



# TOWN OF PORTOLA VALLEY

7:00 PM – Special Meeting of the Planning Commission  
Wednesday, June 29, 2022

**THIS SPECIAL MEETING IS BEING HELD  
VIA TELECONFERENCE ONLY**

## SPECIAL MEETING AGENDA

**Remote Meeting Covid-19 Advisory:** On September 16, the Governor signed AB 361, amending the Ralph M. Brown Act (Brown Act) to allow legislative bodies to continue to meet virtually during the present public health emergency. AB 361 is an urgency bill which goes into effect on October 1, 2021. The bill extends the teleconference procedures authorized in Executive Order N-29-20, which expired on September 30, 2021, during the current COVID-19 pandemic and allows future teleconference procedures under limited circumstances defined in the bill. Portola Valley Town Council and commission and committee public meetings are being conducted electronically to prevent imminent risks to the health or safety of attendees. The meeting is not available for in-person attendance. Members of the public may attend the meeting by video or phone linked in this agenda.

Below are instructions on how to join and participate in a Zoom meeting.

### **Join Zoom Meeting Online:**

Please select this link to join the meeting:

<https://us06web.zoom.us/j/85809970714?pwd=b0UzTjcxRFJMTkdDS0hkV21DK3ZUQT09>

Or: Go to Zoom.com – Click Join a Meeting – Enter the Meeting ID

**Meeting ID:** 858 0997 0714 **Passcode:** 996479

### **Or Telephone:**

1.669.900.6833

1.888.788.0099 (toll-free) Enter same Meeting ID

\*6 - Toggle mute/unmute.

\*9 - Raise hand.

Meeting participants are encouraged to submit public comments in writing in advance of the meeting. Please visit [www.portolavalley.net/housingelement](http://www.portolavalley.net/housingelement) for detailed instructions on how to submit comments on the Housing Element or email them to [housing@portolavalley.net](mailto:housing@portolavalley.net) All comments received are included in the public record.

We encourage anyone who has the ability to join the meeting online to do so. You will have access to any presentations that will be shown on your screen and can easily provide comments using the “raise your hand” feature when the Chair calls for them.

Residents have asked to see the number of attendees in Zoom webinar-meetings. You can visit the site at <https://pv-zooms.rungie.com/> which will show a list of meetings. Clicking on a meeting will then display all participants and attendees in the meeting, as well as those who had been in the meeting but have left. The site will only show meetings once they have started, and the first participant has joined.

## **7:00 PM - CALL TO ORDER AND ROLL CALL**

Commissioners Hasko, Targ, Taylor, Vice-Chair Goulden, Chair Kopf-Sill

## **ORAL COMMUNICATIONS**

Persons wishing to address the Planning Commission on any subject not on the agenda may do so now. Please note, however, that the Planning Commission is not able to undertake extended discussion or action tonight on items not on the agenda. Comments will be limited to three minutes.

## **OLD BUSINESS**

1. Draft Housing Element Discussion

## **COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS**

2. Commission Reports
3. Staff Reports

## **ADJOURNMENT**

### **ASSISTANCE FOR PEOPLE WITH DISABILITIES**

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

### **AVAILABILITY OF INFORMATION**

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. Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley Library located adjacent to Town Hall.

### **PUBLIC HEARINGS**

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



## TOWN OF PORTOLA VALLEY STAFF REPORT

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**TO:** Planning Commission

**FROM:** Laura Russell, Planning & Building Director

**DATE:** June 29, 2022

**RE:** Public Review Draft Housing Element

### **RECOMMENDATION**

Staff recommends that the Planning Commission receive a report, take public comment, and provide any additional feedback for consideration by the Town Council on the Public Review Draft Housing Element.

### **BACKGROUND**

The purpose of this report is to provide the Planning Commission with updates from the Ad Hoc Housing Element Committee (AHHEC) meeting on June 20, 2022 and receive comments and feedback from the Planning Commission on the Draft Housing Element to be presented to the Town Council. Following Council review, edits will be incorporated into the Draft Housing Element Update and then submitted to the California Department of Housing and Community Development (HCD) for review and certification. Consistent with statutory requirements, the Housing Element must be certified by HCD and adopted by the Town by January 2023. After that, there is a 120-day period for the Town to work with HCD on certification; however, it should not be thought of as extra time for the Town. Rather, it is an opportunity to resolve any final issues with HCD.

### **DISCUSSION**

At the June 20, 2022 meeting, the AHHEC reviewed Planning Commission questions and concerns from the June 15, 2022 meeting. The agenda included a summary report from the June 15<sup>th</sup> Planning Commission meeting and a request for consideration of feedback from that meeting with respect to the Opt-In program, ADU/JADU production, decreasing the buffer, an update about the legal status of Ford Field Park, and a new suggestion from two

Planning Commissioners to include a “sunrise” approach, a provision that would trigger only if the Town was not meeting its unit production over the 8-year period.

The discussion below follows the following format: Planning Commission question/concern from the June 15<sup>th</sup> meeting, additional staff analysis, AHHEC recommendations, and questions for the Planning Commission.

#### Opt-in Rezoning Program

*Feedback:* There were significant concerns about the Opt-in Rezoning Program expressed by some Commissioners.

*Staff Analysis:* The Opt-in Rezoning Program represents a small number of units in the Draft Housing Element, currently including 12 units at the above moderate income level. The Committee has previously expressed some concern about this program. However, this is one way to distribute some units throughout the community and could provide an alternative type of housing units for residents looking for a housing type other than large single family detached housing.

Staff has revisited the Housing Sites Summary to prepare an alternative for the Commission to consider. One possible approach is to remove the Opt-in Program, add a very small number of SB9 units, and reduce the buffer for the above moderate income category. That scenario is shown in Table 2. The result is a projection of 114 units instead of 120 and a 15% buffer instead of 21% buffer for above moderate.

*AHHEC Recommendation:* A strong majority preferred to maintain the Opt-In approach as an alternative to SB9 that provides more local control and enables disbursement, a priority indicated by the community.



Table 1- Potential Revision to the Housing Sites Summary

	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income	Total
2022-2031 RHNA	73	42	39	99	253
<b>Land Resources</b>					
Pipeline & Pending Projects	0	17	7	28	52
Projected ADU Development	28	28	28	8	92
<b>Vacant Sites</b>					
Ford Field Housing Site	50	0	0	0	50
4395 Alpine Rd Housing Site	2	4	5	12	23
<b>Non-Vacant Sites</b>					
Glen Oaks Housing Site	0	0	2	27	29
4370 Alpine Rd Housing Site	0	0	0	9	9
<b>Affiliated Housing Sites</b>					
Sequoias Affiliated Housing Site	0	0	5	18	23
Christ Church Affiliated Housing Site	0	0	0	6	6
Ladera Church Affiliated Housing Site	8	2	0	0	10
<b>Senate Bill 9 Sites</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>
<b>Opt-in Rezoning Program Sites</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>
Total Unit Potential	88	51	47	<b>120 114</b>	<b>306 300</b>
Buffer Provided	21%	21%	21%	<b>24 15%</b>	<b>24 19%</b>

## Commission Questions:

- **Should the Opt-in Program be removed from the Draft Housing Element?**
- **If so, is inclusion of 6 SB9 units appropriate?**
- **If not, would the Commission like to see any revisions to the Opt-in Program to reduce potential neighborhood impacts, such as a reduction in the number of units or potential unit configuration?**

No Net Loss Law and Recommended Buffer

*Feedback:* Why is the buffer needed and why does the buffer need to be so large?

*Staff Analysis:* The AHHEC discussed the buffer concept at their October 18, 2021 meeting; the [zoom video](#) includes this discussion at timestamp 2 hours 10 minutes. For further guidance on the HCD recommended buffer of 15 to 30%, staff has attached a "RHNA Buffer Summary Memo" issued by 21 Elements (see Attachment 1). The No Net Loss Law (Government Code section 65863) requires adequate sites be maintained throughout the planning period to accommodate the remaining RHNA by income category. Below is an excerpt from this memo:

*A jurisdiction must make sure it maintains sites that can accommodate both the number of units projected and number of units at each income level. Unless jurisdictions have more sites in their Housing Element inventory than the minimum required, they may fall out of compliance if they:*

- 1. Reduce a site's residential density, or*
- 2. Approve development applications with fewer units on the site than identified in the Housing Element; or*
- 3. Approve development applications with higher income units than stated in the Housing Element.*

*Since it is likely that developments will have fewer affordable units than jurisdictions assume in their Housing Element, a buffer of 15-30+ percent of RHNA is highly recommended. The buffer can be in the form of including additional sites or projecting site capacity at less than the maximum density.*

*AHHEC Recommendation:* The Committee was split on lowering the buffer for moderate and above moderate categories to 15% versus maintaining all categories at 20%.

Commission Questions:

- **Should any additional refinements to the buffer be made?**
- **If so, what should be changed?**

#### ADU/JADU Production

*Feedback/Questions:* There was Planning Commission discussion about the ADU allocation and whether additional ADUs/JADUs should be included in the projection.

*Staff Analysis:* The AHHEC based their recommendation on income allocation on a guidance memo from 21 Elements and the Association of Bay Area Governments (ABAG) that summarizes an [analysis of ADU affordability](#).

Regarding ADU/JADU projections, 21 Elements' "Using ADUs to Satisfy RHNA" memo specifies that the estimate should be based on the average number of ADU building permits issued since 2018 (see Attachment 2). However, if numbers were low in 2018 or 2019 and higher from 2020-2022, a jurisdiction could potentially use 2019-2021 or 2020-2022 as the baseline. However, a logical methodology must be provided for justification. Town staff provided this justification in the Public Review Draft Housing Element and discussed the proposed 92 ADU/JADUs included in the Sites Inventory with HCD prior to releasing the Public Review Draft. HCD recommended the Town include additional incentives because the ~11 units/year seemed high given the past 3-year and 5-year averages are between 7 to 8 units/year. Additional incentives were added to Programs 7-6 and 7-7 in response to this recommendation and included in the Public Review Draft Housing Element.

The Town went through the process of updating its Municipal Code in 2021 to be consistent with State law related to ADUs and JADUs. At that time, there were significant concerns about certain portions of State law and their impact on rural character and fire safety. Most notably, residents were concerned about 4' setbacks allowed in State law.

*AHHEC Recommendation:* The Committee unanimously rejected using ADU/JADUs to achieve the Town's very-low-income category asserting it would not be a viable approach with HCD. The Committee was split on smaller increases to ADUs/JADUs and requested they be evaluated separately.

Commission Questions:

- **Should any additional changes be made to the ADU/JADU projection or allocation method?**

#### Legal Status of Ford Field

*Feedback:* At the June 15 Planning Commission meeting, Susan Ford Dorsey, the widow of Thomas Ford, stated that he had dedicated the Ford Field site to the Town on two conditions: (1) that the property be retained as open space in perpetuity and (2) that the field be named after his mother Dorothy Ford. Planning Commission asked for clarification on the legal status of Ford Field.

*Staff Analysis:* Staff has had preliminary communications with Ms. Ford Dorsey and is continuing review of the site history. Based on the documentation in the official Town records, the Town purchased Ford Field from Hare, Brewer & Kelley, Inc. in 1971. At the time, Hare, Brewer & Kelley also owned the adjacent property located in Santa Clara County and, as part of the transaction, reserved an easement across the Ford Field site to access the adjacent property. The title report shows no open space restrictions other than two deed restrictions the Town accepted as a condition of the State grant money. These deed restrictions only pertain to the baseball field, not the open space portion of the site. The property is currently zoned OA/RE.

Given the Town has control of Ford Field, the Town can determine density and design with an affordable housing developer and can restrict the use of State Density Bonus. The AHHEC supports preservation of the primary Oak trees at the site if possible.

As background, designating a portion of the Ford Field site as an affordable housing site has been considered in the past. In fact it was one of the top four sites considered by the Ad Hoc Housing on Town Owned Property Committee formed by the Town Council in 2016 as part of the [Housing Strategic Plan](#). This committee examined approximately 35 town owned properties.

*AHHEC Recommendation:* A majority supported affordable housing at Ford Field Park based on the conclusion it was the only realistic path to the required number of very low-

income units, other than increased development at Nathhorst which was strongly opposed by the Nathhorst neighbors.

#### “Sunrise” Programs or Sites

*Feedback:* Two Planning Commissioners were interested in pursuing what they termed “sunrise” provisions what would be added if the Town was not meeting its numbers during the eight-year period. This was a new idea that was not discussed in great detail but potential suggestions included increasing the number of ADUs/JADUs or perhaps having sites that were added later in the eight-year period. A subcommittee of the Planning Commission was formed to develop this idea more; Commissioners Targ and Taylor are supplying a Colleagues Memo for consideration by the full Commission.

*Staff Analysis:* There are implications to increasing the number of ADUs/JADUs significantly beyond what is included in the Draft Housing Element. It will be challenging to provide a rationale to HCD to support these units. As mentioned above, there have been community concerns about ADUs that should also be taken into consideration in the priority balancing.

*AHHEC Recommendation:* A strong majority rejected the Sunrise approach based on the limited information available at the time. The discussion suggested many felt this approach would prolong the process with delayed negative community impact and confusion, and add complexity. The Committee understands that a subcommittee of the Planning Commission has been created to further evaluate this approach.

#### Commission Questions:

- **Is the Commission interested in exploring “sunrise” provisions that would come online only if the Town is not meeting its unit production during the eight year cycle?**
- **If so, what should be considered?**

#### General Plan Consistency

*Feedback/Question:* How will the Housing Element update impact consistency with other elements of the General Plan?

*Staff Analysis:* Given the high RHNA allocation and related State laws, the Housing Element update will represent a meaningful change to the community; multifamily zoning is being considered and sites are being identified for housing development. Therefore, other elements of the General Plan will need to be amended to be consistent. This is a common practice as part of a housing element update.

The technical team (Planning staff, Town Attorney and consultants) will review the General Plan and identify areas that are inconsistent with the Draft Housing Element and create an annotated document. The Committee of Committees will be convened to review the areas of inconsistency and provide feedback. Staff will then bring suggested revisions to the

Planning Commission for review. The proposed changes to the other elements of the General Plan will be reviewed and approved by the Town Council at the same time as the Housing Element, zoning amendments, and environmental review.

#### Glen Oaks Site

Although this site was not discussed by the Planning Commission on June 15<sup>th</sup>, the AHHEC also provided feedback on the Glen Oaks site. There was general consensus to preserve the equestrian use if possible to maintain the Town's rural equestrian character and mitigate some of the density along Alpine Road.

Commission Questions:

- **Is the Commission interested in pursuing alternative approaches to the site to see if an equestrian use can be preserved?**

### **PUBLIC REVIEW DRAFT HOUSING ELEMENT**

The Draft Housing Element is available online at [www.portolavalley.net/housingelement](http://www.portolavalley.net/housingelement). Staff has prepared a memo with guidance on reviewing the Draft Housing Element (Attachment 3). Significant portions of the Draft Housing Element are required by HCD and serve as background for the analysis and proposed policies. The key policies are contained within Section 6 and 7; as such, staff recommends that the Commission focus its comments on these sections. Of course, the Commission and public are welcome to make comments on any aspect of the Draft Housing Element.

The document has been distributed to the community through the Town's website, eNotification (over 450 members), PV Forum, social media, and direct email to the Town's committee members, businesses, and institutions. Town committees were invited to discuss the Housing Element on their upcoming agendas and provide comments to the Town Council. Comments are requested by July 8, 2022.

### **NEXT STEPS**

At the end of the 30-day comment period (July 8<sup>th</sup>), staff will compile the comments received from the public, Planning Commission, and AHHEC and present to the Town Council for consideration. Based on Town Council direction, staff and consultants will incorporate edits into the Draft Housing Element and then send to HCD for initial review. Initial review comments from HCD are anticipated in **mid-October 2022**. Once HCD comments are received, staff and the consultant team will update the draft based on HCD's comments and then seek additional public feedback prior to formal adoption of the Housing Element.

During the summer, staff and the consultant team will begin working on the zoning code amendments necessary to implement the Draft Housing Element. Due to the details of State law, the Town Council directed staff to complete the zoning changes for adoption by January 2023 to maintain as much local control as possible. The AHHEC will review the proposed zoning amendments, then they will come to Planning Commission for further refinement.

Environmental analysis under the California Environmental Quality Act (CEQA) has begun. The Initial Study/Mitigated Negative Declaration (IS/MND) will be available in late summer 2022.

**ATTACHMENTS**

1. 21 Elements RHNA Buffer Summary Memo
2. 21 Elements Using ADUs to Satisfy RHAN Memo
3. Guidance on Reviewing the Draft Housing Element - Memo

The Draft Housing Element is available online at [www.portolavalley.net/housingelement](http://www.portolavalley.net/housingelement).

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# NO NET LOSS LAW AND THE RHNA BUFFER

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## Summary of No Net Loss Requirements Law

This memo summarizes why it is important to identify more sites than the minimum required for Housing Element certification.

The No Net Loss Requirements Law (Government Code § 65863) ensures that assumptions jurisdictions make in their Housing Elements match what is actually built. A jurisdiction's Housing Element must identify adequate site to accommodate its regional housing needs allocation (RHNA) at all income levels. A jurisdiction must make sure it maintains sites that can accommodate both the number of units projected and number of units at each income level.

Unless jurisdictions have more sites in their Housing Element inventory than the minimum required, they may fall out of compliance if they:

1. Reduce a site's residential density, or
2. Approve development applications with fewer units on the site than identified in the Housing Element; or
3. Approve development applications with higher income units than stated in the Housing Element.

*Since it is likely that developments will have fewer affordable units than jurisdictions assume in their Housing Element, a buffer of 15-30+ percent of RHNA is highly recommended. The buffer can be in the form of including additional sites or projecting site capacity at less than the maximum density.*

## Process

When development proposals are received, jurisdictions must compare the proposal to the assumptions in the Housing Element. If the proposal has fewer units, or different affordability assumptions, jurisdictions must demonstrate:

1. **Buffer**- That their Housing Element has enough of a buffer that there are still available sites to meet the RHNA;
2. **Higher than expected units** - That other developments identified in the Housing Element came in above the assumptions in the Housing Element; or
3. **Developments on sites not in the Housing Element** - That sites not identified in the Housing Element are moving forward with housing.

If none of the above are true, jurisdictions must

4. **Identify other sites**- Identify other sites that are eligible based on the criteria for Housing Element site inventories within 180 days of approval of the development project that created the shortfall.

5. **Rezone** – Identifying other sites may require rezoning to accommodate the shortfall within 180 days after the approval of the development which created a shortfall.

## The RHNA Buffer

To reduce the likelihood of having to rezone, it is a best practice to have 15 to 30+ percent more units listed in the inventory than are required for RHNA. This is especially important for the moderate, low and very low income categories.

HCD allows jurisdictions to use the density of a site as a proxy for lower income, as long as certain statutory requirements are met, counting sites zoned at a minimum of 20 or 30 units per acre as affordable depending on jurisdictional size<sup>1</sup>. This is called the default density. While this policy is helpful in getting a certified Housing Element, it is likely that some sites that were considered affordable in the inventory based on their densities will not actually produce enough or any affordable housing. In this case, the buffer is extremely important because jurisdictions then have the flexibility to use other identify sites to make up the difference. For example:

*In the Housing Element a jurisdiction listed a one acre site, zoned at 30 units per acre. The jurisdiction assumed, for Housing Element purposes, all 30 units were affordable.*

*A few years after the adopting the Housing Element, the jurisdiction gets a proposal for 30 units on the site, but only 5 of those units are affordable.*

*Unless the jurisdiction had a buffer, there would be a shortfall of 25 affordable units and the jurisdiction would need to rezone or show additional capacity somewhere else.*

The need for a buffer or extra sites is most likely to arise in affordable units, because of the default density. However, cities could run into problems with market rate units if developments come in at lower densities than anticipated. For example:

*A jurisdiction listed a 2 acres site, zoned at 15 units per acre, with a total of 30 units above moderate units. If the actual development is 20 units there would be a shortfall of 10 above moderate units.*

The difference can be added together. If both examples happened in the same jurisdiction, they would remain in compliance for above moderate because the shortfall of 10 is more than offset by the 25 extra from the first scenario. However, they would still need to make up the 25 low and very low units on another site or through rezoning.

A jurisdiction can provide a buffer for the RHNA in multiple ways, the most common is including more sites than necessary in the inventory. Other ways to buffer are to be conservative about the capacities of sites in the inventory or rezoning sites to a density above what is needed to accommodate the allocation.

While it is important to be realistic about what can feasibility be built on the inventory sites, these buffers give jurisdictions needed flexibility over the planning horizon to stay in compliance with the law since many factors affect development trends and decisions.

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<sup>1</sup> 20 DUA for suburban jurisdictions; 30 DUA for jurisdictions in a metropolitan county.



## Helpful Links

- [HCD No Net Loss Law Government Code § 65863 Memo](#)
- [HCD Housing Element Site Inventory Guidebook \(Government Code § 65583.2\)](#)

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# USING ADUS TO SATISFY RHNA

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## Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

## Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

## Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

Percent	Income Category
30%	Very low income
30%	Low income
30%	Moderate income
10%	Above moderate

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

## Sample Housing Element Write Up

*The following is what a jurisdiction might include in their sites inventory section of the housing element.*

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

Year	Building Permits
2017	2
2018	1
2019	10
2020	15
2021	10
2022	16 (estimate based on first 6 months)

Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

Income Category	Percentages	Totals
Very low	30%	30
Low	30%	31
Moderate	30%	31
Above moderate	10%	10

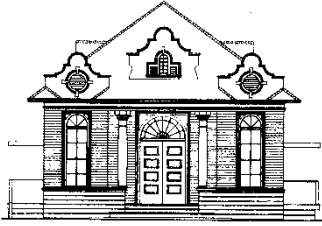
Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

	V Low	Low	Mod	Above Mod	Total
RHNA	200	200	100	200	700
Pipeline / Approved Units	0	0	0	0	0
ADUs	30	31	31	10	102
<i>Remaining RHNA</i>	170	169	69	190	598

### ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

TO: Town Council  
 Planning Commission  
 Ad Hoc Housing Element Committee  
 Town Committees  
 Town Residents

FROM: Laura C. Russell, Planning & Building Director

DATE: June 8, 2022

RE: **Public Review Draft Housing Element and Guide to Providing Comments**

The Public Review Draft Housing Element is now available for review and comment. This draft is the culmination of 10 months of work by the Ad Hoc Housing Element Committee with the benefit of extraordinary public participation. This memo provides a brief explanation of what is included in the Draft Housing Element and how to participate in the process. A background section follows for people that are new to the process. Extensive additional information is at [www.portolavalley.net/housingelement](http://www.portolavalley.net/housingelement).

The Housing Element is required to follow highly detailed State laws and is required to include certain information. Staff recognizes that some of these requirements make the document difficult to navigate and review. The table below provides guidance on the sections and how the community may wish to focus its review and comments.

