

**TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Tuesday, February 1, 2011
4:00 PM – Special ASCC/Planning Commission Field Meeting
at Woodside Priory School – Soccer Field**

4:00 PM – SPECIALJOINT ASCC/PLANNING COMMISSION AGENDA*

1. Call to Order:
2. Roll Call: Aalfs, Breen, Clark, Hughes, Warr
Gilbert, McIntosh, McKitterick, VonFeldt, Zaffaroni
3. Oral Communications:

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

4. New Business:
 - a. Preliminary Review, Multipurpose Field Artificial Turf Upgrades Softball, Soccer, and Track Fields, 302 Portola Road, Woodside Priory CUP X7D-30.
5. Adjournment

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

PROPERTY OWNER ATTENDANCE. The ASCC strongly encourages a property owner whose application is being heard by the ASCC to attend the ASCC meeting. Often issues arise that only property owners can responsibly address. In such cases, if the property owner is not present it may be necessary to delay action until the property owner can meet with the ASCC.

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

Architectural & Site Control Commission
February 1, 2011 Agenda
Page Two

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

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

Date: January 28, 2011

CheyAnne Brown
Planning & Building Assistant



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission and ASCC

FROM: Tom Vlastic, Town Planner

DATE: January 27, 2011

RE: Preliminary Review, Multipurpose Field Artificial Turf Upgrades
Softball, Soccer and Track Fields, 302 Portola Road
Woodside Priory CUP X7D-30

Background, February 1, 2011 Joint Planning Commission and ASCC Site Meeting and Required Actions

The Woodside Priory School (Priory) has initiated discussions with town planning staff relative to plans for upgrading of the existing softball, soccer field and volleyball court areas at the southeast side of the school campus, adjacent to the Portola Road corridor. The tentative project area is shown on the attached vicinity map and, in more detail, on the attached Multipurpose Field Upgrades Plan prepared by BKF, dated 1/26/11. A number of documents have been provided in support of the proposal as discussed later in this memorandum.

As we have informed both planning commission and ASCC members, the applicant has asked for the opportunity to present the proposal concepts to the members of both commissions on a preliminary basis for information and reaction. We, therefore, have been able to schedule and notice a joint meeting to take place on February 1, 2011, at 4:00 p.m. at the project site. At that time, Mr. Mike Amaral, Park West Landscape Inc., and Mr. Ed Boscacci of BKF Engineers will be present to explain the proposal and respond to questions.

It is stressed that the February 1st site meeting is for informational purposes only and for preliminary reactions of planning commissioners, ASCC members and interested citizens to the project concepts. At this point no formal action is necessary. A place has been included on the February 2, 2011 regular planning commission agenda for additional comments, questions and reactions and the matter will also be on the February 15, 2011 ASCC agenda for follow-up comments.

Eventually, a site development permit application will be filed that will likely trigger requirements for planning commission review and action. Further, the ASCC will need to consider and comment on the side development permit request and, in the process, a

determination will also need to be made that the plans conform to the provisions of the Priory's CUP X7D-30.

The presentations and discussion at the site meeting will be important in terms of guiding the site development permit process and also relative to CUP compliance. The comments that follow are offered to provide a framework for the February 1st preliminary review.

Project Description

The proposal would convert much of the existing irrigated natural turf soccer field and softball field areas to artificial turf as shown on the attached BKF *Field Upgrades* plan. A portion of the converted area would be an all weather track. Attached is a product brochure for the proposed "Revolution" *FieldTurf*, artificial turf.

As was explained to the planning commission in the October 14, 2010 staff report prepared for the School's annual CUP review, the artificial turf upgrade project is desired to deal with field drainage issues which limit field use during the wetter parts of the year. The project has been designed to be in conformity with the schools master drainage plan prepared as a condition to the approved CUP.

The attached January 6, 2011 letter from project civil engineer Ed Boscacci to public works director Howard Young describes the technical details to be used in development of project drainage plans and particularly the design to ensure water percolation on site will be at rates after construction that are equivalent to those prior to construction. Mr. Young has reviewed the plans and tentatively determined that they are acceptable and in conformity with the approval CUP drainage master plan. It should also be noted that Mr. Boscacci prepared the approved master drainage plan for the Priory.

CUP Conformity

The total area to be converted from natural to artificial turf/all weather track is 2.95 acres (128,400 sf). This area was considered pervious on the CUP Overall master plan diagram (copy attached). The planning commission will need to determine that the proposed conversion is consistent with the approved CUP. Specifically, it will need to be concluded that the proposed drainage improvements, (which, as explained in the January 6th letter to the public works director, are designed to maintain current percolation rates), allow for the improvements to be considered pervious relative to the CUP. If this determination cannot be reached, then a CUP amendment would likely need to be considered.

