



TOWN OF PORTOLA VALLEY
REGULAR PLANNING COMMISSION MEETING
765 Portola Road, Portola Valley, CA 94028
Wednesday, August 3, 2011 – 7:30 p.m.
Council Chambers (Historic Schoolhouse)

AGENDA

Call to Order, Roll Call

Commissioners Gilbert, McIntosh, Von Feldt, Chairperson McKitterick, and Vice-Chairperson Zaffaroni

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.

Regular Agenda

1. *Continued Public Hearing: 3 Lot Subdivision X6D-210 and Planned Unit Development (PUD) X7D-171 and Proposed Mitigated Negative Declaration, 1260 Westridge Drive, Shorestein*

Commission, Staff, Committee Reports and Recommendations

Approval of Minutes: June 15, 2011

Adjournment

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 ext. 211. 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 branch of the San Mateo County Library located at Corte Madera School, Alpine Road and Indian Crossing.

PUBLIC HEARINGS

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

This Notice is posted in compliance with the Government Code of the State of California.

Date: July 29, 2011

CheyAnne Brown
Planning & Building Assistant



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission
FROM: Tom Vlastic, Town Planner
DATE: July 14, 2011
RE: Supplemental Report, Proposed Subdivision X6D-210 & PUD X7D-171,
and Proposed Mitigated Negative Declaration, Shorestein Realty,
1260 Westridge Drive

Background, Continued Public Hearing and Planning Commission Action

The Planning Commission public hearing on these applications was opened on June 1, 2011 and continued to the July 6th commission meeting to permit time for full circulation of the proposed Mitigated Negative Declaration (MND). The public circulation period for the MND ended on June 17, 2011. The July 6, 2011 planning commission meeting was cancelled due to the lack of quorum and the continued public hearing was noticed for the July 20, 2011 planning commission meeting. At that time, the applications will be before the planning commission for action as recommended in this staff report.

The May 25, 2011 staff report prepared for the start of the public hearing process is attached and the approved minutes of the June 1, 2011 planning commission meeting are available on the town's website. The key application documents that the planning commission is responsible for acting on are:

- A. Proposed Mitigated Negative Declaration (IS/MND), prepared by TRA Environmental Sciences, Inc., dated May 2011, with attached July 12, 2011 addendum, responding to comments received during the public review period.
- B. Proposed PUD Statement, revised through July 11, 2011 (copy attached). The PUD Statement has been revised to address comments provided at both the June 1, 2011 planning commission hearing and June 13, 2011 ASCC meeting and follow-up reviews by planning staff and the applicant. Included as part of the attached proposed PUD Statement is the attached "Index of Incorporation of Mitigation Monitoring Measures into PUD Statement Location," also dated July 11, 2011.
- C. Proposed Tentative Parcel Map, four Sheets, dated May 3, 2011. The proposed Tentative Map is the same as considered at the June 1, 2011 commission meeting.

It should be noted that the attached map of "Madrones Near Creek," prepared by Lea & Braze Engineers and received by the town on June 13, 2011, is also by reference incorporated into the PUD Plan and the Proposed Tentative Parcel Map is also the PUD Plan Map.

Prior to the June 1, 2011 planning commission meeting, the proposed Initial Study/Mitigated Negative Declaration was posted on the town's website and has also been available for review at:

<ftp://www.traenviro.com>

username: eswptra

password: Eswpuser41

The Proposed Tentative Parcel Map is included as Figure 5, Appendix A of the IS/MND. The proposed revised PUD Statement, as noted above, is attached. Also, a PDF of the proposed Tentative Map was transmitted by email to planning commissioners with our May 13, 2011 memorandum. These documents have also been available on the town's web site. If anyone needs additional paper copies of these materials or previous reports on this project, please contact the planning department. We are, however, trying to minimize the volume of paper copies of background materials provided with staff reports.

The comments that follow focus on the new data and project adjustments made since the June 1, 2011 planning commission meeting. Specifically discussed are the proposed MND, including responses to comments received, and adjustments to the PUD Statement made based on input received at the June 1, 2011 planning commission and June 13, 2011 ASCC meeting. This additional review is followed by recommendations for action.

The attached May 25, 2011 staff report to the planning commission includes evaluation of PUD findings and a summary of the subdivision review comments by the town's subdivision committee members. Where appropriate, specific committee comments have been included in the recommended subdivision approval conditions. Otherwise, based on subdivision ordinance requirements, any proposed final map would be subject to review by subdivision committee members for conformity with the approved tentative map. Also, again pursuant to the subdivision ordinance, any final map and associated improvement plans would be subject to review by the planning commission for conformity with the approved tentative map before the final map and subdivision improvement agreements, bonds, etc. are presented to the town council for final acceptance.

Proposed Mitigated Negative Declaration (MND) and Response to Comments

The proposed MND is, as noted above, available on line. The comments received during the public circulation period had to do with the existing wells and Corte Madera Creek flow, the Madrone Grove, vegetation screening, and missing text in the summary of the initial study document. In addition, the initial study and MND were circulated through the State Clearinghouse. The attached June 17, 2011 letter from the Governor's Office of Planning and Research confirms that no state agencies submitted any comments on the proposed environmental documents.

The specific comments noted above have been considered and addressed as set forth in the attached July 12, 2011 memorandum from environmental consultant Tay Peterson of TRA. It was concluded that there is no evidence to support potential for any impacts from

the existing County approved well system on ground water supplies or groundwater recharge, that no additional analysis of the matter is needed and, therefore, no changes to the previously proposed mitigation measures should be considered.

