



TOWN OF PORTOLA VALLEY
Ad Hoc Housing on Town Owned Property Committee
Tuesday, July 11, 2017 – 3:30 p.m.
Council Chambers (Historic Schoolhouse)
765 Portola Road, Portola Valley, CA 94028

Agenda

1. Review Remaining Title Reports
2. Report by Town Manager on Communications Subcommittee work
3. Discussion of Committee's Next Steps
 - Further Duties for Committee
 - Reporting of findings to Town Council

Town-Owned Property Assessment Report-April 10, 2017 (A List), Committee recommended Parcel #s 1, 3 and 27 for further study										
ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Other Notes	Legal Issues
1	076-270-080 076-270-050	11.19	Town Center	R-E/3.5A/SD-2/D-R	Community Park	PV School District sold land to Town in 1976 for \$120,000.	Sewer line on Portola Road	Pf/Sun	<ul style="list-style-type: none"> Portola Road scenic corridor Fault line over portions of parcel 	
3	077-272-010	7.67	Ford Field and Open Space Preserve	OA(R-E/2A/SD-2)	Community Park	Grant Deed dated 2/24/71 to acquire land from Hare Brewer and Kelley for \$90,000. (Reso. 34-1965)	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> Baseball diamond and parking lot In Los Trancos Creek setback area Public Park, scenic corridor, well-used Alpine Trail Ingress/egress driveway easement (Kelly property) 	
4	076-280-140	3.03	Springdown Open Space (parcel 1)	R-E/3.5A/SD-2/D-R	Community Park/Preserve	Agreement of Sale with the Goodsteins dated April 7, 2000, purchased land for \$1,625,000	Sewer line on Portola Road	Sbr/Pf	Open space preserve, half of the open space. See parcel ID #31.	Deeded for Open Space purposes. Grant Deed June 29, 1982
12	080-250-160	16.04	Land: 0 Alpine (Bovet Pk, Parcel C)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement		Sun/Pd/Ps/Md	Long narrow strip of land along Alpine road ROW. Max width ~100' with alpine road running through the land.	Deeded for Parks and Recreation purposes. Grant Deed September 5, 1975
19	076-330-050	0.30	Land: 0 Skyline	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway	Landslide property	Septic	Pmw	<ul style="list-style-type: none"> Intersection of old la honda road and skyline, corner of intersection. Used to be centerline of Old Ridge Road ROW. Remainder parcel. Skyline is a scenic highway, no tree or vegetation removal within 100' Pmw geo designation: steep to very steep slopes, fractured bedrock 	
20	077-080-120	3.56	Land: 140 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Westridge developers offered the steep lot to the Town as open space in October 21, 1971.	Septic	Ps/Ms	<ul style="list-style-type: none"> Moving shallow landslide, trail easement and scenic easement over portions of property. 	Gifted to the Town with the Intent as open space. "This land adjoins a scenic easement and would be a logical addition to it and the open space program, which we hope the community would be able to enjoy" Westridge Subdividers, Ltd. October 20, 1971
25	080-241-400	2.25	Land: 0 Los Trancos Parcel F	R-E/3.5A/SD-2/D-R	Neighborhood Preserve/Residential Open Space Preserve	Par. F Blue Oaks Sub. Rsm 128/64-92 Open Space - Trail. Redberry Preserve	Septic	Sbr/Pf	<ul style="list-style-type: none"> Skyline is a scenic highway, no tree or vegetation removal within 100' 	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% (13.2 acres total) land requirement for park and recreation areas.
26	080-241-390	7.85	Land: 0 Los Trancos Parcel D	M-R/7.5A/SD-3/DR	Neighborhood Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Sbr/Ps/Pd	<ul style="list-style-type: none"> Adjacent to 2 water district parcels Adjacent to 0.12 parcel acquired from Los Trancos County Water District in 2015 that is subject to MROPSD conservation easement Lake Trail/Old Spanish Trail pass through N and S ends of parcel Relatively steep near NE end of parcel Possible access via adjacent Lake Road cul-de-sac Subject to Blue Oaks "open space neighborhood preserve purposes", "for passive recreational use" Land flattens adjacent to lake 	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% land requirement (13.2 acres total) for park and recreation areas.

27	080-241-380	13.00	Land: 0 Los Trancos Parcel C	R-E/3.5A/SD-2/D-R	Residential Open Space Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Ps/Pdf/Sls	<ul style="list-style-type: none"> Los Trancos Creek and road setbacks means only narrow strip at center of parcel would be developable Open space easement 	Portions of the parcel (3.1 acres) required to make up for 5% land dedicated to Town for the subdivision. The entire parcel dedicated as open space on the final map. July 1998
29	080-250-080	4.46	Land: 0 Alpine (Bovet Strip Park)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement	Septic	Pd/Sun	Long narrow strip of land along Alpine road ROW.	Deeded for Parks and Recreation purposes. Grant Deed March 1, 1965
31	076-280-150	3.10	Land: Springdown Parcel #2	R-E/3.5A/SD-2/D-R	Community Park/Preserve	April 7, 2000, Agreement of Sale with the Goodsteins for \$1,625,000	Sewer line on Portola Road	Sun/Pf	Open space preserve, half of the open space. See Parcel ID #4.	Deeded for Open Space purposes. Grant Deed June 29, 1982
32	076-170-030	11.81	Land: Kersten Parcel	R-E/3.5A/SD-2/D-R	Conservation Residential	Dangler Open Space Preserve donated to Town in 2005. A trail project started after the Kersten family donated what is now the Herb Dangler Preserve. Along with the donation of the property an additional \$25,000 was included for trail construction and maintenance. With this seed money the Trail Committee began working with the Public Works department to design an extension to the existing trail system. In December 2007 Bill and Jean Lane donated an additional \$25,000 towards the construction costs and the Trails Committee allocated \$10,000 from the FY70/08 trails budget to cover the estimated cost of \$60,000. The budget and initial design was approved by the Town Council on December 7, 2007.	Septic	Md/Od/Sls	Landlocked. No access except through Town of Woodside.	Deeded for Open Space purposes. Grant Deed November 29, 2005
33	077-212-140	2.50	Land: Shady Trail/Westridge	R-E/2A/SD-2a	Low Intensity Residential	Formerly Michael Tevis property. Town purchased flag lot to preserve as open space in November 16, 2007. Town contributed \$100,000 from Open Space Acquisition Fund. Per resolution 2373-2007, residents of the Town contributed the balance of the purchase price so \$1,595,000 to the Town to assist with the purchase to keep it in its open space condition.	Sewer line on Golden Hills	Sun/Ps		Deeded for Open Space purposes. "This land being transferred is to be kept in its natural state consistent with public safety, no structure may be placed or constructed on the land and no parking shall be allowed on the land". Grant Deed November 16, 2007