As noted above, the public works director has found the plans consistent with the schools master drainage plan. Also, in the past, the planning commission has determined that with adequate data relative to drainage, surfaces other than the few articulated in the zoning ordinance may, by interpretation, be considered pervious. Thus, the site meeting presentation along with the attached drainage data will be important to the planning commission's evaluation of the proposal and CUP conformity.

As to the proposed field uses, they are generally consistent with the athletic field uses allowed for on the CUP master plan. The proposed new storage shed, however, is not on the master plan, but would be considered a minor variation that typically could be found consistent with the CUP master plan. It would, however, reduce the floor area originally identified for other future school uses by 1,000 sf. There is currently sufficient future floor

area to accommodate the building but, again, approval would mean that the floor area for other future uses would be reduced by 1,000 sf. Assuming the project proceeds, we will prepare an updated inventory of existing and future floor area and have that available for planning commission and ASCC consideration.

It should also be noted that, pursuant to CUP provisions and field use agreements with the town, the Priory private school sports fields are made available for public use. The field upgrades would extend the time the fields would be available for such broader community use.

Environmental and Health Concerns

The above comments notwithstanding, it is recognized that there are environmental and health concerns that must be considered when artificial turf applications are being evaluated. Many local communities have considered these and determined that the impacts can be mitigated to acceptable levels and have proceeded to install artificial turf fields for public use due to benefits associated with extended play time, maintenance, etc.

The potential health hazards impacts include inhalation (air quality) and skin infection. The State of California has conducted a detailed study of these and the report prepared by the Department of Resources, Recycling and Recovery is available as a pdf attachment to this report. (This report was transmitted by email to planning commission and ASCC members and can be reviewed in the planning department at town hall or on line). The link to this 2010 report was provided by Mr. Amaral. He also provided the link to a 2010 report on the *Incidence, Mechanisms and Severity of Game-Related College Football injuries on FieldTurf Versus Natural grass*. (This report was also transmitted by email to planning commission and ASCC members and can be reviewed in the planning department at town hall or on line.)

The studies referenced suggest that there may be some air quality considerations with artificial turf in an enclosed environment, but that inhalation health risks are unlikely, especially for persons using artificial surfaces outdoors. There are greater skin abrasion incidents with artificial turf, but the study also concludes that fewer bacteria were detected on artificial turf compared to natural turf.

The 2010 football injury study found that for the three-year period evaluated, there were lower overall injury rates on the FieldTurf artificial surface versus natural grass, but that the rates of substantial and severe injuries were higher on the artificial turf.

In addition to the health risks, we are looking into evaluations of chemical run off impacts. The studies we have considered to date suggest the main concern is to aquatic life and not humans. We have asked that the project design team look further into this and the possible need for some form of filtration. In any case, the health and other environmental factors will need to be further evaluated as data is developed for CEQA compliance.