Relative to the Madrone Grove, as requested by the Conservation Committee, the grove has been mapped (see attached "Madrone Near Creek" exhibit received June 13, 2011) and the PUD Statement (Section II.G, page 10) provides for protection of the all the Madrone trees, even those that aren't considered "significant" by the town's tree protection ordinance. *(To be considered a significant tree, a Madrone must be 24-inches in circumference, measured 45-inches above "mean natural grade.")* Further, all the Madrones are along the top of the creek bank and well removed from any proposed PUD building envelope. They are all on Lot A and well west of any existing or future use area.

The comments received regarding vegetation screening were not specifically provided on the initial study or proposed mitigated negative declaration and were addressed in the original document. It is also noted that no additional public comments have been provided since the June 1, 2011 planning commission meeting on the project or the IS/MND, including no oral comments at the June 13, 2011 ASCC meeting.

For reference, included with the July 11, 2011 revised PUD Statement is an index sheet that shows where each of the proposed mitigation measures have been addressed in the PUD.

Status of FEMA review of Proposed Flood Plain Boundary Change

Just prior to the June 13, 2011 ASCC meeting, we were informed that FEMA had requested some additional data on the proposed boundary change. There was some concern with the scope of data requested and the FEMA agent was contacted and the data request clarified. This contact, and continuing review by the town's engineer consultant, continues to support an optimistic position relative to FEMA approval of the proposed map change, a process which is likely to take at least an additional 90 days. Nonetheless, if it is not approved, the applicant would need to seek modification to the tentative map and PUD. The PUD Statement (Section II.B., page 4) and a recommended tentative map condition confirm that, if there is no FEMA approval, project amendments would be necessary before any map could be recorded.

Issues raised at the June 1, 2011 Planning Commission and June 13, 2011 ASCC Meetings

In addition to the matters noted above, during the June 1, 2011 planning commission meeting and June 13, 2011 ASCC meeting, comments were offered on clarifying PUD provisions to allow for repair and remodeling of the existing Shorestein improvements as defined in the PUD, and further clarifying vegetation protection provisions. These matters have been addressed as explained below. (For reference, the staff report and minutes of the June 13, 2011 ASCC meeting are attached). Some comments are also offered relative to required subdivision fees.

Existing improvements, repair remodeling. During the June 1, 2011 planning commission meeting, concerns were noted that the PUD did not expressly allow for repair and remodeling of the existing Shorestein improvements. Section II.E.2 on page 7 of the PUD has been modified to allow for repair, remodeling and replacement, but within the "historic

resources” limitations of the PUD, which specifically reference those that would be in effect in the town when any repair, remodeling or replacement were proposed.

Vegetation protection, particularly along the creek/riparian corridor. This matter was discussed at the June 1, 2011 planning commission and June 13, 2011 ASCC meetings. Various suggestions were offered to ensure a variety of vegetation protection measures would be highlighted and pursued. These range from those in the IS/MND which call for, for example, protection of the existing creek bank fencing where needed for visual screening and woodrat habitat (i.e., Figure 7, Appendix A, page A-22) to the comments offered at the June 13 ASCC meeting.

We have reviewed these comments with the applicant and in light of the recommended mitigation measures. The PUD Statement landscaping and fencing provisions have been refined (Sections II.E.5, page 8, and II.G, page 9) to enhance provisions for protection and enhancement of the riparian corridor and removal of any invasive materials and also recognize potential for some fence removal, but with care to protect existing screening of sensitive views and existing habitat. The emphasis is to minimize any change until subdivision improvements are actually pursued, to make landscape improvements with the subdivision improvements, but only to address sensitive views as set forth in the IS/MND, and to pursue any additional screening or fence removal only as found appropriate by the ASCC during the course of review of plans for actual new development.

Subdivision fees. There was some discussion relative to possible dedication of land in the PUD for common recreational purposes. Pursuant to Section 17.20.200 of the subdivision ordinance, for a subdivision of less than 50 lots, no land dedication is required, but an in-lieu fee is provided to address park and recreational needs as defined in the general plan. Similarly, an affordable house in-lieu fee is called for when the calculations for affordable housing generate a required unit total that is only a fractional number (in this case .45). These fees and the required storm drainage fee are provided for in the recommended subdivision conditions, and the fees would be paid just prior to recording of the final subdivision map.

Recommendations for Action

As noted at the beginning of this report, the continued public hearing on the project should be closed and, unless information at the public hearing leads to other conclusions, the following actions taken.

- A. **Proposed *Mitigated Negative Declaration*.** Approve the proposed *Mitigated Negative Declaration (MND)*, with July 12, 2011 TRA response to comments received. As noted above, only a few comments were received on the project Initial Study during the required CEQA circulation process and none were received from circulation through the state clearinghouse. The responses to comments have been considered and we recommend that the MND be approved. The mitigation measures have been specifically included in the proposed PUD Statement.
- B. **Planned Unit Development X7D-171.** Make the required PUD findings as evaluated in the May 25, 2011 staff report and approve the proposed Planned Unit Development (PUD) Statement as revised through July 11, 2011, including the Index to Mitigation Measures, also dated July 11, 2011.

(Note: The PUD plan that is included by reference in the PUD Statement is the proposed tentative parcel map sheets (i.e., TNT-1, TNT-2, TNT-3 and TNT-4, dated 5/3/11, prepared by Lea & Braze Engineering, Inc.) These map sheets, along with the "Madrones Near Creek" map, prepared by Lea & Braze and received by the Town June 13, 2011, constitute the specific PUD Plans that are part of the PUD Statement. It is noted, however, that a number of exhibits in the IS are also recognized in the PUD Statement with inclusion of the specific mitigation monitoring measures, for example, Figure 7, Appendix A, relative to sensitive views and woodrat houses. It is also noted that the PUD Statement specifically provides that the PUD expires if the tentative map expires before a final map can be recorded.)

