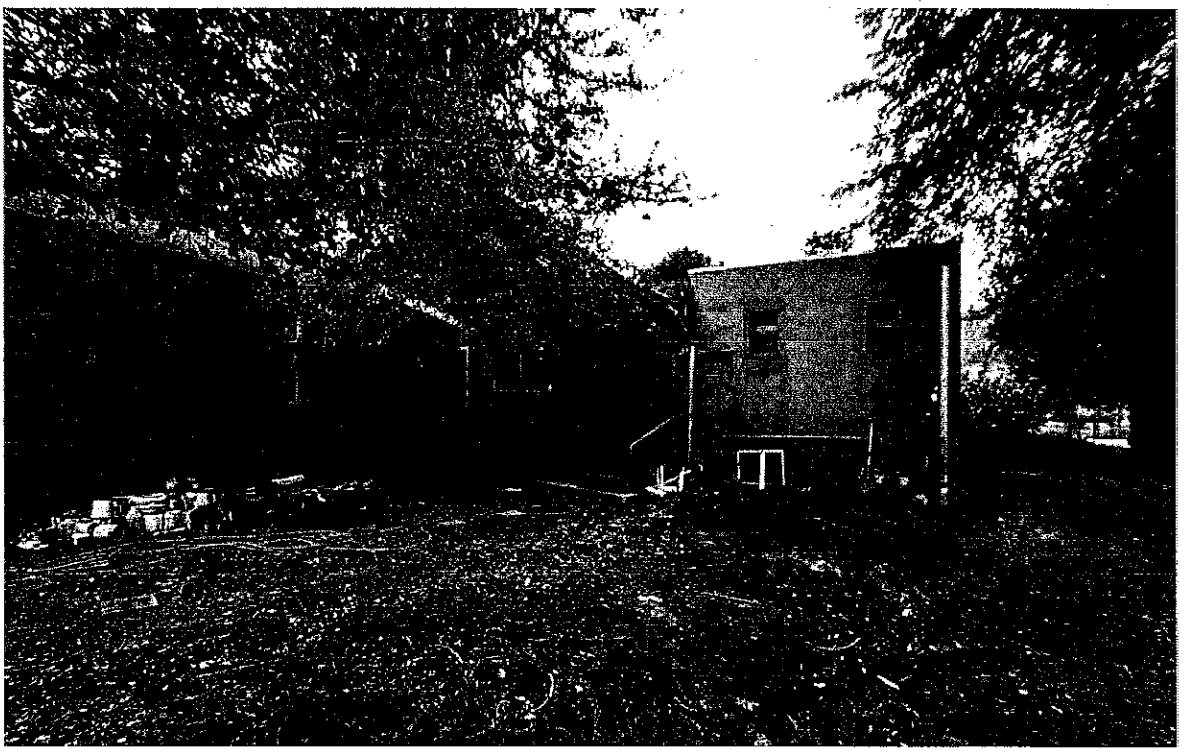
Northern portion of east façade, view looking west
(Architectural Resources Group, March 2016)



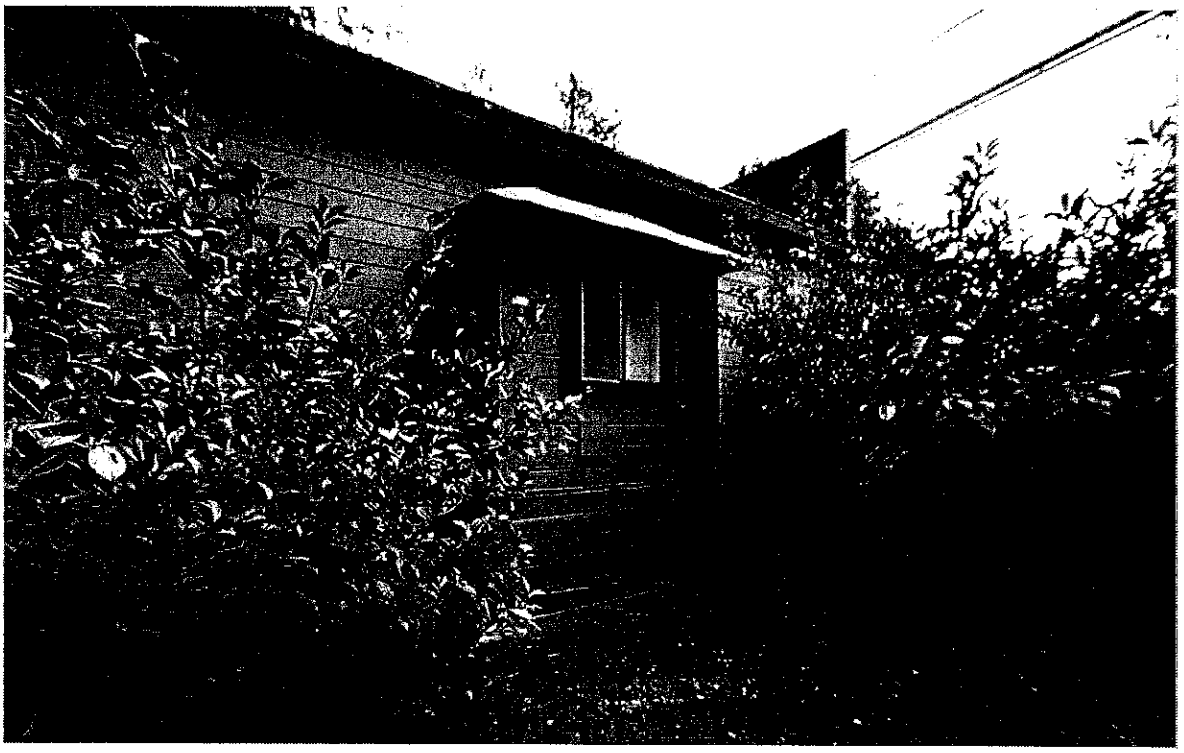
East and north façades, view looking southwest
(Architectural Resources Group, March 2016)



North and west façades, view looking south
(Architectural Resources Group, March 2016)



North and west façades, view looking southeast
(Architectural Resources Group, March 2016)



Southern portion of west façade
(Architectural Resources Group, March 2016)

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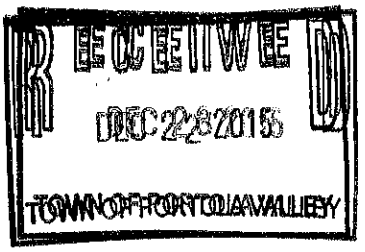
1650 Borel Place, Suite 204
San Mateo, CA 94402-3508

December 22, 2015



John Hansen
Pacific States Capital
PO Box 7602
Menlo Park, CA 94026

Re: Redwood at 846, Portola Road, Portola Valley

Dear Mr. Hansen:

Below is an assessment of the large redwood tree located adjacent to the existing structure at the above address. The purpose of this assessment and report is to provide guidance and recommendations for the development on this site.

OBSERVATIONS

1. This redwood is approximately 11 feet in diameter as measured at dbh (4.5 feet above ground).
2. The root collar at ground line has considerable spread, estimated at 6 to 8 feet in diameter beyond the central trunk.
3. The height is estimated at 200 + feet with a multiple 3 trunk top.
4. The crown is full with good color and terminal growth, indicating healthy growth.
5. An increment boring showed growth at ¼ to ½ inch in diameter per year for the past several years.
6. The root collar and stem growth has disrupted the structure, the foundation and walkways leading to the entrances to the building.
7. No surface roots were noted in the driveway or area adjacent to the structure.
8. No inspection was completed under the structure.

RECOMMENDATIONS

1. Any foundations and soil disturbance for removal of the existing structure and site preparation for future improvements must be competed carefully and under the field direction of the Registered Forester.

2. New foundations shall be on piers. Continuous foundations may only be allowed based on root locations and when approved by the Registered Forester.

3. The structure and piers shall be a minimum of 12 inches from the root collar as measured at ground line. Piers shall have a spacing of 6 feet or more when within 4 feet of the root collar to prevent damage to major roots of 3 inches in diameter or more. Air spading shall be provided to locate and avoid large roots.

4. Tree protection shall be provided with a chain link fence located 12 inches or more beyond the edge of the root collar. Steel posts with a spacing of 6 feet shall be driven in a minimum of 12 inches and the fabric firmly attached. The protection fence shall be intact for the duration of all construction and landscape activities on the site.

5. Prior to any construction or demolition activities a blanket of wood chips a minimum of 8 inches deep shall be spread and maintained over the equipment work and laydown areas.

6. The structure and beams shall be high enough to allow air circulation under the structure.

7. Regular inspections by the Registered Forester shall be provided during the excavation activities. Regular reports shall be provided to the Owner.

With the above precautions with regular monitoring, it is my professional opinion this specimen size redwood will continue to thrive. Should you or others have questions or comments, please contact me at your convenience.

Respectfully,

Ralph Osterling

Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California

RSO:js

Phone: (650) 573-8733 **Fax: (650) 345-7890** **Email: ralph@ralphosterling.com**

TSG

171 Main St. #290, Los Altos, CA 94024
(+1) 800 406 6745 www.tsg.io
start@tsg.io

To whom it may concern:

TSG intends to become a tenant in the building at 846 Portola Road.

TSG is a boutique consulting firm which focuses on small businesses and residents within the 280 corridor between Woodside, CA and Los Altos, CA.

TSG's current focus is on providing personal cyber security, computer repair, video conferencing, and home and business automation solutions and services to small businesses and residents.

TSG intends to secure more than 50% of our business based upon long term relationships with residents and businesses from the town of Portola Valley and its area of influence. We are excited to be able to provide superior professional services close to our clients to provide near immediate response to our client's needs. In the future TSG plans to push further into home automation, personal cyber security solutions and turn key products for security. Our goal would be to provide the same level of functionality and security large enterprises have at a cost attractive and obtainable to small businesses and residents looking to protect their data.

Sincerely,

Marcus Olson
Managing Partner
TSGCA, INC

[redacted] **PACIFIC STATES CAPITAL**

May 19, 2016

Dear Town of Portola Valley,

Pacific States Capital Corporation is a residential real estate brokerage and development firm. We are also the current owner/developer of the property at 846 Portola Road in Portola Valley.

Once the office remodel is completed, we would like to occupy about 600 square feet of space. By locating in Portola Valley, we hope to expand our services to residents of the city and meet their recurring real estate needs.

Sincerely,

Pacific States Capital Corp.

[redacted] Pacific States Capital Corp. | PO Box 7602, Menlo Park, CA 94025 | (m) 800.202.9791 | (f) 650.324.9083

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation In Landscaping Ordinance.

S. Kelley Bryant — Signature

12/17/15 — Date

Project Information

☐ Single Family ☐ Multi-Family ☐ Commercial ☒ Institutional ☐ Irrigation only ☐ Industrial ☐ Other:

Applicant Name (print): S. KELLEY BRYANT — Contact Phone #: 650-851-9335

Project Site Address: 846 PORTOLA RD

Project Area (sq.ft. or acre): 15,273 S.F. (.35 ACRE) # of Units: 0 # of Meters: 1

For a single-family project or a single-family development project, enter this information on an average, per-unit basis. For all other projects, input an aggregate value for the entire project.

		Agency Review (Pass)	Agency Review (Fail)
Total Landscape Area (sq.ft.): 1,420 S.F — ☐ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (> 2,500 sq.ft.)		☐	☐
Turf Irrigated Area (sq.ft.): - 0 -		☐	☐
Non-Turf Irrigated Area (sq.ft.): 1,420. S.F.		☐	☐
Special Landscape Area (SLA) (sq.ft.): - 0 -		☐	☐
Water Feature Surface Area (sq.ft.): - 0 -			

Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
Turf	Less than 25% of the landscape area is turf	☑ Yes ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☑ Yes	☐	☐
	All turf is planted on slopes < 25%	☑ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☑ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☐ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☑ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☐ Yes	☐	☐
	No overspray or runoff	☑ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☑ Yes	☐	☐
	Automatic, self-adjusting irrigation controllers	☑ No, not required for Tier 1 ☐ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☐ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☐ Yes	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☑ Yes	☐	☐
Metering	Separate irrigation meter	☑ No, not required because < 5,000 sq.ft. ☐ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☐ No, not required	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
	Less than 10% of landscape area	☐ Yes	☐	☐
Documentation	Checklist	☐ Yes	☐	☐
	Landscape and Irrigation Design Plan	☑ Prepared by applicant ☐ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☑ Completed by applicant ☐ Completed by certified professional	☐	☐

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Cynthia Richardson, Consultant Planner
FROM: Howard Young, Public Works Director
DATE: 11/7/16
RE: Site Development Permit – Halletts-846 Portola Road – drawings dated 10/10/16

Public Works and Engineering Department Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works & Engineering Department Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed and signed checklist by the project architect or engineer will be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works & Engineering Department Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development plan permit set shall be resubmitted for review. The revised items must be highlighted on the plans and each item listed on letterhead.

In addition:

4. The driveway approach in the right of way shall be repaired or replaced to Town requirements. Storm drainage onto the approach and along the property front will need to be properly addressed with designed improvements. This may require coordination with the adjacent neighbor to the south. In addition, any applicable requirements or conditions outlined in the previous hydrology report by Schaaf & Wheeler dated 1/31/05 and resulting follow up requirements and communications with the Town.
5. Maintenance of landscaping and trees along the frontage of the property to provide adequate clearance for pedestrians, bicycles, and vehicles

WOODSIDE FIRE PROTECTION

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:846 Portola Rd	Jurisdiction: PV
Owner/Architect/Project Manager: Sausal Creek	Permit#: 37-2015/CUPX7D-96
PROJECT DESCRIPTION: Addition/Remodel	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 10/17/16	
Fee Comments: CH#2150.....$60.00 (plan check fee) paid by: Pacific States Capitol. MH	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

THE FOLLOWING REQUIREMENTS MUST BE MET IN ORDER TO PASS FINAL INSPECTION WITH FIRE:

1. Must comply to Portola Valley Building Code Section 15.04.020, Residential Building Code Section R327 or CA Building Code Section 7A for ignition resistant construction & materials; (All wood siding shall be noncombustible or ignition resistant material shall provide protection from intrusion of flames and embers in accordance with standars SFM 12-7A-1. Foundation, attic, gable,soffit and eave vents must be Brandguard or Vulcan type. Windows to be tempered and roof to be class A.
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. Approved spark arrestor on all chimneys including outside fireplace.
4. Install Smoke and CO detectors per code.
5. NFPA 13D Fire Sprinkler System to be installed
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' perimeter defensible space will need to be completed.
8. Driveway will require a turnout if over 350' and a FD turnaround if over 150' see driveway requirements if driveway contimues back further (not shown on plans) (www.woodsidefire.org)
9. Fire Hydrant - Hydrant needs to be within 500' of the front door measured, on a driveable roadway and capable of producing 1,000 GPM. *** PLEASE SHOW DISTANCE AND LOCATION OF HYDRANT ON PLANS***

NOTE: Permitted plans will be stamped approved pending any major changes.