Town-Owned Property Assessment Report-April 10, 2017 (B List)

ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Legal Issues
11	080-250-430	0.160	Land: 0 Alpine	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Ps	encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). Id does provide that the open space easement could be abandoned pursuant to Section 51061 (attached hereto).
13	080-250-440	0.700	Land: 0 Alpine (Portion Parcel 2 of PM)	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Sbr/Ps	encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). Id does provide that the open space easement could be abandoned pursuant to Section 51061 (attached hereto).
30	079-181-220	0.017	Land: Cima Way	R-1/15M	Low-Medium Intensity Residential	Agreement of Sale 11/30/81, town purchased from SMC for \$152.00 for ROW street	Septic	Sbr	Small sliver of road ~740SF that part of the ROW

Town-Owned Property Assessment Report-April 10, 2017 (C List)

ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Other Notes
14	076-192-090	1.150	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Burroughs property dedicated to the Town as neighborhood preserve, December 31, 1974	Septic	Md	Landslide parcel
16	076-184-030	0.980	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlands landslide parcels given to town
17	076-181-150	2.040	Land: 0 Buena Vista	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlands landslide parcels given to town
18	076-181-160	2.060	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic/TBD County	Md	Woodside Highlands landslide parcels given to town
21	076-244-020	1.210	Land: 0 Tynan	R-E/1A/SD-1a	Conservation Residential	Town acquired Tax Delinquent Parcel as open space in June 3, 1975.	Septic	Md	Landslide parcel

Town-Owned Property Assessment Report-April 10, 2017 (Not considered)

ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Other Notes
2	079-123-120	4.580	Rossotti Field and Parking	OA(R-E/1A/SD-1)	Community Park	In January 1981, the Town purchased the property from Beltramo and Rossotti for \$312,000. Condition is for land to be used only for parking, recreational or open space purposes. The agreement notes that "open space purposes" shall not be construed to include residential uses.	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> • Only regulation-sized soccer field in Town; well-used • Annual parking lot lease with Alpine Beer Garden • In Los Trancos Creek setback area (55 ft from top of bank) • 2 equestrian easements • Alpine Road scenic corridor • Sale Agreement prohibit residential use
9	077-272-020	0.250	Land: 0 Alpine	OA(R-E/2A/SD-2)	Community Park	~20' x 150 long narrow strip of easement next to Ford Field, 18-RSM-PG048	Sewer line on Alpine Road	Sun	
10	076-192-260	0.700	Land: 0 South Court	R-E/1A/SD-1a	Conservation Residential	Motmans gave the land to the Town for open space purposes 2/26/1976.	Septic	Md/Pd	Landslide Parcel at top of wayside road
15	080-511-050	0.980	Land: 0 Valley Oak (Lot T, 1' strip PVR)	PC/2A/SD-1	Conservation Residential	Lot T of PV Ranch, ROW along Valley Oak St.	Septic	Sun	1' strip of land that runs along valley oak
22	080-432-010	6.400	Land: 0 Bear Paw (Frog Pond)	PC/2A/SD-1	Neighborhood Preserve	Lot E of PV Ranch Subdivision. Grant Deed to Town 9/26/75 for Park and Recreation Purposes.	Sewer near PV Ranch	Sun	Deed prohibit construction of permanent building on land and reversion of title to the grantor in the event the property is not used for PR purposes or in the event the conditions of the deed is violated.
23	077-080-220	0.024	Land: 0 Escobar	R-E/2.5/SD-2.5	Low Intensity	Long narrow strip along Escobar ROW per parcel map 4PM-PG003, Sept. 1967	Septic	Sbr	Part of 30' x 350' emergency easement
24	080-241-430	0.131	Land: 0 Los Trancos	M-R/7.5A/SD-3/DR	Scenic Corridor &	bottom of valley	Septic	Pd/Ps	
28	079-151-280	0.250	Land: 0 Portola	R-E/1A/SD-1a	Low-Medium Intensity	Town purchased land as part of flood control work (bridge) work in March 3, 1988	Sewer line on Portola Road	Sun	Town purchased land to facilitate construction of Portola Brookside bridge
34	076-262-020	0.080	Land: 815 Portola Rd	R-E/3.5A/SD-2/D-R	Scenic Corridor &	Acquired as part of Christ Church LLA, Part of PV Town Center parking lot.	Sewer on Portola Road	Pf	