- C. **Tentative Subdivision Map X6D-186.** Approve the following Tentative Map prepared by Lea & Braze Engineering, Inc., dated May 3, 2011:

Sheet TNT-1, Title Sheet
Sheet TNT-2, Preliminary Grading and Drainage Plan (Lot A)
Sheet TNT-3, Preliminary Grading and Drainage Plan (Lot B)
Sheet TNT-4, Preliminary Grading and Drainage Plan (Lot C)

Approval of the Tentative Map is recommended subject to the following conditions:

1. The final subdivision map and final improvement plans shall be consistent with the Tentative Map and the provisions set forth in the July 11, 2011 PUD Statement. In particular, but not limited to, the final map shall not be recorded until the revised flood plain boundary as shown on the tentative map has been approved by FEMA. If this boundary is not approved by FEMA, the applicant shall process a request for revision to the Tentative Map and the PUD Statement prior to any request for processing of a final subdivision map.
2. The subdivider (or any successor) shall defend, indemnify and hold harmless the town, its agents, officers and employees from any claim, action or proceeding against the town, its agents, officers and employees to attack, set aside, void or annul approval of the subdivision. Pursuant to this condition, the town shall promptly notify the subdivider of any claim, action or proceeding regarding the subdivision and the town shall cooperate fully in the defense of such claim, action or proceeding.
3. The following specific improvements, as detailed in the July 11, 2011 PUD Statement, shall be included in the subdivision improvement plans and the subdivision improvement agreement and shall be covered by bonds or other sureties as called for in the subdivision ordinance and required by the Public Works Director and Town Attorney. Further, specific time frames for completion of work shall be provided for in the subdivision improvement agreement:
 - a. The curb cut entrance to Westridge Drive and the paved apron area of the entrance way shall be widened and improved as shown on the proposed Tentative Map. The driveway entrance re-design shall address sight lines in addition to the required setback from the front property line, which shall include removing brush of moderate height and a clump of 8-inch bay trees near the right of way. To the south, there are a few oak saplings (approximately 2-inches in diameter) that shall be trimmed or removed to provide for adequate sight distance. Enough ivy shall be removed from the fence to improve visibility for

drivers. This achieves sight distances of 400 feet and 500 feet, to the north and south, respectively. Subdivision improvement plans shall include provisions for construction controls, including advance construction signage and flaggers being present on Westridge Drive to warn drivers that slow moving vehicles are present, and assist those vehicles when entering and exiting the property. Such signage and controls shall also provide for the safety of pedestrians, equestrians and cyclists.

- b. The entrance gate and its pillars and lighting shall be relocated to conform to gate setback, lighting and other entrance gate and pillar construction standards then applicable under Town regulations. The pavement width from Westridge Drive to the relocated gate shall be widened to 18 feet as shown on the Tentative Map.
 - c. From Westridge Drive to the location shown on the proposed Tentative Map where the separate driveway begins to serve Lot C only, the driveway easement shall be widened to at least thirty (30) feet in width, and thereafter at least twenty (20) feet in width to serve Lots B and A. The common driveway improvements as shown on the Tentative Map within the easements west of the relocated entry gate may be delayed and completed when needed in specific relationship to plans for development of Lot A and/or Lot C, but bonding or other sureties to the satisfaction of the town council guaranteeing the common driveway improvements shall be established at the time the final map is recorded.
 - e. All easements required for future new common driveways and private utilities as shown on the Tentative Map shall be shown on the final map. Further, driveway easement documents with joint maintenance provisions, to the satisfaction of the town attorney, shall be recorded concurrently with the final subdivision map.
 - f. The materials placed on the surface of the new entrance way and the common driveways shall be of permeable asphalt creating a pervious surface, shall be inspected for 95% compaction, and shall not be a paved cobblestone surface.
 - g. Landscaping shall be installed as part of the subdivision improvement plans and subdivision improvement agreement in those areas of visual sensitivity as identified in the initial environmental study for the project and called for in the approved mitigation monitoring program. Such landscape improvement plans shall be to the satisfaction of the ASCC.
4. The subdivision improvement plans shall provide for driveway widths and fire hydrant locations as called for in the January 25, 2011 memorandum from the fire marshal. (**Note:** *the tentative map as revised May 3, 2011 does meet these conditions.*)
 5. The existing septic tank system shall be abandoned when the project is connected to the West Bay Sanitary District to the satisfaction of the health department and this abandonment shall be provided for in the subdivision improvement plans and improvement agreement.
 6. A cash deposit, certificate of deposit, or letter of credit in the name of the town to the satisfaction of the town attorney in an amount not less than 5% of the cost of the subdivision improvements shall be deposited with the town before approval of the

final map, so this money is available to the town upon demand to correct an error made by the applicant while constructing the subdivision improvements that cause environmental damage. If the deposit is drawn upon by the town, it must be replenished before work on the subdivision improvements can continue. The deposit will be released upon completion of the warranty period for the subdivision.