Reviewed by:M. Hird	Date: 10/17/16	
☐Resubmit	☒Approved with Conditions	☐Approved without conditions
Sprinkler Plans Approved: NO	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		
Rough/Hydro Sprinkler Inspection By: ---------	Date:	
Sprinkler Inspection Comments:		
Final Bldg and/or Sprinkler Insp By: --------	Date:	
Comments:		

RECEIVED
OCT 18 2016
TOWN OF PORTOLA VALLEY

Preliminary Conservation Committee Comments

846 Portola Road
9/25/16

Committee members at site visit: Chiariello, Eastman, Murphy

Volume of Grading 0

Impermeable Surfaces

Impermeable surfaces should be kept to a minimum. This plan has parking and rear driveway admirably of gravel.

Landscape Plan:

We appreciate and encourage areas left open and native.
We appreciate that no turf in included in this plan.

The following invasive weeds are seen on the property and should be eliminated. Dittrichia is present here and in adjacent undeveloped property. It can be expected to spread as ground is disturbed with construction. This will take continued attention to removal over several years.

Trees

Redwoods planted in riparian areas are local treasures. The old redwoods on this property have admirably survived with no irrigation watering. Keeping them all adds immeasurable charm and value to the site. We see the detailed report on the large, multitrunked redwood that will be a focal point of the new building. We do not see any report on the redwood grove on the west side or the huge old oak tree on Portola Road. Both need a specific tree protection during construction plan.

No trees of heritage size are due to be removed. There is a small (8" diameter at chest height) live oak that fits into an angle of the building on the north that should be considered for retention. It would add canopy to this area and relieve the starkness of the parking area and elevation.

It is not clear how drainage from the roof will be handled. Does the arborist think it is a good idea to direct it to the redwoods? As the creek is

compromised by ongoing drought and the local water table lowers, this might add protection for the redwoods.

Plants List

We appreciate that the plants are appropriately low water use and not invasive .

We recommend checking with the nursery that the Carex tumulicola is really what they provide. We see nurseries sell completely different and invasive plants under this name.

Fencing

The Committee discourages perimeter fencing. The plan shows an existing 6' wood fence on the east side which we do not find when we visit the site.

Lighting

The lighting fixtures are appropriate and minimize light spread.
The number of light fixtures are appropriate.

The Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by Judith Murphy, Chair

Comments on plans for 846 Portola Road, the 'Hallett store'

This fragile building is one of two remaining structures from the little town of Portola that was established at the turn of the twentieth century when the rising waters of Searsville Lake caused the town on that site to be abandoned. The other is the historic schoolhouse. Through the century it has changed appearance several times with different owners and has lost its original architectural integrity. Early residents may remember it as 'Pearl and Art's' or as the Portola Club. Although it is listed in the Historic Element of the General Plan in the 'Plaque' category rather than the more significant 'Preserve,' it retains much of its historic essence.

I applaud the applicant for taking steps to rehabilitate the building rather than submitting a request for demolition. And I appreciate the attempt to retain and enhance its historic essence. The three photographs which I have attached to this report are the only evidence we have of its original appearance. The one with the women and children shows a portion of the back of the structure about 1903. The one with Harry Hallett standing on the front porch (with three unidentified people) was taken by George O'Sullivan on a "Sunday after church" before 1910, according to a notation on the back. The image with the buggy in front appeared in the *Overland Monthly*, a popular magazine of the era, in October of 1909.

Thus, with such limited information, we cannot reasonably hope for complete accuracy. I am satisfied that the architectural plans are close enough to convey the age of the building, especially on the street side. However, I believe that having the colors of the siding be more similar to one another than the present plans indicate would be more reflective of the era. Portola was a little country town and such color variations as proposed would not have been a feature of a store. Further, I believe the stonework is inappropriate. Rather it appears to be an attempt to create an attractive modern building, which conflicts with the attempt to have it appear historic. It is my hope that the stonework can be replaced with wood siding stained in a color very similar to that in the rest of the building.

I am appreciative that the building is being renovated before it melts away or succumbs to the encroachment of the redwood tree. And I am glad to see that the building and the tree will to continue to co-exist side by side. I look forward to seeing the new 'old' building ready for occupants in a new century while it continues to remind passersby of the historic roots of our community.

Nancy Lund
Town Historian

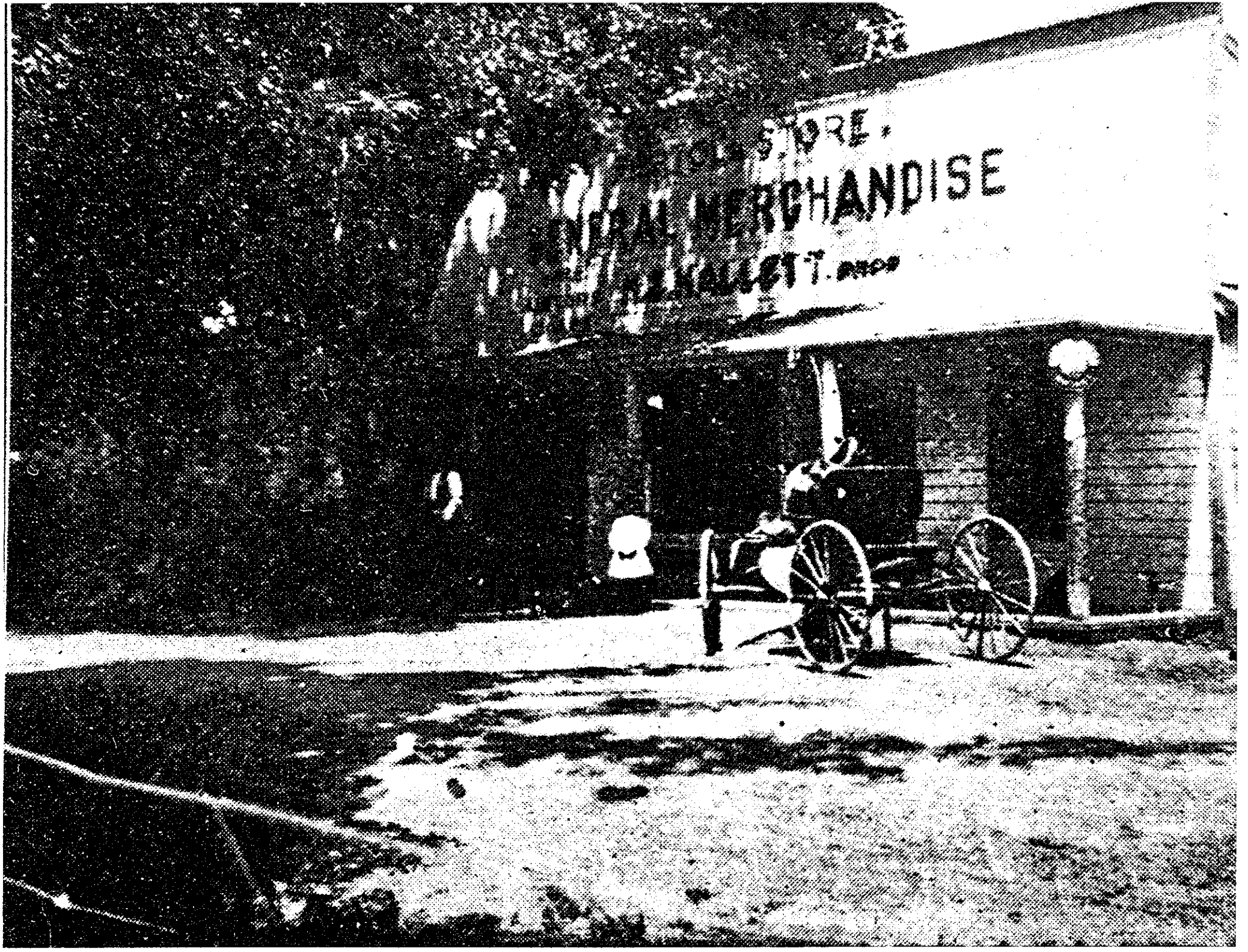
February 2, 2016

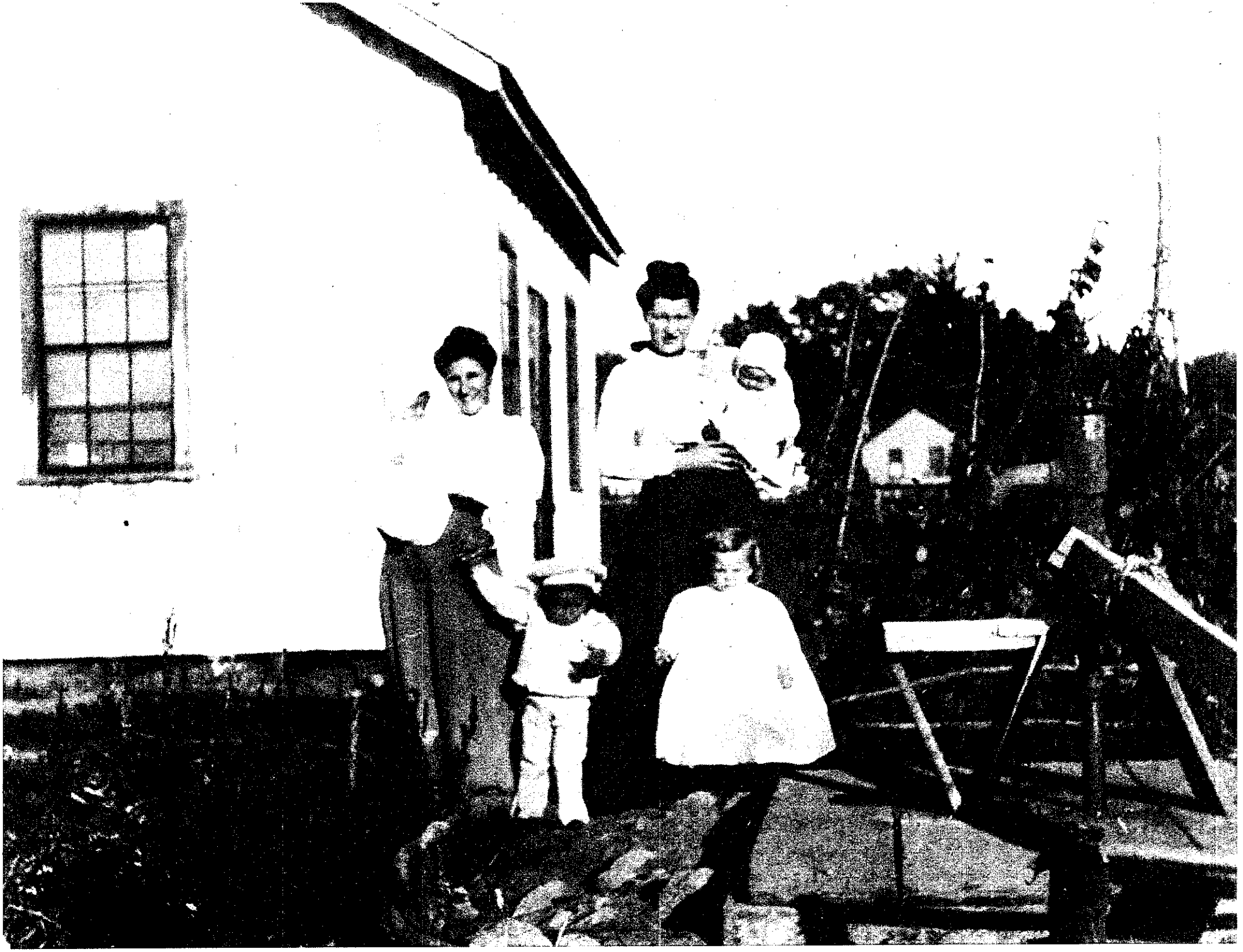
PORTOLA STORE.

GENERAL MERCHANDISE

ETC.

M.E.MALLETT. PROP.


STORE
MERCHANDISE



To: Planning Commission

From: Nancy Lund, Town Historian

Subject: Comments on Historic Structures Evaluation of 846 Portola Road

Date: April 19, 2016

I have examined the Architectural Resources Group's evaluation of 846 Portola Road. I agree with its finding that the structure is not eligible for listing on the California Register. However, I believe that it is most appropriate that it has been listed in the Historic Element of our General Plan at the plaque level. I encourage the placement of such a plaque on the building when its renovation is completed.

For our historic record, I do wish to offer mild disagreement with two points of ARG's evaluation.

6.1 California Register Criterion 2 (Association with Significant persons.): It is my opinion that Harry Hallett made a significant contribution to local history. Just the fact that his name is known a century later is an indication of the important role he played. Running the general store that was the "center of commercial life in Portola," serving on the school board from 1908 until 1922 and managing to get a new school and teacher's cottage in the-then remote area are significant accomplishments. His is the only surviving recognized name from the era with the sole exception of "Father Steve" of Our Lady of the Wayside.

6.2 **Integrity Assessment:** Stating that the building has "diminished integrity of setting" because other buildings of the era no longer exist and when it has maintained its "integrity of location" seems almost contradictory. Since it is a survivor of the very early twentieth century, albeit in greatly modified form—along with the historic schoolhouse 1909, and Our Lady of the Wayside 1912—I feel it should meet the criterion.

I am appreciative of the fact that the applicant and his architect recognize the historic significance of this humble little building and are retaining the 'feeling' of the era in its renovation. Continuing the use of the Hallett name on the building is a fine way to keep the knowledge of the origins of our town alive in the minds of current residents.

