

**TOWN OF PORTOLA VALLEY**  
**Open Space Committee Meeting**  
**April 4, 2024**  
**5:00 PM**

**Betsy Morgenthaler**, Chair  
**Nona Chiariello**, Vice Chair  
**Ticien Sassoubre**, Secretary  
**Gary Nielsen**, Member  
**Beverly Lipman**, Member  
**Terry Lee**, Member  
**Carter Warr**, Member

**REGULAR MEETING**

**HISTORIC SCHOOLHOUSE – 765 PORTOLA RD. – PORTOLA VALLEY, CA**

**REMOTE MEETING ADVISORY:** On March 1, 2023, all committees in Portola Valley will return to conducting in-person meetings. A Zoom link will be provided for members of the public to participate remotely; however, the Town cannot guarantee there will be no technical issues with the software during the meeting. For best public participation results, attending the meeting in-person is advised.

**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 Town Clerk at (650) 851-1700 or by email at [towncenter@portolavalley.net](mailto:towncenter@portolavalley.net). Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

**VIRTUAL PARTICIPATION VIA ZOOM**

**To access the meeting by computer:**

<https://us06web.zoom.us/j/87201390807?pwd=zbHopa5W8NHq2Ris8igKPWbzWLnEla.1>

**Webinar ID: 872 0139 0807**

**Passcode: 017249**

**To access the meeting by phone:**

1-669-900-6833 or 1-888-788-0099 (toll-free)

*Mute/Unmute – Press \*6 / Raise Hand – Press \*9*

- 1. CALL TO ORDER & ROLL CALL**
- 2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA**  
*Speakers' time is limited to three minutes.*
- 3. APPROVAL OF MINUTES:**
  - a. Minutes from March 7, 2024
- 4. OLD BUSINESS:**
  - a. Town Owned Properties discussion  
Open Space Committee – Town history, refresh Town interest, identifying next steps  
See attachments
  - b. Hawthorns Update  
Hawthorn Area, Meeting 6, onsite March 24, 2024  
Agenda link: <https://www.openspace.org/about-us/meetings/pawg-20240324>
  - c. D. Ford Open Space: Adjacent Los Trancos Creek Study Session  
The nature of the Creek's history – how it informs us, what we would like to learn.
- 5. ADJOURNMENT**

\*\*\*\*\*

**Land Acknowledgement:**

The Town of Portola Valley acknowledges the colonial history of this land we dwell upon—the unceded territory of the Ramaytush (rah-my-toosh) Ohlone, Tamien Nation, and Muwekma (mah-WEK-mah) Ohlone, who endured a human and cultural genocide that included removal from their lands and their sacred relationship to the land. Portola Valley recognizes that we profit from the commodification of land seized from indigenous peoples

and now bear the ecological consequences. We seek to understand the impact of these legacies on all beings and to find ways to make repair.