Next Steps

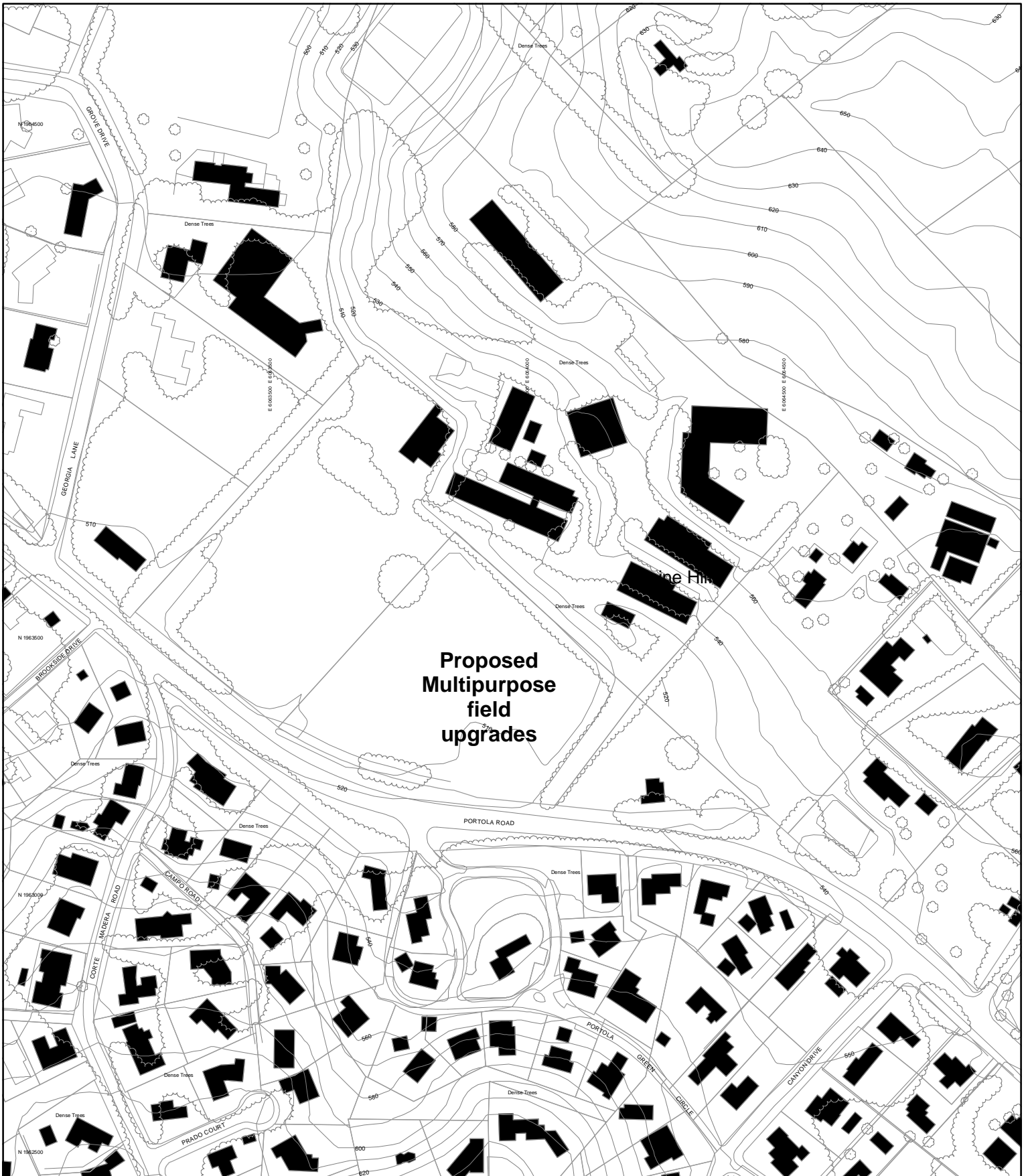
Planning commission and ASCC members should conduct the preliminary review as discussed above and offer questions, comments and preliminary reactions that can be considered by staff and the applicant as this proposal is further developed and clarified. Eventually, when the plans are formalized and site development permit application prepared

the matter will be presented again to the ASCC for review and recommendation and eventually to the planning commission for public hearing.

TCV

attach.

cc. Town Council Planning Commission Liaison Anne Wengert
Town Council ASCC Liaison John Richards
Mayor Ted Driscoll
Town Manager Angela Howard
Planning Manager Leslie Lambert
Public Works Director Howard Young
Town Attorney Sandy Sloan
Applicant