Attachment 12

Sausal Creek

ASCC SUBMITTAL

IATIONS

SYMBOLS LEGEND

- SECTION NO. / DWG NO.
- ELEVATION NO. / DWG NO.
- DETAIL NO. / DWG NO.
- DOOR TYPE / HARDWARE GROUP
- WINDOW TYPE
- 3'-2 1/8" DIMENSIONS TO FACE OF STUD/WALL
- 3'-2 1/8" DIMENSION TO CENTERLINE
- REVISION
- ELEVATION — LEVEL LINE CONTROL POINT OR DATUM
- MATCH LINE
- KEYNOTES

MATERIALS LEGEND

- EARTH/ COMPACTED FILL
- ROCK FILL
- CONCRETE
- MASONRY
- STONE
- METAL
- ROUGH STRUCTURAL WOOD
- BLOCKING
- FINISH WOOD
- PLYWOOD
- GYPSUM WALL BOARD
- CERAMIC TILE

PROJECT TEAM

ARCHITECT: CJW ARCHITECTURE, 130 PORTOLA ROAD, SUITE A, PORTOLA VALLEY, CA 94028, ATT: CARTER WARR, TEL: 650-851-9335 FAX: 650-851-9337, E-MAIL: carter@cjwarchitecture.com

GEOTECHNICAL ENGINEER: GEOFORENSICS, 561 PILGRIM DRIVE, FOSTER CITY, CA 94404, ATT.: DAN DYCKMAN, TEL.: 650-349-3369, EMAIL: dan.geoforensics@yahoo.com

CIVIL ENGINEER & SURVEYOR: LEA & BRAZE ENGINEERING, INC., CIVIL ENGINEERS - LAND SURVEYORS, 2495 INDUSTRIAL PKWY, SUITE 1, SAN CARLOS, CA 94070, ATT.: JIM TOBY, TEL.: 510-887-4086 FAX: 510-887-3019, E-MAIL: jtoby@leabraze.com

STRUCTURAL ENGINEER: ROCAS ENGINEERING, INC., 1250 AMES AVENUE, SUITE 106, MILPITAS, CA 95035, ATT.: JOEY ROCA, TEL.: 408-821-1395, E-MAIL: joey@rocas.com

ARBORIST: RALPH OSTERLING CONSULTANTS, INC., 1650 SOREL PLACE, #204, SAN MATEO, CA 94402, ATT.: RALPH OSTERLING, TEL.: 650-573-8193 FAX: 650-345-7890, E-MAIL: ralph@ralphosterling.com

TITLE-24 ENERGY CALCS: ALLIANCE 24 TITLE, 325 BERRY ST, #624, SAN FRANCISCO, CA 94158, ATT: ADAM HEZAR, TELEPHONE: (415) 422-4425, EMAIL: a24t@att.net

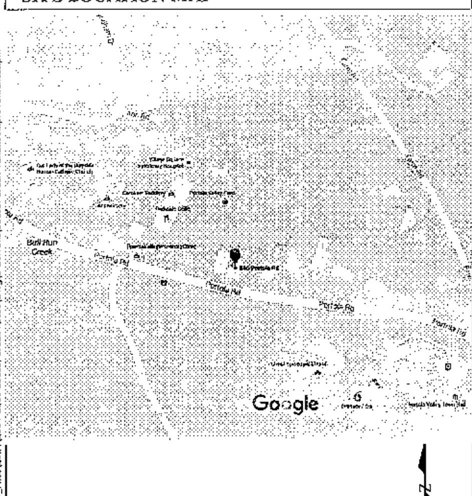
DRAWING INDEX

ARCHITECTURAL:
- ASCC-1 TITLE SHEET
- ASCC-2 SITE, LANDSCAPE & EXT. LIGHTING PLAN
- ASCC-3 (N) PLANS & ELEVATIONS
- ASCC-4 (E) PLANS & ELEVATIONS

LANDSCAPE:
- L-100 LANDSCAPE COVER SHEET
- L-101 LANDSCAPE PLAN
- L-102 IRRIGATION PLAN

RECEIVED
OCT 10 2016
TOWN OF PORTOLA VALLEY

SITE LOCATION MAP



VICINITY MAP

N.T.S.

PROJECT DATA

CJW Job No. 2014.2100
PROJECT ADDRESS: 846 PORTOLA ROAD, PORTOLA VALLEY, CA
ASSESSOR'S PARCEL No. 076-261-120

BUILDING OCCUPANCY GROUPS:

MAIN ADMIN. & PROF. BUILDING	B
TYPE OF CONSTRUCTION	V-B
NUMBER OF STORIES	1
AUTOMATIC SPRINKLER SYSTEM	N.A.
PUBLIC SEWER SYSTEM:	YES

SITE DATA:

ZONING	A-P
GEOLOGIC ZONE	SUN
FLOOD ZONE	Zone "D"
PARCEL AREA	.35 Acres (15,215 SF)
SETBACKS:	
FRONT:	50 FT
SIDES & REAR:	25 FT

MAIN BUILDING ALLOWABLE:

F.A.R.:	1,985 S.F. (13% OF PARCEL AREA)
LOT COVERAGE	2,281 S.F. (15% OF PARCEL AREA)
MAX. HEIGHT:	28 FT
PARKING REQUIRED:	15 SPACES - (1/200 S.F.)

(E) FLOOR AREA & PARKING:

(E) MAIN OFFICE BUILDING	2,910 S.F.*
(E) WOOD HOUSE:	1,040 S.F.
TOTAL (N) FLOOR AREA	3,950 S.F. - (EXISTING EXCEEDS ZONING LIMITS)
(E) PARKING:	11 SPACES

(N) GROSS FLOOR AREA & PARKING:

(N) MAIN OFFICE BUILDING	2,910 S.F.**
(E) WOOD HOUSE DEMOED:	(1,040 S.F.)
TOTAL (N) FLOOR AREA	2,910 S.F.**
(N) PARKING:	15 SPACES - (IMPROVE 11 & RESERVING 3 FOR COMPLIANCE)

GRADING TABULATION

TOTAL PROPOSED CUT **:	10 C.Y.
TOTAL PROPOSED FILL:	10 C.Y.
TOTAL CUT & FILL:	20 C.Y.

**OUTSIDE BUILDING FOOTPRINT

* (E) TOILETS & HALLWAY:	285 S.F.
** INCLUDES AREA REMOVED TO PROTECT REDWOOD TREE & RELOCATED TO SIDE OF BUILDING.	142 S.F.

APPLICABLE CODES

ALL CONSTRUCTION SHALL CONFORM TO THE:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE

AND LOCAL JURISDICTION OF THE TOWN OF PORTOLA VALLEY

PROPOSED PROJECT:
ADDITION AND REMODEL TO EXISTING ADMIN./PROFESSIONAL BUILDING AND OTHER RELATED SITE IMPROVEMENTS. WORK TO INCLUDE NEW FOUNDATION, AND ROOF & EXTERIOR WALL MATERIALS.

DESIGN GOALS:
RESTORE THE EXISTING MAIN STRUCTURE BACK TO THE HISTORICAL NATURE OF THE ORIGINAL DESIGN.
IMPROVE THE VIABLE HEALTH OF THE EXISTING REDWOODS ON THE SITE.
MAINTAIN (E) FLOOR AREA BY REMOVING AREA AROUND REDWOOD TREE PER ARBORIST RECOMMENDATIONS AND RELOCATE TO OTHER SIDE.
DEMO AND REMOVE DELAPIDATED ONE STORY BUILDING ADJACENT TO (E) BUILDING.
IMPROVE THE AESTHETICS AND FUNCTIONALITY OF THE PARKING AS AN INTEGRAL ENTRY AND ACCESS FOR ALL FOUR PARCELS.

GENERAL NOTES

1. CODE COMPLIANCE
1a. Contract and Construction Documents include: AIA Document A201 (2007), the General Conditions of the contract for Construction.
1b. All work is to be performed in accordance with all governing codes, ordinances, and regulations.

2. UTILITIES AND SITE WORK:
2a. General Contractor shall verify all underground utility locations prior to excavation, trenching, or grading of any kind. General Contractor shall coordinate with applicable utility companies when routing electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.
2b. Construction Documents include the Geotechnical Investigation Report By:
2c. Geotechnical Engineer and Civil Engineer shall coordinate drainage system and approved before backfilling. Drainage and positive flow of entire system shall be tested prior to backfill.
2d. General Contractor shall include Soils Engineer in the inspection of foundations, foundation waterproofing and drainage systems, and all related facets of the job. The Architect requires a signed letter stating that the work is in compliance with the Soils Engineer's recommendations.

3. DIMENSIONS:
3a. No dimensions shall be taken by scaling from the drawings. Contact architect for dimension clarifications or additional dimensions as required. Refer to this Cover Sheet for dimensioning standards. Details and the dimensions provided therein take precedence over general floor plans, elevations, and sections.
3b. Verify all dimensions on the job site prior to ordering or manufacturing.
3c. Dimensions noted "clear" must be accurately maintained, and shall not vary more than +/-1/8" without written instruction from the Architect. Dimensions marked +/- mean a tolerance not greater nor smaller than 2" from indicated dimension, ... verify field dimensions exceeding tolerance with the Architect, and secure Architect's approval.

4. DISCREPANCIES:
4a. In case of any discrepancy in the contract documents, consult the Architect before proceeding.

5. GENERAL CONTRACTOR RESPONSIBILITIES
5a. General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents. General Contractor is responsible for all construction means, methods, and procedures.
5b. General Contractor shall coordinate all facets of work and all trades involved to avoid conflict in the location, installation, and construction of all items of work as indicated on the construction documents. If any work is to be installed by the Owner directly, allowances for such work must be made. Coordinate with Architect.
5c. General Contractor shall review all Contract and Construction Documents; Architectural Drawings include reflected ceiling, finish, electrical, lighting, and mechanical plans; and all schedules prior to pouring concrete and prior to framing. Coordinate locations of shafts, electrical wiring/conduit, HVAC ductwork, and light fixtures with locations of foundations and framing. It is imperative that locations of framing members do not conflict with locations of recessed light fixtures.
5d. General Contractor shall install all appliances specified and all equipment specified according to the respective manufacturer's instructions. All instruction booklets, warranties, and other information regarding appliances and equipment shall be handed directly to the Owner in a manila envelope at the time of substantial completion. Contractor shall verify that every appliance and every piece of equipment is in perfect working order and that information about all warranties and guarantees is made known to the Owner.
5e. The installer of each major unit of work is required to inspect the substrate and conditions to receive work and shall report all unsatisfactory conditions to the General Contractor and shall not proceed until satisfactory conditions are attained.
5f. No work shall commence with unapproved materials. Any work done with un-approved materials and equipment is at the contractor's risk. See specifications for submittal and substitution requirements.
5g. Construction materials stored on the site shall be properly stacked and protected so as to prevent damage or deterioration until used. Failure in this regard may be cause for rejection of material and/or work.
5h. New/existing finishes and construction shall be protected by the contractor from potential damage caused by construction activity. Damage to finishes or construction caused in this manner shall be repaired or replaced (owner's decision) by the contractor with identical materials and/or finishes. Contractor shall make and maintain a photographic record notebook with dated/indexed photographs.
5i. In addition to those shown on drawings, provide and locate access doors or panels in ceiling and wall construction as required by mechanical, plumbing, and electrical work.
5j. General Contractor shall leave the job site "broom clean" at the end of each working day. All materials shall be stored in a neat and safe place to avoid accidents.

6. EQUIPMENT BACKING:
6a. For mounting heights not clearly outlined in the plans or schedules, coordinate with the Architect. Architect shall confirm all electrical device and light fixture locations before contractor pulls wire.
6b. Provide solid backing as necessary for wall mounted shelves, fixtures, and fittings, even when work is to be done by Owner directly. Coordinate work and locations with Owner and Architect.
6c. All fastening devices to be concealed, unless otherwise shown.

7. WEATHER PROOFING:
7a. Weather-strip all exterior doors and windows.
7b. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: Exterior joints around windows and door frames, between sole plates and floors, at exterior wall intersections and corners, and between exterior wall panels.
7c. General Contractor shall verify that all work on the exterior of the project is watertight. All joints exposed to the elements shall be tested for water tightness prior to substantial completion.

CJW ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT · CARTER JENSEN WARR · No. C-18597 · REN. 6-30-17 · STATE OF CALIFORNIA

• PROJECT •

Sausal Creek
846 Portola Road
Portola Valley, CA 94028

• SHEET TITLE •

TITLE SHEET

• REVISIONS •

No.	Date	Notes
1	9/4/2016	PLANNING RESPONSE
2	10/7/2016	PLANNING RESPONSE

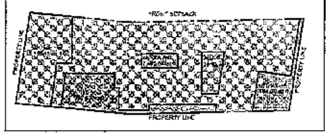
• JOB: 2014.2100

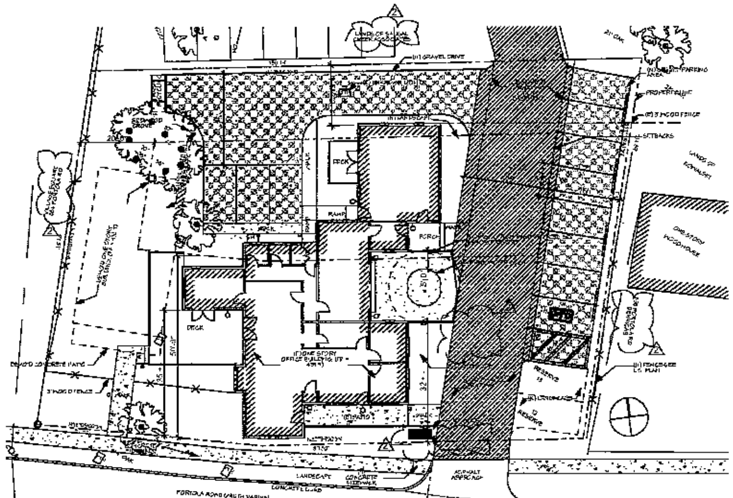
• DATE: 12/21/2015

• SHEET: ASCC-1

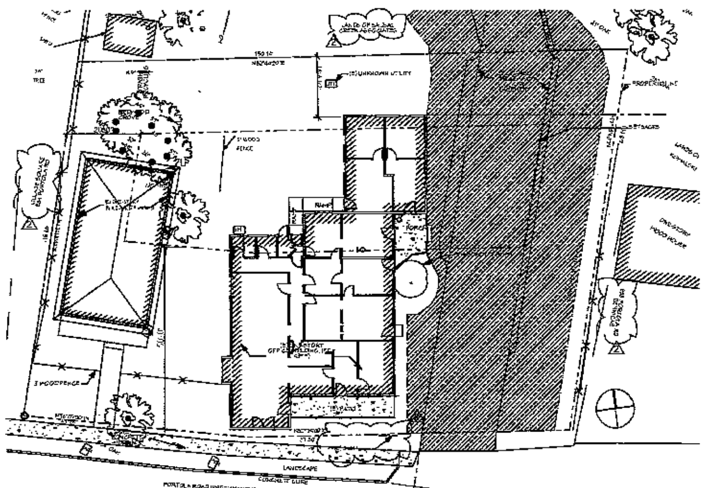
LANDSCAPE AREA CALCULATION:

SITE AREA = 15,273 S.F.
SITE LANDSCAPE AREA (35% REQ.) = 5,345 S.F ≥ 5,345 S.F
FRONT YARD SETBACK AREA = 7,466 S.F.
FRONT LANDSCAPE (25% REQ.) = 2,599 S.F. ≥ 1,867 S.F.