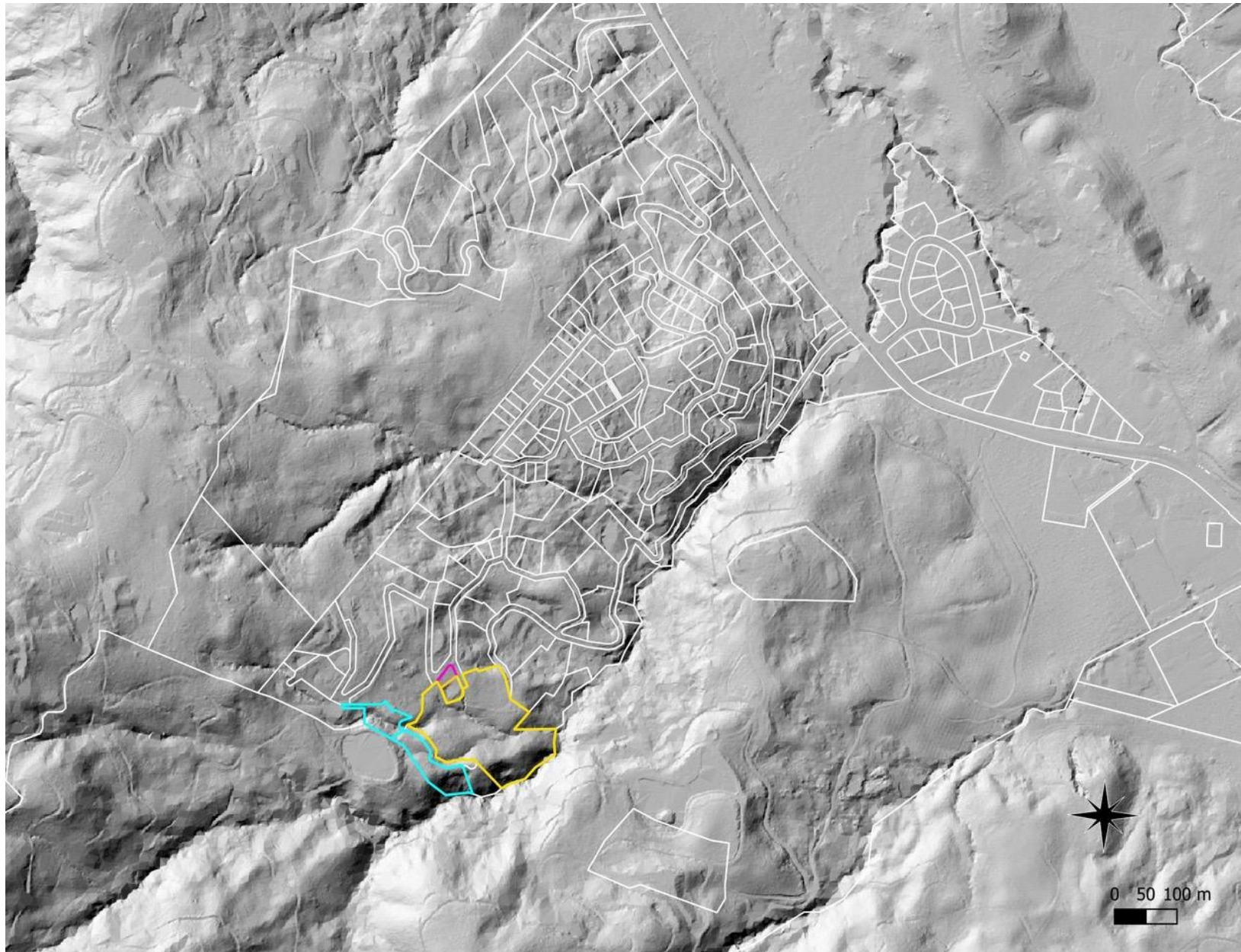
## Town-Owned Property Assessment Report

ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Other Notes	Legal Issues
1	076-270-080 076-270-050	11.19	Town Center	R-E/3.5A/SD-2/D-R	Community Park	PV School District sold land to Town in 1976 for \$120,000.	Sewer line on Portola Road	Pf/Sun	<ul style="list-style-type: none"> <li>Portola Road scenic corridor</li> <li>Fault line over portions of parcel</li> </ul>	
2	079-123-120	4.580	Rossotti Field and Parking	OA(R-E/1A/SD-1)	Community Park	In January 1981, the Town purchased the prooerty from Beltramo and Rossotti for \$312,000. Condition is for land to be used only for parking, recreational or open space purposes. The agreement notes that "open space purposes" shall not be construed to include residential uses.	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> <li>Only regulation-sized soccer field in Town; well-used</li> <li>Annual parking lot lease with Alpine Beer Garden</li> <li>In Los Trancos Creek setback area (55 ft from top of bank)</li> <li>2 equestrian easements</li> <li>Alpine Road scenic corridor</li> <li>Sale Agreement prohibit residential use</li> </ul>	
3	077-272-010	7.67	Ford Field and Open Space Preserve	OA(R-E/2A/SD-2)	Community Park	Grant Deed dated 2/24/71 to acquire land from Hare Brewer and Kelley for \$90,000. (Reso. 34-1965)	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> <li>Baseball diamond and parking lot</li> <li>In Los Trancos Creek setback area</li> <li>Public Park, scenic corridor, well-used Alpine Trail</li> <li>Ingress/egress driveway easement (Kelly property)</li> </ul>	
4	076-280-140	3.03	Springdown Open Space (parcel 1)	R-E/3.5A/SD-2/D-R	Community Park/Preserve	Agreement of Sale with the Goodsteins dated April 7, 2000, purchased land for \$1,625,000	Sewer line on Portola Road	Sbr/Pf	Open space preserve, half of the open space. See parcel ID #31.	Deeded for Open Space purposes. Grant Deed June 29, 1982
9	077-272-020	0.250	Land: 0 Alpine	OA(R-E/2A/SD-2)	Community Park	~20' x 150 long narrow strip of easement next to Ford Field, 18-RSM-PG048	Sewer line on Alpine Road	Sun		
10	076-192-260	0.700	Land: 0 South Court	R-E/1A/SD-1a	Conservation Residential	Motmans gave the land to the Town for open space purposes 2/26/1976.	Septic	Md/Pd	Landslide Parcel at top of wayside road	
11	080-250-430	0.160	Land: 0 Alpine	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Ps	Remainder parcel, PV Ranch. Encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). It does provide that the open space easement could be abandoned pursuant to Section 51061.	
12	080-250-160	16.04	Land: 0 Alpine (Bovet Pk, Parcel C)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement		Sun/Pd/Ps/Md	Long narrow strip of land along Alpine road ROW. Max width ~100' with alpine road running through the land.	Deeded for Parks and Recreation purposes. Grant Deed September 5, 1975
13	080-250-440	0.700	Land: 0 Alpine (Portion Parcel 2 of PM)	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Sbr/Ps	Remainder parcel, PV Ranch. Encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). It does provide that the open space easement could be abandoned pursuant to Section 51061.	
14	076-192-090	1.150	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Burroughs property dedicated to the Town as neighborhood preserve, December 31, 1974	Septic	Md	Landslide parcel	
15	080-511-050	0.980	Land: 0 Valley Oak (Lot T, 1' strip PVR)	PC/2A/SD-1	Conservation Residential	Lot T of PV Ranch, ROW along Valley Oak St.	Septic	Sun	1' strip of land that runs along valley oak	
16	076-184-030	0.980	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlandds landslide parcels given to town	
17	076-181-150	2.040	Land: 0 Buena Vista	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlandds landslide parcels given to town	
18	076-181-160	2.060	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic/TBD County	Md	Woodside Highlandds landslide parcels given to town	
19	076-330-050	0.30	Land: 0 Skyline	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway	Landslide property	Septic	Pmw	<ul style="list-style-type: none"> <li>Intersection of old la honda road and skyline, corner of intersection. Used to be centerline of Old Ridge Road ROW. Remainder parcel.</li> <li>Skyline is a scenic highway, no tree or vegetation removal within 100'</li> <li>Pmw geo designation: steep to very steep slopes, fractured bedrock</li> </ul>	