7. If the public works director finds any improvement work is not undertaken in accordance with a specific condition or specific permit issued for that work, a stop work order shall be placed on all subdivision improvements. This stop work order shall not be lifted until the work undertaken is corrected to the satisfaction of the town planner and town engineer.
8. The existing pathway along the subdivision's Westridge Drive frontage shall be kept clear of vehicles and building materials during the subdivision improvement construction and improvement phases and returned to its original condition upon completion of the project to the satisfaction of the public works director. Further, the surface of the driveway where the pathway crosses shall be roughened as required by town trail standards.
9. The site shall be annexed to the West Bay Sanitary District and the design and location of the sanitary sewers shall be to the satisfaction of the district and the public works director. (Note: this process is underway and already partially completed.) In particular, subdivision sewer improvements shall be consistent with the following Sanitary Sewer Extension Plans, dated 2/18/10 (the date should be 2/18/11) to the satisfaction of the West Bay Sanitary District:
 - Sheet C-1, Title Sheet
 - Sheet C-2, Sanitary Sewer Extension Plan
 - Sheet C-3, Sanitary Sewer Extension Plan
 - Sheet C-4, Sanitary Sewer Extension Plan
 - Sheet C-5, Sanitary Sewer Extension Plan
 - Sheet C-6, Sanitary Sewer Extension Plan
 - Sheet C-7, Sanitary Sewer Extension Plan
 - Sheet C-8, Sanitary Sewer Extension Plan
10. The following fees shall be paid as required by the subdivision ordinance: park and recreation fees per Section 17.20.200, storm drainage fees per Section 17.48.090, and affordable housing in-lieu fees per Section 17.20.215.
11. Prior to recordation of the final map, the private street shall be named to the satisfaction of the town council upon recommendation of the town fire marshal and town historian.
12. At the time of construction of subdivision improvements, all construction vehicles and equipment shall be parked on the subdivision lands and not on the public streets.

TCV

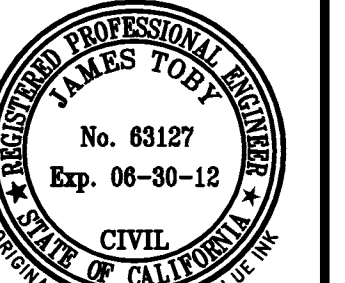
encl./attach.

cc. Carol Borck, Planning Technician
Sandy Sloan, Town Attorney
Howard Young, Public Works Director
Angela Howard, Town Manager

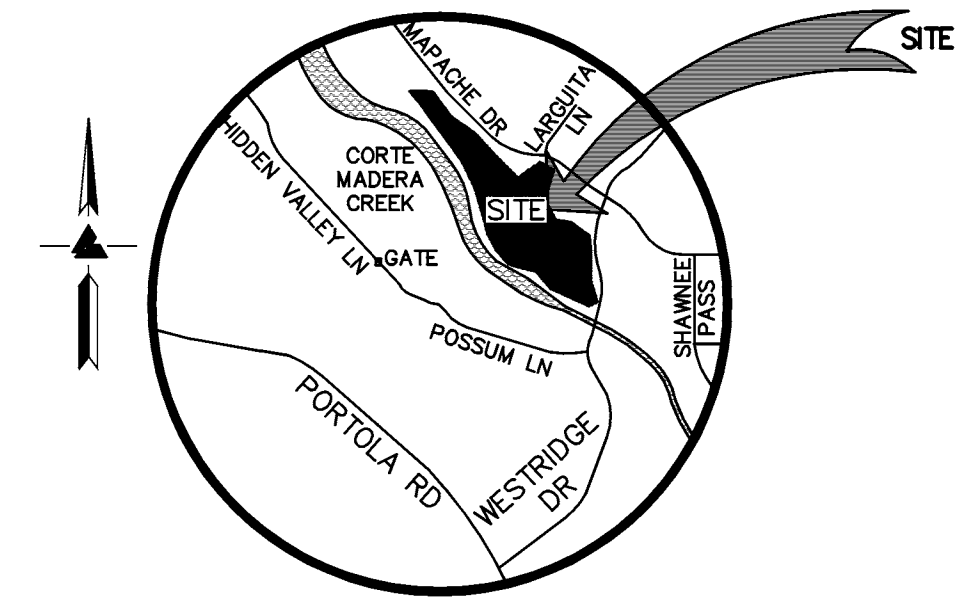
Ann Wengert, Town Council Liaison
Ted Driscoll, Mayor
Applicant
ASCC



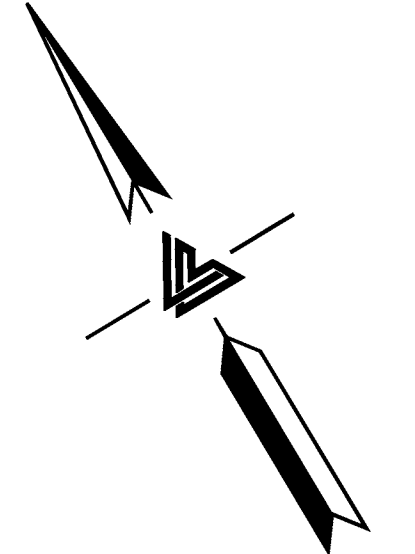
PRELIMINARY PARCEL MAP 1260 WESTRIDGE DRIVE PORTOLA VALLEY, CALIFORNIA



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
BAY AREA REGION
2485 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(P) (510) 887-4086
(F) (916) 966-1338
(F) (916) 797-7363
WWW.LEABRAZE.COM