Vicinity Map

Scale: 1" = 250 feet

Review for Conformity with CUP X7D-30, Priory Field Upgrades

302 Portola Road, Town of Portola Valley

February 2011

255 SHORELINE DRIVE
REDWOOD CITY, CA 94065
650-482-6300 (PHONE)
650-482-6399 (FAX)



CALIFORNIA

WOODSIDE PRIORY MULTIPURPOSE FIELD UPGRADES TRACK FIELD

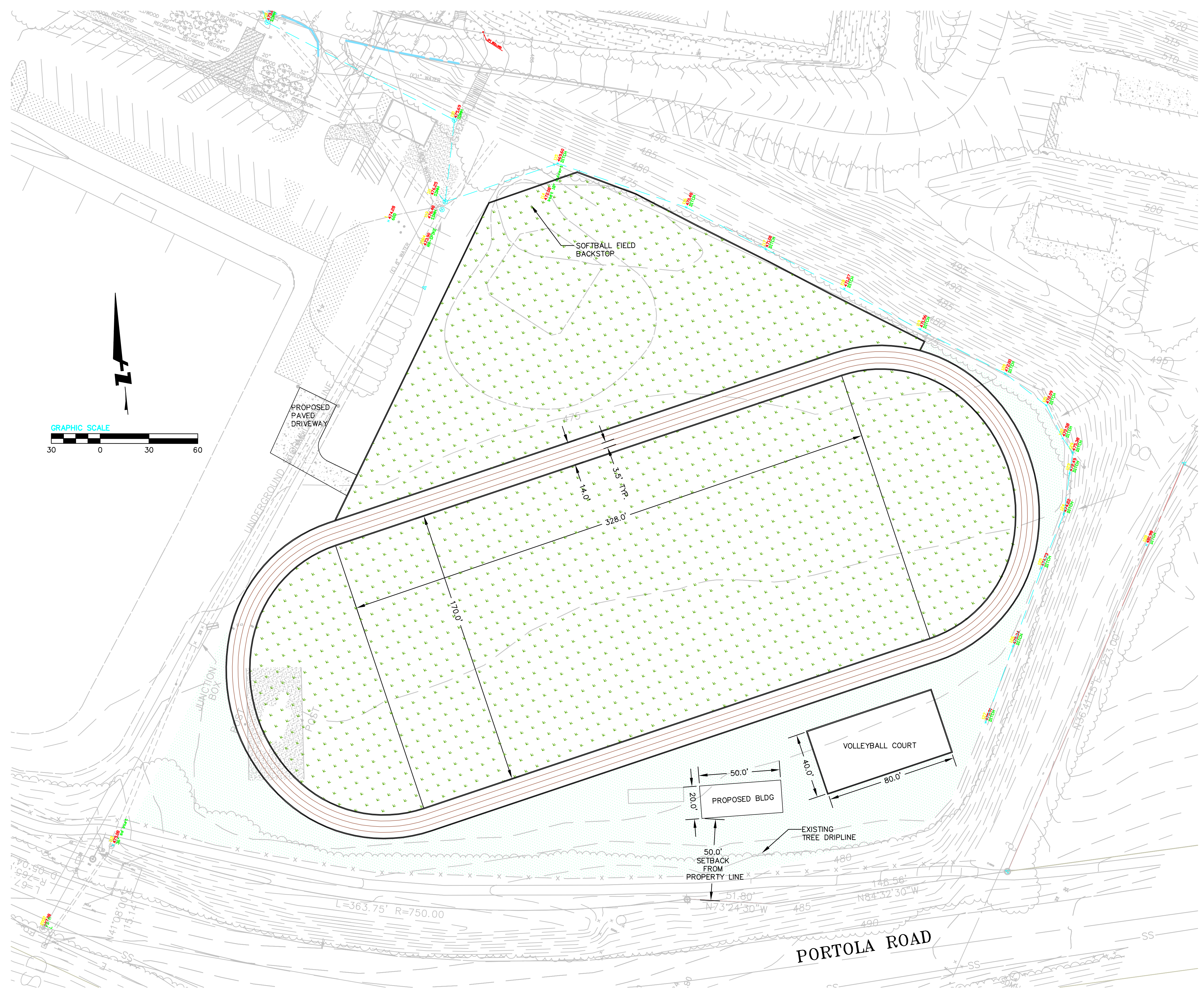
SAN MATEO COUNTY

TOWN OF PORTOLA VALLEY

Revisions	
No.	Description

Date: 01/26/11
 Scale: 1"=30'
 Design: RAM
 Drawn: RAM
 Approved: EMB
 Job No: 20060221-13

Drawing Number: OF

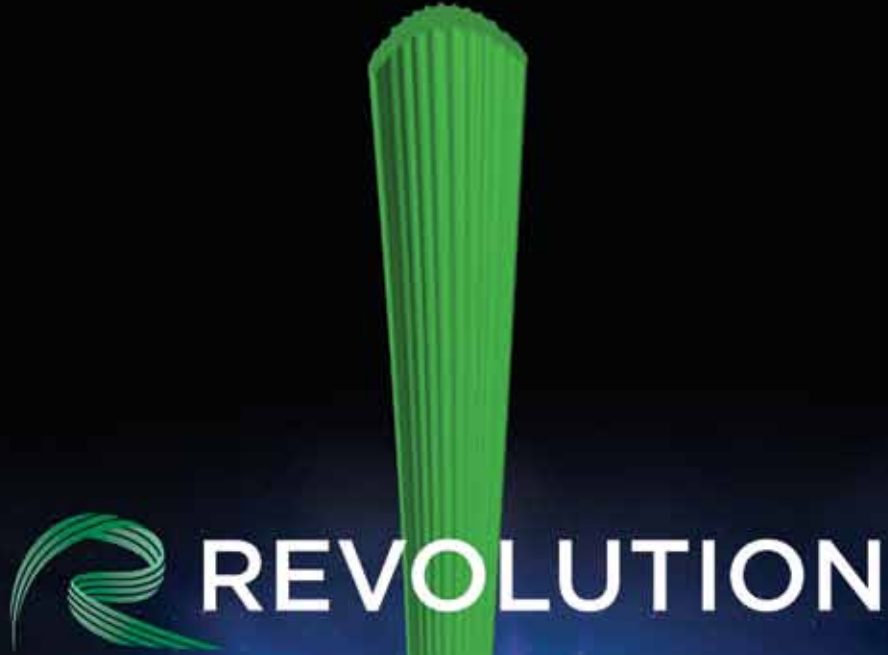


- LSP AREA
- SYNTHETIC TURF FIELD
- CONCRETE CURB/MOWBAND

EXHIBIT PROVIDED FOR
COORDINATION PURPOSES ONLY

DRAWING NAME: 4:\p060221\WOODSIDE\MULTIPURPOSE\11\26-0111\30-0111\30-0111-13-0111\13-0111-13-0111.dwg
 PLOT DATE: 01/26/11
 PLOT TIME: 10:00 AM

The New Age Of Artificial Turf





REVOLUTION

The New Age Of Artificial Turf



Revolutionary Thinking

rev·o·lu·tion [rev-uh-loo-shuhn]
 ...a sudden, complete or marked change

This is no evolution. This is revolution.
Innovation at its finest. And it's what FieldTurf is all about.