The Public Review Draft Housing Element includes the following sections:

	Contents	Notes
Section		
1.	<b>Introduction:</b> Explains the purpose, process, and contents.	
2.	<b>Housing Needs Assessment:</b> Includes an analysis of population and employment trends, the Town's fair share of regional housing needs (RHNA), household characteristics and the condition of housing stock.	This background contributed to the analysis on the types of housing that are needed by existing and future residents. Highlights have been previously reviewed by the Town Council, Planning Commission, and residents at a Community Meeting

3.	<p><b>Affirmatively Furthering Fair Housing (AFFH) Summary:</b> Summarizes the ways the Town is affirmatively furthering fair housing under the requirements of Assembly Bill 686. Affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”</p>	<p>This is a summary of the full report in Appendix C.</p> <p><b>The Action Plan repeats some of the Programs that are in Section 7 but organized according to AFFH issues.</b></p>
4.	<p><b>Constraints:</b> Reviews governmental constraints, including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions that may impede the development, preservation, and maintenance of housing.</p>	<p>This section captures many factors the Town cannot change.</p> <p><b>Reviewers are encouraged to focus on the things the Town can influence and whether the constraints have been adequately described.</b></p>
5.	<p><b>Resources:</b> Identifies resources available for the production and maintenance of housing, including a discussion of federal, state, and local financial resources, regulatory resources and programs available to address the Town’s housing goals.</p>	<p>This section includes a wide range of financial and institutional resources that may not be appropriate for any one project but can be referenced quickly in the future.</p>
6.	<p><b>Adequate Sites:</b> The land suitable for residential development to accommodate the Town’s RHNA.</p>	<p>This is a very important section and includes the Housing Sites Inventory.</p> <p><b>Reviewers are encouraged to focus on this section with special attention on which sites have been selected, the density level of those sites, the Opt In Rezoning Program, and Affiliated Housing.</b></p>
7.	<p><b>Goals, Policies, and Programs:</b> Details specific goals, policies, and programs the Town will carry out over the planning period.</p>	<p>This is a very important section and includes the key components of the Town’s housing plans.</p> <p><b>Reviewers are encouraged to focus on this section with special attention on the goals and policies and whether the program actions are appropriate.</b></p>
<b>Appendices</b>		
A	<p><b>Community Engagement:</b> Details the Town’s robust community engagement program.</p>	<p>This summary includes detailed information about the engagement process and is included for information only.</p>
B	<p><b>ABAG Housing Needs Data Report</b></p>	<p>This is a background document prepared by the Association of Bay Area Governments (ABAG) and is included for information only.</p>

C	AFFH Report and Fair Housing Action Plan	This is a very detailed report that closely follows the guidance from the State. It was prepared by a nationally recognized consultant that specializes in fair housing. The Town does not have much discretion to change what is included.
D	Evaluation of Past Performance: Reviews the prior Housing Element to measure progress in implementing policies and programs.	

## Public Comments

Please submit public comments by 5:00 pm on Friday, July 8, 2022.

You may submit comments either in person, my postal mail, or electronically:

1. In person – please visit Town Hall during normal business hours; Monday through Friday 8 AM to 5 PM. Town Hall is located at 765 Portola Road, Portola Valley, CA 94028
2. By mail – please include “Draft Housing Element Comments” in the address line of the envelope. Mail to Town Hall (see address above)
3. Electronically – please email [housing@portolavalley.net](mailto:housing@portolavalley.net) or submit a comment through the “Submit a comment for the Housing Element” button located on the top of the Housing Element Update webpage: <https://www.portolavalley.net/housingelement>

If attaching documents to your comments, please ensure all attachments are in PDF format and are no larger than 1 GB in size. You may consider dropping off larger documents to Town Hall if necessary.

## Next Steps

Upcoming meetings on the Draft Housing Element include the following:

- Wednesday, June 15 – Planning Commission
- Monday, June 20 – Ad Hoc Housing Element Committee
- Town Council is to be determined

After Town Council review, staff will update the Draft Housing Element based on the comments received and submit it to the State Department of Housing and Community Development (HCD) for their review. In the fall, the Town will conduct additional public meetings to update the document according to HCD comments.

To stay up to date on the process, sign up for [eNotices](#) and select “Housing News”

## Background for Those New to the Process

The Housing Element is one of the mandatory elements of the General Plan and serves as the “guiding document on future growth and development” and provides goals, polices, and programs that help the Town plan for the housing needs for all segments of the Town’s population. California municipalities must update their Housing Element every eight years. As described by the California Department of Housing and Community Development (HCD), California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.

State law (Government Code Sections 65580-65589.8) requires that every city/town and county in California adopt a Housing Element approximately every eight years. Portola Valley’s current Housing Element covers the planning period from 2014-2022 and was adopted in 2015. The new Housing Element will cover 2023-2031<sup>1</sup>. In addition, HCD reviews and certifies that each jurisdiction’s Housing Element meets all the requirements of the law. The approval and certification process takes several months.

Every jurisdiction in California receives a target number of homes to plan for. This is called the Regional Housing Needs Allocation or RHNA (pronounced ‘ree-nuh’). Cities/towns do not need to build the housing, but do need to put in place the proper zoning and address constraints so the private sector can build the housing. The RHNA is broken down by income category. Portola Valley’s income specific estimated RHNA is:

<b>Income Level</b>	<b>Number of Units</b>
Very Low Income (<50% of Area Median Income)	73
Low Income (80% of Area Median Income)	42
Moderate Income (80-120% of Area Median Income)	39
Above Moderate Income (>120% of Area Median Income)	99
<b>Total</b>	<b>253</b>

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<sup>1</sup> Some stakeholders use the start date of 2022, because some of the modeling starts in this year. Because Portola Valley’s Housing Element will likely not be adopted until 2023, this report uses the later date.



# TOWN OF PORTOLA VALLEY COLLEAGUES MEMO



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**TO:** Planning Commission

**FROM:** Commissioner Nicholas Targ  
Commissioner Craig Taylor

**DATE:** June 29, 2022

**RE:** Public Review Draft Housing Element

Dear Chair Kopf-Sill and Planning Commissioners:

As you requested at the Portola Valley Planning Commission meeting of June 15, 2022, two Planning Commissioners were appointed to a sub-committee to evaluate and make recommendations concerning certain housing production options included within the Town of Portola Valley ("Town") draft Housing Element ("Housing Element"). The following recommendations are made with respect and appreciation for the significant work of the Ad Hoc Housing Element Committee and the extraordinary work and commitment of time by Town Planning Staff and its consultants.

**Background:**

Several Planning Commissioners at the June 15, 2022, Planning Commission meeting expressed concern, in particular, with respect to two measures included in the draft Housing Element. A sub-committee was formed to identify potential options. The two measures of particular concern include:

- Opt-in Rezoning Program. Concerns relating to this element included, among others: (1) the ad hoc placement of increased intensity within the Town; (2) potential to create disruption within locally affected communities; (3) strong, adverse reaction to the proposal by many Town residents; and (4) establishment of an unwanted economic incentive structure ("prisoner's dilemma") that could lead residents to seek to re-zone their property in fear that a neighbor might seek to rezone their property, first (and devalue the neighboring property). Additional concerns were raised, including, among others, the lack of a stated cap based on the total number of properties that could be rezoned or the number of housing units produced, and the absence of limitations include in SB 9 (e.g., required duration of ownership before re-sale of property).

- Inclusion of the "Ford Field Site" (also known as, the "Dorothy Ford Park") on the "Vacant Sites" List for the potential development of the Town owned property with 50 very-low income units of housing. Concerns relating to this element included, among others: (1) Lack of consistency with the Town of Portola Valley's General Plan, including among other provisions: (a) Major Community Goals, which is included for ease of reference as, Exhibit "A", (b) Open Space Element,<sup>1</sup> (c) Recreation Element,<sup>2</sup> (d) Scenic Roads and Highways Element (see especially, "Local Scenic Roads", paras. 3310 to 3314),<sup>3</sup> (e) "Alpine Scenic Corridor Plan";<sup>4, 5</sup> (2) whether the property could, in fact, be developed taking into consideration setback constraints (e.g., scenic corridor, creek); and (3) questions relating to the terms under which the property was conveyed to the Town.

The Sub-committee wishes to highlight the question of consistency with the General Plan by noting the final element of the General Plan, "Major Community Goals":

To control the size, siting and design of buildings so that they, individually and collectively, tend to *be subservient to the natural setting and serve to retain and enhance the rural qualities of the town.*

General Plan, Major Community Goals, item 16 (emphasis added).

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<sup>1</sup> The Open Space element of the General Plan provides, "All of the parcels between the Alpine Road and Los Trancos Creek from the town boundary south to Arastradero Road should be acquired, or kept in private ownership, but retained as open space with compatible uses." General Plan, Open Space Element, "Relationship of Implementation Devices to Open Space Proposals", appendix at page 25.

<sup>2</sup> The Recreation Element of the General Plan provides, "Ford Park... [includes] parking, trails and paths, and extensive natural areas for non-intensive recreation. The natural quality of much of this park is important in providing a natural setting when entering Portola Valley from the north." General Plan, Recreation Element, para. 2314.

<sup>3</sup> The Scenic Highways and Roads Element of the General Plan provides: "Alpine Road is now a route of great natural beauty and variety. The creeks it follows through the foothills are lined with tall trees, and the countryside has kept much of its rural tranquillity (*sic*). The mountain canyon is still wild and new views open up at each turn of the road. A superb scenic route already exists. It is threatened by change. The challenge is to find and pursue the ways that can protect and preserve this route through the mountains for our present enjoyment and the delight of future generations." General Plan, Scenic Highways and Roads Element at para. 3310 In particular, with respect to Alpine Road, the Scenic Highways and Road Element establishes, "[t]he policy of the Town of Portola Valley has always been to maintain a tranquil, rural atmosphere, and to preserve a maximum of green open space. The Alpine Scenic corridor should be developed in accordance with the policy. The natural look and feeling of the land between the road and the creek should be maintained. Trees and natural growth should be preserved and increased. Recreational uses should be in keeping with a peaceful and rural atmosphere." *Id. Scenic Highways and Roads Element* at para. 3312.

<sup>4</sup> The Alpine Scenic Corridor Plan, which helps implement and is part of the General Plan, provides that the purpose of the Alpine Scenic Corridor Plan, "is a schematic guide for the conservation and development of the corridor." *Id.* at para. 6201. With respect to Ford Field, in particular, the Alpine Scenic Corridor Plan provides: "Ford Field and the "Rossotti" soccer field, both of which have been acquired by the town, provide permanent open space within the corridor." *Id.* at Appendix 1, "Actions Taken To Date", Item 5.

<sup>5</sup> The Alpine Scenic Corridor Plan identifies that "[t]he Alpine Scenic Corridor is of particular importance since it serves as the gateway from the more developed urban peninsula to the rural setting of Portola Valley." *Id.* at 6203.

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**Consideration of Measures:**

The following provides an evaluation of the "Opt-in" and "Ford Field" measures, and offers recommendations for your consideration.

**A. Opt-in Rezoning Program**

Several approaches could be adopted to eliminate or substantially modify the Opt-in Rezoning Program, while continuing to meet the Regional Housing Needs Allocation (RHNA) targets.

*1. Staff Alternative: Elimination of Opt-in Rezoning Program*

Following the Planning Commission meeting of June 15, 2022, Town staff issued a staff report for the June 20, 2022 Ad Hoc Housing Element Committee, which proposed an alternative to the Opt-in Rezoning Program, including:

Add a very small number of SB9 units, and reduce the buffer for the above moderate income category. That scenario is shown in Table 2. The result is a projection of 114 units instead of 120 and a 15% buffer instead of 21% buffer for above moderate.

*2. Planning Commission Sub-committee Alternative: Establish Housing Element Program to Evaluate Properties Volunteered by Owners for Rezoning*

It is the sense of the Planning Commission Sub-committee that the primary objections to the Opt-in measure relate to: (1) lack of a cap on number units and number of properties that may be up-zoned; (2) absence of prioritization of volunteer properties based on, e.g., considerations of design, coherence with community requirements (e.g., parking, fire, safety, traffic circulation), and depth of affordability; (3) relationship to housing production development need to achieve RHNA targets; and (4) documentation that approved projects would be superior in design, community requirements, and scope than otherwise approvable under Town ordinance. Were these issues addressed, the Sub-committee would recommend including an Opt-in measure as a program within the draft Housing Element.

*Further, in recognition of the possibility that housing production may not meet RHNA targets, the Planning Commission Sub-committee recommends for consideration that: (1) volunteered properties and project designs be evaluated during years one through three of Cycle 6, based on identified criteria; and (2) at the start of year four, (a) consider top-evaluated projects for rezoning and entitlement with a cap of three properties for entitlement, and (b) to the extent housing production is not on a path to meet RHNA targets, commit to re-zoning and entitling not more than four properties for a total of sixteen housing units, including not fewer than one low or very-low income units per up-zoned property.*

This approach would retain the original goal of the Opt-in measure-- allowing members of the Portola Valley community to volunteer to help the Town meet its RHNA targets and achieve the goal of greater diversity and inclusion, while helping to ensure properties considered for up-zoning are appropriately prioritized (e.g., rather than selected, potentially, on a "first-in" basis). The proposal would also help ensure the Town meets its RHNA targets, by establishing a "sun rise" commitment, while being appropriately modest in its goals for a new program.

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**B. Dorothy Ford Park's Inclusion on the Vacant Sites List for 50 Very Low Income Housing Units**

Members of the Planning Commission expressed reservations regarding the development of the Dorothy Ford Park property for reasons discussed above.

1. *Staff has identifies that there is no apparent legal prohibition on development of the Dorothy Ford Park property, based on covenants or other promises at the time of the property's acquisition.*

Planning staff responded to the question whether the property's development-potential is limited under the terms of its transfer to Town ownership. Staff reported that no evidence was found that the property's use is limited on the basis of restrictions established at the time of transfer.

2. *The Planning Commission Sub-committee recommends consideration whether any or significant portions of the Dorothy Ford Park property is required to meet RHNA targets, given lack of General Plan consistency, site constraint issues, housing production associated with Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), and other up-zoning opportunities, including, potentially, combining portions of the adjacent Ford Field baseball field into a newly designated "Gateway" land use/zoning district.*

The Planning Commission Sub-committee recommends for consideration, establishing a new land use designation/zoning district including the Dorothy Ford Park and the adjacent baseball property as a contingent ("backstop") measure to be developed as a single property to: (a) achieve RHNA targets, (b) maintain the rural gateway aspect of the area consistent with the General Plan, (c) retain the baseball field to the extent feasible in a reconfigured form, and (d) establish other community serving (e.g., fire protection/risk mitigating purposes). The Planning Commission Sub-committee also recommends for consideration that significant efforts be made to identify a substitute or additional development site that meets or helps achieve RHNA targets and that is less impactful to the environment and existing Town General Plan policies and mandates. It is anticipated that the entitlement and development of a newly established "Gateway" land use/zoning district could be achieved within a period of five years, were no more suitable development site identified.

*a. Further Evaluation of Housing Production through ADUs and JADUs*

Review of ADU and JADU production within San Mateo County neighboring towns strongly suggests that with a stronger ADU/JADU program (e.g., incentives and education) a larger number housing units could be produced as compared to the estimate included in the draft Housing Element.

As far as we understand (1) a systematic evaluation of comparable "hillside" towns has not been conducted, (2) a change to state law, now, preempts home owner association (HOAs) covenants, codes and restrictions (CC&R) that preclude ADU/JADU development. Therefore increased ADU/JADU production likely (this change in law is especially significant given that the Town is

home to several large HOAs), and (3) the effect of enhanced ADU/JADU production has not been evaluated either with respect to increased production or changed distribution of affordability.<sup>6</sup>

If production rates are assumed to be comparable on a per capita basis (or somewhat less<sup>7</sup>) to neighboring towns, the proposed development scale at the Dorothy Ford Park (or other location) could be reduced.

<b>Town</b>	<b>Population</b>	<b>ADU/JADU Generation (Three Year Period)</b>	<b>Estimated Annual Production</b>	<b>Total</b>
Atherton	7,188	35	35	280
<i>Atherton population scaled to Portola Valley Population</i>	<i>4,462/7,188 (0.62)</i>		<i>21.6</i>	<i>173</i>
Woodside	5,310	16.6 units from 2019 to 2021 (with 19 permits issued in 2021)	25	200
<i>Woodside scaled to Portola Valley</i>	<i>4,462/5,310 (0.84)</i>		<i>21</i>	<i>168</i>
Hillsboro	11,394			280
<i>Hillsboro scaled to Portola Valley</i>	<i>4,462/11,394 (0.39)</i>			<i>109.6</i>
<b><u>Portola Valley draft Housing Element</u></b>	<b>4,462</b>	<b>7</b>	<b>11.5</b>	<b>92</b>

Based on the above, the Portola Valley draft Housing Element projects fewer ADUs/JADUs during Cycle 6 by 81 units, 76 units, and 18 units as compared to the towns of Atherton, Woodside and Hillsboro, respectively. Given the disparity in production, the Planning Commission Subcommittee suggests for your consideration that with program enhancements it is likely that the ADU/JADU production estimate could be substantially increased. *The Planning Commission Subcommittee suggest for your consideration consulting with an ADU/JADU expert to establish an appropriately grounded modification to the current ADU/JADU production estimates.*

*b. Further Evaluation of Alternative Development Sites*

<sup>6</sup> The Town of Atherton has a number of programs to promote a high level of ADU production. Atherton's draft Housing Element builds on its existing program to maintain and increase ADU and JADU product. Please as summary of existing and proposed programs included as Exhibit "B".

<sup>7</sup> It is noted that certain other towns have topography more favorable for ADU/JADU development (e.g., flatter, less geotechnically complicated soils), therefore, a reduce production rate may be a prudent assumption.

Several alternate properties for increased density (20%) were identified and other creative approaches to lessening or avoiding impacts to the Dorothy Ford Park were identified during the Ad Hoc Housing Element Committee process. A number of these proposals were deemed either inappropriate, too divisive, too complex, or too speculative given the limited time to produce the draft Housing Element. Were the Dorothy Ford Park property in combination with the adjacent baseball field to remain a contingent, or "Sunrise" alternative-- guaranteeing the production of housing units necessary to achieve RHNA targets within a set period of time, were no acceptable alternative identified-- additional time would be available to potentially identify a less impactful substitute site for up-zoning.

The inclusion of the 1.88 acre baseball field located adjacent to the Dorothy Ford Park could either serve as a housing development site or, potentially, be reconfigured to accommodate a less impactful housing development site that straddles portions of both the ballfield and the Dorothy Ford Park, and potentially retains the baseball field. An alternate locations for a relocated baseball field may also be available. Therefore, it is recommended that a new "Gateway" land use designation/zoning district be established, as discussed above, including both the Dorothy Ford Park and the adjacent baseball field.

While there are presently two deed restrictions (held by the California Department of Parks and Recreation) that preclude development/reconfiguration of the baseball field site, the Department of Parks and Recreation has authority to lift the deed restrictions. Please see Department of Parks and Recreation Grant terms and deed restriction attached, hereto, as Exhibit "C". It is noted that because the State provided two grants totaling \$232,000 for the ballfield's restoration, it is reasonable to believe that that the Town would be required to repay some or all of that amount to the State.<sup>8</sup> Funds for this expenditure could include the Town's Housing Trust fund.

Other housing sites beyond the Ford Field baseball field may also be available, it being understood that the baseball field is an important part of the Town. The Planning Commission Sub-committee recommends for your consideration including the Dorothy Ford Field as a "backstop" housing site, and that significant efforts be made to identify a less impactful substitute housing site that meets applicable RHNA targets.

### **Conclusion:**

Due to a number of external factors developing the Housing Element has been on a compressed schedule. The consequences of the proposed House Element to the General Plan are significant and need to be work through, avoided, or mitigated to the extent feasible.

Based on the above the Sub-committee suggests for your consideration that:

- Enhancements to ADU/JADU education and incentives be included in the draft Housing Element;

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<sup>8</sup> The period of each grant is 16 years (June 30, 2015 to June 30, 2031) with each deed restriction covering the same period.

- The "affordability distribution" of JADUs be re-evaluated, recognizing the increased "affordability-by-design" inherent in the nature of JADUs;
- A carefully crafted, voluntary up-zoning program that preserves and enhances Portola Valley values and contributes to RHNA targets should be encouraged;
- The Dorothy Ford Park property along with the adjacent baseball field should be included in the draft Housing Element as a new "Gateway" land use designation/zoning district as a contingent, "backstop" alternative. The Town should undertake significant efforts to identify one or more substitute site(s) for up-zoning to lessen impacts to the environment and the General Plan. The Town should also evaluate locations to relocate the existing baseball field. However, if the Town is not on a trajectory to meet its RHNA targets in year three of Cycle 6 through other measures and/or substitute site(s), as determined by objective criteria in consultation with the California Department of Housing and Development, efforts should be made to collaborate with a non-profit housing developer to develop the Gateway designated properties in a manner that meets Town RHNA targets, recreational objective (e.g., baseball field), other community serving priorities; and, General Plan policies and goals, to the extent feasible.

We appreciate the opportunity to offer the Sub-committee's views for your consideration.

**Exhibit "A"**

**Town of Portola Valley General Plan, "Major Community Goals"**



## ***Major Community Goals***

1010 The goals included below are general in nature and basic to the entire general plan. Goals related to specific aspects of the plan are stated in other appropriate sections. The plan is designed and intended to assist in achieving these major local goals:

1. To preserve and enhance the natural features and open space of the planning area because they are unusual and valuable assets for the planning area, the Peninsula and the entire Bay Area.
2. To allow use of the planning area by residents and others but to limit that use so that the natural attributes of the planning area can be sustained over time.
3. To conserve the rural quality of Portola Valley and maintain the town as an attractive, tranquil, family-oriented residential community for all generations compatible with the many physical constraints and natural features of the area. Rural quality as used in this plan includes the following attributes:
  - a. Minimal lighting so that the presence of development at night is difficult to determine, so that the subtle changes between day and night are easily discernible and so that the stars may be readily seen at night.
  - b. Minimal man-made noise so that the prevailing sense tends to be one of quiet except for the sounds of nature.
  - c. Man-made features which blend in with the natural environment in terms of scale, materials, form and color.
  - d. An overall impression of open space, natural terrain and vegetation, interrupted minimally by the works of people.
  - e. Narrow roads bordered by natural terrain and native vegetation.
  - f. Unobtrusive entrances to properties, primarily designed to identify addresses and provide safe access.
  - g. Minimal use of fencing except when necessary to control animals and children on properties and then of a design which is minimally visible from off-site.
  - h. The ability to maintain horses on private properties and to enjoy a trail system throughout the town.
  - i. Paths and trails that allow for easy access throughout the town.
  - j. Agricultural pursuits in appropriate locations.

4. To guide the location, design and construction of all development so as to:
  - a. Minimize disturbances to natural surroundings and scenic vistas.
  - b. Reduce the exposure of people and improvements to physical hazards such as earthquakes, landslides, fire, floods, traffic accidents and to provide evacuation routes for emergencies.
  - c. Protect the watershed of the planning area.
  - d. Ensure that projects complement and are subordinate to their natural surroundings.
  - e. Minimize the use of non-renewable energy resources, conserve water, and encourage energy conservation and the use of renewable energy sources.
5. To protect, encourage and extend the use of native plant communities, grasses and trees, especially oak woodlands, because they reduce water usage and preserve the natural habitats and biodiversity.
6. To ensure that growth and development within the planning area is evaluated against required regional environmental standards.
7. To subject new developments with potential for adverse fiscal and other effects on the delivery of essential public services to an impact analysis to avoid unreasonable financial burdens on the town and other affected local governmental agencies and ensure the continued availability of essential public services.
8. To provide civic and recreation facilities and activities that are supported by the local citizenry and that encourage the interaction of residents in the pursuit of common interests and result in a strong sense of community identity.
9. To provide scenic roads, trails and paths to enhance enjoyment of the planning area and to increase convenience and safety.
10. To encourage the increased availability and use of public transportation and shared private transportation in connecting the town to regional shopping, employment and recreational areas and to the regional transportation network.
11. To provide for those commercial and institutional uses which are needed by the residents of Portola Valley and its spheres of influence on a frequently recurring basis and which are scaled to meeting primarily the needs of such residents. Commercial and institutional uses that meet the frequently recurring needs range from those that most residents of the town and its spheres of influence could be expected to use frequently, typically daily or weekly, to those that, while not frequented so often by most residents, still

could be expected to be used primarily by residents of the town and its spheres of influence. Those uses that meet the more frequently recurring rather than occasional needs of the residents are preferred.