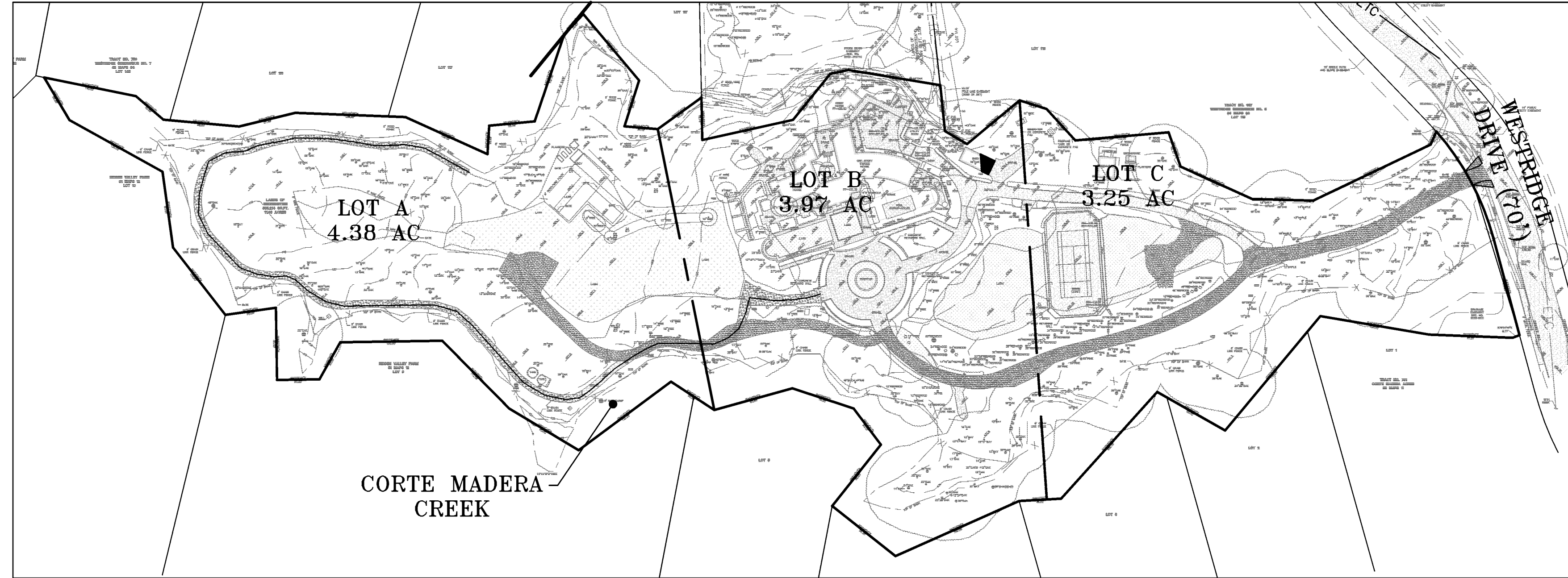
VICINITY MAP
NO SCALE



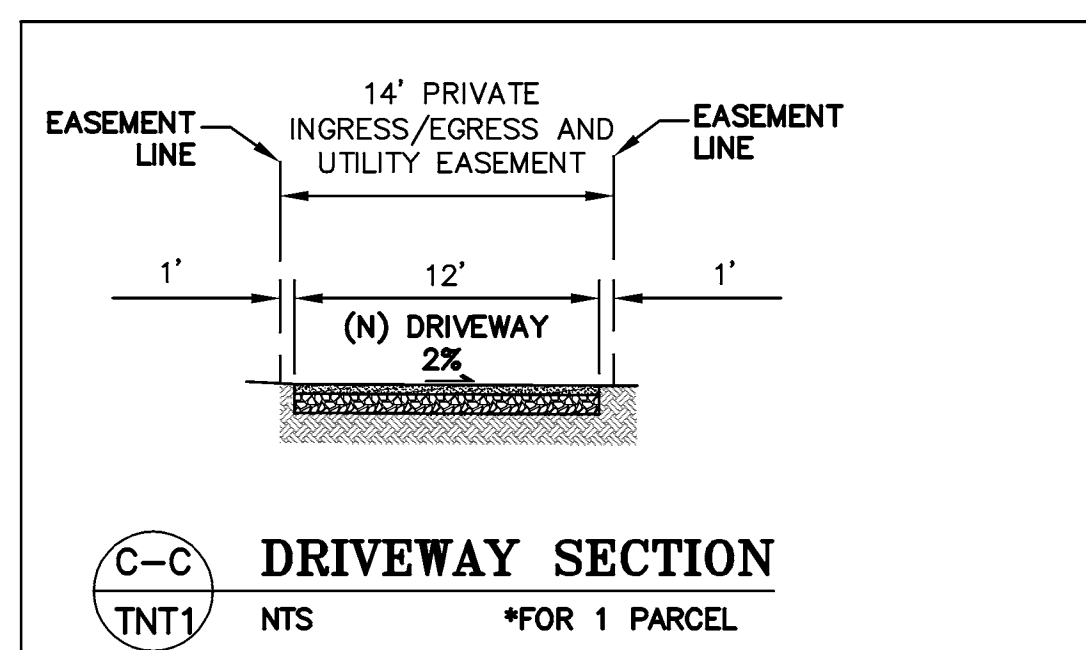
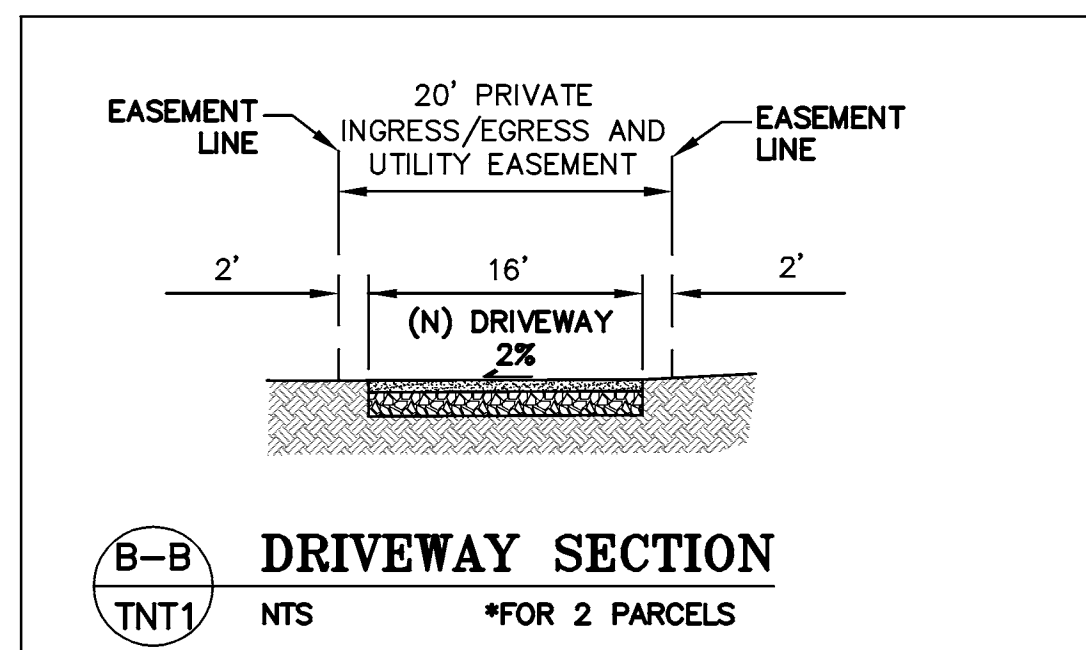
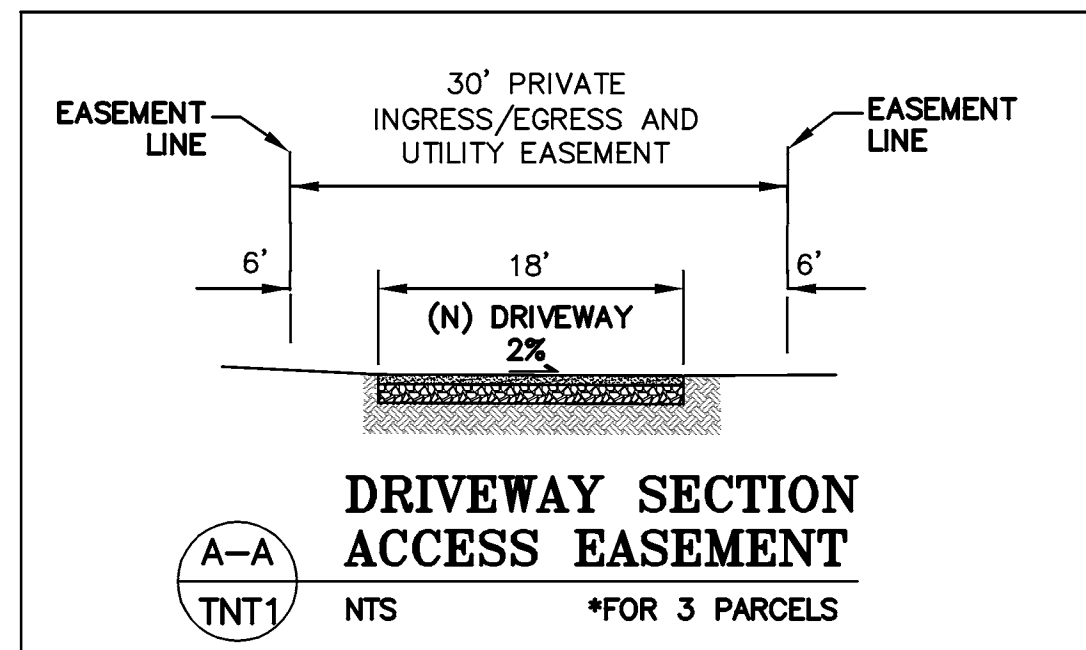
SCALE: 1" = 100'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		ELECTRICAL LINE
		STORM DRAIN LINE
		GAS LINE
		100 YR FEMA FLOOD LINE LIMIT PER FEMA MAP
		100 YEAR FLOOD PER FIELD SURVEY
		TOP OF BANK (T.O.B.)
		CLEAN OUT
		JOINT POLE
		FIRE HYDRANT
		GUY ANCHOR
		EXISTING GRADE
		CONTOURS
		TREE DRIPLINE



KEY MAP
1" = 100'



NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

EASEMENTS SHOWN PER TITLE REPORTS FROM FIRST AMERICAN TITLE COMPANY ORDER NUMBER 4102-3563252, DATED JUNE 23, 2010 AND ORDER NUMBER 4102-3563345, DATED JUNE 23, 2010

BENCHMARK NOTE

TOWN OF PORTOLA VALLEY BENCHMARK "PV09" 3.5" BRASS DISK IN MONUMENT WELL STAMPED "PV-03" LOCATED 46± NORTHEAST OF POWER POLE, 42± NORTHWEST OF STREET MONUMENT, AT THE INTERSECTION OF POSSUM LN AND WESTRIDGE DRIVE. ELEVATION = 446.17' (NGVD 1929) - SHOWN ON SHEET SU4

OWNER'S INFORMATION

OWNER: SHORENSTEIN REALTY SERVICES
235 MONTGOMERY STREET
SAN FRANCISCO, CA 94104
(415) 518-1040

APN: 077-050-200

REFERENCES

- THIS TENTATIVE MAP PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 1260 WESTRIDGE DRIVE PORTOLA VALLEY, CA DATED: 9-13-10 JOB#: 2100274