From its invention of the first infilled, long pile turf system, now the standard for sports fields across the globe, FieldTurf has always been generations ahead of the competition – continually leading innovation in performance, safety and durability.

Continuing a history of innovation, FieldTurf is now pleased to introduce the Revolution fiber. The biggest technological advancement the artificial turf industry has seen in decades.

To celebrate the development and launch of the industry's best fiber technology, FieldTurf has inaugurated a new fiber manufacturing plant in Germany. This plant is up and running and Revolution turf has gone from a dream to a firmly planted reality. And best of all, Revolution is just the beginning. Long gone are the days where one fiber manufacturer can monopolize innovation and trickle technology to the end users. Revolution is just the start of The New Age Of Artificial Turf.

A result of the passion and ingenuity of its scientists, FieldTurf in-house fiber manufacturing makes it one of the most vertically integrated companies in the industry – with full control over all facets of the turf system – fiber, tufting, coating and installation. This provides FieldTurf clients with a level of quality assurance that simply cannot be matched.



FieldTurf Fiber Manufacturing Plant
 - Germany



REVOLUTION

The New Age Of Artificial Turf



Why Fiber? Why Now?

Simple. As third party fiber manufacturers began to grow, their quality began to suffer. A decline in quality was not something FieldTurf could pass on to its clients.

So in typical FieldTurf fashion, they did things differently. They recruited the top fiber intelligence in the industry to join its “dream team”, led by Jürgen Morton-Finger and Thorsten Emge. Jürgen is the former technical director at Reimotec, who for decades has been supplying much of the industry with fiber production equipment. Thorsten is a longtime industry expert in process engineering, including filament development and patent applications.

The Revolution fiber is the result of innovative science, engineering and technology that will provide FieldTurf customers with a soft, strong fiber that will last longer than any other.

**Revolution is just the start of
The New Age Of Artificial Turf**



The Pillars Of Fiber Performance Polymer. Process. Geometry.

For years the belief throughout the industry has been that the shape of the fiber dictates its performance and durability. While this is partly true, the real key to fiber performance is a combination of Polymer, Process, and Geometry. FieldTurf has spared no expense in using the best – and now exclusive – polymer and processing technology available in the market today.

POLYMER - Proprietary polymer formulation to resist splitting and degradation complete with the strongest ultraviolet inhibitor technology in the industry.

PROCESS - State-of-the-art extrusion process for precision manufacturing that ensures the production of the industry's strongest fiber and a radical reflection feature built into each artificial grass blade.

GEOMETRY - Intricate concave & ridged construction eliminates breaking points and provides for the most natural looking fiber.

Revolutionary Thinking

Produced in our new fiber plant, the Revolution fiber is the result of innovative science, engineering and technology that provides FieldTurf customers with a soft, strong fiber that will last longer than any other.



REVOLUTION

The New Age Of Artificial Turf



The Only Engineered System



Revolution Is The Best Investment

The Revolution fiber means your field will last longer than ever before. And lasting longer means lower costs, more revenue generation potential and a better investment.

Combined with independent testing and proven safety characteristics that have been linked to FieldTurf's patented infill system, along with the product's ability to make a positive contribution to the environment, the Revolution fiber represents another innovative component added to a system that has already redefined player safety, athletic performance and field longevity.

Safety + Performance + Longevity + Efficiency = Revolution

Safety

Independent testing proves FieldTurf is the safest system available.

Performance

The top high school, college and pro teams confirm FieldTurf is the #1 choice at all levels.

Longevity

The significant number of 8+ year old FieldTurf fields still in daily use are proof that FieldTurf lasts longer than any other.

Efficiency

FieldTurf may be priced slightly higher, yet it has the lowest overall cost and the greatest return on your investment.