12. To limit growth in order to minimize the need for additional governmental services and thereby maintain and preserve the town's predominately volunteer local government, a government which fosters a sense of community.
13. To work with neighboring communities, when appropriate, to identify and develop solutions to interjurisdictional problems.
14. To ensure that development will produce a maximum of order, convenience and economy for local residents consistent with other stated goals and objectives.
15. To foster appreciation of the heritage of the planning area by encouraging the recognition and preservation of important historic resources.
16. To control the size, siting and design of buildings so that they, individually and collectively, tend to be subservient to the natural setting and serve to retain and enhance the rural qualities of the town.

**Exhibit "B"**

**Town of Atherton Draft Housing Element: Excerpts Outlining Measures to Increase  
ADU/JADU Production**

### **3.370 Site Inventory Analysis**

There are no R/ECAPs or edge R/ECAPS located within the Town of Atherton. Edge R/ECAPS within unincorporated San Mateo County have proximity to portions of Atherton along the western edge of Town bounding El Camino Real. Of the sites identified for inclusion in a multi-family overlay zone, one site, 23 Oakwood Blvd, is in proximity to an edge R/ECAP in unincorporated San Mateo County.

The complete inventory of identified opportunity sites is included as Appendix 5 and expanded up in section 3.410.

### **3.380 Contributing Factors and Fair Housing Action Plan**

The primary factor contributing to fair housing challenges within Atherton is the cost of land acquisition. Per an analysis completed in 2022, the average land acquisition cost for a single acre in Atherton is approximately \$8 million. This analysis was performed to gain a deeper understanding of the feasibility of creating fair housing opportunities through new multifamily development. As part of this, the Town developed scenarios for multifamily development at varying density levels and made assumptions about the cost to acquire and build at these densities, as well as the likely resulting price of the units for buyers or renters. The results of this complete analysis will be included in the Final Housing Element to be completed this year.

The Town finds that allowing for multifamily densities is likely a feasible strategy to create additional market rate units. To also accommodate affordable units as part of these projects, the Town will adopt an Inclusionary Zoning ordinance that would require a minimum of 20% of units built in these overlay zones to be affordable to lower-income households. The Inclusionary Zoning Ordinance, described in section 3.811 C, will require that a minimum of 20% of the dwelling units constructed in the RM-16, RM-8 and RM-6 overlay districts be affordable to low- and moderate-income households. A deed restriction shall assure that the affordability of the units remains in place for a minimum of 50 years.

It is projected that 22 new housing units affordable to above moderate-income households will be constructed on these properties during the 6<sup>th</sup> RHNA cycle, and 4 units would be constructed affordable to moderate-income households, pursuant to the Inclusionary Zoning ordinance. Additional detail on the Inclusionary Zoning Ordinance is provided in section 3.814.

Additionally, the Town is continuing to see success in the creation of additional ADU units. The Town estimates that 60% of new ADU units to be built will be rented at very low or low-income levels. Based on existing precedent, these units are often used for housing for a senior family member, employees of the homeowner, students, or in other

similar circumstances where the renter would otherwise be unable to find similar accommodations locally. This prevents the ADU occupants from displacing others from low-income housing that is available locally.

ADUs have several other advantages. They can be constructed at significantly lower cost than the cost to build a new multifamily unit. They can be located anywhere within the Town, which means such low-income units are geographically spread throughout Atherton. They are also politically popular and easy to permit.

The Town is pursuing several strategies to further utilize ADUs as a tool for providing fair housing opportunities, including:

- Expanding community outreach to realize additional ADU development.
- Developing assistance programs for JADUs to make alterations easier and more cost effective so that additional units can be developed within the existing building envelope of houses and made available at more affordable rates.
- Amending the Zoning title to eliminate the occupancy limitation on other accessory units, such as guest houses and pool houses.
- Creating an inventory of existing pool houses and guest houses, and then working with a nonprofit to connect homeowners to prospective renters.
- Adopting an affordable housing impact fee on single family construction. The Town will make available funds from this program to provide very low-income rental assistance for eligible households identified by HIP.

The Town's complete strategy related to encouraging ADU production and the rental of these units is provided in section 3.812.

Additionally, the Town will be providing additional fair housing resources and training for property owners, real estate agents, and tenants, per section 3.823 E. This will be provided through a collaboration with other cities and towns, Project Sentinel, or another similar organization. This will provide information on reasonable accommodation and issues related to income and other forms of discrimination. This training could be mandated for multi-family developers, property owners and any resident renting an ADU or similar unit. The Town will also create a webpage to host this information and improve awareness around fair housing training, issues and available programs. The webpage will also provide information on filing fair housing complaints with HCD or HUD.

Lastly, as part of its multifamily inclusionary housing requirement and ADU rental strategy, the Town will implement a program to affirmatively market low-income units to households that are under-represented in the Town in comparison to neighboring jurisdictions and the County.

The Inclusionary Zoning Ordinance described below, will require that a minimum of 20% of the dwelling units constructed in the RM-16, RM-8 and RM-6 overlay districts be affordable to low- and moderate-income households. A deed restriction shall assure that the affordability of the units remains in place for a minimum of 50 years.

*Time frame for implementation:* Ongoing (Long-term Action), multifamily rezoning to occur simultaneously with Housing Element adoption.

*Agency/Official responsible for implementation:* Planning

*Proposed Measurable Outcomes:* Construction of net 112 new above-moderate income dwelling units (i.e., 80 SB 9 lot splits, 10 vacant sites and 22 multifamily rezoning sites) in the 2023 -2031 planning period.

*Funding Sources:* General Fund, Planning Department Budget

3.812

### **New Construction of Affordable Accessory Dwelling Units**

In 2020, the Town amended the Zoning Ordinance to encourage the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by removing constraints on their development and providing other incentives including exempting the ADU floor area from the maximum site floor area limit. During the last 3 years of the 5th RHNA cycle, the Town issued an annual average of 35.3 building permits per year for attached and detached ADUs. In 2020, permits were issued for 34 ADUs, in 2021, permits were issued for 32 ADUs, and in the first three months of 2022, permits were issued for 3 ADUs and an additional 9 ADUs had received Planning Department approval. Projecting the 12 ADU permits issued or approved in the first three months of 2022 to the full year, a total of 40 units should be permitted in 2022.

The Town realized high ADU construction with minimum education and outreach to the community. The Town plans to greatly expand community outreach to realize additional ADU development. Specifically, the Town will distribute, at least annually, community outreach mailing and social media posts, host at least one community workshop on new ADU development standards and provide information on the Town's website and at the Town counters on the ease of ADU development. With the

Town's current pace of ADU applications, the Town forecasts the development of 280 new ADUs over the next planning period. With additional outreach, the Town plans to meet or exceed this current pace of production over the next eight years. The Town expects that these units will be divided between very low- (30%), low- (30%), moderate- (30%) and above moderate- (10%) income categories based on the ABAG/UC Berkeley Affordability Study.

In addition, the Town intends to take the steps listed below to facilitate ADU rental to lower income households, additional ADU creation, construction and conversion:

- A. Many Atherton properties include pool houses and guest houses. These buildings are limited to 30-day occupancy per year. To facilitate additional rental of ADUs the Town will amend the zoning code to eliminate this provision and allow pool houses and guest houses to be rented as ADUs. The Town will distribute a town wide mailer informing property owners of this change and encouraging rental of their units. The Code change would be limited to the renting of one ADU per property.
- B. At the time of construction or conversion, the Town requests the owner fill out an ADU rental survey indicating the amount of rent to be charged for the unit. By comparing this rent to the San Mateo County monthly maximum affordable housing cost by household chart, the affordability level of each unit is determined. This is an ongoing program.
- C. A Town wide mailer will be completed to create an inventory of existing pool houses and guest houses. Using this inventory, the Town would work with a non-profit (HIP) to connect homeowners to prospective renters.
- D. To encourage rental of ADUs and JADUs, the Town will partner with a non-profit organization (HIP) to facilitate the rental advertising, screening and partnering process.
- E. The Town is considering adopting an affordable housing impact fee on single family construction. The Town will make available funds from this program to provide very low-income rental assistance for eligible households identified by HIP.



*Time frame for implementation:* Ongoing (Long-term Action)

*Agency/Official responsible for implementation:* Town Planner

*Proposed Measurable Outcomes:* 252 new accessory dwelling units in the very low-, low- and moderate-income categories and 28 new accessory dwelling units in the above moderate-income category in the 2023 -2031 planning period.

*Funding Sources:* General Fund, Planning Department Budget, affordable housing in-lieu fees

3.813

### **Multifamily Housing Development on School and other Properties**

Menlo School is a private grade 6 - 12 school located at 50 Valparaiso Avenue sited on 26.7 acres of property (including 50% ownership of Cartan Athletic Field and Wunderlich Athletic Field) serving approximately 795 students.

Menlo College is a private 4-year college located at 1000 El Camino Real sited on 31 acres of property (including 50% ownership of Cartan Athletic Field and Wunderlich Athletic Field) serving approximately 750 students.

Sacred Heart Schools is a private preschool, K - 12 institution located at 150 Valparaiso Avenue on 60 acres for property serving approximately 1,195 students.

Public schools in Atherton include Encinal Elementary, Laurel Elementary, Las Lomitas Elementary, Menlo-Atherton High School and Selby Lane Elementary.

A. **Public and Private Schools:** Public and private school properties are zoned PFS (Public Facilities and Schools) District in Atherton. The PFS District currently allows multiple-family residential uses that could accommodate housing for very low- and low-income households associated with primary nonresidential use of property on the same site. No maximum density is specified in the PFS District for the multiple-family residential uses allowed in the zoning district. There is, however, a maximum height limit of 34 feet specified in the district regulations.

Atherton Planning Staff has had discussions with representatives of the three private schools and the public school in Town about the development of low- and moderate-income housing on their campuses. Those discussions include:

**Exhibit "C"**

**Ford Field Deed Restrictions and State Grant Terms**

TOWN OF PORTOLA VALLEY Page 39  
Exhibit A  
Deed Restriction Diagram



Town Lot: \_\_\_\_\_  
3399 Alpine Road  
Portola Valley, CA 94028  
Town Parcel # 077-272-010  
7.67 Acres includes both  
Ford Field and Open Space Preserve

Deed Restriction Area: \_\_\_\_\_  
Ford Field Baseball facility to be  
dedicated for restricted use  
Approx. 1.88 acres



For Illustration only N.T.S.



**State of California – Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION**

**GRANT CONTRACT**

2002 Resources Bond Act  
Roberti-Z'berg-Harris - Block Grant

GRANTEE Town of Portola Valley

THE PROJECT PERFORMANCE PERIOD IS FROM July 01, 2011 through June 30, 2015

CONTRACT PERFORMANCE PERIOD IS FROM July 01, 2011 through June 30, 2031

The Grantee agrees to the terms and conditions of this Contract, and the State of California, acting through its Director of Parks and Recreation pursuant to the Roberti-Z'berg-Harris - Block Grant in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, agrees to fund the total Project Grant Amount indicated.

**THESE FUNDS ARE FOR THE ACQUISITION AND DEVELOPMENT OF NEIGHBORHOOD, COMMUNITY, AND REGIONAL PARKS AND RECREATION LANDS AND FACILITIES.**

Town of Portola Valley  
Grantee  
By: Angela Howard  
(Signature of Authorized Representative)  
Title: Angela Howard, Town Manager  
Date: Jan 17, 2012

The General and Special Provisions attached are made a part of and incorporated into the Contract.

STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

By: Robert Rentsch  
Date: 1/19/2012

**CERTIFICATION OF FUNDING**

CONTRACT NO C0231217	AMENDMENT NO	CALSTRS VENDOR NO 000000417200 ✓	PROJECT NO		
AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 12,212	FUND Clean Water, Cln Air, Cstl Protc Fd, CA				
PRIOR AMOUNT ENCUMBERED BY THIS CONTRACT 0	ITEM 3790-103-6029(1)	CHAPTER 33/11	STATUTE 11	FISCAL YEAR 2011/12	
TOTAL AMOUNT ENCUMBERED TO DATE \$ 12,212	INDEX 1091	OBJ. EXPEND 702	PCA 66058	PROJECT/WORK PHASE	
T.B.A. NO	I hereby certify upon my own personal knowledge that budgeted funds are available for this encumbrance.				
B.R. NO	SIGNATURE OF ACCOUNTING OFFICER <u>Audrey</u>			DATE 1/24/12	

Grantee: 1/23/12

## GRANT CONTRACT

This AGREEMENT is hereby made and agreed upon by the State of California, acting through the California Department of Parks and Recreation (hereinafter referred to as "STATE") and Town of Portola Valley (hereinafter referred to as "GRANTEE") pursuant to the Roberti-Z'berg-Harris - Block Grant in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002.

## RECITALS

1. On or about 12/19/2003 the STATE and GRANTEE entered into Grant Contract #C0209762 (hereinafter referred to as "PREVIOUS CONTRACT") for an amount not to exceed \$ 12,212. This grant was funded in accordance with the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, also known as Proposition 40.
2. The completion date set forth in the PREVIOUS CONTRACT was 6/30/2011. The GRANTEE did not complete the grant project(s) or spend its entire allocation prior to the contract liquidation date and, therefore, is not discharged from its obligations under the PREVIOUS CONTRACT.
3. Pursuant to the PREVIOUS CONTRACT, STATE disbursed grant funds to GRANTEE in the total amount of \$ 12,212, leaving a balance in the amount of \$ 12,212 for use by GRANTEE.
4. On or about June 30, 2011, Chapter 33 of the Statutes of 2011 (hereinafter "Budget Bill of 2011/12") was enacted. Item 3790-401 stated that all grant funds previously appropriated from Proposition 40 that have not been expended by grant recipients prior to June 30, 2011 shall revert to the funds from which the appropriations were made. This provisions effectively terminated STATE's authority to pay out further grant funds under the PREVIOUS CONTRACT.
5. Pursuant to section 3790-103-6029 of the Budget Bill of 2011/12, the Legislature appropriated an amount equivalent to the balance remaining on June 30, 2011 in the 2002 California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Bond Fund. The Legislature made these funds available for grants previously appropriated from Proposition 40 funds which are deemed to have the highest priority statewide consistent with Section 5096.633 of the Public Resources Code. These funds are available for encumbrance on or before June 30, 2013. Per Government Code section 16304, the liquidation period of these funds is extended to on or before June 30, 2015.
6. Pursuant to the Budget Bill of 2011/12, item number 3790-103-6029 and 3790-401, STATE and GRANTEE agree to enter into this Agreement (hereinafter referred to as "CONTRACT"), which establishes terms and conditions that allow the expenditure of the newly appropriated grant funds established by Senate Bill 87 to complete the project(s) set forth in the CONTRACT. STATE and GRANTEE agree to cancel the PREVIOUS CONTRACT and agree to be bound by the terms and conditions of this CONTRACT.

## TERMS AND CONDITIONS

The STATE, pursuant to the Roberti-Z'berg-Harris - Block Grant in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, and through authority granted by section 3790-103-6029 of the Budget Bill of 2011/12, hereby grants to GRANTEE a sum (hereinafter referred to as "GRANT MONIES") not to exceed \$ 12,212 subject to the terms and conditions of this CONTRACT, the GUIDES, any legislation applicable to the ACT, and the APPLICATION.

In consideration thereof GRANTEE agrees to abide by the terms and conditions of this CONTRACT as well as the provisions of the ACT. GRANTEE acknowledges that the GRANT MONIES are not a gift or a donation.

In addition to the terms and conditions of this CONTRACT, the parties agree that the terms and conditions contained in the documents set forth below are hereby incorporated into and made part of this CONTRACT.

- a. The PROCEDURAL GUIDE;
- b. The submitted APPLICATION(S).

### I. GENERAL PROVISIONS

#### A. Definitions

As used in this CONTRACT, the following words shall have the following meanings:

1. The term "ACQUISITION" means to obtain fee title of real property or a permanent easement which provides the recipient permanent rights to use the property for the purposes of the project. Leases or rentals do not constitute ACQUISITION.
2. The term "ACT" means the statutory basis for these grant programs.
3. The term "APPLICATION" means the individual project application packet(s) for a grant(s) pursuant to the enabling legislation and/or grant program process guide requirements.
4. The term "COMPETITIVE GRANT PROGRAM" means the Urban Park Act of 2001, the Murray Hayden Urban Youth Services Program, the State Urban Parks and Healthy Communities Act, the Roberti-Z'berg-Harris Nonurban Needs Basis, Roberti-Z'berg-Harris Urban Needs Basis or California Youth Soccer and Recreation Development program.
5. The term "CONTRACT PERFORMANCE PERIOD" means the period of time described in Section 1 of this CONTRACT. The "CONTRACT PERFORMANCE PERIOD" means the period of time during which the GRANTEE must use the property acquired or developed with the grant for purposes consistent with the grant.

6. The term "DEVELOPMENT" means capital improvements to real property by means of construction of permanent or fixed features of the property.
7. The term "GRANT PERFORMANCE PERIOD" means the period of time described in the Section I of this contract during which eligible costs can be charged to the grant and which begins on the date of appropriation and ends on the fund liquidation date.
8. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form(s) found in the APPLICATION(s).
9. The term "PROCEDURAL GUIDE" means the document identified as the "Procedural Guide for the 2002 Resources Bond Act [subprogram name]. The GUIDE provides the procedures and policies controlling the administration of the grant.
10. The term "PROJECT TERMINATION" refers to the non-completion of a GRANT SCOPE.
11. The term "REASONABLE HOURS OF OPERATION" means that the facility is available to the public during days and times consistent with the type of property, the amount of the STATE GRANT MONIES invested in the project, the time of year, and the operating hours of similar facilities in nearby communities.
12. The term "STATE" refers to the State of California acting by and through the California Department of Parks and Recreation.

#### **B. Project Execution**

1. Subject to the availability of GRANT MONIES in the ACT, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes set forth in the GRANT SCOPE(S), and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume the obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

2. All changes and alterations to the GRANT SCOPE must be approved in writing by the STATE. GRANTEE'S failure to comply with this provision may be construed as a breach of the terms of the CONTRACT and result in the enforcement of the Project Termination provision section E. found in this CONTRACT.

If the contract was funded under a COMPETITIVE GRANT PROGRAM, the GRANTEE agrees that any other project changes or alterations which deviate from the project selection criteria responses provided by the GRANTEE in the original competitive APPLICATION must be submitted in writing to the STATE for prior approval. This requirement is necessary to maintain the integrity of the competitive grant process.

3. The GRANTEE shall complete the GRANT SCOPE in accordance with the time of the GRANT PERFORMANCE PERIOD set forth on page one of this CONTRACT, and under the terms and conditions of this CONTRACT.
4. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et. seq., Title 14, California Code of Regulations, Section 15000 et. seq.).
5. The GRANTEE shall at all times comply with all applicable current laws and regulations affecting ACQUISITION and DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et.seq.) and the California Unruh Act (California Civil Code §51 et seq.)
6. If the GRANT SCOPE includes ACQUISITION of real property, the GRANTEE agrees to comply at all times with all applicable State and local laws or ordinances affecting relocation and real property ACQUISITION.
7. GRANTEE agrees that lands acquired with GRANT MONIES shall not be acquired through the use of eminent domain.

#### **C. Project Costs**

1. GRANTEE agrees to abide by the GUIDES.
2. GRANTEE acknowledges that the STATE may make reasonable changes to its procedures as set forth in the GUIDES. If the STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

#### **D. Project Administration**

1. If GRANT MONIES are advanced for ACQUISITION projects, the GRANT MONIES shall be placed in an escrow account by GRANTEE. If GRANT MONIES are advanced and not expended, GRANTEE shall return the unused portion of the advanced funds to the STATE within 60 days after the close of escrow.
2. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account by GRANTEE until expended. Advanced funds must be spent within six months from the date of receipt, unless the STATE provides GRANTEE with a written waiver of this requirement. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If GRANT MONIES are advanced and not expended, the unused portion of the grant and any interest earned shall be returned to the STATE within 60 days after project completion or the end of the GRANT PERFORMANCE PERIOD whichever is earlier.
3. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the



STATE a report showing total final project expenditures within 60 days of project completion or the end of the GRANT PERFORMANCE PERIOD, whichever is earlier. The GRANT PERFORMANCE PERIOD is identified on page one of this CONTRACT.

4. The STATE shall have the right to inspect all property or facilities acquired and/or developed pursuant to this CONTRACT and the GRANTEE shall make such property or facilities available for inspection upon 24 hours notice from the STATE.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete.
6. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.

#### E. Deed Restriction

1. In order to ensure that property improved or acquired with GRANT MONIES are used for purposes consistent with the grant, if the property acquired or developed with GRANT MONIES is owned by the GRANTEE, the GRANTEE must record a deed restriction on the title to property prior to receiving payments for any purpose other than acquisition. The Deed Restriction shall include the following elements:
  - a. DURATION. (a) This Deed Restriction shall remain in full force and effect and shall bind Owner(s) and all his/her/their assigns or successors-in-interest during the CONTRACT PERFORMANCE PERIOD.
  - b. TAXES AND ASSESSMENTS. The Deed Restriction shall be irrevocable and shall constitute an enforceable restriction within the meaning of a) Article XIII, section 8, of the California Constitution; and b) section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, the Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.
  - c. RIGHT OF ENTRY. STATE or its agent or employees may enter onto the Property at times reasonably acceptable to Owner(s) to ascertain whether the use restrictions set forth above are being observed.
  - d. REMEDIES. Any act, conveyance, contract, or authorization by Owner(s) whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of the Deed Restriction will be deemed a violation and a breach hereof. STATE may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of the Deed Restriction. In the event of a breach, any forbearance on the part of STATE to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

#### F. Project Termination

1. In the event of non-completion of a GRANT SCOPE, the GRANTEE shall return all GRANT MONIES to the STATE.

2. This CONTRACT may be rescinded, modified or amended only by mutual written CONTRACT between the GRANTEE and the STATE, unless the provisions of this CONTRACT provide that mutual CONTRACT is not required for a rescission, modification or CONTRACT.
3. Failure by the GRANTEE to comply with the terms of this CONTRACT, as well as any other grant contracts or other CONTRACTs that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE under this CONTRACT unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. The GRANTEE agrees that in the event of a breach of this CONTRACT, the STATE may seek, in addition to all remedies provided by law, specific performance of the CONTRACT in accordance with the purpose of the CONTRACT to preserve, protect and increase the quantity and quality of parks, public recreation facilities, opportunities and/or historic resources available to the people of the State of California.

#### **G. Budget Contingency Clause**

For purposes of this program, if funding for any fiscal year is reduced or deleted by the budget act, executive order, the legislature, or by any other provision of statute, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT to GRANTEE to reflect a reduced grant amount. This paragraph shall not require the mutual CONTRACT as addressed in Paragraph E, subsection 2, of this CONTRACT.

#### **H. Indemnity**

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except valid legal claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. To the fullest extent of the law, the GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et. seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action

unless the STATE undertakes to represent itself as codefendant in such legal action in which event the STATE shall bear its own litigation costs, expenses, and attorney's fees.