20	077-080-120	3.56	Land: 140 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Westridge developers offered the steep lot to the Town as open space in October 21, 1971.	Septic	Ps/Ms	<ul style="list-style-type: none"> <li>Moving shallow landslide, trail easement and scenic easement over portions of property.</li> </ul>	Gifted to the Town with the Intent as open space. "This land adjoins a scenic easement and would be a logical addition to it and the open space program, which we hope the community would be able to enjoy" Westridge Subdividers, Ltd. October 20, 1971
21	076-244-020	1.210	Land: 0 Tynan	R-E/1A/SD-1a	Conservation Residential	Town acquired Tax Delinquent Parcel as open space in June 3, 1975.	Septic	Md	Landslide parcel	
22	080-432-010	6.400	Land: 0 Bear Paw (Frog Pond)	PC/2A/SD-1	Neighborhood Preserve	Lot E of PV Ranch Subdivision. Grant Deed to Town 9/26/75 for Park and Recreation Purposes.	Sewer near PV Ranch	Sun	Deed prohibit construction of permanent building on land and reversion of title to the grantor in the event the property is not used for PR purposes or in the event the conditions of the deed is violated.	
23	077-080-220	0.024	Land: 0 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Long narrow strip along Escobar ROW per parcel map 4PM-PG003, Sept. 1967	Septic	Sbr	Part of 30' x 350' emergency easement	
24	080-241-430	0.131	Land: 0 Los Trancos	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway		Septic	Pd/Ps		
25	080-241-400	2.25	Land: 0 Los Trancos Parcel F	R-E/3.5A/SD-2/D-R	Neighborhood Preserve/Residential Open Space Preserve	Par. F Blue Oaks Sub. Rsm 128/64-92 Open Space - Trail. Redberry Preserve	Septic	Sbr/Pf	<ul style="list-style-type: none"> <li>Skyline is a scenic highway, no tree or vegetation removal within 100'</li> </ul>	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% (13.2 acres total) land requirement for park and recreation areas.
26	080-241-390	7.85	Land: 0 Los Trancos Parcel D	M-R/7.5A/SD-3/DR	Neighborhood Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Sbr/Ps/Pd	<ul style="list-style-type: none"> <li>Adjacent to 2 water district parcels</li> <li>Adjacent to 0.12 parcel acquired from Los Trancos County Water District in 2015 that is subject to MROPSD conservation easement</li> <li>Lake Trail/Old Spanish Trail pass through N and S ends of parcel</li> <li>Relatively steep near NE end of parcel</li> <li>Possible access via adjacent Lake Road cul-de-sac</li> <li>Subject to Blue Oaks "open space neighborhood preserve purposes", "for passive recreational use"</li> <li>Land flattens adjacent to lake</li> </ul>	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% land requirement (13.2 acres total) for park and recreation areas.
27	080-241-380	13.00	Land: 0 Los Trancos Parcel C	R-E/3.5A/SD-2/D-R	Residential Open Space Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Ps/Pdf/SIs	<ul style="list-style-type: none"> <li>Los Trancos Creek and road setbacks means only narrow strip at center of parcel would be developable</li> <li>Open space easement</li> </ul>	Portions of the parcel (3.1 acres) required to make up for 5% land dedicated to Town for the subdivision. The entire parcel dedicated as open
28	079-151-280	0.250	Land: 0 Portola	R-E/1A/SD-1a	Low-Medium Intensity Residential	Town purchased land as part of flood control work (bridge) work in March 3, 1988	Sewer line on Portola Road	Sun	Town purchased land to facilitate construction of Portola Brookside bridge	
29	080-250-080	4.46	Land: 0 Alpine (Bovet Strip Park)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement	Septic	Pd/Sun	Long narrow strip of land along Alpine road ROW.	Deeded for Parks and Recreation purposes. Grant Deed March 1, 1965
30	079-181-220	0.017	Land: Cima Way	R-1/15M	Low-Medium Intensity Residential	Agreement of Sale 11/30/81, town purchased from SMC for \$152.00 for ROW street purposes	Septic	Sbr	Small sliver of road ~740SF that part of the ROW	
31	076-280-150	3.10	Land: Springdown Parcel #2	R-E/3.5A/SD-2/D-R	Community Park/Preserve	April 7, 2000, Agreement of Sale with the Goodsteins for \$1,625,000	Sewer line on Portola Road	Sun/Pf	Open space preserve, half of the open space. See Parcel ID #4.	Deeded for Open Space purposes. Grant Deed June 29, 1982

32	076-170-030	11.81	Land: Kersten Parcel	R-E/3.5A/SD-2/D-R	Conservation Residential	Dangler Open Space Preserve donated to Town in 2005. A trail project started after the Kersten family donated what is now the Herb Dangler Preserve. Along with the donation of the property an additional \$25,000 was included for trail construction and maintenance. With this seed money the Trail Committee began working with the Public Works department to design an extension to the existing trail system. In December 2007 Bill and Jean Lane donated an additional \$25,000 towards the construction costs and the Trails Committee allocated \$10,000 from the FY70/08 trails budget to cover the estimated cost of \$60,000. The budget and initial design was approved by the Town Council on December 7, 2007.	Septic	Md/Od/Sl	Landlocked. No access except through Town of Woodside.	Deeded for Open Space purposes. Grant Deed November 29, 2005
33	077-212-140	2.50	Land: Shady Trail/Westridge	R-E/2A/SD-2a	Low Intensity Residential	Formerly Michael Tevis property. Town purchased flag lot to preserve as open space in November 16, 2007. Town contributed \$100,000 from Open Space Acquisition Fund. Per resolution 2373-2007, residents of the Town contributed the balance of the purchase price so \$1,595,000 to the Town to assist with the purchase to keep it in its open space condition.	Sewer line on Golden Hills	Sun/Ps		Deeded for Open Space purposes. "This land being transferred is to be kept in its natural state consistent with public safety, no structure may be placed or constructed on the land and no parking shall be allowed on the land". Grant Deed November 16, 2007
34	076-262-020	0.080	Land: 815 Portola Rd	R-E/3.5A/SD-2/D-R	Scenic Corridor & Greenway	Acquired as part of Christ Church LLA, Part of PV Town Center parking lot.	Sewer on Portola Road	Pf		
	ROW	0.620	Triangle Park	C-C	Scenic Corridor & Greenway	Triangle Park, road ROW, not a parcel	Sewer on Portola/Alpine	Sun		
	ROW		Alpine Road ROW adjacent to Corte Madera School							