1 – Revolution Fiber

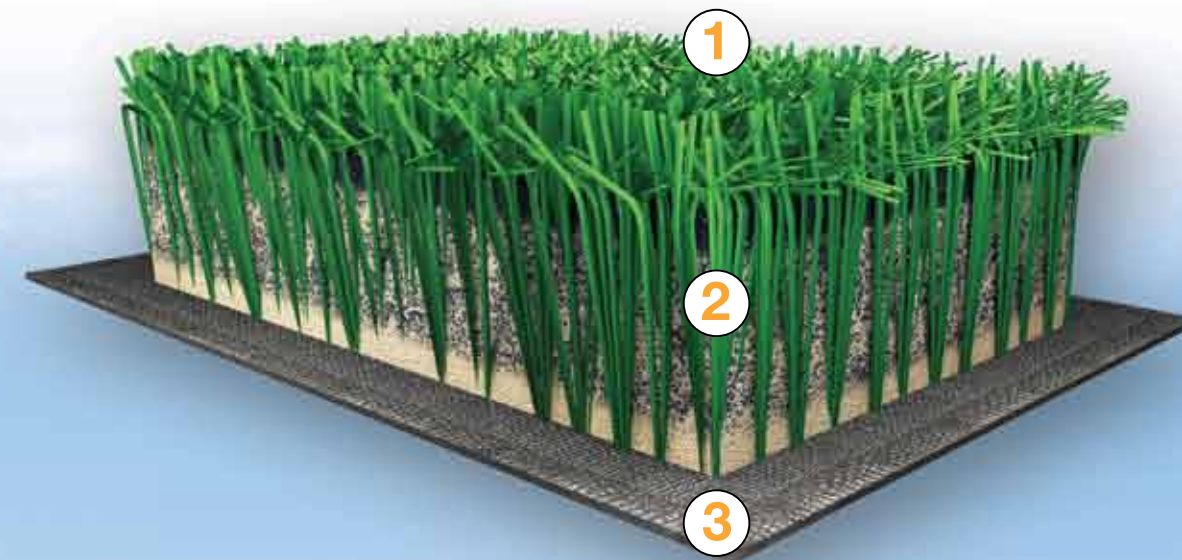
A proprietary polymer formulation resists splitting and degradation and includes the strongest ultraviolet inhibitor technology in the industry. A state-of-the-art extrusion process provides intricate concave and ridged construction to eliminate breaking points.

2 – FieldTurf's Patented Infill

Specially sized cryogenic rubber particles and washed silica sand granules are layered, in a patented installation process, surrounding the Revolution fibers. This provides ideal player safety and longer-lasting performance than any other competing system.

3 – SureLock Coating System

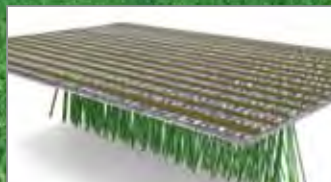
Revolution fibers are tufted into a backing of permeable woven and non-woven polypropylene. Each row of fibers is sealed with our patented SureLock coating system that leaves the backing 40% porous, for unmatched drainage, while providing an industry leading 9 lbs average tuft bind.



THE REVOLUTION SYSTEM IS LIKE NO OTHER. FOLLOW THESE 8 STAGES SHOWING HOW IT'S INSTALLED TO UNDERSTAND THE WORLD'S SAFEST, HIGHEST PERFORMING AND MOST DURABLE SPORTS FIELD.



The fibers are tufted into the backing at a patented row width of 3/4" - for ideal cleat interaction.



SureLock coating system bonds each row of fibers to the backing while 40% of the backing remains completely porous for unmatched drainage.



Finished carpet sections are laid on the field and sewn together. Lines, markings and logos are completed.



Infilling of 9.2 lbs/square foot begins with clean, washed silica sand to stabilize and support the entire system.



A formulated mix of clean, cryogenic rubber and silica sand are introduced in a patented layering process.



Multiple layers of similar sized particles of cryogenic rubber and silica sand ensure proper energy restitution.



Up to fourteen passes of layering provides an infill that stays in suspension without compacting or displacing.



The final layers of larger sized cryogenic rubber granules remain on the surface to provide a safe and soft landing.