4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

#### **I. Financial Records**

1. The GRANTEE shall maintain satisfactory financial accounts, documents and records for the project and make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project termination or final payment, whichever is later.
2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of GRANT MONIES, (b) the total cost of the project; (c) the amount and nature of project funds provided by other sources, and (d) any other records that will facilitate an effective audit of use of the GRANT MONIES.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this CONTRACT or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this CONTRACT. Such accounts, documents, and records shall be retained by the GRANTEE for 5 years following final payment of GRANT MONIES.
3. The GRANTEE shall use a generally accepted accounting system.

#### **J. Use of Facilities**

1. The GRANTEE agrees to operate and maintain any property acquired or developed with the GRANT MONIES for the duration of the CONTRACT PERFORMANCE PERIOD.
2. The GRANTEE agrees that during the CONTRACT PERFORMANCE PERIOD, any income earned by the GRANTEE from a STATE approved non-recreational use of

the project shall be used for recreational purposes at the project, or, if approved by the STATE, for recreational purposes within the GRANTEE'S jurisdiction.

3. If the APPLICATION does not specify the days and hours of operation, the facility will have REASONABLE OPERATING HOURS. The GRANTEE shall request the STATE'S approval before making any changes to the hours of operation.
4. If the APPLICATION specifies the hours of operation, the facility shall have operating hours consistent with the times proposed in the APPLICATION and be open to members of the public in accordance with the project selection criteria in the APPLICATION, unless otherwise granted permission by the STATE and except as noted under the special provisions of this CONTRACT or under provisions of the enabling legislation and/or grant program.
5. The GRANTEE agrees that for the duration of the CONTRACT PERFORMANCE PERIOD, any property acquired or developed with GRANT MONIES under this CONTRACT shall be used only for the purposes of the grant and consistent with the GRANT SCOPE referenced in the APPLICATION unless prior written approval is given by the STATE.
6. The GRANTEE agrees to use any property acquired or developed with GRANT MONIES under this CONTRACT only for the purposes of the grant and no other use, sale, or other disposition shall be permitted except as authorized by a specific act of the legislature in which event the property shall be replaced by the GRANTEE with property of equivalent value and usefulness as determined by STATE.
7. The property acquired or developed with GRANT MONIES may be transferred to another eligible entity only if the successor entity assumes the obligations imposed under this CONTRACT and with written approval of the STATE.
8. Any real property acquired or developed with GRANT MONIES (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the GRANT MONIES were awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under this CONTRACT.
8. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants required and approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse the STATE an amount at least equal to the amount of GRANT MONIES received from the STATE or the pro rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
9. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

**K. Nondiscrimination**

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, creed, color, national origin, age, religion, ancestry, sexual orientation, disability, medical condition, or marital status in the use of property or a specific facility included in the GRANT SCOPE(S).
2. The GRANTEE shall not discriminate against any person on the basis of residence, and shall not apply differences in admission or other fees on the basis of residence. Fees shall be reasonable and not unduly prevent use by economically disadvantaged members of the public.

**L. Severability**

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this contract are severable.

**M. Liability**

STATE assumes no responsibility for assuring the safety of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.

**N. Assignability**

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

**O. Section Headings**

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.



**P. Waiver**

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

Town of Portola Valley  
Grantee

By: Angela Howard  
Signature of Authorized Representative (Position Authorized in the Resolution)

Title: Angela Howard, Town Manager

Date: Jan 17, 2012

## AUDIT CHECKLIST

An audit of the project may be performed. The grantee must retain and make available all project related records for a minimum of three years following project termination or final payment of grant funds. Listed below are some of the items the auditor will examine during the review of your records as applicable. It is the responsibility of the grantee to have these records available in a central location ready for review once an audit date and time has been confirmed. If you have any questions regarding these documents, you may contact the State Department of Parks and Recreation Audits Office at (916) 445-8999.

### CONTRACTS

- \_\_\_\_\_ Summary list of bidders (including individual bid packages)
- \_\_\_\_\_ Recommendation by reviewer of bids
- \_\_\_\_\_ Awarding by governing body (minutes of the meeting/resolution)
- \_\_\_\_\_ Construction contract agreement
- \_\_\_\_\_ Contract bonds (bid, performance, payment)
- \_\_\_\_\_ Contract change orders
- \_\_\_\_\_ Contractor's progress billings
- \_\_\_\_\_ Payments to contractor (cancelled checks/warrants\*\*)
- \_\_\_\_\_ Stop Notices (filed by sub-contractors and release if applicable)
- \_\_\_\_\_ Liquidated damages (claimed against the contractor)
- \_\_\_\_\_ Notice of completion (recorded)

### FORCE LABOR\*

- \_\_\_\_\_ Authorization/work order identifying project
- \_\_\_\_\_ Daily time sheets signed by employee and supervisor
- \_\_\_\_\_ Hourly rate (salary schedules/payroll register)
- \_\_\_\_\_ Fringe benefits (provide breakdown)

### IN-HOUSE: EQUIPMENT\*

- \_\_\_\_\_ Authorization/work order
- \_\_\_\_\_ Daily time records identifying the project site
- \_\_\_\_\_ Hourly rate related backup documents

### MINOR CONTRACTS/MATERIALS/SERVICES/EQUIPMENT RENTALS

- \_\_\_\_\_ Purchase orders/Contracts/Service Agreements
- \_\_\_\_\_ Invoices
- \_\_\_\_\_ Payments (actual cancelled checks/warrants\*\*)

### ACQUISITION

- \_\_\_\_\_ Appraisal Report
  - \_\_\_\_\_ Did the owner accompany the appraiser?
  - \_\_\_\_\_ 10 year history
- \_\_\_\_\_ Statement of just compensation (signed by seller)
- \_\_\_\_\_ Statement of difference (if purchased above appraisal)
- \_\_\_\_\_ Waiver of just compensation (if purchased below appraisal: signed by seller)
- \_\_\_\_\_ Final Escrow Closing Statement
- \_\_\_\_\_ Cancelled checks/warrants (payment(s) to seller(s))
- \_\_\_\_\_ Grant deed (vested to the participant) or final order of condemnation
- \_\_\_\_\_ Title insurance policy (issued to participant)
- \_\_\_\_\_ Relocation documents
- \_\_\_\_\_ Income (rental, grazing, sale of improvements, etc.)

### INTEREST

- \_\_\_\_\_ Schedule of interest earned on State funds advanced  
 Note: Interest on grant advances is accountable, even if commingled in a pooled fund account and/or interest was never allocated back to the grant fund.

### AGREEMENT/CONTRACTS

- \_\_\_\_\_ Leases, agreements, etc., pertaining to developed/acquired property

\* Estimated time expended on the projects is not acceptable. Actual time records and all supporting documentation must be maintained as charges are incurred and made available for verification at the time of audit.

\*\* Front and back if copied.

2012-022914

8:20 am 02/22/12 DR Fee: NO FEE

Count of Pages 16

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



1 RECORDING REQUESTED BY:  
California Department of Parks and Recreation  
2 Office of Grants and Local Services

3 WHEN RECORDED MAIL TO:  
Office of Grants and Local Services  
4 PO Box 942896  
Sacramento, CA 94296-0001  
5 Attn: Lowell Landowski  
6 R&T code 6103

7 DEED RESTRICTION

8  
9 I. WHEREAS, the Town of Portola Valley ("Owner") is the record owner of the real  
10 property commonly known as the Ford Field Baseball facility ("Property") shown on Exhibit  
11 A, attached and incorporated herein by reference; and

12 II. WHEREAS, the California Department of Parks and Recreation ("DPR") is a public  
13 agency created and existing under the authority of Section 5001 of the California Public  
14 Resources Code ("PRC"); and

15 III. WHEREAS, Owner applied to DPR for grant funds available pursuant to the 2002  
16 Resources Bond Act, Per Capita, for acquisition and development of a community facility on  
17 the Property; and

18 IV. WHEREAS, DPR's Office of Grants and Local Services approved Grant C0231083  
19 ("Grant") on the Property, subject to, among other conditions, recordation of this Deed  
20 Restriction on the Property; and

21 V. WHEREAS, but for the imposition of the Deed Restriction condition of the Grant, the  
22 Grant would not be consistent with the public purposes of the 2002 Resources Bond Act, Per  
23 Capita and the funds that are the subject of the Grant could, therefore, not have been  
24 granted; and

25 VI. WHEREAS, Owner has elected to comply with the Deed Restriction of the Grant,  
26 so as to enable Owner, to receive the Grant funds and perform the work described in the  
27 Grant.

28

16



1 NOW, THEREFORE, in consideration of the issuance of the Grant funds by DPR, the  
2 undersigned Owner for itself and its assigns and successors-in-interest, hereby irrevocably  
3 covenants with DPR that the conditions of the Grant (as set forth at paragraphs 1 through 5  
4 of Exhibit B attached hereto) shall at all times on and after the date on which this Deed  
5 Restriction is recorded constitute for all purposes covenants, conditions and restrictions on  
6 the use and enjoyment of the Property that are hereby attached to the deed to the Property  
7 as fully effective components thereof.

8 1. DURATION. This Deed Restriction shall remain in full force and effect and shall  
9 bind Owner and all its assigns or successors-in-interest for the period running from 7/1/2011  
10 through 6/30/2031.

11 2. TAXES AND ASSESSMENTS. It is intended that this Deed Restriction is  
12 irrevocable and shall constitute an enforceable restriction within the meaning of (a) Article XIII,  
13 Section 8, of the California Constitution; and (b) Section 402.1 of the California Revenue and  
14 Taxation Code, or successor statute. Furthermore, this Deed Restriction shall be deemed to  
15 constitute a servitude upon and burden to the Property within the meaning of section 3712(d)  
16 of the California Revenue and Taxation Code, or successor statute, which survives a sale of  
17 tax-deeded property.

18 3. RIGHT OF ENTRY. DPR or its agent or employees may enter onto the Property at  
19 times reasonably acceptable to Owner to ascertain whether the use restrictions set forth  
20 above are being observed.

21 4. REMEDIES. Any act, conveyance, contract, or authorization by Owner whether  
22 written or oral which uses or would cause to be used or would permit use of the Property  
23 contrary to the terms of this Deed Restriction will be deemed a violation and a breach thereof.  
24 DPR may pursue any and all available legal and/or equitable remedies to enforce the terms  
25 and conditions of this Deed Restriction. In the event of a breach, any forbearance on the  
26 part of DPR to enforce the terms and provisions hereof shall not be deemed a waiver of  
27 enforcement rights regarding any subsequent breach.  
28

1 5. SEVERABILITY. If any provision of these restriction is held to be invalid, or for any  
2 reason becomes unenforceable, no other provision shall be affected or impaired.

3  
4 Dated: Feb 17, 2012

5  
6  
7 Signed: Angela Howard  
8 Angela Howard  
Town Manager

9  
10 STATE OF CALIFORNIA }  
11 COUNTY OF SAN MATEO } ss:

12  
13 On February 17, 2012, before me, Sharon Hanlon, Notary Public,  
14 personally appeared **ANGELA HOWARD**, who proved to me on the basis of satisfactory  
15 evidence to be the person whose name is subscribed to the within instrument and  
16 acknowledged to me that he/she executed the same in his/her authorized capacity, and that  
by his/her signature on the instrument the person, or the entity upon behalf of which the  
person acted, executed the instrument.

17 I certify under penalty of perjury under the laws of the State of California that the foregoing  
18 paragraph is true and correct.

19 WITNESS my hand and official seal.

20 Signature Sharon Hanlon



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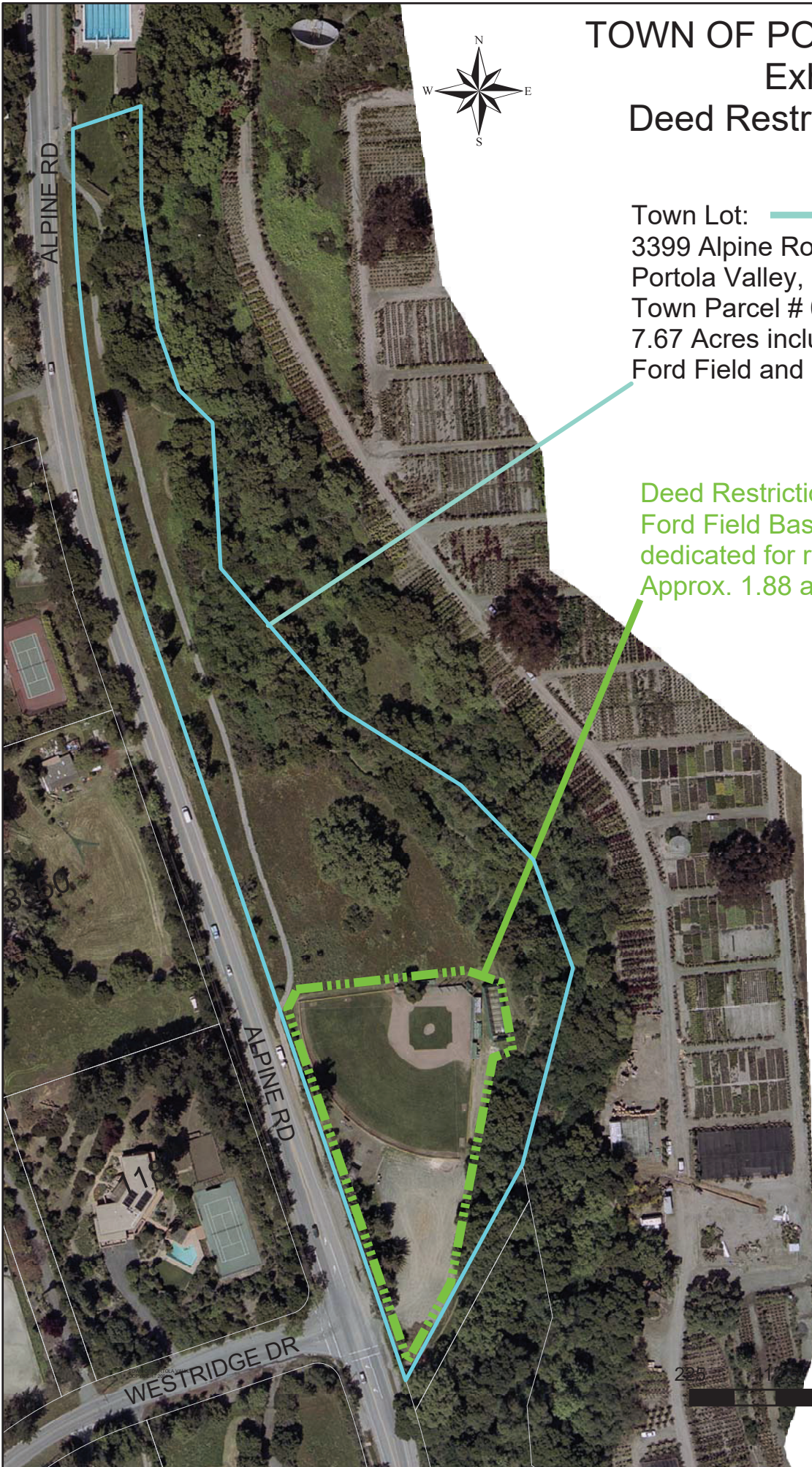


TOWN OF PORTOLA VALLEY Page 55  
Exhibit A  
Deed Restriction Diagram



Town Lot: \_\_\_\_\_  
3399 Alpine Road  
Portola Valley, CA 94028  
Town Parcel # 077-272-010  
7.67 Acres includes both  
Ford Field and Open Space Preserve

Deed Restriction Area: \_\_\_\_\_  
Ford Field Baseball facility to be  
dedicated for restricted use  
Approx. 1.88 acres



For Illustration only N.T.S.



**State of California – Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION**

**GRANT CONTRACT**

2002 Resources Bond Act  
Per Capita

GRANTEE Town of Portola Valley

THE PROJECT PERFORMANCE PERIOD IS FROM July 01, 2011 through June 30, 2015

CONTRACT PERFORMANCE PERIOD IS FROM July 01, 2011 through June 30, 2031

The Grantee agrees to the terms and conditions of this Contract, and the State of California, acting through its Director of Parks and Recreation pursuant to the Per Capita in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, agrees to fund the total Project Grant Amount indicated.  
**THESE FUNDS ARE FOR THE ACQUISITION AND DEVELOPMENT OF NEIGHBORHOOD, COMMUNITY, AND REGIONAL PARKS AND RECREATION LANDS AND FACILITIES.**

Town of Portola Valley  
Grantee  
By: Angela Howard  
(Signature of Authorized Representative)  
Title: Angela Howard, Town Manager  
Date: Jan 17, 2012

The General and Special Provisions attached are made a part of and incorporated into the Contract.

STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION  
By: [Signature]  
Date: 1/19/2012

**CERTIFICATION OF FUNDING**

CONTRACT NO C0231083	AMENDMENT NO	CALSTRS VENDOR NO 000000417200 ✓	PROJECT NO		
AMOUNT ENCUMBERED BY THIS DOCUMENT \$ 220,000	FUND Clean Water, Cln Air, Cstl Protc Fd, CA				
PRIOR AMOUNT ENCUMBERED BY THIS CONTRACT 0	ITEM 3790-103-6029(1)	CHAPTER 33/11	STATUTE 11	FISCAL YEAR 2011/12	
TOTAL AMOUNT ENCUMBERED TO DATE \$ 220,000	INDEX 1091	OBJ. EXPEND 702	PCA 66056	PROJECT/WORK PHASE	
T.B.A. NO	I hereby certify upon my own personal knowledge that budgeted funds are available for this encumbrance.				
B.R. NO	SIGNATURE OF ACCOUNTING OFFICER <u>[Signature]</u>			DATE 1/24/12	

Grantee - 1/23/12

## GRANT CONTRACT

This AGREEMENT is hereby made and agreed upon by the State of California, acting through the California Department of Parks and Recreation (hereinafter referred to as "STATE") and Town of Portola Valley (hereinafter referred to as "GRANTEE") pursuant to the Per Capita in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002.

### RECITALS

1. On or about 12/22/2003 the STATE and GRANTEE entered into Grant Contract #C0207461 (hereinafter referred to as "PREVIOUS CONTRACT") for an amount not to exceed \$ 220,000. This grant was funded in accordance with the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, also known as Proposition 40.
2. The completion date set forth in the PREVIOUS CONTRACT was 6/30/2011. The GRANTEE did not complete the grant project(s) or spend its entire allocation prior to the contract liquidation date and, therefore, is not discharged from its obligations under the PREVIOUS CONTRACT.
3. Pursuant to the PREVIOUS CONTRACT, STATE disbursed grant funds to GRANTEE in the total amount of \$ 220,000, leaving a balance in the amount of \$ 220,000 for use by GRANTEE.
4. On or about June 30, 2011, Chapter 33 of the Statutes of 2011 (hereinafter "Budget Bill of 2011/12") was enacted. Item 3790-401 stated that all grant funds previously appropriated from Proposition 40 that have not been expended by grant recipients prior to June 30, 2011 shall revert to the funds from which the appropriations were made. This provisions effectively terminated STATE's authority to pay out further grant funds under the PREVIOUS CONTRACT.

Pursuant to section 3790-103-6029 of the Budget Bill of 2011/12, the Legislature appropriated an amount equivalent to the balance remaining on June 30, 2011 in the 2002 California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Bond Fund. The Legislature made these funds available for grants previously appropriated from Proposition 40 funds which are deemed to have the highest priority statewide consistent with Section 5096.633 of the Public Resources Code. These funds are available for encumbrance on or before June 30, 2013. Per Government Code section 16304, the liquidation period of these funds is extended to on or before June 30, 2015.

5. Pursuant to the Budget Bill of 2011/12, item number 3790-103-6029 and 3790-401, STATE and GRANTEE agree to enter into this Agreement (hereinafter referred to as "CONTRACT"), which establishes terms and conditions that allow the expenditure of the newly appropriated grant funds established by Senate Bill 87 to complete the project(s) set forth in the CONTRACT. STATE and GRANTEE agree to cancel the PREVIOUS CONTRACT and agree to be bound by the terms and conditions of this CONTRACT.

## TERMS AND CONDITIONS

The STATE, pursuant to the Per Capita in the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002, and through authority granted by section 3790-103-6029 of the Budget Bill of 2011/12, hereby grants to GRANTEE a sum (hereinafter referred to as "GRANT MONIES") not to exceed \$ 220,000 subject to the terms and conditions of this CONTRACT, the GUIDES, any legislation applicable to the ACT, and the APPLICATION.

In consideration thereof GRANTEE agrees to abide by the terms and conditions of this CONTRACT as well as the provisions of the ACT. GRANTEE acknowledges that the GRANT MONIES are not a gift or a donation.

In addition to the terms and conditions of this CONTRACT, the parties agree that the terms and conditions contained in the documents set forth below are hereby incorporated into and made part of this CONTRACT.

- e. The PROCEDURAL GUIDE;
- f. The submitted APPLICATION(S).

### I. GENERAL PROVISIONS

#### A. Definitions

As used in this CONTRACT, the following words shall have the following meanings:

1. The term "ACQUISITION" means to obtain fee title of real property or a permanent easement which provides the recipient permanent rights to use the property for the purposes of the project. Leases or rentals do not constitute ACQUISITION.
2. The term "ACT" means the statutory basis for these grant programs.
3. The term "APPLICATION" means the individual project application packet(s) for a grant(s) pursuant to the enabling legislation and/or grant program process guide requirements.
4. The term "COMPETITIVE GRANT PROGRAM" means the Urban Park Act of 2001, the Murray Hayden Urban Youth Services Program, the State Urban Parks and Healthy Communities Act, the Roberti-Z'berg-Harris Nonurban Needs Basis, Roberti-Z'berg-Harris Urban Needs Basis or California Youth Soccer and Recreation Development program.
5. The term "CONTRACT PERFORMANCE PERIOD" means the period of time described in Section 1 of this CONTRACT. The "CONTRACT PERFORMANCE PERIOD" means the period of time during which the GRANTEE must use the property acquired or developed with the grant for purposes consistent with the grant.

6. The term "DEVELOPMENT" means capital improvements to real property by means of construction of permanent or fixed features of the property.
7. The term "GRANT PERFORMANCE PERIOD" means the period of time described in the Section I of this contract during which eligible costs can be charged to the grant and which begins on the date of appropriation and ends on the fund liquidation date.
8. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form(s) found in the APPLICATION(s).
9. The term "PROCEDURAL GUIDE" means the document identified as the "Procedural Guide for the 2002 Resources Bond Act [subprogram name]. The GUIDE provides the procedures and policies controlling the administration of the grant.
10. The term "PROJECT TERMINATION" refers to the non-completion of a GRANT SCOPE.
11. The term "REASONABLE HOURS OF OPERATION" means that the facility is available to the public during days and times consistent with the type of property, the amount of the STATE GRANT MONIES invested in the project, the time of year, and the operating hours of similar facilities in nearby communities.
12. The term "STATE" refers to the State of California acting by and through the California Department of Parks and Recreation.

#### **B. Project Execution**

1. Subject to the availability of GRANT MONIES in the ACT, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes set forth in the GRANT SCOPE(S), and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume the obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

2. All changes and alterations to the GRANT SCOPE must be approved in writing by the STATE. GRANTEE'S failure to comply with this provision may be construed as a breach of the terms of the CONTRACT and result in the enforcement of the Project Termination provision section E. found in this CONTRACT.

If the contract was funded under a COMPETITIVE GRANT PROGRAM, the GRANTEE agrees that any other project changes or alterations which deviate from the project selection criteria responses provided by the GRANTEE in the original competitive APPLICATION must be submitted in writing to the STATE for prior approval. This requirement is necessary to maintain the integrity of the competitive grant process.