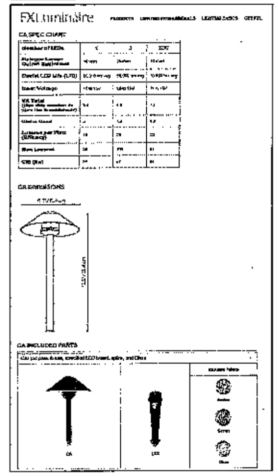


2 (N) Site Plan 1/16" = 1'-0"

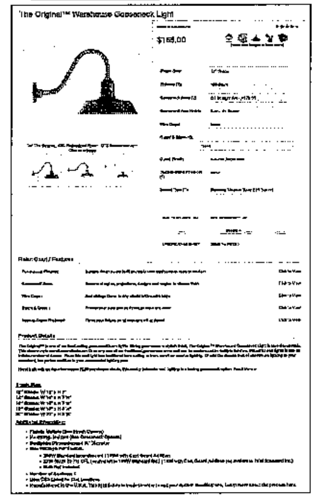


1 (E) Site Plan 1/16" = 1'-0"

PATH LIGHT:



WALL MOUNTED LIGHT:



3 Color Board-12.21.2015 1' = 1'-0"

LIGHTING NOTES:
- ALL (E) LIGHTING TO BE REMOVED.

SITE LIGHTING LEGEND:

- WALL MOUNTED LIGHT
- PATH LIGHT

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CARTER JENSEN WARR
No. C-15597
REN. 6-30-17
STATE OF CALIFORNIA

• PROJECT •

Sausal Creek
846 Portola Road
Portola Valley, CA 94028

ASCC SUBMITTAL

• SHEET TITLE •

SITE, LANDSCAPE & EXT. LIGHTING PLAN

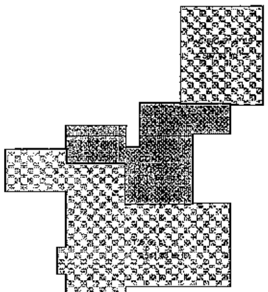
• REVISIONS •

No.	Date	Notes
1	9/8/2016	PLANNING RESPONSE
2	10/10/2016	PLANNING RESPONSE

• JOB: 2014.2100

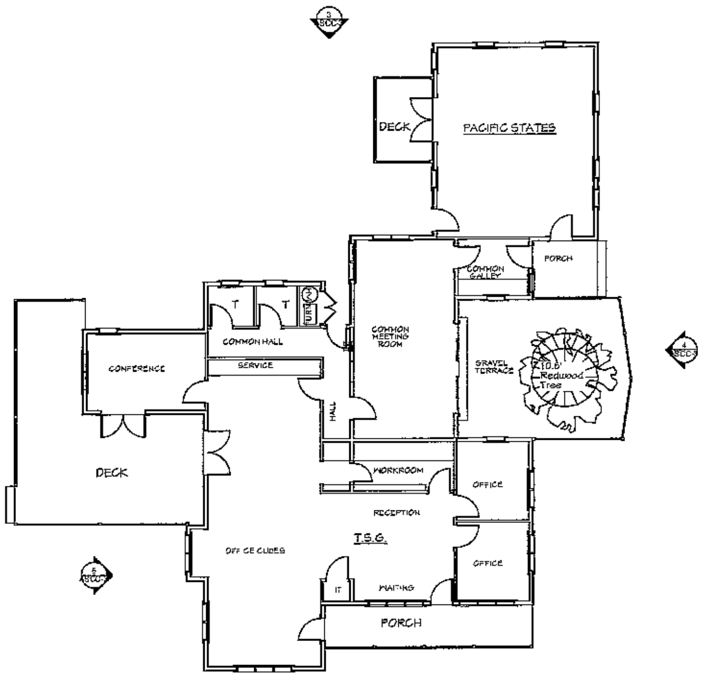
• DATE: 12/21/2015

• SHEET: ASCC-2

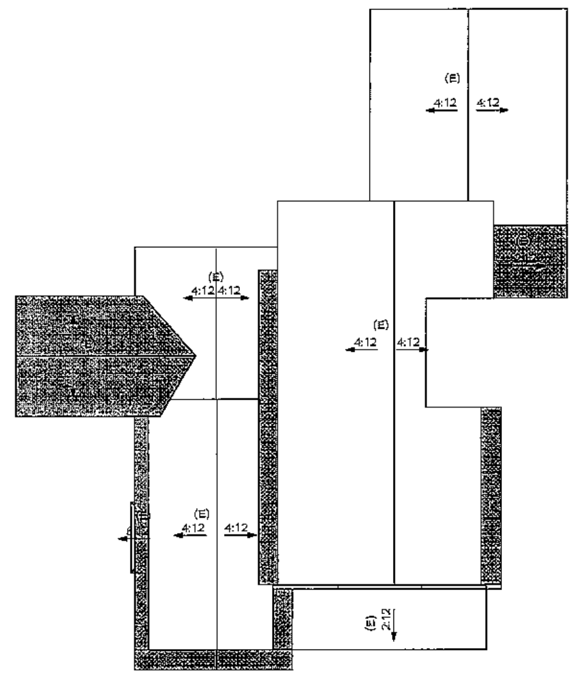


7 (N) Net Floor Area 1/16" = 1'0"

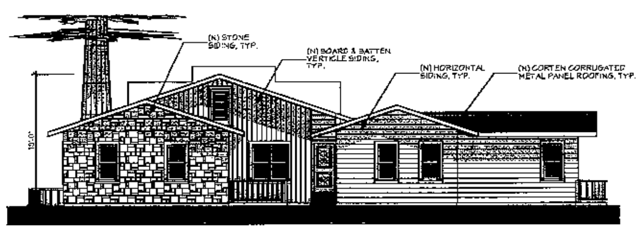
PARKING CALCULATIONS:
1,541 / 200 = 8
598 / 200 = 3
TOTAL REQUIRED SPACES = 11



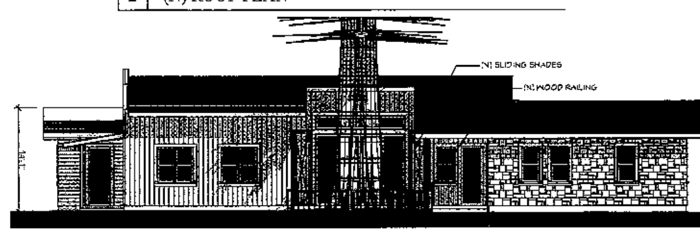
1 (N) Floor Plan 1/8" = 1'0"



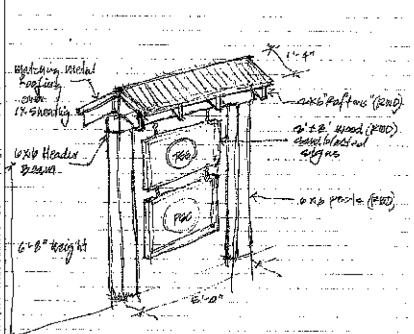
2 (N) ROOF PLAN 1/8" = 1'0"



3 (N) North Elevation 1/8" = 1'0"

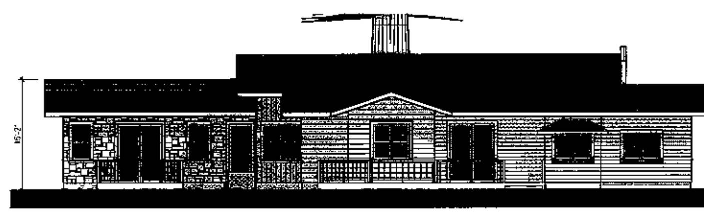


4 (N) East Elevation 1/8" = 1'0"



8 Sign Design N.T.S.

5 (N) South Elevation 1/8" = 1'0"



6 (N, West Elevation 1/8" = 1'0"

CJ W ARCHITECTURE
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(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT CARTER JENSEN WARR No. C-19397 REN. 6-30-17 STATE OF CALIFORNIA

• PROJECT •

Sausal Creek
846 Portola Road
Portola Valley, CA 94028

ASCC SUBMITTAL

• SHEET TITLE •

(N) PLANS & ELEVATIONS

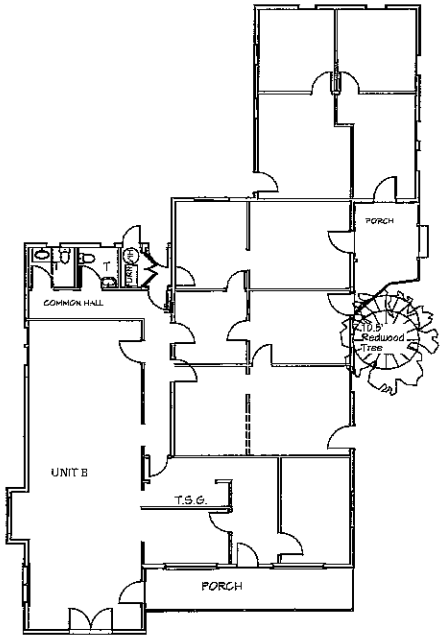
• REVISIONS •

No.	Date	Notes
1	9/9/2016	PLANNING RESPONSE
2	10/10/2016	PLANNING RESPONSE

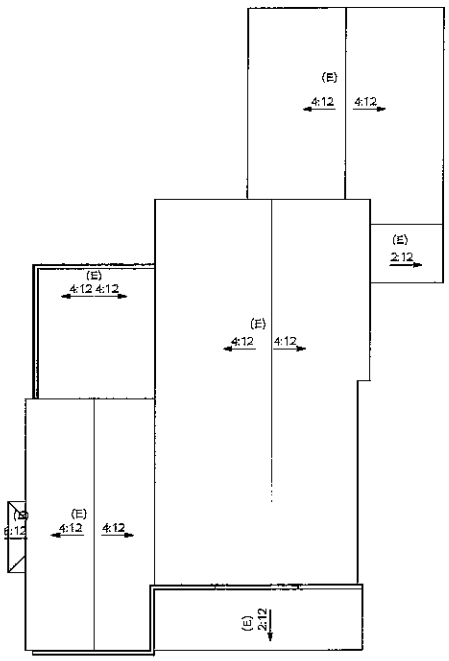
• JOB: 2014.2100

• DATE: 12/21/2015

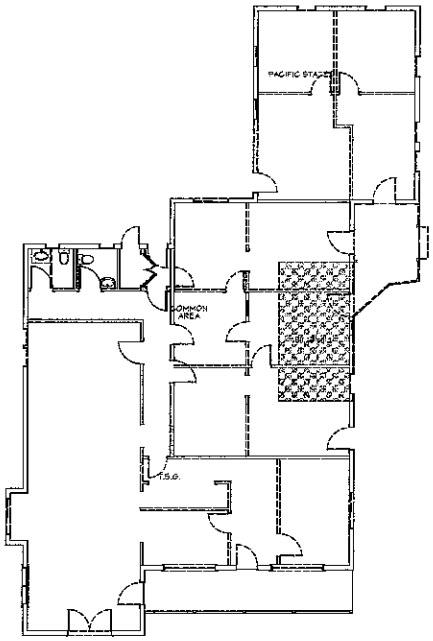
• SHEET: ASCC-3



1 (E) Floor Plan 1/8" = 1'-0"



2 (E) Roof Plan 1/8" = 1'-0"

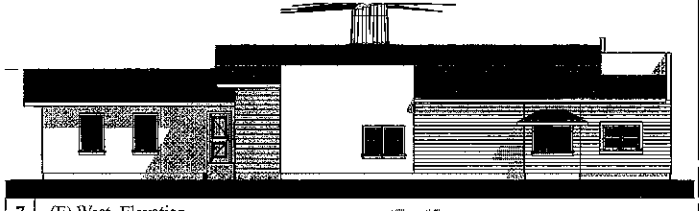


3 Demolition Plan 1/8" = 1'-0"

4 (E) North Elevation 1/8" = 1'-0"

5 (E, East Elevation 1/8" = 1'-0"

6 (E) South Elevation 1/8" = 1'-0"



7 (E) West Elevation 1/8" = 1'-0"

C J W ARCHITECTURE
130 Portola Road, suite A
Portola Valley, CA 94028
(650) 851-9335 / (Fax) 851-9337

LICENSED ARCHITECT JENNIFER JENSEN WARD No. C-19397 REN. 8-30-17 STATE OF CALIFORNIA

• PROJECT •

Sausal Creek
846 Portola Road
Portola Valley, CA 94028

ASCC SUBMITTAL

• SHEET TITLE •

(E) PLANS & ELEVATIONS

• REVISIONS •

No.	Date	Notes
1	4/4/2016	PLANNING RESPONSE
2	10/19/2016	PLANNING RESPONSE

• JOB: 2014.2100

• DATE: 12/21/2015

• SHEET: ASCC-4

Water Efficient Landscaping and Irrigation Notes (adapted from § 492 of MWELO)