REVOLUTION

The New Age Of Artificial Turf

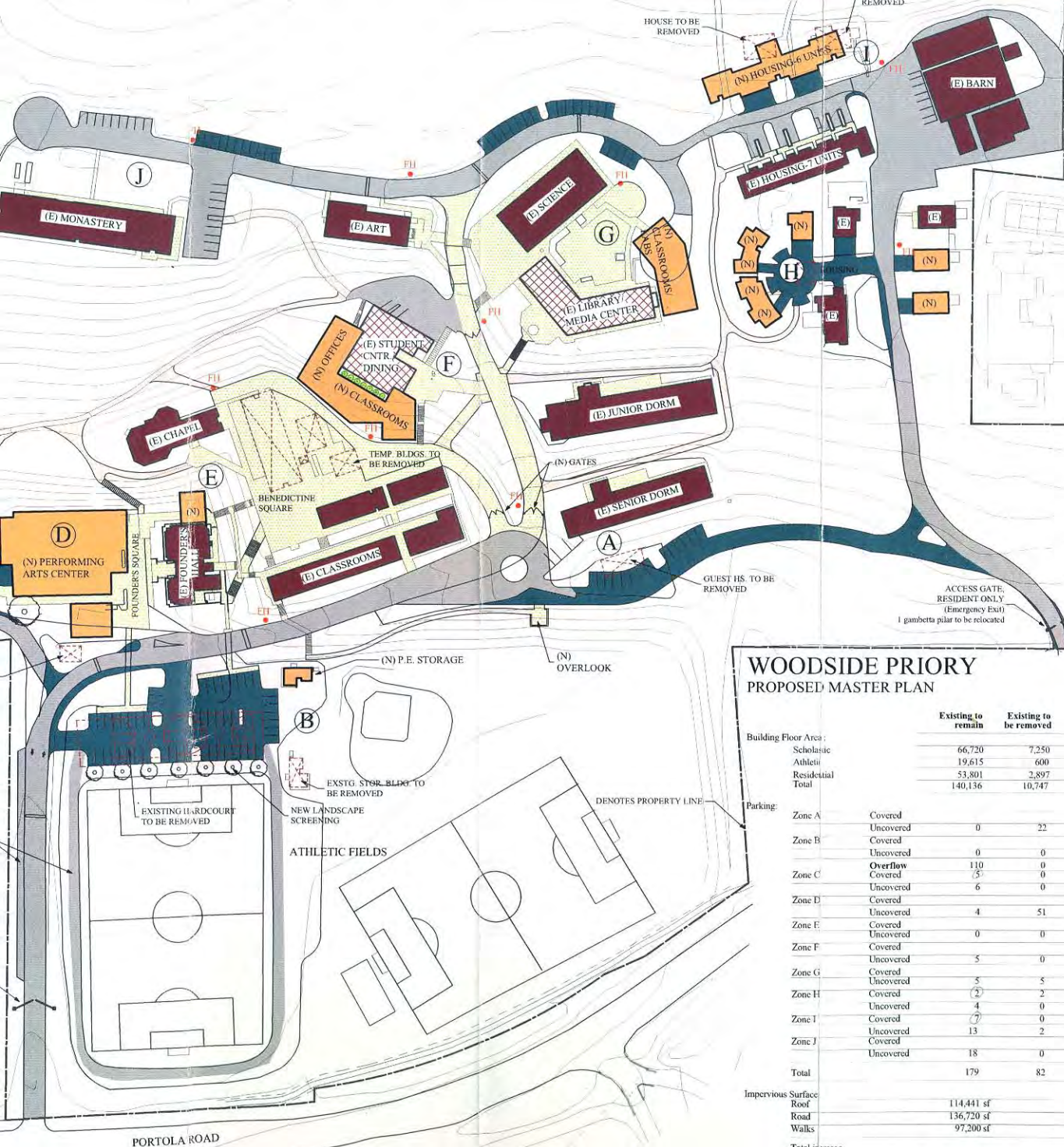


Information

(800) 724-2969
info@fieldturf.com
www.fieldturf.com



THE ULTIMATE
SURFACE EXPERIENCE



WOODSIDE PRIOORY PROPOSED MASTER PLAN

	Existing to remain	Existing to be removed	New	Total
Building Floor Area:				
Scholarship	66,720	7,250	27,000	93,720 sf
Athletic	19,615	600	7,575	27,190 sf
Residential	53,801	2,897	18,100	71,901 sf
Total	140,136	10,747	52,675	192,811 sf
Parking:				
Zone A	Covered			
	Uncovered	0	22	14
Zone B	Covered			
	Uncovered	0	0	52
Zone C	Overflow	110	0	162
	Covered	5	0	0
	Uncovered	6	0	36
Zone D	Covered			
	Uncovered	4	51	4
Zone E	Covered			
	Uncovered	0	0	0
Zone F	Covered			
	Uncovered	5	0	5
Zone G	Covered			
	Uncovered	5	5	21
Zone H	Covered	2	2	7
	Uncovered	4	0	22
Zone I	Covered	7	0	6
	Uncovered	13	2	32
Zone J	Covered			
	Uncovered	18	0	29
Total		179	82	325
Impervious Surface				
Roof	114,441 sf		39,557 sf	153,998 sf
Road	136,720 sf		52,230 sf	188,950 sf
Walks	97,200 sf		27,743 sf	124,943 sf
Total increase				48,655 sf

8/19/04



ENGINEERS
SURVEYORS
PLANNERS

January 6, 2011
BKF No. 20060221-13

Howard Young
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Subject: Woodside Priory School
Sports Fields
Storm Drainage

Dear Mr. Young,

The following presents BKF's review of impacts of a proposed sport field improvement on stormwater runoff from the Woodside Priory School campus. The school proposes replacement of an existing grass field with a proposed artificial turf field with an improved drainage system.

The project proposes to construct 2.5 acres of turf field, 0.4 acres of impermeable running service, 0.02 acres of building and 0.03 acres of maintenance road between the existing parking area and the proposed field. Runoff from the three proposed impervious areas (the track, the building and the maintenance road) will drain to landscape areas where there will be an opportunity for the runoff to percolate.