3. The GRANTEE shall complete the GRANT SCOPE in accordance with the time of the GRANT PERFORMANCE PERIOD set forth on page one of this CONTRACT, and under the terms and conditions of this CONTRACT.
4. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et. seq., Title 14, California Code of Regulations, Section 15000 et. seq.).
5. The GRANTEE shall at all times comply with all applicable current laws and regulations affecting ACQUISITION and DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et.seq.) and the California Unruh Act (California Civil Code §51 et seq.)
6. If the GRANT SCOPE includes ACQUISITION of real property, the GRANTEE agrees to comply at all times with all applicable State and local laws or ordinances affecting relocation and real property ACQUISITION.
7. GRANTEE agrees that lands acquired with GRANT MONIES shall not be acquired through the use of eminent domain.

#### **C. Project Costs**

1. GRANTEE agrees to abide by the GUIDES.
2. GRANTEE acknowledges that the STATE may make reasonable changes to its procedures as set forth in the GUIDES. If the STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

#### **D. Project Administration**

1. If GRANT MONIES are advanced for ACQUISITION projects, the GRANT MONIES shall be placed in an escrow account by GRANTEE. If GRANT MONIES are advanced and not expended, GRANTEE shall return the unused portion of the advanced funds to the STATE within 60 days after the close of escrow.
2. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account by GRANTEE until expended. Advanced funds must be spent within six months from the date of receipt, unless the STATE provides GRANTEE with a written waiver of this requirement. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If GRANT MONIES are advanced and not expended, the unused portion of the grant and any interest earned shall be returned to the STATE within 60 days after project completion or the end of the GRANT PERFORMANCE PERIOD whichever is earlier.
3. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the



STATE a report showing total final project expenditures within 60 days of project completion or the end of the GRANT PERFORMANCE PERIOD, whichever is earlier. The GRANT PERFORMANCE PERIOD is identified on page one of this CONTRACT.

4. The STATE shall have the right to inspect all property or facilities acquired and/or developed pursuant to this CONTRACT and the GRANTEE shall make such property or facilities available for inspection upon 24 hours notice from the STATE.
5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete.
6. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.

#### **E. Deed Restriction**

1. In order to ensure that property improved or acquired with GRANT MONIES are used for purposes consistent with the grant, if the property acquired or developed with GRANT MONIES is owned by the GRANTEE, the GRANTEE must record a deed restriction on the title to property prior to receiving payments for any purpose other than acquisition. The Deed Restriction shall include the following elements:
  - a. DURATION. (a) This Deed Restriction shall remain in full force and effect and shall bind Owner(s) and all his/her/their assigns or successors-in-interest during the CONTRACT PERFORMANCE PERIOD.
  - b. TAXES AND ASSESMENTS. The Deed Restriction shall be irrevocable and shall constitute an enforceable restriction within the meaning of a) Article XIII, section 8, of the California Constitution; and b) section 402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, the Deed Restriction shall be deemed to constitute a servitude upon and burden to the Property within the meaning of section 3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.
  - c. RIGHT OF ENTRY. STATE or its agent or employees may enter onto the Property at times reasonably acceptable to Owner(s) to ascertain whether the use restrictions set forth above are being observed.
  - d. REMEDIES. Any act, conveyance, contract, or authorization by Owner(s) whether written or oral which uses or would cause to be used or would permit use of the Property contrary to the terms of the Deed Restriction will be deemed a violation and a breach hereof. STATE may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of the Deed Restriction. In the event of a breach, any forbearance on the part of STATE to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

#### **F. Project Termination**

1. In the event of non-completion of a GRANT SCOPE, the GRANTEE shall return all GRANT MONIES to the STATE.

2. This CONTRACT may be rescinded, modified or amended only by mutual written CONTRACT between the GRANTEE and the STATE, unless the provisions of this CONTRACT provide that mutual CONTRACT is not required for a rescission, modification or CONTRACT.
3. Failure by the GRANTEE to comply with the terms of this CONTRACT, as well as any other grant contracts or other CONTRACTs that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE under this CONTRACT unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. The GRANTEE agrees that in the event of a breach of this CONTRACT, the STATE may seek, in addition to all remedies provided by law, specific performance of the CONTRACT in accordance with the purpose of the CONTRACT to preserve, protect and increase the quantity and quality of parks, public recreation facilities, opportunities and/or historic resources available to the people of the State of California.

#### **G. Budget Contingency Clause**

For purposes of this program, if funding for any fiscal year is reduced or deleted by the budget act, executive order, the legislature, or by any other provision of statute, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT to GRANTEE to reflect a reduced grant amount. This paragraph shall not require the mutual CONTRACT as addressed in Paragraph E, subsection 2, of this CONTRACT.

#### **H. Indemnity**

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except valid legal claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. To the fullest extent of the law, the GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et. seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action

unless the STATE undertakes to represent itself as codefendant in such legal action in which event the STATE shall bear its own litigation costs, expenses, and attorney's fees.

4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

#### **I. Financial Records**

1. The GRANTEE shall maintain satisfactory financial accounts, documents and records for the project and make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project termination or final payment, whichever is later.
2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of GRANT MONIES, (b) the total cost of the project; (c) the amount and nature of project funds provided by other sources, and (d) any other records that will facilitate an effective audit of use of the GRANT MONIES.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this CONTRACT or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this CONTRACT. Such accounts, documents, and records shall be retained by the GRANTEE for 5 years following final payment of GRANT MONIES.
3. The GRANTEE shall use a generally accepted accounting system.

#### **J. Use of Facilities**

1. The GRANTEE agrees to operate and maintain any property acquired or developed with the GRANT MONIES for the duration of the CONTRACT PERFORMANCE PERIOD.
2. The GRANTEE agrees that during the CONTRACT PERFORMANCE PERIOD, any income earned by the GRANTEE from a STATE approved non-recreational use of

the project shall be used for recreational purposes at the project, or, if approved by the STATE, for recreational purposes within the GRANTEE'S jurisdiction.

3. If the APPLICATION does not specify the days and hours of operation, the facility will have REASONABLE OPERATING HOURS. The GRANTEE shall request the STATE'S approval before making any changes to the hours of operation.
4. If the APPLICATION specifies the hours of operation, the facility shall have operating hours consistent with the times proposed in the APPLICATION and be open to members of the public in accordance with the project selection criteria in the APPLICATION, unless otherwise granted permission by the STATE and except as noted under the special provisions of this CONTRACT or under provisions of the enabling legislation and/or grant program.
5. The GRANTEE agrees that for the duration of the CONTRACT PERFORMANCE PERIOD, any property acquired or developed with GRANT MONIES under this CONTRACT shall be used only for the purposes of the grant and consistent with the GRANT SCOPE referenced in the APPLICATION unless prior written approval is given by the STATE.
6. The GRANTEE agrees to use any property acquired or developed with GRANT MONIES under this CONTRACT only for the purposes of the grant and no other use, sale, or other disposition shall be permitted except as authorized by a specific act of the legislature in which event the property shall be replaced by the GRANTEE with property of equivalent value and usefulness as determined by STATE.
7. The property acquired or developed with GRANT MONIES may be transferred to another eligible entity only if the successor entity assumes the obligations imposed under this CONTRACT and with written approval of the STATE.
8. Any real property acquired or developed with GRANT MONIES (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the purposes for which the GRANT MONIES were awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under this CONTRACT.
8. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants required and approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse the STATE an amount at least equal to the amount of GRANT MONIES received from the STATE or the pro rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
9. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

**K. Nondiscrimination**

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, creed, color, national origin, age, religion, ancestry, sexual orientation, disability, medical condition, or marital status in the use of property or a specific facility included in the GRANT SCOPE(S).
2. The GRANTEE shall not discriminate against any person on the basis of residence, and shall not apply differences in admission or other fees on the basis of residence. Fees shall be reasonable and not unduly prevent use by economically disadvantaged members of the public.

**L. Severability**

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this contract are severable.

**M. Liability**

STATE assumes no responsibility for assuring the safety of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.

**N. Assignability**

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

**O. Section Headings**

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.



**P. Waiver**

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

Town of Portola Valley  
Grantee

By: Angela Howard  
Signature of Authorized Representative (Position Authorized in the Resolution)

Title: Angela Howard, Town Manager

Date: Jan 17, 2012

## AUDIT CHECKLIST

An audit of the project may be performed. The grantee must retain and make available all project related records for a minimum of three years following project termination or final payment of grant funds. Listed below are some of the items the auditor will examine during the review of your records as applicable. It is the responsibility of the grantee to have these records available in a central location ready for review once an audit date and time has been confirmed. If you have any questions regarding these documents, you may contact the State Department of Parks and Recreation Audits Office at (916) 445-8999.

### CONTRACTS

- \_\_\_\_\_ Summary list of bidders (including individual bid packages)
- \_\_\_\_\_ Recommendation by reviewer of bids
- \_\_\_\_\_ Awarding by governing body (minutes of the meeting/resolution)
- \_\_\_\_\_ Construction contract agreement
- \_\_\_\_\_ Contract bonds (bid, performance, payment)
- \_\_\_\_\_ Contract change orders
- \_\_\_\_\_ Contractor's progress billings
- \_\_\_\_\_ Payments to contractor (cancelled checks/warrants\*\*)
- \_\_\_\_\_ Stop Notices (filed by sub-contractors and release if applicable)
- \_\_\_\_\_ Liquidated damages (claimed against the contractor)
- \_\_\_\_\_ Notice of completion (recorded)

### FORCE LABOR\*

- \_\_\_\_\_ Authorization/work order identifying project
- \_\_\_\_\_ Daily time sheets signed by employee and supervisor
- \_\_\_\_\_ Hourly rate (salary schedules/payroll register)
- \_\_\_\_\_ Fringe benefits (provide breakdown)

### IN-HOUSE EQUIPMENT\*

- \_\_\_\_\_ Authorization/work order
- \_\_\_\_\_ Daily time records identifying the project site
- \_\_\_\_\_ Hourly rate related backup documents

### MINOR CONTRACTS/MATERIALS/SERVICES/EQUIPMENT RENTALS

- \_\_\_\_\_ Purchase orders/Contracts/Service Agreements
- \_\_\_\_\_ Invoices
- \_\_\_\_\_ Payments (actual cancelled checks/warrants\*\*)

### ACQUISITION

- \_\_\_\_\_ Appraisal Report
  - \_\_\_\_\_ Did the owner accompany the appraiser?
  - \_\_\_\_\_ 10 year history
- \_\_\_\_\_ Statement of just compensation (signed by seller)
- \_\_\_\_\_ Statement of difference (if purchased above appraisal)
- \_\_\_\_\_ Waiver of just compensation (if purchased below appraisal: signed by seller)
- \_\_\_\_\_ Final Escrow Closing Statement
- \_\_\_\_\_ Cancelled checks/warrants (payment(s) to seller(s))
- \_\_\_\_\_ Grant deed (vested to the participant) or final order of condemnation
- \_\_\_\_\_ Title insurance policy (issued to participant)
- \_\_\_\_\_ Relocation documents
- \_\_\_\_\_ Income (rental, grazing, sale of improvements, etc.)

### INTEREST

- \_\_\_\_\_ Schedule of interest earned on State funds advanced  
 Note: Interest on grant advances is accountable, even if commingled in a pooled fund account and/or interest was never allocated back to the grant fund.

### AGREEMENT/CONTRACTS

- \_\_\_\_\_ Leases, agreements, etc., pertaining to developed/acquired property

\* Estimated time expended on the projects is not acceptable. Actual time records and all supporting documentation must be maintained as charges are incurred and made available for verification at the time of audit.

\*\* Front and back if copied.

Submitter DB ID 6485  
IP Address 2601:647:6000:5330:d412:fa66:74b9:7402  
Submission Recorded On 06/20/2022 5:10 PM  
Time to Take the Survey 7 minutes, 6 secs.

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**Page 1****1. First and Last Name**

Liam Lee

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

California

**6. Zip Code**

94028

**7. Comment**

As a young person who grew up here in this beautiful town, I am saddened by the deep rooted exclusivity of Portola Valley. I hear all about being tolerant, inclusive, and progressive here, yet it's not a town for working class folks. Legalize housing. Let more people appreciate our beautiful open spaces. Don't be complicit in the housing crisis. We have been for too long in my opinion. For the sake of the climate and the housing crisis, and for those of us who grew up here but won't be able to live here because of the town's land use choices, let's make PV the best version of itself by welcoming and not shunning neighbors. I don't get the pitchforks and torches over the duplex/lot split bill. It should have been a statewide six plex by-right bill.

**8. Optional: You can upload a copy of your comments.**



Submitter DB ID 6486  
IP Address 67.253.14.250  
Submission Recorded On 06/21/2022 4:20 AM  
Time to Take the Survey 16 minutes, 57 secs.

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**Page 1****1. First and Last Name**

Lee Scheuer

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

PLEASE NO OPT-IN! This is a very bad idea and it appears majority of Portola Valley residents DO NOT WANT THIS!

Town of Portola Valley needs to make the ADU process easier and more timely. I understand the Town is coming out of a long pandemic closure and most likely is playing catch-up. However, it may be prudent to hire additional staff to get this process more streamlined.

To have the Town go back on their hand shake (that used to mean something) with Tom Ford is heartbreaking. This is what Portola Valley was (and should be) all about. I bought my house from Bill Kelly of Hare, Brewer & Kelly on a hand shake knowing it would be honored.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6487  
IP Address 98.42.48.192  
Submission Recorded On 06/21/2022 8:26 AM  
Time to Take the Survey 1 minutes, 51 secs.

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**Page 1****1. First and Last Name**

George Savage

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

21 June 2022

Additional comments to the Housing Element Draft.

At last night's Housing Element Committee meeting the proposed opt-in up-zoning program was presented as superior to SB9 because opt-in projects would be subject to design review by the town. Important considerations such as the town's minimum setbacks were cited as helping prevent over-development. However, what about the important protections built into SB9 so-far missing from the opt-in proposal?

Will the PV opt-in up-zoning program include the three-year owner-occupancy requirement and prohibition on assembling nearby parcels into a larger development, each a key component of SB9?

Without an owner occupancy requirement, as with SB9, how can we guard against developers purchasing properties at scale? Without a prohibition against assembling contiguous properties, how can we ensure against large-scale redevelopment of entire neighborhoods?

I request that we think more deeply about the opt-in zoning proposal and look to SB9 for hints on some important safeguards that I think we may be overlooking.

I enjoyed last night's marathon session and appreciate the hard work being done by all on a challenging and important issue.

George M. Savage  
1180 Westridge Drive

**8. Optional: You can upload a copy of your comments.**

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Submitter DB ID 6488  
IP Address 216.73.163.147  
Submission Recorded On 06/21/2022 10:17 AM  
Time to Take the Survey 15 minutes, 36 secs.

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**Page 1****1. First and Last Name**

Carolyn A. Rogers

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

To supply lower cost housing within the town, I believe we should redevelop the shopping center(s) holding Robert's and the PV Hardware store on the corner of Alpine and Portola Road. I would like to see the office complex there and the retail centers rebuilt into three or even four stories buildings. To accommodate increased density, parking could be supplied underneath the buildings. I would like to see one and two bedroom rental units - rather than condos - in order to facilitate availability for a changing work force in town. There are three bedroom units in town housing and I prefer to keep these units small. I would like these to have a certain percentage --(100%, 70%, 50%?) reserved for people who work in town. This area is walking distance to all the schools, to both garages, churches, Alpine Hills, and to retail / medical offices in the center. Thinking of fire safety and evacuation routes, the placement is on main corridors. In addition, if occupancy is limited largely to folks who work here and are presumably driving here each day, there would not be increased traffic or modest increase. Given this is the age of Uber and the proximity to grocery and services, it is conceivable to do without a car in this location. In order to facilitate development, we could work with the property owners on accessing financing, speeding processes to get construction done in a timely fashion. By my rough eyeballing of the property - seems quite conceivable to put 50 units there. Of course, I don't own the property but I envision this to be economically successfully for all concerned. This concept could be extended to other businesses....churches, garages, alpine hills to provide one, two, or six units for employee rental housing on their property.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6489  
IP Address 2620:160:e308::1:bfd5  
Submission Recorded On 06/21/2022 10:44 AM  
Time to Take the Survey 12 minutes, 18 secs.

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**Page 1****1. First and Last Name**

Megan Beachler

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

I am requesting that you remove the Glen Oaks/Isola location from your proposed housing plan. The horse facility here is a critical part of the lifestyle and culture of the Portola Valley area. The barn provides valuable services for the families and kids in the Portola Valley area. Barns like this are a real asset to a community teaching kids valuable life skills (confidence, independent thinking, compassion for others, the value of hard work, and so much more.) It is also one of the few barns where kids can participate in Pony Club without the expense of owning their own horse. Barns like this are disappearing all over the bay area due to development and increasing land values. We need to make an extra effort to support and preserve every one that we have.

Instead of converting this location to housing for a few, we really should be asking how we can support its long term viability so that the entire community can benefit from its services.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6490  
IP Address 46.131.56.215  
Submission Recorded On 06/21/2022 12:43 PM  
Time to Take the Survey 1 minutes, 16 secs.

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**Page 1**

**1. First and Last Name**

Sylvia Thompson

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

Dear Town Council:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the environment and wildland habitats of Portola Valley. This program allows developers to profit from urbanization of our town and destruction of its WUI which is unconscionable since the program is not needed to meet the town's RHNA allocation.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now, before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD) "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers." The current Draft forecasts a "buffer" of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% "buffer," which is greater than HCD's 15% minimum recommendation.

Let's go further and assume that it is critical to maintain the arbitrary 21% "buffer" proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by its founders; a vision that motivated most of us to purchase homes here.

We strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely,

Andrew & Sylvia Thompson

**8. Optional: You can upload a copy of your comments.**



Submitter DB ID 6491  
IP Address 107.137.70.107  
Submission Recorded On 06/21/2022 3:21 PM  
Time to Take the Survey 24 minutes, 39 secs.

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**Page 1****1. First and Last Name**

Gary Nielsen

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

The Draft Housing Element refers to the what we call "Ford Field" as "Town owned vacant land". It is not! It is the "Dorothy Ford Park Open Space" and as everybody knows, it was gifted to the Town by Tom Ford for a recreational field and permanent open space. No matter the legal protection or lack thereof, to convert this space to housing would be a brazen abrogation of a promise made 50 years ago. Open space protection from housing projects applies to all of our Town Open Spaces acquired by direct gifts of open space, lands deeded to the Town, open spaces acquired by the Town through cash gifts from residents, and funds from the Utility Users Tax approved by voters. None of our open spaces are available for housing nor should they be.

I commend the Housing Element Committee for their extraordinary effort and time applied to their work. The charge given them is near impossible to achieve and in a time frame vanishingly small. I do think that a high density 50 unit project on Open Space at the Town's entrance is a sign of desperation to meet the RHNA numbers. This cannot be a Town Committee failure, but a failure by our state government to assign realistic housing numbers. The Town should demand a full accounting from the state on the 400% increase in mandated new dwelling units in Portola Valley from the 5th to the 6th cycle.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6492  
IP Address 99.4.123.254  
Submission Recorded On 06/22/2022 10:43 AM  
Time to Take the Survey 11 minutes, 4 secs.

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**Page 1****1. First and Last Name**

Nancy Bovee

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley (influence)

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

I want to see the "cost of compliance" addressed. We've already seen the toll on our committee members and residents and it can get much much worse. I fear that the true costs of current and future regulations could cost us more than the fees they are using as a stick. There was a good article in today's S Chronicle about 'master tenants.' Using the boards and regulations they are able to take away much of the owners' rights and income. (I own a rental building in SF). Most of us want to see a wide array of housing available, but I'm sure most of us don't want to be enmeshed in a legal nightmare or have our town volunteers abused by all this. Add to that those who cannot speak. The wildlife who will be de-homed to provide for the state's idea of what's good for them.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6493  
IP Address 2600:1700:a460:4f50:1d1e:64ad:275e:caa  
Submission Recorded On 06/22/2022 11:25 AM  
Time to Take the Survey 7 minutes, 35 secs.

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**Page 1**

**1. First and Last Name**

Karen Vahtra

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

I think this is an interesting option to move the town center soccer field to Ford Field, as recreation is clearly an acceptable use for the original donors.

Another possibility is to also move or supplement all or part of the tennis courts to Ford Field. We could also build some badly needed pickleball courts there. This option would permit more space for the housing development.

Here are some pros and cons

#### Pros

- Honor the meaning of the donation of funds for Ford Field
- Locate the housing near the library including computer access. A significant number of people with very low income do not have a computer at home, so this could be a resource for them.
- Availability of town center facilities requiring less duplication of common areas (community rooms, lawn area).
- Distribute the housing more throughout town. The current plan has all dense development along Alpine Road (from Ladera to Roberts).
- Strong infrastructure as the town center area will likely be the most hardened for emergencies with backup power etc...
- The public courts at Ford Field would be more accessible to non-residents from nearby areas requiring less driving
- More interaction between residents using town center
- Reduce distance to the schools ~1.5 miles vs. ~2.5 miles. This reduction could help with legal qualifications (Helen Wolter mentioned this) along with just more walkable and bike friendly.
- Even in regards to evacuation as this location would likely evacuate using Portola Road

#### Cons

- Cost of moving the fields and/or courts
- Perhaps some time when the fields were not available for public use

These assessor maps may be useful for anyone wanting to dig in further.

#### Ford Field Map

[https://gis.smcgov.org/gis\\_exchange/rastermaps/AM/BK077/07727.TIF](https://gis.smcgov.org/gis_exchange/rastermaps/AM/BK077/07727.TIF)

#### Town Center

[https://gis.smcgov.org/gis\\_exchange/rastermaps/LLSvol016/16-LLS-PG076.TIF](https://gis.smcgov.org/gis_exchange/rastermaps/LLSvol016/16-LLS-PG076.TIF)

### **8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6494  
IP Address 2601:647:4000:c1fo:899b:9816:2455:9e98  
Submission Recorded On 06/22/2022 9:13 PM  
Time to Take the Survey 1 minutes, 51 secs.

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**Page 1**

**1. First and Last Name**

Ting-Yun S Huang

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Isola riding academy/Glenoak stables

**4. City**

Santa Clara

**5. State**

CA

**6. Zip Code**

95054-3038

**7. Comment**

They are one of the good ones in the area, nicely maintained and allow kids/adults at all level to learn riding, it is definitely not worth it trading it to twenty something units that's not really an affordable housing... this doesn't make any sense. Please keep the stable!

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6495  
IP Address 2600:1700:8a11:3400:4864:8393:dd4c:428a  
Submission Recorded On 06/22/2022 9:28 PM  
Time to Take the Survey 21 minutes, 26 secs.

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**Page 1****1. First and Last Name**

Dorothee Axe

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

San Carlos

**5. State**

CA

**6. Zip Code**

94070

**7. Comment**

In regards to the low income housing building site in Portola Valley, and Glen Oaks stables/Isola Riding Academy being on the list of possible sites, I'd like to comment against Glen Oaks being on that list.

There are not many stables in the area anymore that provide children with the great opportunity to interact with horses. Learning to ride and to take care of a horse is an amazing way for children to become responsible, learn to be part of a team, get introduced to sport competition or just have fun! Horses also help children overcome social anxiety and help them make friends through a common interest with other kids. Having low income housing is very important for the Bay Area and especially the peninsula but there must be better suited build sites than a beloved stable. Please consider other sites that are not so important to the community, sites that are not about bringing people together and teaching children important skills as this decision would be damaging to this community in the end. Thank you for considering removing Glen Oaks stables/Isola Riding Academy from the list of build sites

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6496  
IP Address 2601:647:4400:a6d:a540:9df5:59b6:2e40  
Submission Recorded On 06/22/2022 9:35 PM  
Time to Take the Survey 11 minutes, 10 secs.