1. Irrigation system shall be installed in conformance with all applicable state and local codes and ordinances, by licensed contractors and experienced workers. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
2. The contractor shall verify all existing conditions and water pressure. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
3. The contractor shall make a point of connection as directed by the owner.
4. The contractor shall install complete and coordinated equipment. No partial substitutions or incomplete components shall be installed.
5. The contractor shall install a "design-build" underground automatic irrigation system. Areas noted are valving guides only and are to illustrate different water requirements of microclimates. The system shall have 100% coverage for planting areas on the site. An as-built drawing is to be provided to the landscape architect upon completion and acceptance of the irrigation system. Locate spray heads 24" from building and 12" from paving. Use MPR series nozzles by Hunter on spray bodies to match existing standards.
6. Trenching is to be of sufficient depth to provide 24" of cover over main lines and 18" of cover over lateral lines.
7. Spray irrigation shall be used in all planting areas unless noted otherwise (see note 8). Pop-up heads shall be used adjacent to all drives, paths, and in all lawn areas. Heads shall be located to eliminate overspray onto adjacent paving and building (see EBMUD recommendations). Coordinate all irrigation types with the landscape architect.
8. Controller location shall be per the drawings. Control wires shall be single wire (no wire looms allowed). Provide extra wires to all terminus of the main line to allow expansion of the system, see plan.
9. All wire splices are to be made within a valve box. No in-line splices will be accepted. Splices are to be made with a copper crimp-type connector, and an approved epoxy splice pack.
10. All pipes shall be schedule 40 pvc or upgraded.
11. All excavations are to be backfilled to 90% compaction, minimum. The contractor to repair all settled trenches promptly for a period of one year after completion of the work. Additionally, contractor shall warrant that the irrigation system w- be free from defects in materials and workmanship for a period of one year after final acceptance of the work.
12. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard". All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
13. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
14. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
15. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable local agency code (i.e., public health) for additional backflow prevention requirements.
16. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
17. Flow sensors that detect high flow conditions created by system damage or malfunction are required.
18. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
19. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
    (A) If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
    (B) Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
20. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
21. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:
    (A) a customer service meter dedicated to landscape use provided by the local water purveyor; or
    (B) a privately owned meter or submeter.
22. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
23. Master shut-off valves are required.
24. Overhead irrigation shall not be permitted within 24 inches of any nonpermeable surface. Allowable irrigation within the setback from nonpermeable surfaces may include drip, drip line, or other low flow nonspray
    technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
    (A) the landscape area is adjacent to permeable surfacing and no runoff occurs; or
    (B) the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.
25. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when installing the irrigation system.
26. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
27. Slopes greater than 25% shall not be irrigated with an irrigation system with a application rate exceeding 0.75 inches per hour.
28. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
29. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
30. The installation of the irrigation system shall conform to the hydrozones of the landscape design plan.
31. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in the Water Efficient Landscape Ordinance.
32. The irrigation system shall be installed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
33. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when installing the irrigation for the tree.

Irrigation Scheduling (MWELO § 492.10)

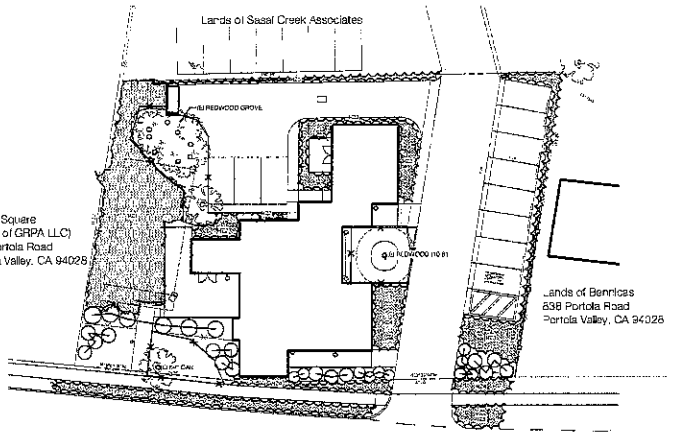
1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
2. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emitter output, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA) shown on sheet LP105. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.
4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
    (A) The plant establishment period;
    (B) The established landscape; and
    (C) Temporary irrigated areas
5. Each irrigation schedule shall consider for each station all of the following that apply:
    (A) irrigation interval (days between irrigation);
    (B) irrigation run times (hours or minutes per irrigation event to avoid runoff);
    (C) number of cycle starts required for each irrigation event to avoid runoff;
    (D) amount of applied water scheduled to be applied on a monthly basis;
    (E) application rate setting;
    (F) root depth setting;
    (G) plant type setting;
    (H) soil type;
    (I) slope factor setting;
    (J) shade factor setting; and
    (K) irrigation uniformity or efficiency setting.

WELO (Water Efficiency Landscape Ordinance) Compliance:
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package

signature of applicant — date

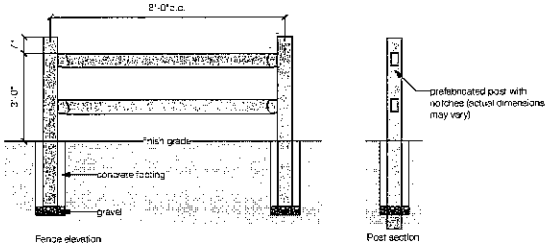
WELO (Water Efficiency Landscape Ordinance) Compliance:
I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan.

signature of landscape architect

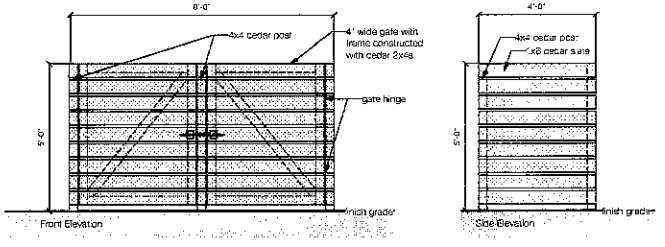


Hydrozone Plan
Scale: 1" = 20 ft

Hydrozone Key
- High
- Medium
- Low
- Low drip rings



Split Rail Fence
Scale: 1/2" = 1'-0"



Trash Enclosure
Scale: 1/2" = 1'-0"

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package

Reference Evapotranspiration (ETo)	49.6						
Hydrozone # / Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[C]
Regular Landscape Areas							
(1) low water use planting	0.3	spray	0.75	0.400	1487 sf	597	18,008
(2) low water use planting	0.2	drip	0.81	0.370	557 sf	209	6,321
(3) low water use planting	0.3	drip	0.81	0.370	716 sf	266	8,161
(4) low water use planting	0.3	drip	0.81	0.370	552 sf	204	6,274
(5) low water use planting	0.3	drip	0.81	0.370	598 sf	221	6,775
(S1) low water use shrubs	0.3	drip/mist	0.81	0.370	540 sf	200	6,158
				Totals	4,450 sf	1,664	
Special Landscape Areas							
					0 sf	0	0
				Totals	0 sf	0	
				ETWU Total			51,888
				Maximum Allowed Water Allowance (MAWA)*			80,942

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,664
Total Area	4,450 sf
Average ETAF	0.380

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	1,664
Total Area	4,430
Sitewide ETAF	0.380

*Hydrozone #/Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

*Irrigation Method
overhead spray or drip

*Irrigation Efficiency
0.75 for spray head
0.81 for drip

*ETWU (Annual Gallons Required) =
ETo x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

*MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas

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(650) 851-9335 / (Fax) 851-9337

• PROJECT •

Sasal Creek
846 Portola Road
Portola Valley, CA 94028

• SHEET TITLE •

Landscape Cover Sheet
PROGRESS
Date: 10/7/16
Time: 11:51:32 AM

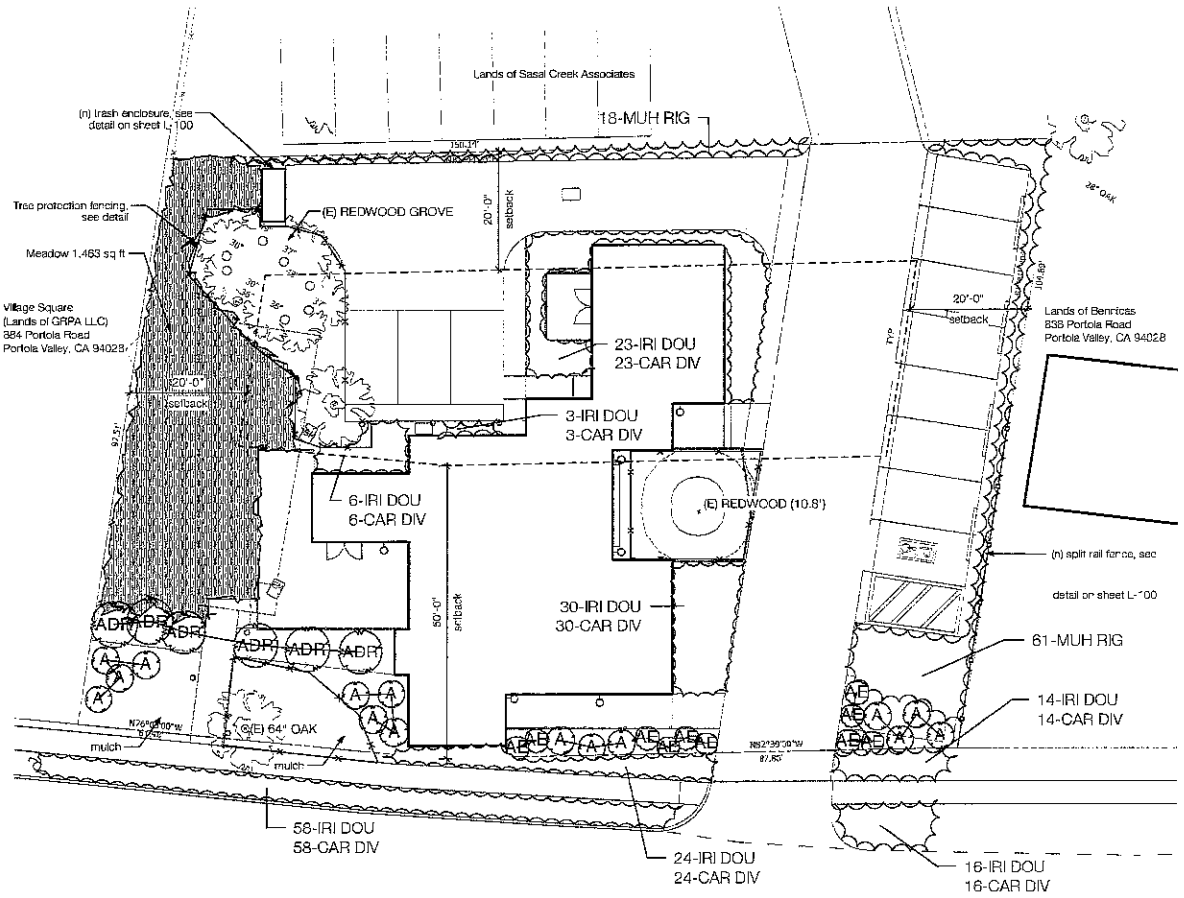
• REVISIONS •

No.	Date	Notes

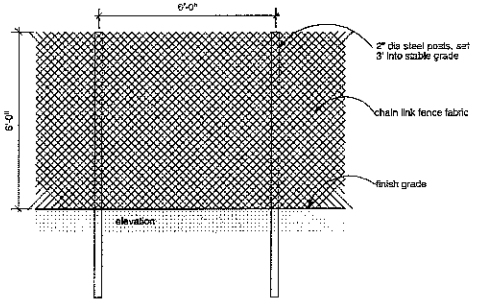
• JOB: 2014.2100

• DATE: 9/7/2016

• SHEET: L-100



Planting Plan
Scale: 1" = 10 ft



Tree Protection Fence
Scale: 1/2" = 1'-0"

Meadow Area shall be hydroseeded with Native Ornamental Fine Fescue and California Native Wildflower Mix by Pacific Coast Seed

NATIVE ORNAMENTAL FINE FESCUE MIX (70 Total Lbs./acre)
Festuca rubra "Molate Blue"/Molate Blue Fescue
Festuca occidentalis/Western Fescue
Festuca idahoensis/Native Idaho Fescue

CALIFORNIA NATIVE WILDFLOWER MIX (18 Lbs./acre)
Achillea millefolium/White Yarrow
Clarkia elegans/Elegant Clarkia
Collinsia heterophylla/Chinese Houses
Eschscholzia californica/California Poppy
Gilia capitata/Globe Gilia
Lasthenia glabrata/Goldfields
Layia platyglossa/Tidy Tips
Linum lewisii/Blue Flax
Lupinus nanus/Sky Lupine
Lupinus succulentus/Arroyo Lupine
Nemophila menziesii/Baby Blue Eyes
Phacelia campanularia/California Blue Bells
Triphysaria versicolor/Yellow Owl's Clover

Meadow Planting and Maintenance Notes
1. The planting of native meadow grasses will be timed to coincide with the rainy season to assist plants in getting established with a minimal less water.
2. Mowing the meadow planting is allowed on a semi annual basis. Mowing shall not occur during or 1 month after active flowering has occurred in order to allow for seeds to disperse on site and allow for natural succession of the planting.
3. It is not the intent to maintain the meadow area with a "green" appearance throughout the year. The planting in the meadow area shall have a natural seasonal appearance.
4. It is not the intent of the landscape design to extend the meadow growing season beyond its natural cycle with supplemental water. The Estimated Total Water Use Budget shall not be exceeded.

Project Plant List

Category	ID	Latin Name	Common Name	Size	Quantity	Native	Evergreen	WUCOLS
shrubs								
	A	Arctostaphylos densiflora	Howard McMinn Manzanita	5 gal	15	Y	Y	L
	ADR	Arctostaphylos 'Dr. Hurd'	Dr. Hurd Manzanita	5 gal	6	Y	Y	L
	AE	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gallon	10	Y	Y	L
	CAR DIV	Carex divulsa	Berkeley Sedge	1 gallon	174	Y	Y	L
	IRI DOU	Iris douglasiana	Pacific Coast Hybrid Iris	1 gallon	174	Y	Y	L
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gallon	79	Y	Y	L
hydroseed areas								
	hydroseed area	meadow area			1,478 sf			

Notes:
All planting areas shown on this landscape plan are new.
All existing trees shall remain.
Existing trees were not irrigated and growing in natural conditions.