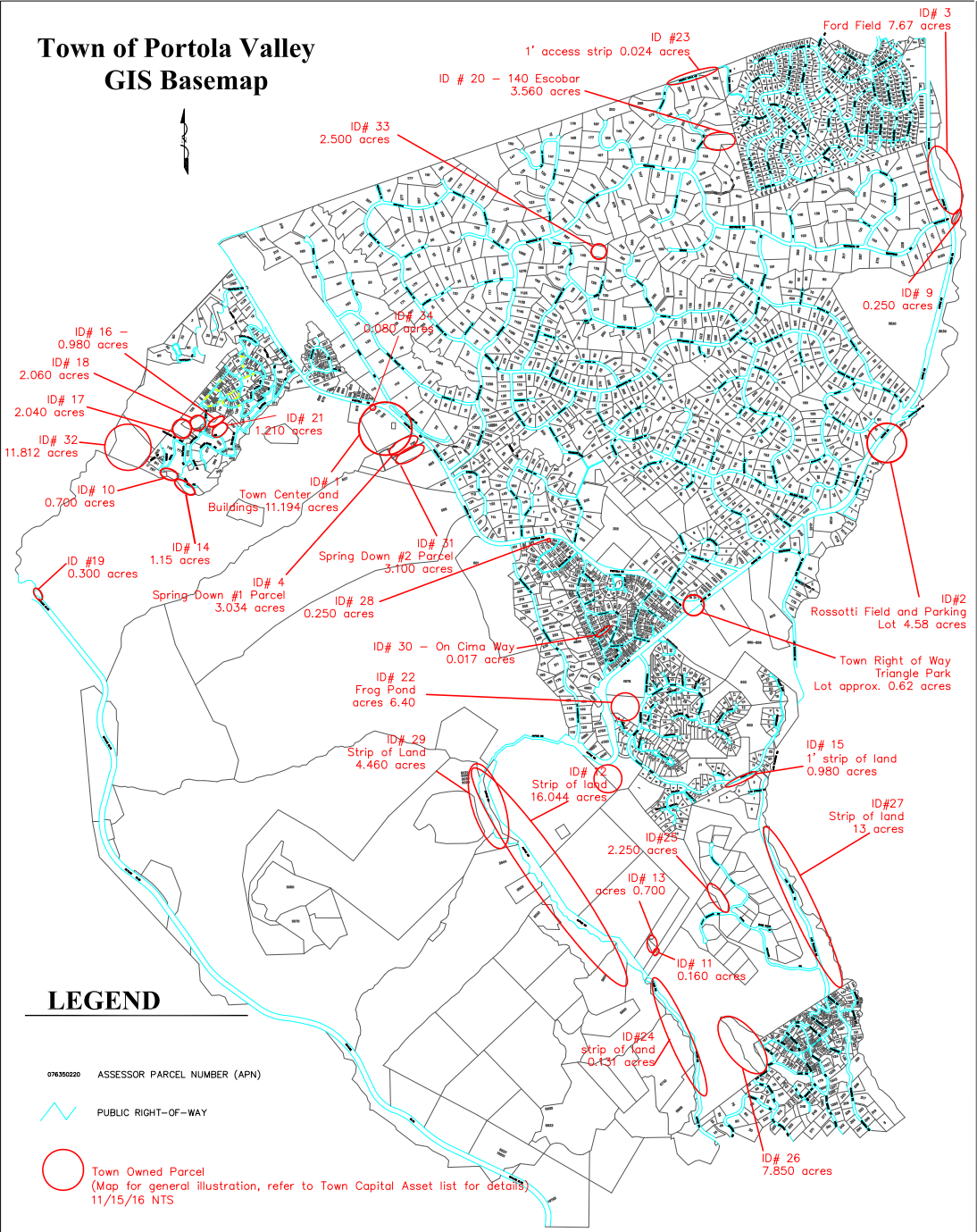








# Town of Portola Valley GIS Basemap





Choose sidebar display

# TOWN of PORTOLA VALLEY

Town Hall and Offices 444 Marine Road, Portola Valley, Calif. 94025 Tel. (Area Code 415) 851-1700

785 Portola Road

*Attn: Town Clerk*

COUNCIL:  
ROBERT V. BROWN  
Mayor  
JOHN A. WILSON  
Vice Mayor  
ROBERT H. ANDERSON  
ELEANOR B. BOSHEEY  
JAMES W. WHITSON

TOWN OFFICERS:  
Clerk  
MILDRED WHITAKER  
Attorney  
JAMES T. MORTON

## CERTIFICATE OF ACCEPTANCE OF DEED OR GRANT TO THE TOWN OF PORTOLA VALLEY, SAN MATEO COUNTY, CALIFORNIA

This is to certify that the interest in real property conveyed by the Grant Deed dated December 18, 1975 from August Motmans, Jr., and Shirley Motmans, his wife, to the Town of Portola Valley, a municipal corporation, is hereby accepted by the undersigned officer of the Town of Portola Valley on behalf of the Town Council, pursuant to authority conferred by Resolution No. 34-1965 of the Town Council, adopted on March 1, 1965, and the Grantee consents to recordation thereof by its duly authorized officer.