SHEET INDEX

TITLE SHEET	DESIGN BY:
TNT-1	JR
TNT-2	TB
TNT-3	TB
TNT-4	TB

PROPERTY INFORMATION

EXISTING ZONING: RE 2.5
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: RE 2.5
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
MINIMUM REQUIRED SETBACKS: CREEK: 55' (FROM TOP OF BANK)
PROPERTY LINE: 50' FRONT
20' SIDE AND REAR
WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY
GAS/ELECTRIC: PG&E
TELEPHONE: AT&T
CABLE: COMCAST
SEWAGE DISPOSAL: WEST BAY SANITARY DISTRICT(WBSD): (PROJECT PROPOSED TO BE ANNEXED INTO WEST BAY SANITARY DISTRICT. SEWER USE SHALL BE BY SINGLE FAMILY SEPTIC TANK EFFLUENT PUMPING SYSTEM (STEP) PER WBSD)
STORM DRAINAGE: TOWN OF PORTOLA VALLEY
FIRE PROTECTION: WOODSIDE FIRE DISTRICT (ALL PROPOSED IMPROVEMENTS WILL CONFORM TO WOODSIDE FIRE DISTRICT)

	GROSS	AVERAGE SLOPE
TOTAL EXISTING AREA	505,214 SF (11.60 AC)	13.9%
PROPOSED LOT A	190,701 SF (4.38 AC)	14.5%
PROPOSED LOT B	172,755 SF (3.97 AC)	11.2 %
PROPOSED LOT C	141,758 SF (3.25 AC)	16.5%

FLOOD ZONE: ZONE X (NO FLOODING PER MAP #06081 C 0313E)
(NEW RESIDENCE SHALL BE ELEVATED TO BE OUTSIDE OF 100 YR BASE FLOOD ELEVATION PER CODE 18.32.04D)
NOTE: 100 YEAR FLOOD LINE ADJUSTED BASED ON ACTUAL FIELD ELEVATION AND DATUM ADJUSTMENT

EXISTING NUMBER OF LOTS: 1
PROPOSED NUMBER OF LOTS: 3

REQUIRED PARKING: (PER CODE SECTION 18.60.110)
2 PARKING SPACES (FOR EACH DWELLING HAVING 2 OR MORE BEDROOMS)
2 GUEST PARKING SPACES (IN RESIDENTIAL DISTRICTS REQUIRING 1 ACRE OR MORE OF LAND PER DWELLING UNIT.)

1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY

TITLE SHEET

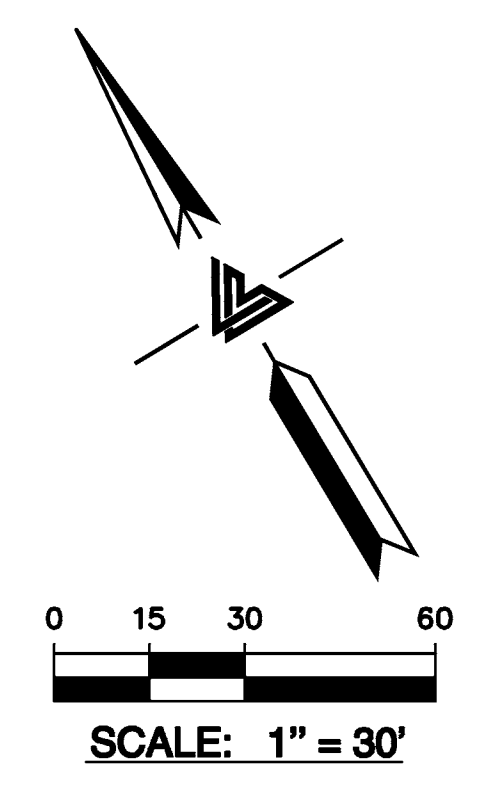
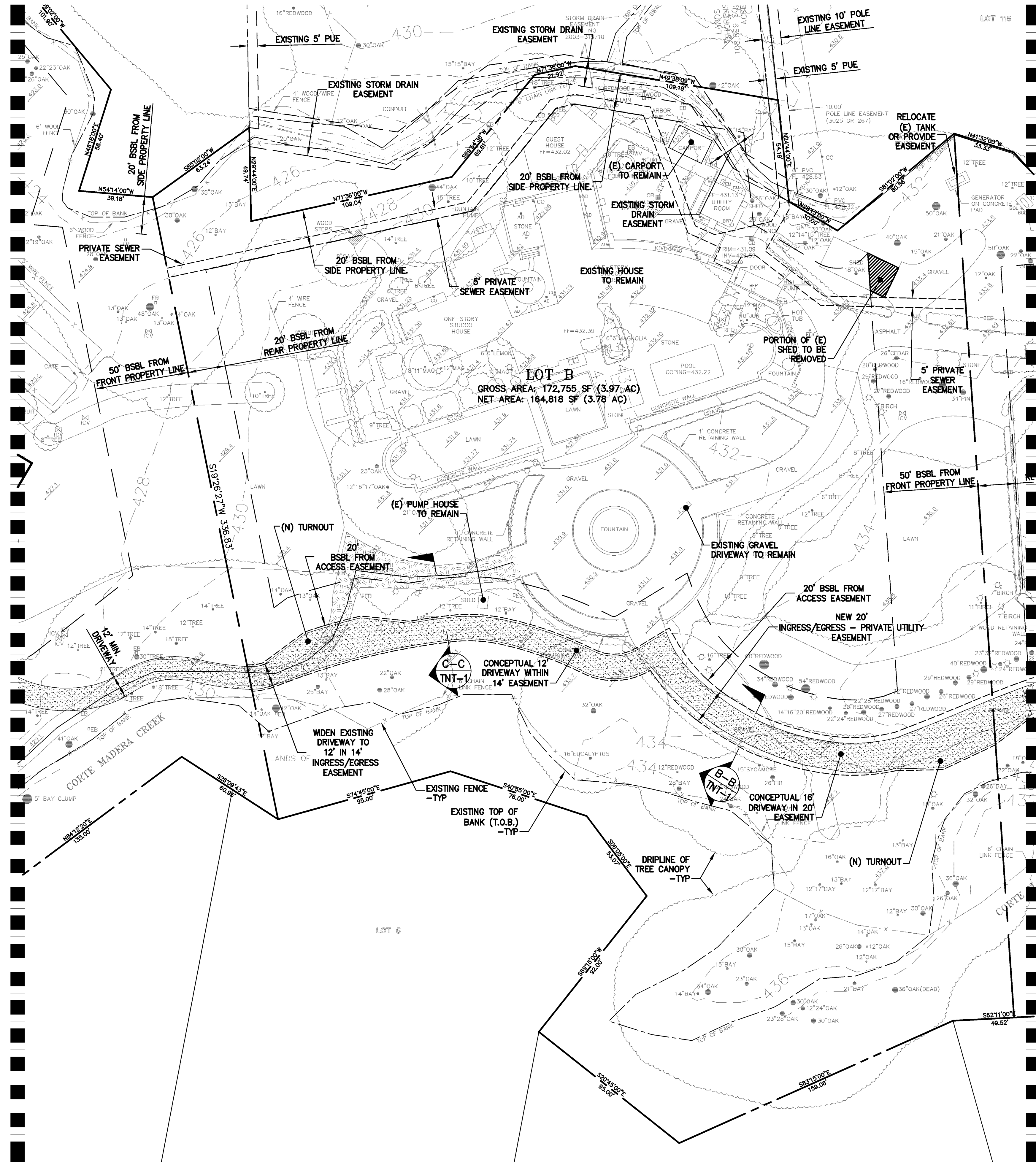
REVISIONS	BY