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• PROJECT •

Sasal Creek
846 Portola Road
Portola Valley, CA 94028

• SHEET TITLE •

Landscape Plan
PROGRESS
Date: 10/7/16
Time: 11:52:29 AM

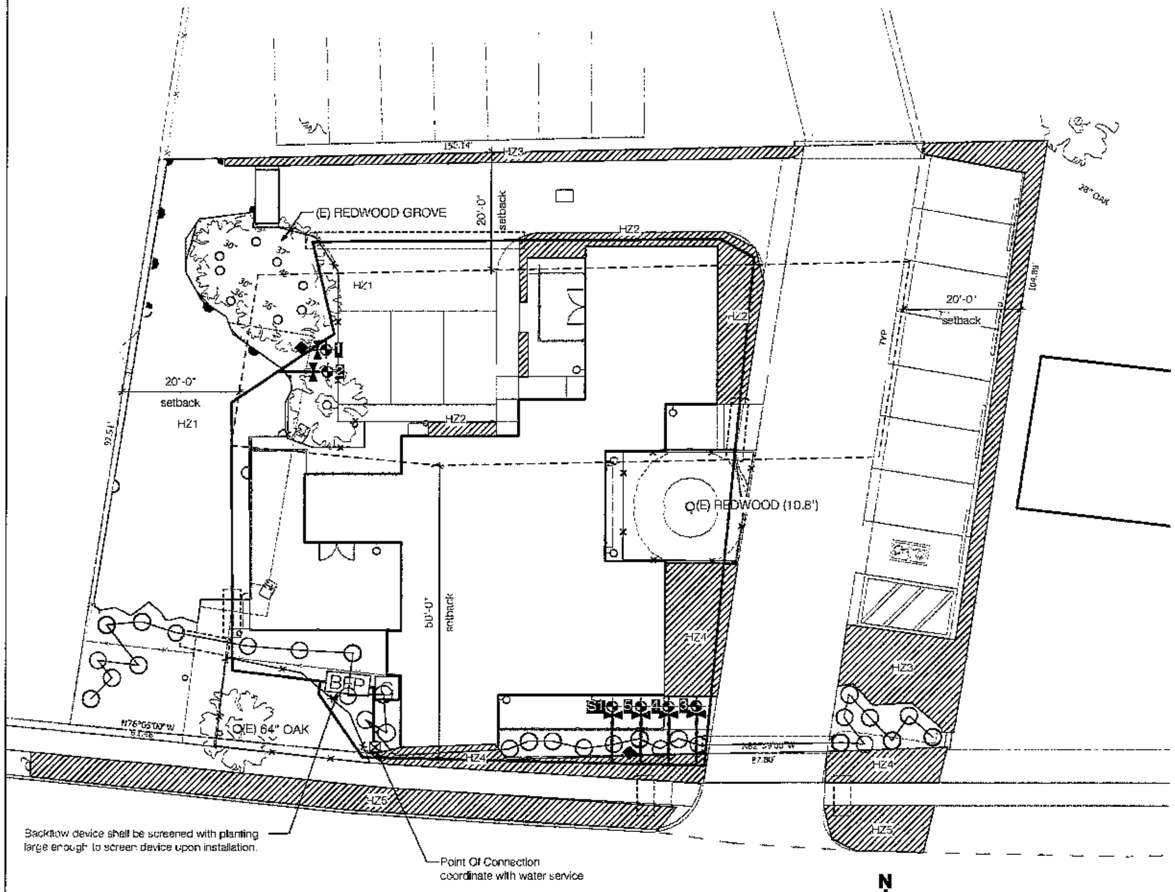
• REVISIONS •

No.	Date	Notes

• JOB: 2014.2100

• DATE: 9/7/2016

• SHEET: L-101



Irrigation Plan

Scale: 1" = 10 ft

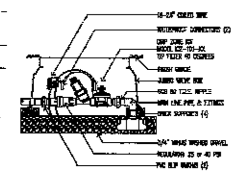
0 20 40 FT

Irrigation Worksheet

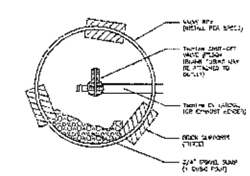
Valve 1 - spray					
symbol	**model**	**quantity**	**angle**	**gpm**	**extension**
(half arc, filled)	MP800SR	4	half	0.42	1.66
(quarter arc, filled)	MP800SR	4	quarter	0.23	0.93
(half arc)	MP3000-90	2	half	1.0	3.8
(quarter arc)	MP3000-90	4	quarter	0.9	3.5
				total	10
Valve 2 - drip					
symbol	**model**	**quantity**	**lateral spacing**	**gpm/lf**	**extension**
	Netafim Techline CV 0.4 GPH, 12" emitters	234 lf	18"	0.0071	1.66
				total	**1.66**
Valve 3 - drip					
symbol	**model**	**quantity**	**lateral spacing**	**gpm/lf**	**extension**
	Netafim Techline CV 0.4 GPH, 12" emitters	245 lf	18"	0.0071	1.74
				total	**1.74**
Valve 4 - drip					
symbol	**model**	**quantity**	**lateral spacing**	**gpm/lf**	**extension**
	Netafim Techline CV 0.4 GPH, 12" emitters	177 lf	18"	0.0071	1.26
				total	**1.26**
Valve 5 - drip					
symbol	**model**	**quantity**	**lateral spacing**	**gpm/lf**	**extension**
	Netafim Techline CV 0.4 GPH, 12" emitters	371 lf	18"	0.0071	2.64
				total	**2.64**
Valve S1 - drip					
symbol	**model**	**quantity**	**lateral spacing**	**gpm/lf**	**extension**
	Netafim Techline CV 0.4 GPH, 12" emitters	279 lf	18"	0.0071	1.98
	Netafim Techline CV 0.4 GPH, 12" emitters	279.296	18"	0.007	1.983
				total	**1.98**
Note: Netafim drip irrigation layout is schematic and GPM per valve calculations are estimated					

Irrigation Legend

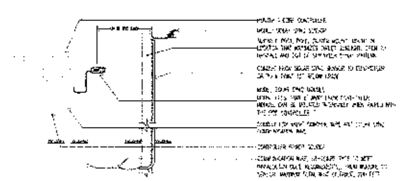
symbol	description	remarks
(solid line)	main line	2" dia. sch 40 pvc, solvent weld joints by IPS glue and primer
(thin line)	lateral line	Sch 40 pvc, size varies, solvent weld by IPS glue and primer
(dashed box)	access sleeve	4" dia sch 40 pvc, 18" cover, extend 24" beyond paving and mark with stakes above grade
(filled square)	point of connection	
(valve symbol)	remote control valve	Drip control zone kit ICZ-101 by Hunter
(bowtie)	shut off valve	At valve manifold: 2" plastic butterfly valve submit sample, in Carson valve box. On main: American Flow Control 2500 series, RWGV1, in Carson valve box
(diamond)	hose bibb	3/4" galvanized riser and brass threaded valve 24" above grade. Strapped to 30" 4"x4" PTDF posts, 3' from walks and paving
C	controller	I-CORE by Hunter 12 station; Model IC-600-PL & ICM-600. With remote control and Solar Sync weather station. Mount on 30" 4"x4" PTDF post.
BFP	backflow prevention device	Febco 825Y or equal
(hatched box)	drip	Techline CV by Netafim. Install per manufacturer recommendations
(ring)	drip ring	Techline CV by Netafim, used at large shrubs, install per manufacturer recommendations



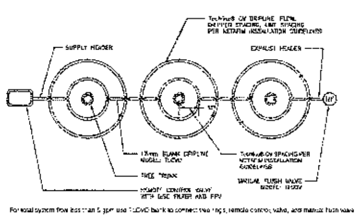
ICZ-101 Drip control zone kit
Not to Scale



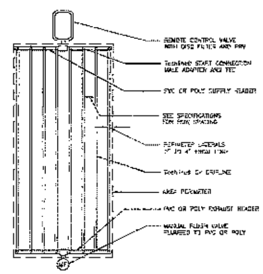
Techline CV Manual Line Flush Valve
Not to Scale



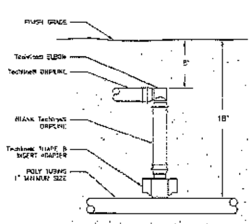
I-CORE Controller & Solar Sync Sensor
Not to Scale



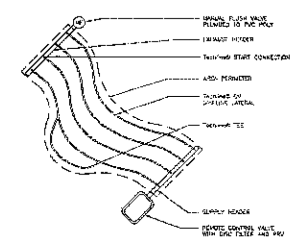
Techline CV Multiple drip ring layout
Not to Scale



Techline CV End Feed layout
Not to Scale



Techline CV Start Connection
Not to Scale



Techline CV Irregular Areas: Odd curves
Not to Scale

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CLEAVER DESIGN
landscape architects

• PROJECT •

Sausal Creek
846 Portola Road
Portola Valley, CA 94028

• SHEET TITLE •

Irrigation Plan
PROGRESS
Date 10/7/16
Time 11:53:14 AM

• REVISIONS •

No.	Date	Notes

• JOB: 2014.2100

• DATE: 9/7/2016

• SHEET: L-102

ARCHITECTURAL AND SITE CONTROL COMMISSION **OCTOBER 27, 2016**
Special Evening Meeting, 765 Portola Road

(1) CALL TO ORDER

Chair Ross called the regular meeting to order at 7:00 p.m. in the Town Center Historic School House Meeting Room, 765 Portola Road.

(2) ROLL CALL

Planning Director Debbie Pedro called roll:

Present: ASCC: Commissioners Sill and Wilson; and Vice Chair Breen, Chair Ross
Absent: Commissioner Koch
Planning Commission Liaison: Nate McKitterick
Town Council Liaison: Craig Hughes
Town Staff: Planning Director Debbie Pedro and Planner Cynthia Richardson

(3) ORAL COMMUNICATIONS: None.

Chair Ross recommended modifying the order of the Agenda, moving Agenda Item 4(b) to the end since Commissioner Wilson would be recused from that Agenda Item. Vice Chair Breen moved to approve reordering the Agenda, moving Agenda Items #5 and #6 between #4(a) and #4(b). Seconded by Commissioner Sill; the motion carried 4-0.

(4) NEW BUSINESS [*7:02 p.m.*]

(a) Preliminary Architectural Review and Site Development Permit review for development on three parcels located at 1260 Westridge Drive, Carano Residences

Parcel A: New residence, pool, detached garage and pavilion #26-2015
Parcel B: New residence and detached garage File #27-2015
Parcel C: New residence, two detached garages and tennis court File #28-2015

Chair Ross said there was a joint ASCC and Planning Commission field meeting earlier this afternoon to review changes to the conceptual plan for this project. He said tonight was a continuation of the preliminary review.

Planner Richardson presented the staff report regarding the project.

Chair Ross called for questions from the Commission.

In response to Vice Chair Breen's question, Planner Richardson said the pendant and sconce light fixtures had opaque glass.

Vice Chair Breen said she did not see any of the skylights in the elevations. Planner Richardson said the skylights sit lower than the roof well, so they are not visible in the elevations. Vice Chair Breen said she wanted to know their size and how much light will be emanating from them.

Planner Richardson said they could be found on the roof plan. The project architect said the skylights were opaque.

Chair Ross asked if it was correct that the adjacent lots are also subject to Planning Commission review for grading because the center lot exceeds 1,000 cubic yards. Planner Richardson said that is correct and said there is a section of the ordinance that talks about if contiguous lots are being developed at the same time, and they exceed the 1,000 cumulative cubic yards of grading, then all three lots are required to go before the Planning Commission for final review.

Chair Ross invited comments from the applicant. The applicant thanked the Commission for seeing the site this afternoon and said she had no further comments.

Chair Ross called for questions from the Commission.

In response to Vice Chair Breen's question, project landscape architect Tom Klope said only the pathways on the main grounds are being lit.

Commissioner Sill asked why there were four or five different fountains. The applicant described the fountains and their locations, noting that some of them were small and decorative, all with recirculating water.

Commissioner Sill said it appeared the residents at 1240 Westridge would be the most impacted by this project. He asked if the applicant had talked to the neighbors about screening and if they had looked at the project from the neighbor's property. The applicant said they met with the neighbor during the previous architectural review, observed the story poles, and took photographs all along the edge of the property.

Chair Ross said the two garages on Lot C that were underneath the driplines of significant oak trees were discussed this afternoon. He said that as the soil and structural designs evolve, the health of those oak trees must be accommodated and not compromised. Chair Ross confirmed that the intent would be that the foundation would have no bearing pressure on the soil surface and would not affect the roots, rather using a series of drilled piers.

With no further questions, Chair Ross invited public comment.

Rob Wagner, 40 Possum. Mr. Wagner asked how the landscape plan reflects the feedback that Mr. Klope gathered from the neighbors. Mr. Klope said he met with neighbors all along Possum and reviewed the view corridors from their houses, as well as the main entertainment and social areas of the properties. He said they photographed each of those views with the story poles. He said there will be plantings to screen the areas between the edge of the creekbank and the driveway. He said there are two aspects to the planting plan along Corte Madera Creek. He said one is the planting that has already been approved in the subdivision project. He said tonight's drawings show those as one layer, and the additional plantings based on the current site plans, is the second tone in the drawings. He said they have sparingly put some of the plantings under the oak canopies, only in areas of major view corridors. He said all the plantings are native material are consistent with Portola Valley standards. Mr. Wagner asked how he and the other neighbors could look at the plan and sense whether it works for them. Mr. Klope said he would be happy to meet with them again.

Mr. Wagner said they are concerned about delivery times and asked if that was an issue that would be discussed. Chair Ross said the construction logistic plan would have to comply with the Town noise ordinance, which prohibits construction activities before 8:00 a.m.

Kevin Webster, 1255 Westridge. Mr. Webster said he was at the site this afternoon. He asked about drainage and said when the property was under review for subdivision, the flood plain was changed in the Lot A section of the parcel. He asked if there was any consideration for water collection, such as the cistern system for irrigation. Chair Ross said as the project matures, all of those issues will be addressed. Project engineer Jim Toby said all those items are being considered and dealt with. Planning Director Pedro said there is a preliminary grading and drainage plan included in the packet.