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**Page 1**

**1. First and Last Name**

Ryan, Vivian, Saria Lum

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Los Altos

**5. State**

CA

**6. Zip Code**

94022

**7. Comment**



Below is a letter sent to the town of Portola Valley, after learning that PV and Stanford University are in serious consideration of closing down Glenoaks and Isola Riding Academy for purposes of investing in a low-income housing development project. This is an insensible and selfish decision that will have long-term impact to the Portola Valley and broader peninsula community as the valley is already running with fewer and fewer stables, yet new homes are getting built everywhere and traffic jams are spread everywhere around the bay area.

We kindly request that the town of PV and Stanford keep Isola Riding Academy at its current location and consider alternative locations for their housing projects. Thank you.

\*\*\*\*\*

To whom it may concern,

My name is Saria. I am eleven years old and I love horseback riding. I started learning the sport at the Isola Riding Academy when I was eight and the place has been like my second home. I would like to write and request you to kindly consider keeping the stable and the academy at its current location, so that other young children in-and-around the peninsula can continue to have the opportunity to get the best equestrian training in the bay area!

Horseback riding at Glenoaks and Isola Riding Academy is revitalizing, especially after a long week of monotonous learning over Zoom. Every time I mount on a horse, be it Marshmallow, Jessie, or Stormy, I feel liberated. Every time I take a deep breath of fresh air at the stable, I feel energized. As I walk and trot with the most gentle animal through the tranquility of the valley. I feel like dancing in paradise. It is that fantastic feeling of rejuvenation that motivates me to work hard and enables me to power through each week.

The coaches at Isola Riding Academy are incredible human beings. I remember my first time visiting the stable was at one of their summer camps back in 2018. I was a little nervous but the coaches were very approachable. They greeted me with open arms and a pleasant ear-to-ear smile, something harder and harder to find here in Silicon Valley. They were extremely patient, even if it meant showing absolute beginners like myself the right way to hold the reins for the Nth time, and the proper way to do a two-point repeatedly. It will be a tremendous loss to the community and young children if the academy and the stable are both taken away, and rebuilt into condos/houses that are nothing but lifeless commodities for real estate developers to reap big benefits.

Moving the horses and students to another stable may seem like a viable option but in reality, it is not. The facility is one of the cleanest and most well maintained among all the stables in the vicinity. The warm, fuzzy and homey feeling of the place could never be replicated and the people there will not be the same. Every rider that comes through the Glenoaks wooden gate has developed a long-lasting bond with the people and horses there. Closing the stable and the academy would mean sabotaging all of those precious relationships and taking nature further away from the community. For me personally, life without Isola Riding Academy would be like living in the desert without water.

Glenoaks and Isola Riding Academy are one of the important icons of the Portola Valley due to its expertly run stable and top-notch equestrian training facility for families and communities in the peninsula. I hereby sincerely and kindly ask for your reconsideration of alternative locations for the low-income development project.

Sincerely,

Saria Lum

\*\*\*\*\*

**8. Optional: You can upload a copy of your comments.**

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Submitter DB ID 6497  
IP Address 99.9.99.242  
Submission Recorded On 06/22/2022 9:51 PM  
Time to Take the Survey 30 minutes, 32 secs.

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**Page 1****1. First and Last Name**

Jason Chan

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

San Mateo

**5. State**

CA

**6. Zip Code**

94403

**7. Comment**

Isola Riding Academy is a gem in the Bay Area providing valuable life lessons to children and adults connecting people, animals and the environment in ways that an increasing technological world cannot, especially in the shadow of Silicon Valley. Although affordable housing in the Bay Area is important so is maintaining opportunities to enjoy the great outdoors and all the beauty that facilities such as Isola provides. Perhaps there are other locations that could be considered to build affordable housing without destroying such a valuable community resource such as Isola. Please consider the countless families that would be affected if more and more equestrian facilities are shut down. The lost art of caring for livestock and the environment is essential as urbanization continues to spread. There must be a solution that is not a zero sum game where Isola and other resources like it can survive and thrive yet still meeting the housing needs of the community.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6498  
IP Address 99.152.116.25  
Submission Recorded On 06/22/2022 10:53 PM  
Time to Take the Survey 4 minutes, 13 secs.

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**Page 1****1. First and Last Name**

Anamika Gupta

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Belmont

**5. State**

CA

**6. Zip Code**

94002

**7. Comment**

We need a place where kids can learn horse riding and interact with horses. Since these places are fast disappearing we drive to Isola. If they are gone too, we will be driving for hours! My daughter will be sad.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6499  
IP Address 125.22.87.250  
Submission Recorded On 06/22/2022 11:30 PM  
Time to Take the Survey 31 minutes, 48 secs.

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**Page 1****1. First and Last Name**

Siddhartha Singh

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Palo Alto

**5. State**

CA

**6. Zip Code**

94303

**7. Comment**

Hi I am writing to you for Isola riding . Its a really special place for our kids to connect with nature and animals. Its important for the community to hav a space where kids can meet and learn skills. Please conserve an important institution.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6500  
IP Address 2600:1700:5430:cfe0:d58:4a2f:2758:9b83  
Submission Recorded On 06/23/2022 12:57 AM  
Time to Take the Survey 4 minutes, 22 secs.

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**Page 1****1. First and Last Name**

Vivekanand Kulkarni

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Palo Alto

**5. State**

CA

**6. Zip Code**

94301

**7. Comment**

Isola Stables is a little JEWEL in the Portola Valley where many children including my daughter Sejal can live their dream of learning how to ride a horse and how to care for these wonderful animals.

We would not like to lose this JEWEL from our community

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6501  
IP Address 72.194.30.41  
Submission Recorded On 06/23/2022 4:47 AM  
Time to Take the Survey 3 minutes, 26 secs.

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**Page 1**

**1. First and Last Name**

Stephanie R Booker

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Workday

**4. City**

San Mateo

**5. State**

CA

**6. Zip Code**

94403

**7. Comment**

Isola is a special place for learning and growing.

**8. Optional: You can upload a copy of your comments.**



Submitter DB ID 6502  
IP Address 2600:387:f:4810::2  
Submission Recorded On 06/23/2022 6:13 AM  
Time to Take the Survey 3 minutes, 48 secs.

---

**Page 1****1. First and Last Name**

Jessica Brodt

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

As a resident of Portola valley I support our town doing the right thing and finding space to build low income housing. However this cannot come at the expense of removing any of our community infrastructure, facilities or businesses. For example, forcing Glen Oakes/Isola to be the location for this means we lose access to horse riding for children, both within our community as well as those coming from adjacent communities. Find the right location for the housing and we will support it as well as our new neighbors who will live there!

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6503  
IP Address 2600:1010:b154:5776:7d7a:2c60:5775:eb69  
Submission Recorded On 06/23/2022 6:55 AM  
Time to Take the Survey 1 minutes, 4 secs.

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**Page 1**

**1. First and Last Name**

Kate Chasanoff

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Los Gatos

**5. State**

Ca

**6. Zip Code**

95033

**7. Comment**

Please protect spaces for horses and open spaces. The congestion is ruining California.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6504  
IP Address 2601:646:4101:4bdo:9c48:7d27:84f3:dc1d  
Submission Recorded On 06/23/2022 7:47 AM  
Time to Take the Survey 1 minutes, 45 secs.

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**Page 1**

**1. First and Last Name**

Carla Popovics

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Sfwalkwithme.com

**4. City**

San Francisco

**5. State**

Ca

**6. Zip Code**

94121

**7. Comment**

Please keep Isola open!

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6505  
IP Address 98.47.210.196  
Submission Recorded On 06/23/2022 7:51 AM  
Time to Take the Survey 11 minutes, 16 secs.

---

**Page 1****1. First and Last Name**

Julie Carr

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

Stanford has so much land including huge swaths of undeveloped portions right on campus along El Camino and near the cactus garden and hospitals. Why decide to build housing along Alpine Road which already has too much traffic, no alternate driving route, and zero walkability to stores, schools, etc? Stanford also owns thousands of acres of undeveloped land on Webb Ranch, the tree farm, around Felt Lake, the Dish, and SLAC. Cramming house into Portola Valley just doesn't seem necessary given the expansive options of Stanford property nearby.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6506  
IP Address 68.235.82.129  
Submission Recorded On 06/23/2022 8:38 AM  
Time to Take the Survey 19 minutes, 23 secs.

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**Page 1****1. First and Last Name**

Anne M Fazioli-Khiari

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Local Resident

**4. City**

Woodside

**5. State**

CA

**6. Zip Code**

94062

**7. Comment**

Dear Housing Element Committee,

I want to first thank you for your work on this committee. As a fellow local volunteer myself on the PVSD School Board, I understand how important it is that local residents get involved in key issues that impact our community.

I am writing to you about the proposal to convert Glen Oaks/Isola Farms land into housing. Please DO NOT develop this land - please reconsider this location as it is one of the remaining horse back riding facilities in Portola Valley. Our community is already going to lose one equestrian facility because of the Stanford Wedge development, we cannot afford to lose another one. With the benefit that horses bring to children and adults alike, losing another one would be a tragedy.

Horses and the activities related to horses are a key reason why many people come to our community. It is one of the few places where children can ride without owning a horse, which is very expensive. Furthermore, it creates a strong sense of community among the various generations of residents here. Please reconsider and continue to research lands that will not impact the heart of our community.

Thank you for your time,

Anne Fazioli-Khiari

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6507  
IP Address 104.129.198.110  
Submission Recorded On 06/23/2022 9:11 AM  
Time to Take the Survey 9 minutes, 49 secs.

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**Page 1****1. First and Last Name**

Patricia Cruz-Guzman

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Daly City

**5. State**

CA

**6. Zip Code**

94015

**7. Comment**

I'm a parent of a 16yr old girl that was part of this equestrian facility during a time in her early life when horses and the staff helped her heal from elementary bullying; she attended Isola from elementary through middle school. I do not agree for Isola Stables to be destroyed for another housing project. Do not take away the opportunity for children to be around nature. I understand that housing is needed for many but instead of building more apartment complexes why don't you do something to lower rent so that the current apartments/houses can be affordable for the community.

**8. Optional: You can upload a copy of your comments.**



Submitter DB ID 6508  
IP Address 67.180.58.16  
Submission Recorded On 06/23/2022 9:13 AM  
Time to Take the Survey 3 minutes, 52 secs.

---

**Page 1****1. First and Last Name**

Amy J Voedisch

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Stanford

**4. City**

Los Altos Hills

**5. State**

CA

**6. Zip Code**

94022

**7. Comment**

Please don't take away the Isola riding stables. I very much appreciate the housing crisis situation and the need for creative solutions. However - the VALUE of these open spaces to our community are endless. For our specific needs - the riding program at Isola has been instrumental in helping our children with learning disabilities - therapeutic horseback riding has been proven to significantly improve the lives of those with ADHD, autism and other physical, mental and emotional challenges. The negative impact of taking away these resources for our community will be felt for generations to come. Please reconsider taking this land!

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6509  
IP Address 2603:3024:168f:c000:683e:72ca:c6e9:c358  
Submission Recorded On 06/23/2022 9:16 AM  
Time to Take the Survey 3 minutes, 58 secs.

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**Page 1**

**1. First and Last Name**

Nicole G.

**2. Email address ( will not be publicly displayed)**

**3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Belmont

**5. State**

Ca

**6. Zip Code**

94002

**7. Comment**

Please don't take over or demolish our beloved horse stables/horse academy. Horses are such an important part of my son's life and having a place to ride is therapeutic!

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6510  
IP Address 98.207.160.229  
Submission Recorded On 06/23/2022 9:38 AM  
Time to Take the Survey 2 minutes, 30 secs.

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**Page 1****1. First and Last Name**

Sean Varah

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Ladera/Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

I support building affordable housing in Portola Valley. The Glenoaks / Isola Riding Academy seems a logical place to build it, and the improvements that Stanford will bring (improvement in transport to campus, for example) will benefit the entire community. Yes!

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6511  
IP Address 98.42.49.158  
Submission Recorded On 06/23/2022 9:45 AM  
Time to Take the Survey 7 minutes, 2 secs.

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**Page 1****1. First and Last Name**

Jane Daniels

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

Portola Valley

**5. State**

CA

**6. Zip Code**

94028

**7. Comment**

Hi there

I am saddened to see yet another horse facility (Isola) being impacted by high density housing plans. Sounds like the Wedge project across the street is going ahead, and will also impact the equestrian community, not to mention the fire risk. We appreciate the need for more housing, however plead with the town to consider alternative locations. Portola Valley is a magical town, grounded in a history of horses and nature. Please do your part to preserve the character and beauty of our town. Thank you for your consideration.

Best

Jane

**8. Optional: You can upload a copy of your comments.**

**Dylan Parker**

---

**From:** Ashlie Email  
**Sent:** Monday, June 20, 2022 1:48 PM  
**To:** housing  
**Subject:** PVTC to infinity and beyond!

**Categories:** Red category

To whom it may concern.

My name is Ashlie and my daughter Eva (7 years old) has been riding at PVTC for a few years now. We came to PVTC because of the expertise that our barn specializes in which is kids and ponies. There are very few places (none that parallel our barn) for this. My daughter has loved horses since she could walk. I have pictures of her in diapers on horses. The love she has for riding, horses, and competing is in her blood and soul. This is her "thing". She is passionate and motivated about this sport and it drives her in all aspects of her life. As her mom nothing makes me happier than to see my child find her motivating factor in life even at her young age. PVTC is a second home for us. It is my daughters comfort place that she relates to others of all ages that share her same love of riding. It truly is a community that we would be completely lost without not to mention sheer devastation for Eva and so many others. PVTC is a landmark of horse country and community that we are surrounded by. PVTC is the reason I moved here from SF in 2002. I too have ridden horses all my life but could not find a equine community until I found PVTC. It is a culture that is so important to the makeup of Silicon Valley and we hope that it will remain for many years to come. Thank you for reading and consideration.

Sincerely,  
Ashlie

**Dylan Parker**

---

**From:** Peter Lipman  
**Sent:** Monday, June 20, 2022 3:19 PM  
**To:** housing  
**Subject:** Status of Dorothy Ford Park Parking

I had counted only 47 parking places in my prior message, but just discovered that the conceptual site plan, included in the PVHE draft (p. 100), proposes 24 more parking places than I had seen (partly concealed beneath a thick green boundary line). As noted at the May 2 meeting presentation (but not in the PVHE), these lie mainly (16 ft) within the Scenic Corridor buffer zone. Appropriate for a "Scenic Corridor"?

Peter Lipman

Begin forwarded message:

**From:** Peter Lipman <[pwlipman@gmail.com](mailto:pwlipman@gmail.com)>  
**Subject:** Status of Dorothy Ford Park  
**Date:** June 19, 2022 at 2:24:55 PM PDT  
**To:** [housing@portolavalley.net](mailto:housing@portolavalley.net)

### Status of Dorothy Ford Park

Comments in response to the staff memo attached to agenda for the June 20 meeting of the Ad Hoc Housing Element Committee, especially the section titled "Legal Status of Ford Field:"

1. The correct town name for this property is "Dorothy Ford Park" (Town Open Spaces map: <https://www.portolavalley.net/home/showpublisheddocument/2747/637741239556330000>). Use of the name "Ford Field" is confusing and misleading because it obscures the 50+ year history as a designated open space park. Many residents associate this name only with the baseball field.

2. Regardless of whether the town was the legal purchaser of Dorothy Ford Park (as stated in the June 20 AHHEC memo), the more relevant good-faith issues are the source(s) of funds and the intent for the purchase. Rather than just questioning the veracity of statements from Susan Ford Dorsey, couldn't AHHEC staff look for information from town records or from long-time residents? Several such folks, including town historian Nancy Lund, have confirmed that Tom Ford was the lead donor for acquisition of this property, supplemented by contributions from other town residents. And the Town Open Spaces Map above lists this property as "Acquired by the town . . . with a gift by Tom Ford." This seems closely analogous to purchase of the Shady Trail open space parcel directly by the town in 2007, but with funds donated by more than 90 town residents. For both acquisitions, the good-faith intent of the donors clearly was to help the town preserve open space properties.

3. If the RHNA-Housing Element process would lead to growth of the town housing stock and attendant population by about 20 percent during only the next eight years, won't there be need for even more recreational open space, rather than less?

4 What is relevance of current zoning status for Ford Park, cited as O-A (R-E/2A/SD-2) in the June 20 memo? Does the town have a zoning category for any open-space parklands (none seems depicted on the Town Zoning Map:

<https://www.portolavalley.net/home/showpublisheddocument/6770/635634073606070000>).

Don't all other town open space properties currently carry comparable R-E zoning designations (seemingly inappropriately)?

5. If a town property that has been in use as an open-space park for the past 50+ years is to be recommended for repurposing as a high-density development with major long-term consequences for the town, shouldn't input be obtained from the Portola Valley Open-Space Advisory Committee, which is charged with advising on acquisition and maintenance?

6. A final concern: does the conceptual site plan, included in the PVHE draft (p. 100) as evidence that high-density development of the site is feasible, include adequate parking spaces? This plan, which depicts 50-family housing units at a site remote from commercial business and work locations and without public-transportation options other than to local schools, contains less than one parking site per housing unit. Even so, virtually all available space on the site, other than the building footprints, would be paved for access roads and parking. Aren't most families, even those with "below-average" income, likely to have two (or more) vehicles? Where to park the excess, except at the baseball field, thereby further negating use of remaining parts of the park as open space?

Peter Lipman

650-269-5295



**Dylan Parker**

---

**From:** Jessica McDonell  
**Sent:** Monday, June 20, 2022 3:50 PM  
**To:** housing  
**Subject:** Save Isola Rising Academy

Good afternoon,

I am reaching out regarding the consideration of Glenoaks/Isola Riding Academy as a potential site for housing.

I understand the need for increased housing and do not mean to oppose that as a whole, but this stable is such an important part of the community and means so much to so many adults and children alike. In addition, it's home to wonderful horses who mean SO much to the riders that grow to love them.

Closing down Isola would not only take away an immensely beneficial and therapeutic resource from the adult and youth riders, but would also displace the horses.

Isola has become even more important and valuable recently. Due to Covid, people lost connection to recreation, and also many people have been so isolated. Once it was safe, this outdoor activity allowed people to take their minds off of hardships, and have some connection to other riders, as well as the horses. I know the stables made a huge difference to many people as everyone was struggling through such a difficult time over the past few years.

I implore the town of Portola Valley to please consider other sites that would not involve closing such an important and valuable community organization. The loss of Isola would be deeply felt in the community.

Thank you for your time and consideration.

**Dylan Parker**

---

**From:** Kristien Van Vlasselaer  
**Sent:** Monday, June 20, 2022 4:56 PM  
**To:** housing  
**Subject:** Housing at Isola stable location

To whom it may concern,

As a resident of the area and avid horse person I feel compelled to weigh in on the idea of converting the Isola stables area into housing. This area is one of the last bastions of equestrian living and appreciation in California and we need to retain as many equestrian centers and riding facilities as possible to avoid losing our valuable heritage and horse culture. This may seem trivial, but horses and riding are an incredible refuge for countless adults and children in this area. I know this is an expensive and often pretentious sport (or at least it is perceived as such) but it really is a lifeline during these insane times. During Covid it literally saved my and many of my friends' sanity. Please reconsider converting this area into housing. If there is any way for us to find a different location we should do that we can keep horses and the people who love them happy and invested in this area.

Best,  
Kristien Van Vlasselaer

**Dylan Parker**

---

**From:** Philipp Schmaelzle  
**Sent:** Monday, June 20, 2022 5:17 PM  
**To:** housing  
**Subject:** We highly value Glenoaks / Isola Riding Academy

Hi,

we would like to share that Isola has been a haven for us, that got us --and especially our kids-- through this pandemic and now continues to be a valuable place of community, recreation, exercise and learning we --with many others-- visit every week.

Of course, housing people is important and we'll have to leave those trade-offs to you. The purpose of writing here is to put some color on the value that Isola Riding Academy brings, especially to kids and families who otherwise would not have access to the magic of horse.

Riding has been the only activity that we could and still enjoy safely, free from the now everpresent concerns about COVID. Our kids regularly cite their weekly riding lesson as the highlight of their week, and the time at the barn is a highlight for us parents as well.

Our 8 year old twins were able to start learning riding at the lower barn at Isola / Glenoaks. We considered and sometimes tried other barns, but we wouldn't have been able to get our kids riding without Isola, either for financial reasons or practical reasons.

We were welcome at Isola, even though we are far away from being able to afford owning a horse ourselves. We celebrated birthdays there. We made friends there. We came for the riding, and stayed for the (wonderful) restaurants. And it put Portola Valley big into our hearts.

It seems that there are other spaces that have less educational, community, learning, and emotional significance for so many people.

We trust that you will make good tradeoffs.

We hope to continue to have access to the joy of riding and the community at Isola.

Feel free to reach out with any questions you may have.

Best,  
Philipp Schmaelzle & Svenja Lohner  
with Emily Lohner & Bennett Lohner



**Dylan Parker**

---

**From:** Kristy Moding  
**Sent:** Tuesday, June 21, 2022 6:07 AM  
**To:** housing  
**Subject:** Keep Isola

Horses are key to the culture, economy and environment. I am a resident of Portola Valley and want to keep it!  
Kristy Moding

Sent from my iPhone

**Dylan Parker**

---

**From:** Peter Lipman  
**Sent:** Tuesday, June 21, 2022 4:38 PM  
**To:** housing  
**Cc:** Jeff Aalfs; Sarah Wernikoff  
**Subject:** Developable area of Dorothy Ford Park for multi-family housing, comparisons with other sites

**Comments on June 20 AHHEC Meeting: Developable area of Dorothy Ford Park for multi-family housing, comparisons with other sites**

Once again, big thanks to the AHHEC members and staff for wrestling so conscientiously and in depth with the ineptly conceived “one-size-fits-all” CA State RHNA process that applies the same mandates to little Portola Valley and huge places like Los Angeles.

Presentations, discussion, and concerns presented at the June 20 meeting were impressively thoughtful, but much seems remaining to adequately evaluate the impacts of repurposing Dorothy Ford Park for high-density multifamily housing. This town park was acquired 50 years ago with funds donated for open-space protection by town residents who trusted that their intent would be honored. Along with my prior message of June 19, I hope you will consider the questions below and explore possible alternatives.

**Developable area at Dorothy Ford Park**

One issue is the description of this site’s “developable area” as 2.48 acres (108,000 ft<sup>2</sup>) and therefore suitable for 50 housing units, as listed in the PV Housing Element draft document (6-08-22, p. 100). Based on a simple approximate check using the *Google Earth*’s ruler tool\*, this area value seems reasonable for the entire site, if the unbuildable scenic corridor and creek buffer zones are included. But by the same method, the “developable area,” as demarked by green lines on the conceptual site plan in the PVHE draft (p. 100), is only approximately 1.6-acres (70,500 ft<sup>2</sup>; compare attachment A). Does such a reduced “developable area” still justify construction of 50 housing units under a multifamily zoning of 20 units/acre, or only 32 units?

Additionally illustrative of site limitations, the conceptual site plan appears to place one-third (24) of proposed parking places within the Scenic Corridor buffer zone. Appropriate for a “Scenic Corridor”?

And if the spectacular live oaks that are the signature of this site and the scenic corridor of the town master plan are to be preserved as urged by several committee members, the developable area becomes further reduced to less than 1.2 acres of disconnected space. The canopy area of just two majestic heritage trees, under which fire-hazard constraints would preclude any construction, is about 0.4 acres (17,000 ft<sup>2</sup>; see attachment B).