Dated: March 30, 1976

TOWN OF PORTOLA VALLEY, A Municipal Corporation

By Mildred Whitaker  
Mildred Whitaker, Town Clerk

VOL 7035 PAGE 525

56360AJ  
RECORDED AT REQUEST OF

*James T. Morton*

MAR 31 2 55 PM 1976

MARVIN CHURCH RECORDER  
SAN MATEO COUNTY  
OFFICIAL RECORDS

VOL 7035 PAGE 525

56360AJ

Governmental entity acquiring title.  
Tax exempt effective November 10, 1969

GRANT DEED

Recorded at the request of,  
and return to:

Recorded:

Town of Portola Valley  
4141 Alpine Road; 765 Portola Road  
Portola Valley, California 94025

August Motmans, Jr., and Shirley Motmans, his wife, Grantors, hereby grant to The Town of Portola Valley, a municipal Corporation, grantee, all of the real property situate in the County of San Mateo, State of California, and more particularly described as follows:

Commencing at the most Westerly corner of the lands of Marie Coombs (nee Marie Fitzpatrick), as described in the Deed recorded in Book 52 of Official Records of San Mateo County at Page 80, which point is also the most Southerly corner of the lands of Family Farm and is on the Northeasterly boundary line of the lands of Stanley W. Morshead, as described in Deed recorded in Book 200 of Deeds at Page 298, Records of San Mateo County; running thence along the Northwesterly boundary line of the lands of the said Marie Coombs, North 37° 53' East 210.00 feet; thence South 53° 34' East 88.6 feet; thence South 32° 32' West 28.9 feet; thence South 55° 20' West 37 feet; thence on a 15 foot radius curve to the left, subtending an angle of 180° 00', a distance of 47.1 feet; thence North 55° 20' East 62.3 feet; thence South 56° 03' East 187.9 feet; thence South 71° 27' East 46.3 feet to the TRUE POINT OF BEGINNING; thence from said true point of beginning South 18° 33' West 20 feet; thence South 71° 27' East 18.63 feet; thence North 88° 00' East 118.63 feet; thence South 2° 00' East to the said line of said Stanley W. Morshead; thence along the said line of said Morshead North 72° 35-1/4' East to an angle point therein; said point being an Oak tree 28 inches in diameter; thence South 60° 39-1/2' East 159.0 feet; thence leaving said line of the lands of said Morshead and running North 55° 46' East 79.9 feet; North 66° 22' West 13.8 feet; thence on a 23.5 foot radius curve to the right, subtending an angle 135° 12', 55.5 feet; thence North 68° 50' East 53.7 feet; thence North 68° 48' West 99.2 feet; thence South 47° 41' West 14.4 feet; thence North 35° 36' West 67.8 feet; thence South 45° 00' West 27.0 feet; thence South 88° 00' West 215.9 feet; thence North 71° 27' West 15 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land conveyed to Edward Motmans, an unmarried man in the Deed recorded April 19, 1973, in Book 620, Page 683, Official Records, being more particularly described as follows:

Commencing at the most Westerly corner of the lands of Marie Coombs (nee Marie Fitzpatrick), as described in the Deed recorded in Book 52 of Official records of San Mateo County at Page 80, which point is also the most Southerly corner of the lands of Family Farm and is on the Northeasterly boundary line of the lands of Stanley W. Morshead, as described in Deed recorded in Book 200 of Deeds at Page 298, Records of San Mateo County; running thence along the Northwesterly boundary line of the lands of the said Marie Coombs, North 37° 53' East 210.00 feet; thence South 53° 34' East 88.6 feet; thence South 32° 32' West 28.9 feet; thence South 55° 20' West 37 feet; thence on a 15 foot radius curve to the left, subtending an angle of 180° 00', a distance of 47.1 feet; thence North 55° 20' East 62.3 feet; thence South 56° 03' East 187.9 feet; thence South 71° 27' East 46.3 feet to the TRUE POINT OF BEGINNING; thence from said TRUE POINT OF BEGINNING, South 71° 27' East 15 feet; thence North 88° 00' East 8 feet; thence South 2° East 20 feet; thence South 88° 00' West to the Southeasterly terminus of the line described as South 71° 27' East 18.63 feet, in the Deed from Edward Motmans and Christina P. Motmans, his wife to August Motmans, recorded March 1, 1961, in Book 3941, Page 686, Series No. 35364T, Official Records of the County of San Mateo; thence North 71° 27' West 27.0 feet; thence North 18° 33' East 20 feet to the TRUE POINT OF BEGINNING.