Nona Chiariello, Conservation Committee. She said a question came up at the field meeting concerning the two lines of trees. She understands the idea of framing the property with two lines of trees, but said it's somewhat at odds with the landscaping guidelines of avoiding planting trees in lines and avoiding a cultivated formal appearance. The project landscape architect said they were considering small, flowering seasonal trees. Ms. Chiariello said it adds a formal aspect to the landscaping that is not usually seen in Town.

With no further questions from the public, Chair Ross returned to the Commission for comments.

Commissioner Sill said the changes made are an improvement. He supports the flatter ridge heights and said they are more visually appealing. He said the landscape plan is satisfactory; however, he does not want the lawn area to expand. He was supportive of the use of the lawns on Lots A and B, but does not understand why there is any lawn at all on Lot C. He was, however, supportive of keeping the lawn areas small. He is not supportive of the line of trees. He said that, while not a big issue, the pavilion placement interrupts the feel rather than enhancing it, and it would be better placed closer to the pool. He was supportive of the significant improvements in the lighting; however, there may be excessive light running from the garage to the house on Lot B. He was not supportive of all the fountains and said the amount of water feature was excessive. He said he was concerned that there be enough screening to preserve the view from 1240 Westridge and suggested the applicant work closely with that neighbor to make sure they are not being impacted. He said he was still uncomfortable with the risk to the spectacular oaks near the garages on Lot C. He said he does not have any concerns with the expanded lightwell.

Commissioner Wilson was supportive of the changes. She said she appreciated the reduction in the roof heights and the lighting. She was also concerned about the two oaks on Lot C and the work that would be done underneath them. She said the view of the pavilion from Lot A blocked the view rather than enhanced it. She said the applicant had done very well responding to the comments provided at the previous two meetings.

Vice Chair Breen said the site visit was very helpful. She said she appreciated the changes made and said that the lighting changes were great. She said the project had very little offsite impact, so she was not as concerned with the formality of the center of the campus and no one would see the fountains. She said the Commission would have a lot more issues with the project if it were visible from the street. She said she personally would embrace the wildness, not have all the lines, and not have a pavilion out amidst the oaks and wildland. She said she is concerned about the garage sitting entirely under the canopy of the 200-year-old oaks and said the building should be moved because she does not see how those trees will not be harmed.

She said the things that affect people's lives in Portola Valley are lighting and sound, and the lighting should not be pervasive or cross property lines. She asked the applicant to consider, as they develop the final landscape plan, how they will use the Plantanus and if the Blue Oaks would survive in that area. She said the oaks are spectacular, and she would not want to see other trees competing with them. She appreciated the attempt at screening for the neighbors, but not at the expense of the oaks.

Chair Ross thanked the applicant for the responses to their previous comments. He said the changes are all in the right direction. He said the most visible the project will ever be is if the owner decides to sell one of the houses and that new owner will be part of their neighborhood. He said the project feels like a little country village surrounded by wilderness. He said he would prefer seeing the pavilion located more toward the structures. He said they may want to consider reducing the number of pool lights, even though it has no offsite impact. He said he is not concerned about the water fountains because they will have no offsite impact. He shares the other commissioners' concerns about the garages under the dripline. He said he knows it is possible to take care of the oaks during the construction, although it takes a lot of attention and a lot of commitment from the contractor. He said he would want to see an extremely protective approach on the logistics plan. He said the equipment wells on the roof were a big improvement and are the best approach to reduce the offsite impacts. He suggested providing a description or statement of intent regarding a master control system for lighting and equipment in the final application. He asked the applicant how long the temporary irrigation would be in place on Lot B. The applicant said it would depend on the season, but it is an approximate five-year process.

Chair Ross called for a short break.

(6) APPROVAL OF MINUTES: October 10, 2016. Vice Chair Breen moved to approve the October 10, 2016, minutes as submitted. Seconded by Commissioner Sill, the motion passed 4-0.

(5) COMMISSION AND STAFF REPORTS:

Chair Ross and Vice Chair Breen met with The Priory a couple of weeks ago. The vendor had mistakenly shipped a cinder color instead of the approved gray color on the track. The applicant liked the color and asked for the designated ASCC members' reconsideration and approval, which was granted. They also looked at and approved the final version of the scoreboard. Per Commissioner Sill's question, Chair Ross said the scoreboard would be visible from the road but would not be illuminated except during events.

Chair Ross announced that Public Works Director Young sent a final memo regarding the signage on Windy Hill to the Town Council last night and it was adopted.

Planning Director Pedro said the ASCC Commissioner terms are four years and three commissioners' terms will expire in January 2017 – Danna Breen, Dave Ross, and Al Sill. She said the vacancies will be advertised beginning in November. She said she will send the commissioners an email reminding them to reapply. She said the Council is scheduled to make the appointments at their meeting on December 14, 2016.

(4) CONTINUATION OF NEW BUSINESS

(b) Preliminary Review/Study Session of Conceptual Design of New Clubhouse, Renovation of the Historic Roadhouse, and Site Improvements,

Alpine Hills Swim and Tennis Club, 4139 Alpine Road, File #s: 35-2016 and X7D-13.

Commissioner Wilson recused herself from the meeting as she is a member of the Alpine Hills Swim and Tennis Club.

Chair Ross said this is a continuation of a field meeting that was held on October 19, 2016.

Planning Director Pedro presented the staff report. She said that the Planning Commission held a preliminary review of the project last week and provided comments and feedback to the applicant. She said tonight the ASCC should provide preliminary feedback to the applicants based on their proposal. She said the applicant should then modify their plans and perfect their application before returning to the ASCC and the Planning Commission for further review.

Planning Director Pedro highlighted the three major changes to the facility in the proposal.

- Replacement of existing 9,400 square-foot clubhouse with a new 13,115 square-foot clubhouse, within the same general footprint.
- Renovation and repurposing of the Windmill School building into a multipurpose room.
- Reconfiguration of the existing parking area off of Los Trancos Road and using the vacant 1-acre lot to create a new service road and additional parking spaces.

Planning Director Pedro pointed out that the current proposal calls out a number of improvements within the setback, which should be removed unless a variance is granted. These include a bocce ball court, a fountain, a legal nonconforming fence in the front yard setback, and a yoga deck, play structure, and storage building in the side yard setback.

Planning Director Pedro also noted that the proposed club house is over the allowable height limit and would have to be lowered unless a variance is granted. She pointed out a number of other staff recommendations and suggestions of items that should be discussed.

Planning Director Pedro said the Planning Commission reviewed the application last week and requested more information and further study regarding the impervious surface area to ensure it is below the 59 percent maximum limit; drainage design to address water runoff; parking lot lighting; mitigation of noise from truck deliveries; traffic impacts at the intersection of Los Trancos and Alpine Road; the nonconforming fence in front of the Roadhouse; and visual impacts to the Alpine Road Scenic Corridor. She said one commissioner said the new clubhouse building should be screened or design changes could be warranted to minimize the urban look and light spill as seen from the road. She said there were also concerns regarding the extended roof design of the clubhouse, although they acknowledged that was an ASCC issue. She said miscellaneous comments included no decrease in parking spaces and the need to address the noise concerns of the neighbors. She said that Pat Lee, the neighbor next to the Roadhouse, submitted an email this afternoon, which she shared with the commissioners.

Chair Ross called for questions from the Commissioners. Hearing none, Chair Ross invited the applicant to share their presentation.

Joyce Chung, President of Alpine Hills, introduced people in the audience who were part of the project. She described the history of the club and provided background information on the

project. She said the club was established in 1958, and the clubhouse was originally designed to serve 250 member families. She said they now have 700 member families, per their amended conditional use permit. She said there is no intention to increase their membership beyond 700. She said 26 percent of the residents of Portola Valley are members at Alpine Hills. She said of their 700 member families, 67 percent of their club membership are residents of Portola Valley and 15 percent are residents of Woodside. She said Alpine Hills has been, and will continue to be, a significant institution for the community. She said due to the age of the facilities and the increased needs of their members, they began discussing improving the clubhouse and surrounding landscape approximately 10 years ago. She said the design and functionality of the current building was not meeting the needs of their younger demographic of families. She said the building is substantially out of compliance with ADA and current health and safety regulations. She said the Alpine Room has no sprinklers and the building is not built to withstand an earthquake per today's code.

She said the project was delayed for many years as they extended the lease of the Roadhouse to Windmill School while the school searched for a new site. The club formed a Master Planning Committee to consider options for remodeling the existing structure or rebuilding it. She said that after a great deal of research and cost estimating, the Master Plan Committee concluded that the most efficient and safest solution for their facility would be to rebuild the structure in essentially the same existing footprint. She said 70 percent of their membership voted and there was overwhelming support for the project by a margin of 2 to 1. She said the Roadhouse is an historic structure and their plan is to convert it back to a multipurpose facility for special events, meetings, voting, and other events that currently take place in the main clubhouse and disrupt their day-to-day activities. She said the multipurpose room would not be used as an everyday bar/restaurant type facility and would be more of a special occasion event venue. Ms. Chung said Alpine Hills has always endeavored to be a good neighbor, a good landlord, and a good resource for the community. She described the various Town events the club hosts. She said Windmill's departure will mean fewer people and cars at their facility. She said the new facility will be safer and more accessible. She said with the changes in design, the traffic will flow more efficiently and the delivery trucks will not block the road and bicycle lane on Alpine Road, which improves safety. She said the club believes the changes will enhance the quality of life for everyone in Portola Valley.

Ken Scates, project architect, showed a slide presentation of the project. He said the project represents the culmination of over a year of efforts working with the Master Planning Committee, the club's board members, and various membership demographic groups. He said the approximately one-third increase in square footage is mostly due to making the service facilities more adequate, with the critical one being the kitchen. He said that while it is a magnificent site, they are limited fairly severely on three sides by the creek, the swimming pool, and the constricted entry at the north. He said they had the choice to move easterly toward the tennis courts or to capture more space under the building. He said the only new functional addition to the clubhouse is the lower-level room for activities such as the tennis lounge and space for floor exercises and aerobics classes.

Mr. Scates said the proposed turnaround will alleviate the congestion that occurs between the clubhouse and Alpine Road. He said there is also a safety issue there with regard to the food deliveries so they have made a very deliberate effort to improve the drop-off and arrival areas. He said the Roadhouse is a key element in the project and they paid close attention to the historical aspects of the building.

Mr. Scates said subtle, but very important, changes are proposed to the rear parking area to create a turnaround where there is currently a dead-end. He said patrons have a difficult time exiting the area. He said that is also a secondary area for delivery of foodstuffs. He said the area is being slightly expanded and more parking is being added. He said key to the concept is paving the approach to the service area at the lower level, where they propose the kitchen deliveries will occur. Mr. Scates explained that the outdoor kitchen and trellis structure shown between the Roadhouse and Alpine Road has been moved to the western side closer to the pool.

Mr. Scates said they took the notion of managing the mass of the building very seriously and deliberately. He said the building is a shed structure, which recalls a sort of rural, simple form, and has a light feel on the land. He said they hoped to make the building more like a pavilion, glassy and transparent to the extent possible, while also reducing the necessary bulk of a building this size. He said the portion of the building closest to Alpine Road is the smallest, and the footprint widens so that most of the mass is away from the street. He said their design follows the Town's architectural guidelines regarding varied roof heights, articulated facades, light shelves, shading elements, etc. He said very little, if any, of the lower floor of the building is visible from Alpine Road.

Mr. Scates said the existing building is above the 28-foot height limit at 30 feet 4-3/4 inches. He said at the lower level there is currently a projection (the tennis lounge) that is a solid mass whereas the proposed design greatly reduces the appearance of massing.

Chair Ross asked if the landscaping plan had been developed. Simon Phillips, landscape architect, said there are different points of view regarding the screening of the building. He said his opinion is that pulling the screen planting all the way to the Alpine Road property line will be the most effective at screening the building and the parking lot. He said the overall landscape direction will be very natural with a native plant palette.

Commissioner Sill asked how often the Roadhouse would be used in the evening. Eric Quade, the General Manager, said the Roadhouse will be used during the day for things such as corporate gatherings, business meetings, and Alpine Hills staff meetings. He said in the evenings, its use will be somewhat dependent on what the membership wants, perhaps events such as birthday parties. He said the outside area would be used only sporadically at night. He said, for example, they currently host the Portola's Men's Club outside in the picnic area behind the pool. He said those types of events would come forward and would be indoor/outdoor uses and not strictly outside. He said they would want safety lighting because there will be people accessing the building. Commissioner Sill asked if the light in that area and the fountain would be on every night or if it was something that would only be turned on once or twice a week. Mr. Quade said he would not see a reason why it would be on if they weren't using the facility.

Commissioner Sill asked how future overflow parking would be handled. He said it seems like the large amount of the current overflow parking area will be removed. Mr. Scates said the overflow parking is not going away. He said their plan proposes to provide designated permanent parking for 220 spaces, which is a significant increase over what is there currently. He said the paving for the service drive does not limit or change the ability of that area to accommodate overflow parking on the dirt. He said at some point there was the notion that there was the capacity for 84 cars in the lower area, but he has not been able to figure out how that was ever possible. He said the amount of parking available there is not being reduced by the changes they're making to that area.

Commissioner Sill said it appeared the parking lot along Alpine Road would keep the same lighting that is currently there, and there would be additional new lighting in the rear parking lot. He asked why the lighting was not being made consistent. Mr. Scates said the locations of the front lights will likely be the same, but the luminaires and poles will be changed to be consistent.

Vice Chair Breen asked the applicant to describe the lower outdoor play area. Mr. Scates said the play area shown is not part of this proposal. He said there has been consideration for various things in that area, perhaps volleyball.

Chair Ross said a truck delivering via the service driveway would have to back up to the kitchen or back up to exit. He said, as discussed during the site visit today, the backup alert on sizable trucks will be in close proximity to a neighbor. He asked if there was an opportunity to include an exit immediately out to Alpine on the circular entryway at the front. Mr. Scates said the vehicles would need to navigate through the parking lot. The applicant felt it was unsafe and unwise to have people exit at the upper access point.