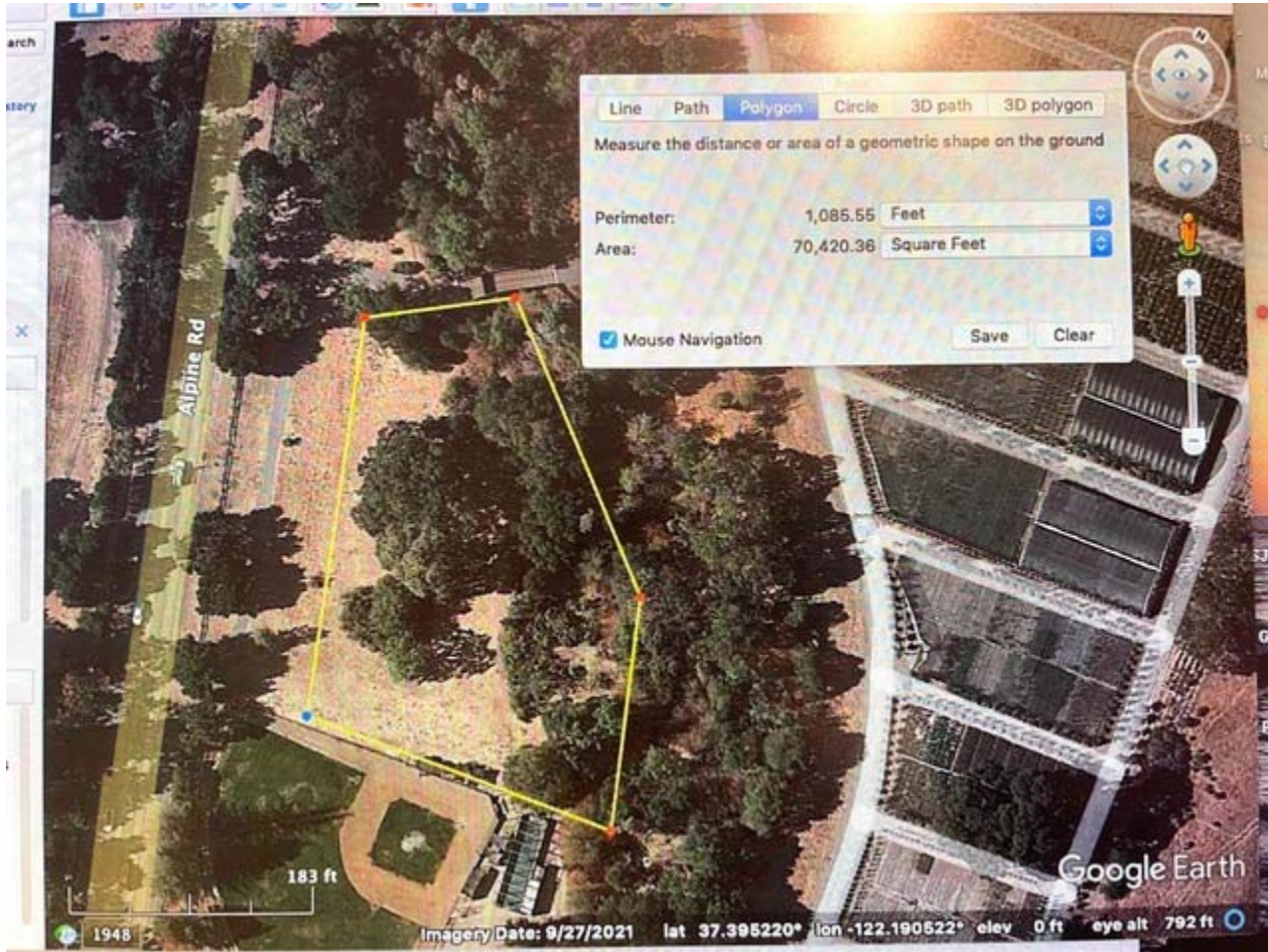
**Comparisons with other site options:**

In addition to several possible alternatives along Alpine Road mentioned during the June 20 meeting (additional sites in the Nathorst area, Alpine road remnant; what about the Town Center soccer field, or use of the PV Inclusionary Housing Fund to support a new land acquisition? I deplore having even to suggest repurposing of an existing athletic facility, but the RHNA process is what it is. And the south end of the soccer field has already been proposed as possible site for townhouses.



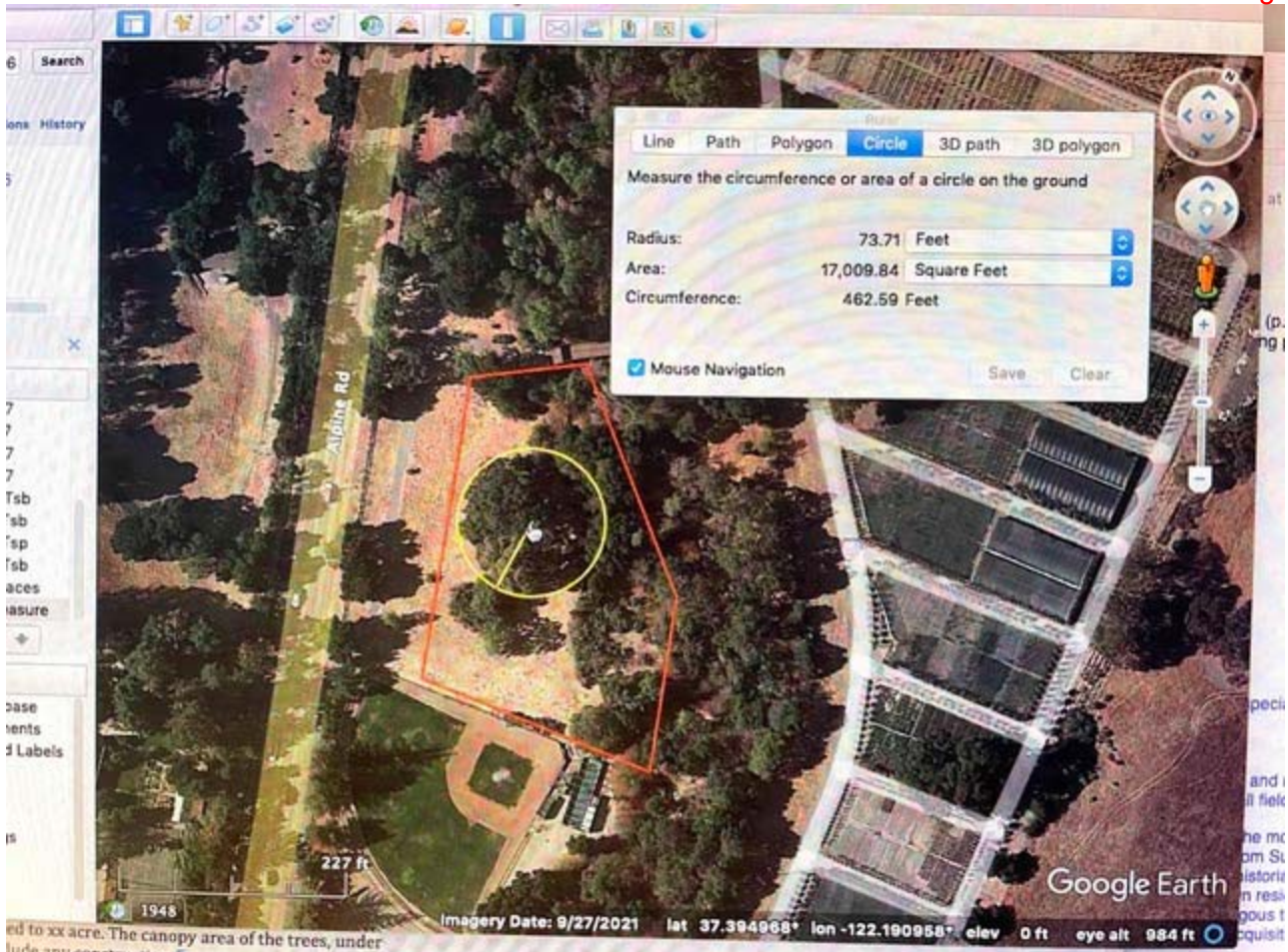
In comparison to the developable area of Dorothy Ford Park, area of the Town Center soccer field is about 2.3 acres (100,000 ft<sup>2</sup>; see attachment C, same scale as A & B), without any apparent mandated buffer zones. Wouldn't placing some component of mandated multifamily housing close to the physical center of the town and the nearby public facilities seem more equitable and appropriate than clustering all such development along distal segments of Alpine Road?

\*By a research geologist, with >65 years professional experience

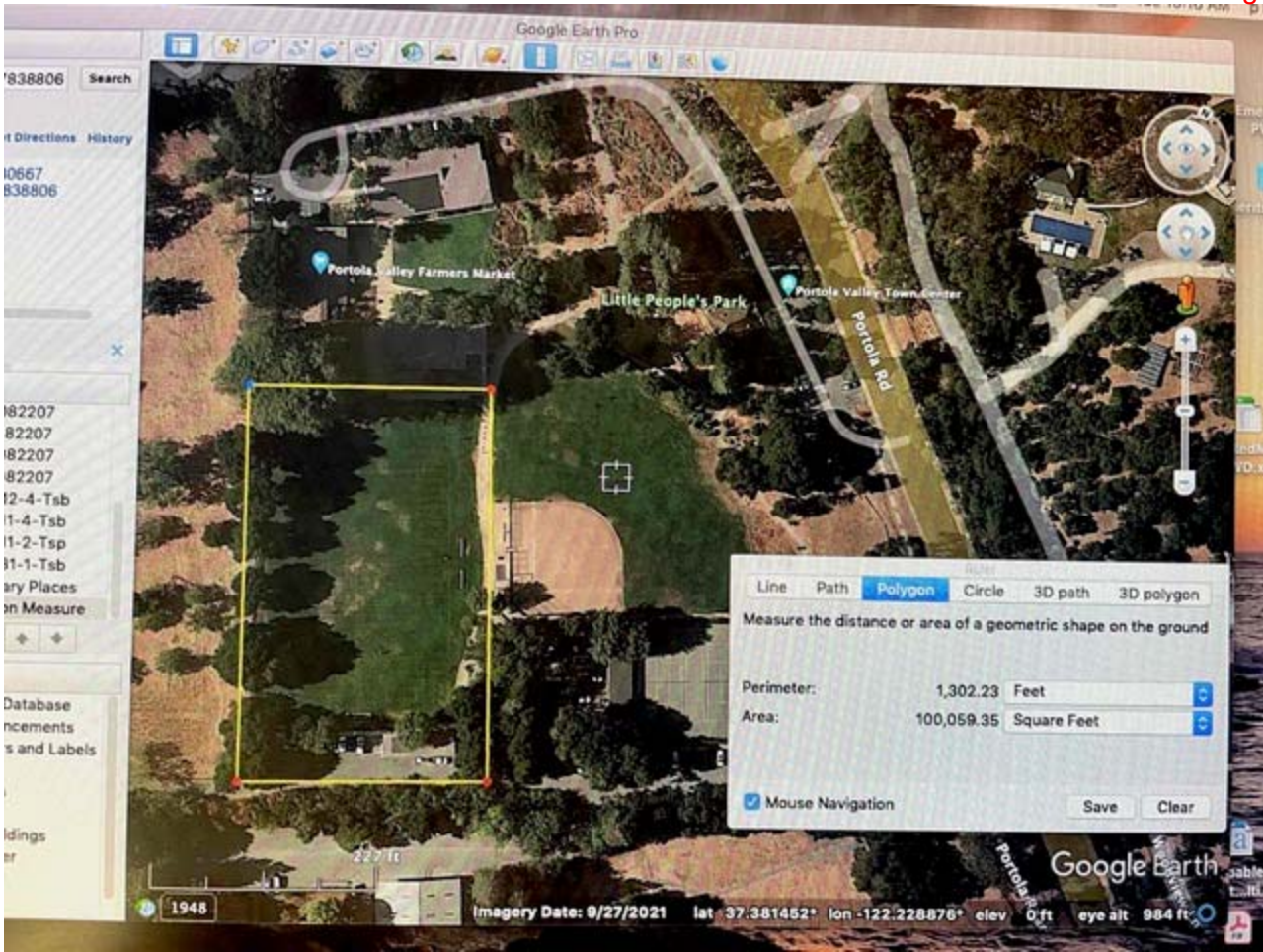


A. Developable area is only about 70,500 ft<sup>2</sup> (about 1.6 acres)





B. Canopies of the two majestic oaks occupy about 70,000 ft<sup>2</sup> ( 0.4 acre)



C. Area of Town Center soccer field is about 100,000 ft<sup>2</sup> (2.3 acres)

Peter Lipman  
188 Favonio Road  
Portola Valley, CA 94028  
650-269-5295

**Dylan Parker**

---

**From:** Leni Trembley  
**Sent:** Tuesday, June 21, 2022 7:43 PM  
**To:** housing  
**Subject:** Don't close the stables

Sent from my iPhone please don't close the stables! It brings joy to so many people and would be devastating to children and others. Please rethink what your doing.



**Dylan Parker**

---

**From:** Laura Russell  
**Sent:** Wednesday, June 22, 2022 11:51 AM  
**To:** Sylvia Thompson; housing  
**Cc:** Andrew Thompson  
**Subject:** RE: Housing element

Sylvia,

Confirming receipt of your email; it will be included in the record for Planning Commission and Town Council consideration.

Thanks,  
Laura

---

**From:** Sylvia Thompson  
**Sent:** Tuesday, June 21, 2022 12:42 PM  
**To:** Laura Russell <lrussell@portolavalley.net>  
**Cc:** Andrew Thompson  
**Subject:** Housing element

Dear Laura:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the environment and wildland habitats of Portola Valley. This program allows developers to profit from urbanization of our town and destruction of its WUI, which is unconscionable since the program is not needed to meet the town's RHNA allocation.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now, before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already.

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD)

“advises communities to ‘buffer’ their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers.” The current Draft forecasts a “buffer” of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% “buffer,” which is greater than HCD’s 15% minimum recommendation.

Let’s go further and assume that it is critical to maintain the arbitrary 21% “buffer” proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by its founders; a vision that motivated most of us to purchase homes here.

We strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely,

Andrew & Sylvia Thompson

*Sylvia Thompson*  
[sakthompson@me.com](mailto:sakthompson@me.com)

**Dylan Parker**

---

**From:** Town Center  
**Sent:** Wednesday, June 22, 2022 1:48 PM  
**To:** housing  
**Subject:** FW: Housing element

Please see the comment below regarding the Housing Element. Thank you.

**-Melissa Thurman, MMC**

---

**From:** Sylvia Thompson  
**Sent:** Tuesday, June 21, 2022 12:42 PM  
**To:** Town Center <TownCenter@portolavalley.net>  
**Cc:** Andy Thompson  
**Subject:** Housing element

Dear Planning Commission Members:

Opt-in up-zoning, as proposed on page 96 of the Housing Element Update Draft, creates powerful economic incentives to fundamentally alter the environment and wildland habitats of Portola Valley. This program allows developers to profit from urbanization of our town and destruction of its WUI, which is unconscionable since the program is not needed to meet the town's RHNA allocation.

Opt-in up-zoning harnesses fear and greed to encourage rapid development. Neighbors are forced into an economic prisoner's dilemma: The first up-zoner in a neighborhood reaps a financial windfall at nearby property owners' expense. The only way to reclaim some of the value lost to the new high-density project next door is also to up-zone and move out, ideally before someone else does. The ensuing race for the exits depresses land values, benefiting developers and cascading into the sort of overnight over-development seen in other formerly pristine places.

Once opt-in up-zoning arrives the Town will be flooded with sales agents and developers spending lavishly to entrench the new psychology: "Act now, before it's too late!" The most immediate effect will be a new climate of mutual suspicion between neighbors. We are seeing the first signs of this already.

The authors of the Draft tell us that all-but-one seller moving out over the next eight years will ignore the multi-million-dollar payday created by opt-in up-zoning. They forecast redevelopment of the equivalent of a single three-acre property over the entire planning cycle. This estimate is not supported by evidence, argument, or logic. It is simply not credible.

There is no need for opt-in up-zoning even if we accept the forecast. The official 12-unit estimate represents 3.9% of total proposed dwellings. The California Department of Housing and Community Development (HCD) "advises communities to 'buffer' their assigned RHNA numbers with additional housing units ranging from at least 15% to 30% of their assigned RHNA numbers." The current Draft forecasts a "buffer" of 21%. Eliminating opt-in up-zoning with no other change results in a 16.2% "buffer," which is greater than HCD's 15% minimum recommendation.

Let's go further and assume that it is critical to maintain the arbitrary 21% "buffer" proposed in the current Draft. This can be accomplished by a reasonable adjustment in the ADU forecast. Town staff estimate 11.5 ADUs per year over the eight-year planning horizon, despite being on track to approve 15 ADUs this year alone. Future ADU demand is likely to

increase after implementation of the streamlined approval process outlined in the Draft. Adjusting the forecast to 13 ADUs per year replaces all 12 forecast housing units lost by eliminating opt-in up-zoning.

Opt-in up-zoning creates enormous economic incentives that, once established, will urbanize our town at a pace limited only by developer demand. The outcome will violate the existing General Plan and the vision for the Town established by its founders; a vision that motivated most of us to purchase homes here.

We strongly urge you to remove opt-in up-zoning from the proposed Housing Element Update.

Sincerely,

Andrew & Sylvia Thompson

*Sylvia Thompson*  
[sakthompson@me.com](mailto:sakthompson@me.com)



**Dylan Parker**

---

**From:** Town Center  
**Sent:** Wednesday, June 22, 2022 1:51 PM  
**To:** housing  
**Cc:** Laura Russell; Jeremy Dennis  
**Subject:** FW: Thank to everyone for their good work to date!

Hello,

Please see the below positive feedback regarding the housing element. Thank you.

**-Melissa Thurman, MMC**

---

**From:** kb94028@gmail.com  
**Sent:** Friday, June 17, 2022 2:25 PM  
**To:** Town Center <TownCenter@portolavalley.net>  
**Subject:** Thank to everyone for their good work to date!

Hi PV Town Council,

I didn't want to add any public comments but did want to thank everyone for their work they've done on this extremely difficult mission on the housing element. I like the present 4-area location of the housing proposed locations and understand they may change.

Thanks again!  
Kerry Brown  
70 Palmer Lane, PV

**Dylan Parker**

---

**From:** T. Sasha Huang  
**Sent:** Monday, June 20, 2022 3:23 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please don't touch the facility. It is probably one of the best maintained facility in the Bay Area and it means a lot to its students and community. Thanks.

Sasha

--

Sent from Gmail Mobile, sorry for the typos!

**Dylan Parker**

---

**From:** Tina Pocock  
**Sent:** Monday, June 20, 2022 3:30 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Committee Members,

We understand and agree that low income housing is important.

However it should not mean closing Isola Academy.

This equestrian facility is excellent and our family very much enjoys being there. My daughter loves her time with the horses.

Please keep Isola Academy open.

Kind Regards,  
Tina Pocock  
Mountain View, CA

**Dylan Parker**

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**From:** Leah Solivan  
**Sent:** Monday, June 20, 2022 3:42 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello. We live on Creek Park Drive, just down the road from Isola and Glen Oaks. We love going to Isola and riding the horses there. My daughter and I go almost everyday for a visit. She does the riding classes during the week and the camps in the summer. It is so valuable to have this equestrian facility right on Alpine Road. There are not too many left in the area, besides Webb Ranch and Spring Down. Our family is highly opposed to closing this equestrian facility and ask that you find another spot for the housing you are looking to add in Portola Valley.

Sincerely,  
Leah Solivan  
2 Creek Park Dr, Portola Valley, CA 94028

**Dylan Parker**

---

**From:** Brittney Gibson  
**Sent:** Monday, June 20, 2022 3:49 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Director of Housing at Portola Valley,

Isola Stables is an important staple in our community. It has been a safe haven for adults and children to ride, bond, and enjoy nature and animals. Equestrian facilities are part of the heritage of Portola Valley, and removing them alters the love of nature and purehearted fun in the community. I've seen farms being shut down due to Stanford's commands to use the land for other purposes. I believe the community will shift for the worse without facilities like these. Please reconsider your plans and leave Isola Stables open.

Sincerely,

Brittney Gibson

**Dylan Parker**

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**From:** Kathryn McDonell  
**Sent:** Monday, June 20, 2022 3:49 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I take riding lessons at Isola Riding Academy and I am contacting you to request that you find an alternate location for the proposed housing development. These stables are extremely important to the community and the students. The center where I took lessons previously was also closed and it would be extremely difficult to watch another fantastic equestrian center close its doors. There is not another academy like it nearby where the students, such as myself, could continue to learn.

Please consider the impact that this housing facility would have on the area and all who enjoy it.

Thank you,  
Kathryn Mcdonell

**Dylan Parker**

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**From:** Brita Sieve  
**Sent:** Monday, June 20, 2022 4:03 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

Our two daughters have been learning to ride horses at Isola/GlenOaks for the past three years through the lessons, summer camps and Pony Club. For our family to be able to go out to the beautiful land and be with nature has been one of the most soul satisfying events during our time of living in Silicon Valley. We are already surrounded by urban development, growth, housing and freeway noise. Isola/Glenoaks is a little oasis and it is what helps keep us balanced. Kids need access to nature and horses and to be able to go out into nature regularly, without having to drive hours and hours and hours.... We beg you to not build low income housing on this site. There are other places to consider, but not this absolutely beautiful and precious place, where horses live and children get to learn how to take care of them and ride them... so many children enjoy and excel in this pursuit. We are members of the Pony Club here and it has brought so much growth and calmness to our one daughter who participates in it. Without the Isola/Glenoaks facility, we would not be able to do Pony Club, as it would be too far away to be logistical feasible. Isola and Glenoaks are gems and so very much needed in this urban sprawl. Please make the right choice for now and future generations by not erasing the land and natural beauty of Isola and Glenoaks. Please do not erase the history of Portola Valley and destroy the land, which is needed now and for our future generations. Please, do the right thing for the long term planning of this community.

Sincerely,  
Brita J Sieve  
Tel. 917-539-5995



**Dylan Parker**

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**From:** Jessica Williams  
**Sent:** Monday, June 20, 2022 4:10 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Greetings,

I just heard that Portola Valley is considering putting low income housing on the Glenoaks and Isola Riding Academy site. Please do Not do this! This would be such a loss for the equestrian community. My daughter has been riding at Isola for almost a year now and she truly truly loves it. She had found a home and community at Isola Riding Academy. We feel so fortunate to have found this piece of equestrian heaven where she can enjoy horses amongst the beautiful setting of Portola Valley. Places like Glenoaks and Isola Riding Academy need to exist!!!!

Thank you,  
Jessica Williams

Sent from my iPhone

**Dylan Parker**

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**From:** Keri Yen Ng  
**Sent:** Monday, June 20, 2022 4:14 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Sir/Madam:

I am writing to offer my support to keep Glenoaks/Isola Riding Program. As a life-long resident of the Peninsula, it is disappointing to hear that this precious space that adds so much enjoyment and personal value to the community is being considered for re-purpose to support housing developments. Housing in this area destroys the environment and peacefulness in Portola Valley. Under no circumstances should housing be allowed in this area. This area is reserved for preservation of space and nature.

Keri Ng

**Dylan Parker**

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**From:** Vanessa Larco  
**Sent:** Monday, June 20, 2022 4:16 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Whomever It May Concern,

I've been a member of the Glenoaks community for 10 years and I cannot imagine why this would be the location for low income housing. It is an amazing facility for horses, but it lacks infrastructure for building higher density. Specifically, where it is on Alpine road doesn't allow for many evacuation routes if there were to be a wildfire. I worry about what this would mean for our horses every fire season.