RECORDS SECTION SAN MATEO COUNTY

Dated: December 18, 1975 <sup>9:11 a.m.</sup>

*August Motmans Jr.*  
August Motmans, Jr.

*Shirley Motmans*  
Shirley Motmans

STATE OF CALIFORNIA )  
COUNTY OF Santa Clara ) ss

On this 18 day of December, 1975, <sup>9:11 a.m.</sup> before me, the undersigned, a Notary Public in and for the State of California, personally appeared August Motmans, Jr., and Shirley Motmans, his wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

*L. N. Le Doux*  
Notary Public



Name (Typed or Printed)

165 Loma Verde Ave., Palo Alto, Calif. 94306  
MAIL TAX STATEMENTS TO:

Town of Portola Valley  
1141 Alpine Road, 765 Portola Road  
Portola Valley CA 94025



vol. 7085 PAGE 527



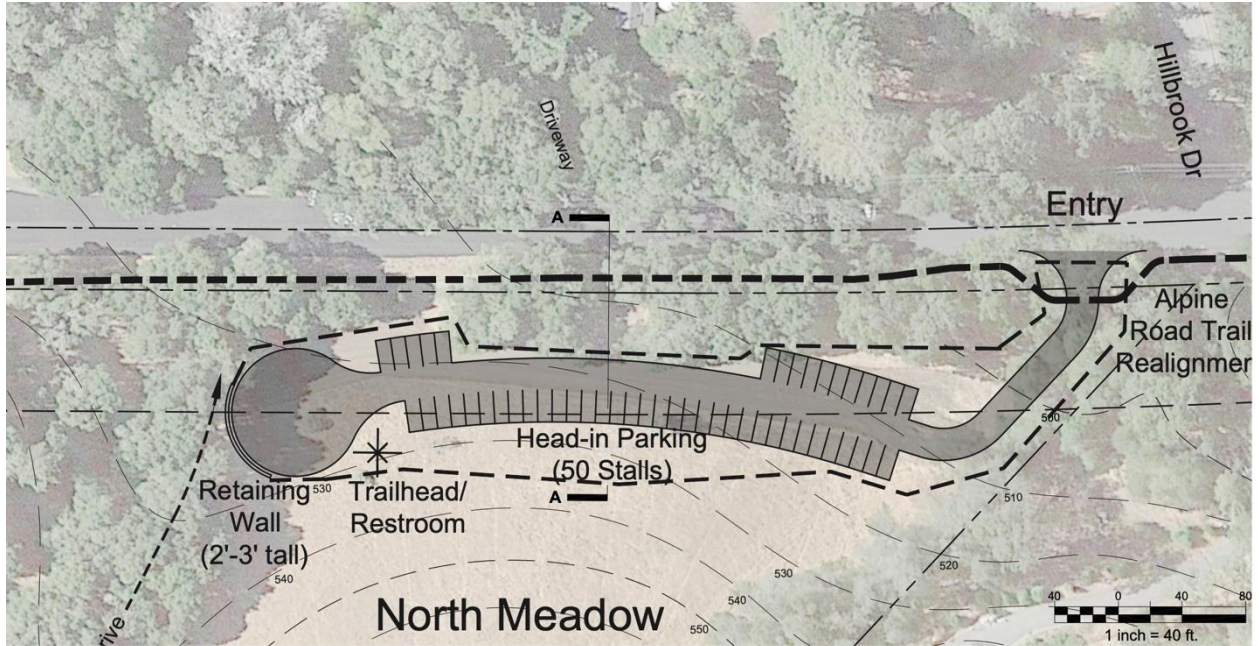
**Hawthorns Area Public Access Working Group  
Parking Options 8 and 9 Concept Design Comparison**