Chair Ross asked if the elevation of the main parking lot would remain the same. Mr. Scates said they will have to add fill to create the flat circular area, and the transition will have to be smoothed out to a gentle grade about halfway into the parking lot.

Vice Chair Breen asked where they would put the handicapped spaces. Mr. Scates advised that they will be included, but will not be in the exact place they are now.

With no further questions, Chair Ross invited public comment.

Phil Cianfichi said he owns the house right behind Alpine Hills. He said he moved his family to Portola Valley for the quiet atmosphere, the safe neighborhood, and the school district. He said this project will bring a service road off of Los Trancos Road, directly past all of the homes that border the creek. He said the delivered goods will be dropped off 40 feet from his fence. Mr. Cianfichi said he bought a residential property that is zoned as residential, surrounded by residential properties that have been given a use permit to operate as a club. He said there is a very good neighbor relationship with the club and they are not trying to prevent expansion of the club. He said, however, despite the best intentions to set delivery schedules, turn off engines, and disallow deliveries in the morning, the delivery companies will do whatever they want. He said allowing trucks to deliver to that area brings commercial traffic into a residential neighborhood. He said he does not think there are any other homes in Portola Valley that are situated within 40 feet of commercial traffic and back up alerts. He said Ty Jagerson's property is 20 yards from that road. He said another neighbor, Peter, is on the other side and all of them will be heavily impacted by commercial traffic.

He said the front of the structure is being changed and the parking lot expanded, adding a circular drive to allow people to drop off and have cars pass safely to the parking area. He said deliveries have occurred off of Alpine Road for 60 years. He said currently there is a trash truck that operates at the lower level, which is very loud. He challenged the architects of this project to figure out a safe way to bring trucks off Alpine Road to do deliveries because he is very concerned about the effect the rear deliveries will have on him, his family, and his neighbors for the next 50 to 100 years. He said any changes there drastically impact them. He said he is only allowed a 6-foot fence, and the only way he can block the light from the 10-foot light poles being installed is by putting in tree screening. He said any lighting for parking should be much lower, to provide for safe walking and not necessarily for lighting up the area.

Pat Lee said she lives next door to the club, near the pool. She said they have been having a lot of issues. She said they bought their house in 1988, and the club was a small neighborhood club at that time. She said now there are many after school activities and other activities throughout the weekends. She said the plan is wonderful for the club members and guests, but not for the neighbors. She said not only did the club not provide any improvements at the property lines for privacy, there is now less privacy because the club removed the fence, and the trees and bushes died. She said she wishes the club would be more considerate to the surrounding residences and not just their members.

Bob Adams, 11 Applewood. Mr. Adams said he was club president in 1981 and had the dubious distinction of attending 34 Town meetings to get a master site plan for the club. He said there is a crosswalk at the entrance of the club where the driveway comes in, and there was concern about safety. He said in the past they have considered creating a parking lot exit to Creek Park Drive but the owners of the housing development at the time would not allow it. He said the parking lot is small enough so that if a member does not pull all the way forward to the parking bumper, cars cannot pass, much less a delivery truck. He said when they created the master site plan, the Town said they did not want the parking increased in the front and wanted the parking moved to the back. He said currently the back entrance is used by the garbage truck as well as sizable food delivery trucks that are equipped with back up alerts. He said the club understands the need to be sensitive to the neighbors. He said the one-acre parcel in the back was part of the club property and they created that parcel in case the club ever needed to sell it as an income source. He said the club is in great financial shape, however, and they don't need or plan to do that. He said that property will be integrated as part of the club.

Mr. Cianfichi said he wanted to remind the Commission that this is a use permit on residential property. He said deliveries have been made via the Alpine Road entrance for 60 years, and he is not aware of any incidents because of those delivery trucks. Mr. Cianfichi said he's lived in his home for 11 years. He said this will make the intersection at Alpine and Los Trancos roads the most dangerous intersection in the entire Town. He said his children walk to school, and that is the most worrisome intersection because people speed and roll through the stop sign. He said bringing more traffic into that area is a great concern to the neighborhood.

With no further public comment, Chair Ross brought the item back to the Commission for discussion.

Commissioner Sill said he recognizes that Alpine Hills is an important resource for the community and said it is reasonable for the members to want to improve their resource. He said the proposed design for the clubhouse is striking. He expressed concern about the height and how apparent it is from Alpine Road. He said screening, lower height, lower pitched roof, or some combination, need to be considered. He said he had no issues with the proposed changes to the Roadhouse. He did not like the way it was barely visible, tucked in behind a fence, and said it could be more of an iconic structure if it was more visible. He said he is not comfortable the way the applicant is using all the land right up to the property line. He said the setback should be honored. He said the new parking area looks good and the entry circle is a good change. He said he is very concerned about moving the noise back to the new service road, which impacts a number of residents. He said he is not comfortable approving that without some mitigation. He said there was a lot of great thought and improvement for the club members, but he does not feel there has been enough effort to minimize the impact on the community. He said he would like to see more consideration taken in lessening the impacts to the neighborhood.

Vice Chair Breen said really likes the style of the building, the entry concept and the circular drive. She said because the clubhouse is in the scenic corridor, she hopes there is a way to pull down the height. She said the new elevation that faces Alpine Road is too high. She said there is room to lower and pull it in a little bit. She said that by the next meeting she wants to understand the glass treatment and the interior lighting, and how that all works together in that space specifically. She said perhaps louvered shelves in the third elevation would help with the light spill.

She said she agrees that the Roadhouse is a wonderful building. She said it used to be a gathering place and was at one time a bar. She said if the applicant changes the fencing, it must be an open fencing concept. She said she wonders how that will interface with the use, noting the area is noisy with the vehicular traffic on Alpine Road. She suggested the applicant consider whether or not they want to have outdoor events at that corner with the traffic noise. She said there should not be lighting in the fountain. She said the one-acre lot in the rear has the gorgeous oak trees, and the lower parking lot should stay gravel. She said there should only be path lighting and no pole lighting. She would like to see some olive trees removed. She would prefer to maintain the parklike setting and keep the rural feeling there. She suggested maybe the upper rear parking area could be used for deliveries. She said she loves the colors and materials. She said the staircase, however, feels heavy and massive and suggested stone to lighten the color. She said the view of the western hills should be kept open. She said she would not support a hedging concept along the road.

Ken Scates, project architect, said the ridgeline is quite high, and he thinks there can be planting along Alpine Road that screens the parking without obliterating the view of the ridge. Vice Chair Breen said there are already four live oaks, which will be in the view 50 years from now. She said her concern was about the two places where the Arbutus aren't there. She said the poplar and California pepper should be removed. Mr. Phillips said they are out of place and high water users. Vice Chair Breen said only natives can be planted along Alpine Road. She said a good-sized oak would be a wonderful entry piece. She said she liked the new sign, but the lighting was too bright. She said it is a beautiful project, but they need to bring the height down and work through the parking issue.

Chair Ross said he liked the design and how the applicant dealt with the program needs by tucking them under the building, thereby increasing the usable area of the club with much less impact. He said the building does not appear exceptionally tall from Alpine Road and noted that the height is being measured from a grade cut. He said he does not object to the height or massing and appreciates the applicant stepping up the massing away from Alpine Road. He said he understands why they want the service entrance. He asked that they consider flipping the backup leg to the other side so that when a truck backs up, it would point toward Los Trancos and be shielded from that neighbor by the bulk of the property, rather than backing up close to the property to the east. He also suggested they consider not bringing the delivery driveway quite as far down, although it would require the drivers to use a hand truck for the last 20 or 30 yards instead of being able to come up immediately to the kitchen. He said he drives past this spot every day on the way to work and on the way home and has seen congestion along there with people crossing at the crosswalk, delivery trucks parked in the bike lane, and cars turning from Los Trancos without slowing down. He supports the idea of moving a bit of the traffic onto Los Trancos Road. He said it would be great to replace the existing fence with something that afforded security but without obscuring the view of the Roadhouse. He suggested putting something like the bocce ball court parallel to Alpine instead of up against the adjacent neighbor. He said he likes the design of the buildings. He said the Commission is struggling with what belongs in the view corridor – if it should be only the natural landscape and

any other intrusion should be mitigated, or if there is a place in the view corridor for handsome structures. He said he rarely notices the club unless there is intense activity at the entryway, and it is not that obtrusive. He said when the landscaping was removed from the edge of Alpine Road, the parking lot became more visible, but he agrees with Vice Chair Breen that softening the area with modest-sized native planting would screen the view of the cars. He said lighting is different for this site versus most other sites the ASCC looks at, because the site has such intense quasi-public use. He said there are times when there are a lot of people, and safety is a real concern, particularly in the winter, considering the staircases, elevation changes, sidewalks next to driving areas, etc. He is supportive of path lighting assuming the lights are turned off when the club is closed. He said the east elevation of the building looks obtrusive and massive; however, that is not the view from Alpine. He said the applicant should provide illustrations that will better show the real visual impact of the project in ways the elevation renderings cannot.

He said if there is any barbecue outdoor cooking area, it should be moved to the south side of the Roadhouse. Chair Ross said if the applicant could preserve the interior spaces as desired and lower the overall height by a of couple feet, he could support that. He said he would support a variance for the height of the building if necessary. He said he would put the most emphasis on finding a way to reduce the impact on the neighbors.

Planning Director Pedro noted that the Planning Commission did not encourage a height variance for the club house because they would have to make specific findings that there are special circumstances applicable to the property such as topography, size, or shape of the lot, etc. that would support the granting of a variance. She said the applicant needs to be directed that if they pursue a variance, findings need to be made that could support it.

In response to Vice Chair Breen's question, Planning Director Pedro said the proposed vertical height is 5 feet taller than allowed, and the overall height is 4 feet taller, including the chimney. Vice Chair Breen said she loves the design and said seeing the ridge behind the roofline is very attractive. She said she would like to make this work and asked the applicant if there was any way to pull down the first story. Mr. Scates said they anticipate reducing the floor-to-floor height some, but they have to be mindful that it is a commercial building with commercial mechanical systems, and a fairly large activity room. He said the building right now is 11'6" floor-to-floor and they are proposing 12'6", doing that by suppressing the building further. He said, however, because of the way the ordinance is written, they're penalized for that. He said they could sink the entire building and still have the same problem because it increases the overall height measurement.

Chair Ross said he is not troubled by the height because the geometry of the building as viewed from Alpine Road is higher and close to the floor line. He said from there it feels like a slightly tall one-story building. He said the fact that the building is cut in deeper is what causes the violation of the height ordinance, not because the building is being pushed up. He said the new building is in fact shorter than the existing building. Chair Ross said if it was possible to bring the outside tip of the shed down a bit, to come down on the short side and flatten it slightly to decrease the overall height, that it might be a good solution.

Mr. Scates said his team has been trying to think of a way to handle this problem and has been considering various scenarios. He said one of the solutions would make the roofs somewhat flat, which he does not object to, but said they were trying to recall the shed forms. He said with this design, when the highest point is dropped, it compels the need to drop of all of the others. Mr. Scates said they were comfortable with the designs as presented under the assumption

they were complying with the intent, although not the letter, of the ordinance in terms of overall sense of mass.

The applicant asked where the ASCC's recommendation on a variance would come into play with the Planning Commission's findings if the applicant decided to seek a variance for height. Chair Ross said the Planning Commission is an autonomous body and is not required to follow the ASCC's direction.

John Murray said he attended the Planning Commission meeting. He said one of the commissioners seemed okay with the variance, but he didn't sense the others were opposed to it, but were just not vocal about it. He said the Planning Director's perception was different than his.

Planning Director Pedro said the Planning Commission would have to make all six positive findings per the municipal code. For example, she said there may be difficulty finding that this property is being deprived of privileges enjoyed by other properties by not granting the variance or that the applicant is being granted a special privilege that is inconsistent with limitations on other properties in the vicinity and zone. Planning Director Pedro said she is bringing up the issues so that the correct expectations are set and the applicant can decide the most appropriate path to take.

Planning Director Pedro said the next step would be for the applicant to make changes to the plans, getting them as complete as possible, bring it back for a second preliminary review with or without a variance request, depending on what they choose to do, and have the Planning Commission review it again. She said the ASCC would also want to have more information before they leaned one way or the other regarding support of a variance.

Vice Chair Breen said they should consider modifying the height. Commissioner Sill said he would not support the project as-is without another attempt to mitigate the height.

Joyce Chung said there have been a lot of discussions about flattening the roof and the unintended consequence would be a bigger, boxier building. In response to Vice Chair Breen's comments, Ms. Chung said they discussed window treatments and light. She said they have discussed tinting the glass and are using shades that will come down and block the light in the evenings. She said the room alongside the windows is the dining room, and the Alpine room is interior to that, with the rooms on separate light controls. She said they could have shades on the clerestory windows that would block all the light.

Mr. Scates said use of shades at night is also positive to the interior, creating more a sense of containment and protection from the outdoors whereas in the daytime they are looking to blur the distinction between indoors and outdoors. He said they understand the concern about light in Portola Valley, but said there is also something quite comforting about being in a very dark environment and getting a warm glow coming from a building that looks inviting. He said they will not see the source of the light, glare, or light trespass.

The applicant asked for guidance on the fencing at the Roadhouse because they would prefer the pool and the Roadhouse not be separated by a tall fence. Vice Chair Breen said if they remove the fence, they are bound by a 4-foot open rail fencing. She suggested an inside fence, at the back of the Roadhouse, that connected with a gate. Chair Ross said alternately they could leave the fence the way it is, but it does not afford a street view of the Roadhouse. He said he would prefer that the Roadhouse was visible, but still allow the applicants to use that

fence as security for the property. He said he would be happier to see the current fence replaced by a tall transparent fence, but said that may not fit within the variance requirements.

Mr. Scates asked, since there were some complicated issues that involve both the ASCC and the Planning Commission, if there could be a joint session to work out some of these things. Chair Ross said that made a lot of sense. Planning Director Pedro said perhaps the next preliminary review could be a joint meeting. In response to Vice Chair Breen's questions, Planning Director Pedro said the variance for the existing 6-foot-tall solid fence was granted by the Planning Commission because of the nursery school use.

Planning Director Pedro said the next step would be for the applicant to provide revisions to the Town based on the feedback and then bring the project before both Commissions for a second preliminary review.

(7) ADJOURNMENT