Replacement of an Existing Grass Field with a Proposed Artificial Turf Field

The proposed field improvements would consist of removal of the existing field, compaction of the base material to between 85 and 90 percent, placement of a layer of permeable fabric (such as Mirafi 140), placement of a 4-inch thick layer of Class 2 permeable rock, followed by placement of a permeable ½ to ¾ -inch thick pad, topped with a turf layer. The proposed section is shown in Figure 1.

Compaction under the structure, track and maintenance road would be to 95 percent.

There will be a slight loss of site permeable area with this system caused by the compaction of the underlying material to between 85 and 90 percent for the track and the construction of impermeable surfaces. To compensate for this reduction in permeability, runoff from the field and surrounding track will be directed to a 15-inch diameter perforated perimeter drain within a 48-inch wide rock trench that will surround the field. The perforated perimeter drain

255 Shoreline Drive
Suite 200
Redwood City
California 94065
phone 650.482.6300
fax 650.482.6399
www.bkf.com

line will be placed over a 4-inch rock bedding layer. Initial site runoff will be stored within the rock layer and will be allowed to percolate. Runoff in excess of the percolation capacity of the soil will be conveyed in solid pipe to the 36-inch diameter storm drain that currently serves the grass field.

The trench drain length will be about 1,770 feet. With the proposed 4-foot width, the trench will have a footprint of 7,100 square feet. Based on 40 percent porosity within the 4-inch thick rock layer, the trench will store about 940 cubic feet of runoff. This is equivalent to 0.09 inches over the entire site.

The relative change in percolation rate caused by compaction is highly dependent on local conditions. BKF recommends that site specific testing of in-place percolation rates be compared with percolation rates following construction and that the storage area be adjusted to maintain equivalent percolation following project construction.

BKF recommends that an outlet restriction be placed at the discharge from the field to limit the volume of flow that can be released over a 4 hour period. The orifice should be sized that the volume of flow released over 4 hours not increase for the 10, 25 and 100- year storm events. Runoff in excess of the orifice discharge capacity will store within the rock layer of the field during most storm events. Some short-duration ponding on the field may result during extreme storm events. In any event, the restricted outfall will limit the discharge of runoff from the field during extreme events to less than existing levels.

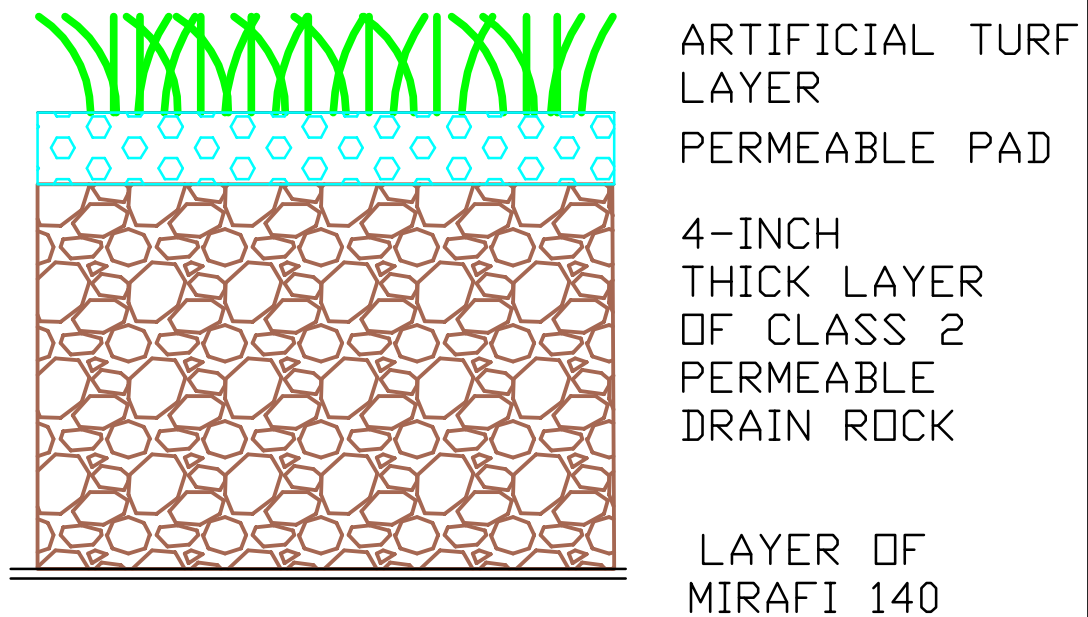
No additional drainage measures are recommended.

This is consistent with our Master Plan and should be approved.

Very truly yours,
BKF Engineers



Edward Boscacci, Jr.
Project Engineer



COMPACT UPPER 12-INCH SUBSURFACE
TO BETWEEN 85 AND 90 PERCENT

FIGURE 1
WOODSIDE PRIORY SCHOOL
MULTI-PURPOSE FIELD