It is also bustling with wildlife which would see their habitat completely destroyed and replaced by more fuel for wildfires.

Lastly, this equestrian facility is welcoming and open to all the members of the community and beyond. I work nearby and run into colleagues at Isola often. It's a gathering place where we foster community and inclusiveness. We take great care of the land and all the animals that live in and around the area.

I worry deeply about what the destruction of this land would mean for the community and the safety of all of those around it.

Please reconsider the destruction of this property.

Best,  
Vanessa

**Dylan Parker**

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**From:** Juliana Wu  
**Sent:** Monday, June 20, 2022 4:16 PM  
**To:** housing  
**Cc:** Isola Office  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I am writing to share how much Isola Riding Academy and Glen Oaks Stables means to our family. Horseback riding is my daughter's primary sport of choice. She is ten years old and has loved riding at Isola. Her favorite teacher, Olga Pyalling, also grew up riding at Isola. Another one of her favorite teachers, Sierra, came from California Riding Academy in Pacifica which sadly did not make it through the pandemic.

The children who take riding lessons all love horses and have so much empathy and care for animals and each other through Pony Club. This gives them a chance to be selfless and giving. With so many children just glued to screens and losing touch with nature, riding schools like Isola and Glen Oaks offer a true community place that serves the generations.

While low income housing is important, closing Glen Oaks and Isola would hurt the community. Please consider another location and allow generations of children to nurture their love of horses while gaining confidence and friendships.

Thank you for your consideration.

Juliana Wu

**Dylan Parker**

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**From:** Johonna Katz  
**Sent:** Monday, June 20, 2022 4:17 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please do not close another equestrian facility. The horses and these venues are the soul of our small rural town. Without them, we will lose our culture and what makes Portola Valley so charming and unique. Seeing horses when we drive down Alpine brings so much joy and adds to our experience of living here...it's WHY we live here. My kids have grown up taking lessons there, and they are helping to raise our next generation of equestrians. We now own a horse and use the town trails and Open Spaces. It's part of the fabric of our family and we never would have had this experience if we didn't live in Portola Valley. We must fiercely protect these equestrian spaces with everything we have!

I know everyone is trying to find a space for the housing element project, but this is not it.

Thanks for your consideration,

Johonna Katz

**Dylan Parker**

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**From:** don defranco  
**Sent:** Monday, June 20, 2022 4:23 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please!

***Don DeFranco***  
***415-722-7259 cell***  
***Broker Associate***  
***Sotheby's International Realty***  
***Serving San Francisco and The Peninsula***  
***DRE 01317125***

**Dylan Parker**

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**From:** Mary Kelly  
**Sent:** Monday, June 20, 2022 4:35 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To Whom it May Concern,

While I agree fully with the need for low income housing I must speak out for Isola! It is a safe and very important space in my daughter's life. The discipline and care that young people learn from working with horses is very important for raising hardworking and kind young citizens.

Please consider if there are other alternatives to fully shutting down the Isola operation!

With understanding and concern.

Mary Kelly  
(parent of Isola rider)



**Dylan Parker**

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**From:** Andrea Alves  
**Sent:** Monday, June 20, 2022 4:51 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To Whom It May Concern:

Though I understand the necessity of low-income housing, especially in our area, there must be another site you can use for housing. Isola Riding Academy provides such an important service for kids and adults. Spending time with horses is very therapeutic for many children, including my daughter! Please do not take away the only facility that provides excellent lessons without requiring riders to own their own horse!!

Thank you for your consideration.

Sincerely,  
Andrea Alves

**Dylan Parker**

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**From:** Jerrie Welch  
**Sent:** Monday, June 20, 2022 4:59 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please reconsider removing yet another equestrian facility from Portola Valley. GlenOaks in our scenic corridor contributes to our more rural environment and offers a local service for many families.

We chose to purchase a lot and build a home in Portola Valley due to our daughter's interest in horses. Riding was a positive that no other avenue had provided.

Thank you for your time and genuine consideration as you navigate an untenable situation.  
Jerrie Welch

**Dylan Parker**

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**From:** MP Davis Eisen  
**Sent:** Monday, June 20, 2022 5:05 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please do not build housing on the Isola land! Consider other alternatives which won't impact the animals' wellbeing or the area's character. Thank you!

- MP

**Dylan Parker**

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**From:** Lucia Steinhilber  
**Sent:** Monday, June 20, 2022 5:21 PM  
**To:** housing  
**Cc:** Lucia Steinhilber; Steve  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please please please do not put low income housing on an area beloved and used for riding -- it is one of the hallmarks of Portola Valley to have horses, horse trails, and riding! Before I ever came to California to live I had heard lovingly of Portola Valley as a wonderful horse community. Along with it's quasi-rural nature and preservation of wildlife and vegetation, it has been such a shining example of co-existence with nature.

Please come up with other solutions or simply resist this given our extreme fire danger and already crowded infrastructure. Once our town is ruined by developers it will never be the same.

Thank you,

Lucia Steinhilber

**Dylan Parker**

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**From:** Elaine Wen  
**Sent:** Monday, June 20, 2022 6:18 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To Whom It May Concern,

While I understand the difficulty in finding land to supply our growing needs for housing, I oppose developing Isola Riding Academy for the following reasons:

1. Housing should be closer to bus routes and transportation
2. Isola teaches hundreds of kids each year how to care and ride horses. Unlike the private stables, they allow large groups like the Girl Scouts to be able to access horses.

Thanks for listening,  
Elaine Wen

**Dylan Parker**

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**From:** Ellie Fischer  
**Sent:** Monday, June 20, 2022 6:28 PM  
**To:** housing  
**Cc:** office@isolaridingacademy.com  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear housing of Portola Valley,

Isola Riding Academy and Glenoaks Riding Academy are a big part of my life. and a ton of people's lives, not just me. I'm Ellie F, and I'm ten years old and love the horses and property of Isola and Glenoaks. I believe both riding academies' property is excellent for the horses and riders. Isola and Glenoaks property is big and I understand why you want to make the property more houses but Isola and Glenoaks feel like my home and I bet a ton of other people feel like that as well. Also, If you do decide to make the property into homes please take into consideration that the horses would have to move. A bunch of people board their horses and think the property is just the right fit for their horse. When I'm there I look around and see all the horses having the best times of their life. Even though I don't own a horse (I want to have a horse but, my parents say not till I'm older), I love taking lessons at Isola. Please think about what is best for the horses, riders, and owners. Even though there is another stable super close to Glenoaks and Isola (Web Ranch). Web Ranch is already full of horses and riders, it is super packed with horses and riders, and the riders and horses of Isola and Glenoaks Riding Academy would make it even more packed. Plus, they have a long waiting list for lessons, Lastly, I live in San Carlos which is about 30 minutes from our house to the stables but my family loves to go and watch me ride, we all think it is worth our while and drive there. Now, please don't make the Isola and Glenoaks Riding Academy properties into houses. My family, horseback friends, and I all think that Glenoaks and Isola should stay in Portola Valley.

Sincerely, Ellie F  
Me on my favorite horse (Lola)





**Dylan Parker**

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**From:** Debbie Fisher  
**Sent:** Monday, June 20, 2022 6:30 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

We really don't want the low income housing to displace Isola Riding academy! My daughter loves riding there and it is a beautiful area!

Thank you!  
Debbie Fisher

**Dylan Parker**

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**From:** saria  
**Sent:** Monday, June 20, 2022 6:47 PM  
**To:** housing  
**Cc:** Vivian Lum  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To whom it may concern,

My name is Saria. I am eleven years old and I love horseback riding. I started learning the sport at the Isola Riding Academy when I was eight and the place has been like my second home. I would like to write and request you to kindly consider keeping the stable and the academy at its current location, so that other young children in-and-around the peninsula can continue to have the opportunity to get the best equestrian training in the bay area!

Horseback riding at Glenoaks and Isola Riding Academy is revitalizing, especially after a long week of monotonous learning over Zoom. Every time I mount on a horse, be it Marshmallow, Jessie, or Stormy, I feel liberated. Every time I take a deep breath of fresh air at the stable, I feel energized. As I walk and trot with the most gentle animal through the tranquility of the valley. I feel like dancing in paradise. It is that fantastic feeling of rejuvenation that motivates me to work hard and enables me to power through each week.

The coaches at Isola Riding Academy are incredible human beings. I remember my first time visiting the stable was at one of their summer camps back in 2018. I was a little nervous but the coaches were very approachable. They greeted me with open arms and a pleasant ear-to-ear smile, something harder and harder to find here in Silicon Valley. They were extremely patient, even if it meant showing absolute beginners like myself the right way to hold the reins for the Nth time, and the proper way to do a two-point repeatedly. It will be a tremendous loss to the community and young children if the academy and the stable are both taken away, and rebuilt into condos/houses that are nothing but lifeless commodities for real estate developers to reap big benefits.

Moving the horses and students to another stable may seem like a viable option but in reality, it is not. The facility is one of the cleanest and most well maintained among all the stables in the vicinity. The warm, fuzzy and homey feeling of the place could never be replicated and the people there will not be the same. Every rider that comes through the Glenoaks wooden gate has developed a long-lasting bond with the people and horses there. Closing the stable and the academy would mean sabotaging all of those precious relationships and taking nature further away from the community. For me personally, life without Isola Riding Academy would be like living in the desert without water.

Glenoaks and Isola Riding Academy are one of the important icons of the Portola Valley due to its expertly run stable and top-notch equestrian training facility for families and communities in the peninsula. I hereby sincerely and kindly ask for your reconsideration of alternative locations for the low-income development project.

Sincerely,

Saria Lum

**Dylan Parker**

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**From:** Perle Deutsch  
**Sent:** Monday, June 20, 2022 7:15 PM  
**To:** housing  
**Cc:** andrea@isolaridingacademy.com  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I and my children ride at Isola. Isola is the only place where it is possible to ride without owning a horse in the area. It is also a happy place for horses and riders as well as a beautiful equestrian facility. Please keep it open to keep the area a joyful place to live for all. We need horses. Horses are good for the mind and the body. We need to keep the horse community alive in Portola Valley. We don't need more traffic, more people, more consuming, more trash. I hope you stop this process and keep Isola where it is.

Best regards

## Dylan Parker

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**From:** Rachel Mayberry  
**Sent:** Monday, June 20, 2022 7:42 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Keep Isola! because it is really fun, because all the horses are awesome, because I go there every weekend to ride and I'd be upset if it wasn't there anymore.

- Sierra 5th grader

**Dylan Parker**

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**From:** Lisa Friedman  
**Sent:** Monday, June 20, 2022 7:55 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

I am the mother of two daughters who have been horseback riding at Isola for several years. My girls have spent countless hours at the barn taking lessons, learning to care for horses and making lifelong friends. Being at the barn during COVID has been a lifesaver for both my daughter and the other riders. They could be outside, maintaining some degree of normalcy when their lives were turned upside down.

Isola continues to be an essential part of their lives — as it is for so many children who have come through the riding school and learned so many essential life lessons and skills. Finding a barn is no easy feat in our area — it would be a tragic mistake to take away this essential resource that is beautifully maintained and beloved by so many in the community.

As a community we can't afford to continue to destroy these resources, which are really treasures. Please take a stand for open space, for our children and do not allow Stanford to once again wield their power and wealth to build more housing. It will never be enough.

With appreciation,

Lisa Friedman  
Stanford class of 1990

Sent from my iPhone

**Dylan Parker**

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**From:** audrey bourguet  
**Sent:** Monday, June 20, 2022 8:24 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Kids have an impossible time finding a barn to ride at in the Bay Area. Hearing that you are willing to kick them out considering the amount of money and land Stanford owns is unacceptable. It is quite clear that no one will build low income housing there and that it is an excuse to build other buildings that will benefit the university and not the community. We urge you to reconsider your decision. There aren't many barns available at the moment and we are very concerned about what will happen to the horses.

Best,  
Audrey Bourguet

**Dylan Parker**

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**From:** Mehdi Shahabi  
**Sent:** Monday, June 20, 2022 9:21 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

No low housing pleas. Keep Glenoaks and Isola riding open.

**Dylan Parker**

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**From:** Luz Chambers  
**Sent:** Monday, June 20, 2022 9:42 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Alas, Portola Valley's wonderful bucolic character is soon to be bare bones, please consider saving Isola Stables from eviction.

Respectfully,  
Luz Chambers



**Dylan Parker**

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**From:** Pedro Alves  
**Sent:** Monday, June 20, 2022 10:56 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

This is such a special place and it means so much to so many kids. Kids use this as part of their therapy and this place allows kids to have lessons without having to own or lease a horse.

Thank you,

Pedro

**Dylan Parker**

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**From:** Aileen Tang  
**Sent:** Tuesday, June 21, 2022 3:05 AM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi,

I am writing to express my opposition to turning Isola Riding Academy into housing. There are very few such venues for kids to learn equestrian skills. Furthermore, Isola Academy's location is not that convenient for housing (far from grocery stores, basic amenities, public transportation). I urge you to pursue other available and better locations that can be used for more housing.

Regards,  
Aileen Tang

**Dylan Parker**

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**From:** Shirley Zhou  
**Sent:** Tuesday, June 21, 2022 7:50 AM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi Porta valley housing

I am writing to you, since we love Isola a lot, we want Isola riding to stay, my daughter had lots of lessons and summer camps there, also a birthday party, she loves Isola and the horse so much, so please reconsider the housing

THanks

Xiao

**Dylan Parker**

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**From:** Charlotte Arrouye  
**Sent:** Tuesday, June 21, 2022 11:54 AM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

I urge you to keep the character of the town of Portola Valley, it's a peaceful and rural ambiance that makes the town as special as it is, by keeping Glenoaks Stables. Horses are a huge part of not only the towns heritage, but additionally it's charm. Equestrian facilities great a beautiful buffer and natural from city life to rural landscapes, not to mention the benefit to the community to have these open spaces and access to horses who are not only therapeutic, but also partners in a very rewarding sport. Today there is a good balance between modern development and pastoral quest that exists in the Portola Valley community - the stables at Glenoaks is one of those spaces that creates contributes to the community being what it is and would be a huge lose to the town, the community, not to mention the environment (so much wildlife is able to flourish around the stable grounds as it is today and that is so special).

I understand that the state has put pressure on the towns to build more housing and meet those requirements soon, but I urge you to keep the Glenoaks property as the flourishing stable that it is today, allowing Portola Valley to be the quaint town that it is.

Thank you,  
Charlotte Arrouye

**Dylan Parker**

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**From:** Kartik Dadwal  
**Sent:** Tuesday, June 21, 2022 6:01 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi There

The town of Portola Valley and Stanford University, please spare Glenoaks / Isola Riding Academy as one the location to build low income housing!

Please, let's revisit this and take Glen Oaks OFF the Sites Inventory, especially when there are so many other options

Thank you,  
Kartik

**Dylan Parker**

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**From:** christian busch  
**Sent:** Tuesday, June 21, 2022 10:41 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Please don't destroy portola valley. It's fine as it is. It does not need any additional housing.

Best regards,  
Christian Busch

Mulligan Valley Partners  
Woodside, CA  
[cb@mvp.sv](mailto:cb@mvp.sv)  
[+1 650 391 5001](tel:+16503915001)

Here's my calendar link to make finding a time easy:  
<https://calendly.com/mvpsv-cbusch/30min>

**Dylan Parker**

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**From:** Françoise Foley-Fisher  
**Sent:** Wednesday, June 22, 2022 2:07 AM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Dear Housing Committee

Myself and my 2 daughters have been coming to Isola 3 times a week for nearly 2 weeks now and would very much appreciate the ability to continue doing so.

There are not many facilities in the area that also provide a connection with the Pony Club Association - a valuable teaching ground for responsibility towards and the care of animals.

This place is more than somewhere to jump on the back of a horse, they teach about the care and respect for the animal. Something that is invaluable to my girls.

I also realize the need for additional housing, so I hope we can find an alternative, that allows for more housing, but also lets us keep the horses we love.

Thank you for your attention,  
Françoise Foley-Fisher

**Dylan Parker**

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**From:** -kelly-  
**Sent:** Wednesday, June 22, 2022 8:10 AM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

To whoever is reading this email,

I really hope that you could reconsider the location of the low-income housing area. It would be really heartbreaking to see an equestrian facility be removed, especially in Portola valley, because horses are a big part of Portola valley. As much as I value the thought of more houses for people with low income, it would be upsetting to remove a place as amazing as Isola Riding Academy, which is filled with many memories and often laughter.

I really hope you do reconsider your idea of tearing this amazing facility down, and instead consider relocating this plan.

Sincerely,  
Kelly

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**Dylan Parker**

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**From:** Susan D'Elia <  
**Sent:** Wednesday, June 22, 2022 4:39 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hi Portola Valley Community and Stanford University,

I am all for supporting affordable housing, but with all your open land opportunities, you have to find a better location than to remove the much beloved and important equestrian center like Isola Riding Academy. My daughter was an equine assisted therapy student and today is headed to college to become an equine assisted therapy teacher – Isola was an important contributor to her personal development and passion for serving both horses and humanity. Let's find an alternative!

Thanks for your consideration,

Susan

Susan D'Elia  
Founder, TECHMarket  
(650) 576-1112

**Dylan Parker**

---

**From:** Kae Devaney  
**Sent:** Wednesday, June 22, 2022 8:39 PM  
**To:** housing  
**Subject:** KEEP GLENOAKS AND ISOLA RIDING ACADEMY!

Hello,

My name is Kae Devaney. I'm 16 years old, and a rising senior at Summit Prep high school. I've been riding horses at Isola for a year and a few months now, and started working there as a stablehand for around 8 months. I feel that keeping Isola in its current place would be what is truly best for the community and those around us.

Equestrian facilities, particularly those that offer quality lessons, are few and far between in Portola Valley. My family is middle-class, and we are not able to afford ownership of a horse, so a lesson barn like Isola provides an opportunity for me and many others to learn about riding, horsemanship, and horses.

As well as valuable knowledge, horseback riding is extremely emotionally beneficial. Over the course of the past year, Isola has changed my life. I've suffered from severe anxiety, depression, and gender dysphoria my whole life, at one point even leading me to hospitalization. I turned to unhealthy coping mechanisms such as self harm to try and cope with the intense emotions I was feeling. One day, my father set me up for a horseback riding evaluation at Isola, and when I sat on the horse for the first time, I felt like my problems had drifted away. Riding helps me to clear my head in a way no other activity ever has. When I'm struggling with a difficult problem, moral dilemma, or friend drama, riding helps me think through the situation. The joy I feel from getting to be around and ride these magnificent animals has only grown, and I am now in a much better place than I was. It's not just me who's experienced this, many of my coworkers and other riders at the barn feel the same.

The bond between horse and person is something so precious it must be felt to understand. The unique trust I've built with many of the horses is one of the most wonderful feelings I've ever experienced. Without Isola, experiencing this bond would never have been possible. I believe that this experience should be preserved for everyone.

Without Isola stables, I don't know if I would be here today. The bonds I've built with both animals and humans are very special to me, and it would have a huge and deeply negative impact on me and my coworkers if the barn was forced to shut down or relocate. Saving the magic of the stables is essential to my mental health, as it is to others as well. I think that horseback riding is truly an incredible experience, and one that should be preserved not just for those who can afford to own a horse, but for everyone.

Thank you for your consideration, and please take into account the voices of all of us here at the barn before you make the decision. We would really like to keep our safe haven.

Submitter DB ID 6512  
IP Address 69.181.58.209  
Submission Recorded On 06/23/2022 1:00 PM  
Time to Take the Survey 13 minutes, 34 secs.

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**Page 1****1. First and Last Name**

Michelle S Snape

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

San Francisco

**5. State**

CA

**6. Zip Code**

94112

**7. Comment**

Hello,

I wanted to write to you to let you know what a gift the Isola Riding Academy at Glen Oaks Stables has been for our family. Our middle child has always had a love for animals particularly horses since she was a toddler. She has been at several different riding schools but have had to leave due to various reasons, but it was usually because of the unreliability of the stables or the teachers at the stables etc... we found Isola just over a year ago and I feel like our daughter has really found her second home. The teachers have been amazing, she has learned and grown so much from her experience there, the grounds are absolutely stunning and the people have been warm and inviting. Riding and developing her skills as a horse rider has help to build the confidence and overall self esteem of our daughter. She is the middle child of 2 high achieving siblings that have always garnered so much attention that she has struggled to find her self confidence. Isola has been especially a bright light during this pandemic where riding horses was one of the few things she was able to do. She is now competing in horse jumping competitions with Isola and working there this summer as a stable hand/camp counselor. She is learning skills and responsibilities at 14 years old that will impact her for a lifetime. I hope that you will consider how Isola at Glen Oaks impacts the community of horse/nature lovers young and old.

Thank you for your consideration.

Warmly,

The Snape Family

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6513  
IP Address 73.189.81.77  
Submission Recorded On 06/23/2022 9:27 PM  
Time to Take the Survey 2 minutes, 16 secs.

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**Page 1****1. First and Last Name**

Keri Ng

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Isola

**4. City**

Redwood City

**5. State**

CA

**6. Zip Code**

94061

**7. Comment**

Sir/Madam:

I am writing to offer my support to keep Glenoaks/Isola Riding Program. As a life-long resident of the Peninsula, it is disappointing to hear that this precious space that adds so much enjoyment and personal value to the community is being considered for re-purpose to support housing developments. Housing in this area destroys the environment and peacefulness in Portola Valley. Under no circumstances should housing be allowed in this area. This area is reserved for preservation of space and nature.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6514  
IP Address 109.70.150.86  
Submission Recorded On 06/23/2022 10:59 PM  
Time to Take the Survey 7 minutes, 43 secs.

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**Page 1****1. First and Last Name**

Amy Chan

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

San bruno

**5. State**

Ca

**6. Zip Code**

94066

**7. Comment**

There are so many other choice to find land for housing... why destory to build?

It's an important piece of activity space for many. We really love this place and we also have lots good memories from this ranch. They are professional and not just for kids but we all love it. We will be heartbroken if we see it go.

Pls let it stay.

**8. Optional: You can upload a copy of your comments.**

Submitter DB ID 6515  
IP Address 2600:1700:3680:7110:9dea:504a:530:d453  
Submission Recorded On 06/24/2022 8:25 AM  
Time to Take the Survey 7 minutes, 43 secs.

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**Page 1****1. First and Last Name**

abigail mariani

**2. Email address ( will not be publicly displayed)****3. Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**4. City**

san mateo

**5. State**

ca

**6. Zip Code**

94403

**7. Comment**

My daughter recently started horseback riding lessons at Isola/Glen Oaks in Portola Valley. She has been LOVING it. She is a child who has not been too excited to try many sports, so it is really great to finally see her take to something and be motivated to learn. The staff and horses at the farm have been a really great addition to our weekly routine, and as someone who rode horses myself as a child, it has been equally wonderful for me to be around them again after so long. There are great benefits of riding horses in terms of building kids' self-confidence and getting them engaged in their communities; in the current climate of school shootings it is especially important to give children positive outlets and connect them with resources in their communities to improve their futures. We come from San Mateo to Portola Valley which is known for their horse farms; it would be a travesty to take away this wonderful community resource. Please choose another site that is less damaging to the community for your affordable housing project.

**8. Optional: You can upload a copy of your comments.**

1.

2.

**Organization ( Enter name of organization, business, or non profit if you are submitting comments on their behalf.)**

Not answered

**City**

portola valley

**State**

ca

**Zip Code**

94028

**Comment**

horses are our history and our tradition; help us maintain our heritage.

Don't make us just another Silicon Valley cookie cutter town

**Optional: You can upload a copy of your comments.**