*Hawthorns Area Plan*

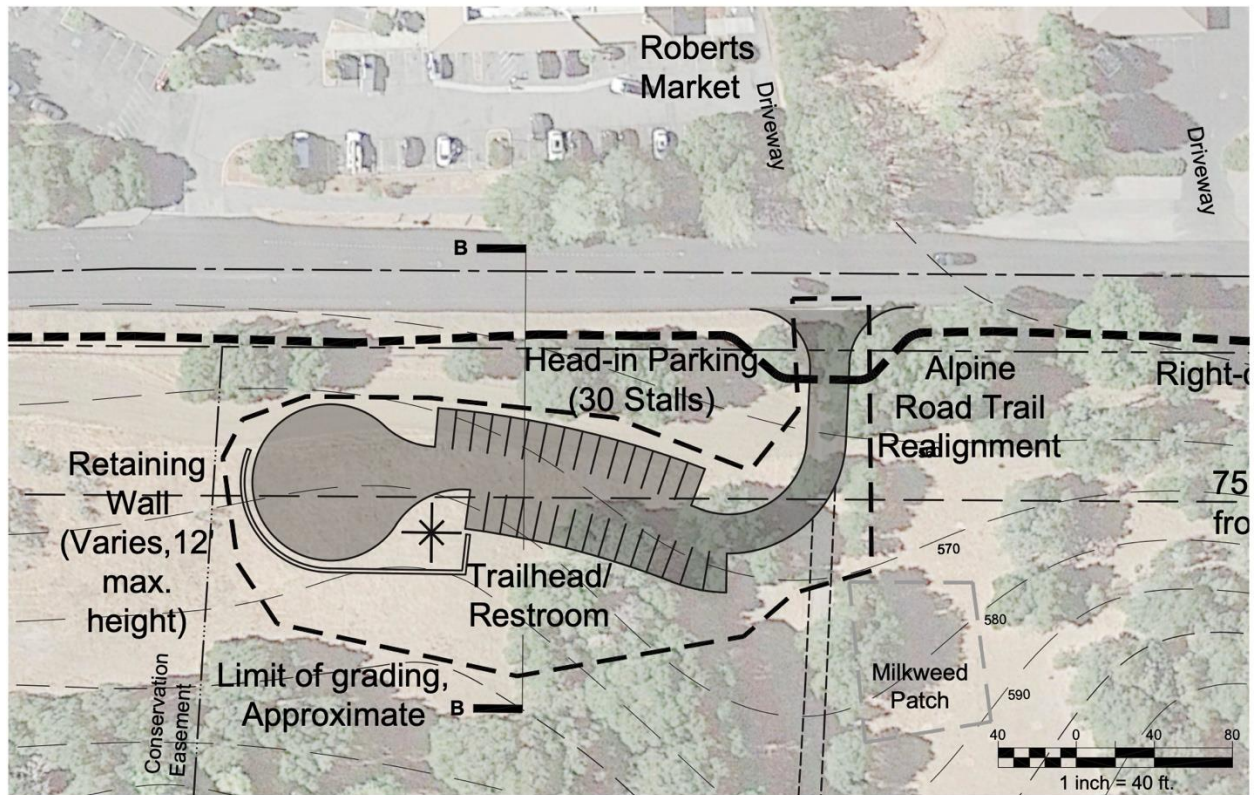
---

After the February 29, 2024 Public Access Working Group (PAWG) meeting, two PAWG members sent the Midpen project team a couple other parking lot options to explore. The project and consultant team looked into these ideas to assess the potential number of parking spaces the new location could accommodate and the impact on the existing site. The result is parking lot option 9, which locates a 30-space parking lot to the right of the existing driveway. During the upcoming site meeting on March 24, the project team will guide the PAWG to this location to gather their feedback on whether they would like to pursue this option further.

For the PAWG's consideration, attached is a side-by-side high level comparison of options 8 and 9. The excavation required for option 9, particularly into the hillside, will be considerably more extensive than for option 8. Both options assume a 2:1 slope for the uphill cut. While option 8's section appears similar, the cut/fill is closer to being balanced onsite due to fill at the entrance and turnaround areas. In option 9, however, all grading will involve cutting into the hillside, resulting in significant off-haul and a 12-foot-high retaining wall. The cut and fill could be balanced if two 6-foot-high walls are installed on the uphill and downhill side of the parking lot.



OPTION 8 - PLAN



OPTION 9 - PLAN