JOB NO: 2100275
DATE: 5-3-11
SCALE: 1" = 100'
DESIGN BY: JR
DRAWN BY: TB
SHEET NO:

TNT-1
1 OF 4 SHEETS

MATCH LINE SEE SHEET TNT-2

MATCH LINE SEE SHEET TNT-4



FLOOR AREA:	
EXISTING HOUSE TO REMAIN (INCLUDES 2ND STORY LIBRARY AND BEDROOMS)	8,280 SF
EXISTING GUEST HOUSE TO REMAIN	950 SF
EXISTING CARPORT TO REMAIN	250 SF
PUMP HOUSE TO REMAIN	35 SF
UTILITY ROOM TO REMAIN	340 SF
SHEDS TO REMAIN	480 SF
TOTAL	10,335 SF

NOTE: AREA OF BUILDINGS TO BE REMOVED 230 SF

IMPERVIOUS SURFACE:	
EXISTING DRIVEWAY TO REMAIN	8,180 SF
EXISTING FOUNTAIN, POOL TO REMAIN	1,430 SF
EXISTING PATIOS TO REMAIN	5,930 SF
TOTAL	15,540 SF

NOTE: DOES NOT INCLUDE COMMON DRIVEWAY

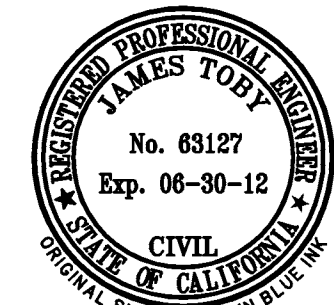


LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 BAY AREA REGION SACRAMENTO REGION
 2485 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD., # 300
 HAYWARD, CALIFORNIA 94545 ROSELILLE, CA 95661
 (P) (510) 887-4086 (P) (916) 966-1338
 (F) (510) 887-4086 (F) (916) 979-7363
 WWW.LEA-BRAZE.COM

1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY APN: 077-050-200

PRELIMINARY
GRADING &
DRAINAGE PLAN

REVISIONS	BY
JOB NO:	2100275
DATE:	5-3-11
SCALE:	1" = 30'
DESIGN BY:	JR
DRAWN BY:	TB
SHEET NO:	



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3017 DOUGLAS BLVD., # 300
 ROSEVILLE, CA 95661
 (P) (916) 966-1538
 (F) (916) 966-1538
 WWW.LEA-BRAZE.COM

**1260 WESTRIDGE DRIVE
 PORTOLA VALLEY, CALIFORNIA**

**PRELIMINARY
 GRADING &
 DRAINAGE PLAN**

APN: 077-060-200

SAN MATEO COUNTY

REVISIONS	BY

JOB NO: 2100275

DATE: 5-3-11

SCALE: 1" = 30'

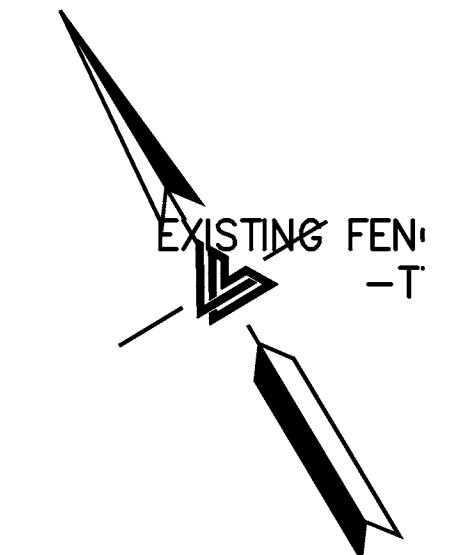
DESIGN BY: JR

DRAWN BY: TB

SHEET NO:

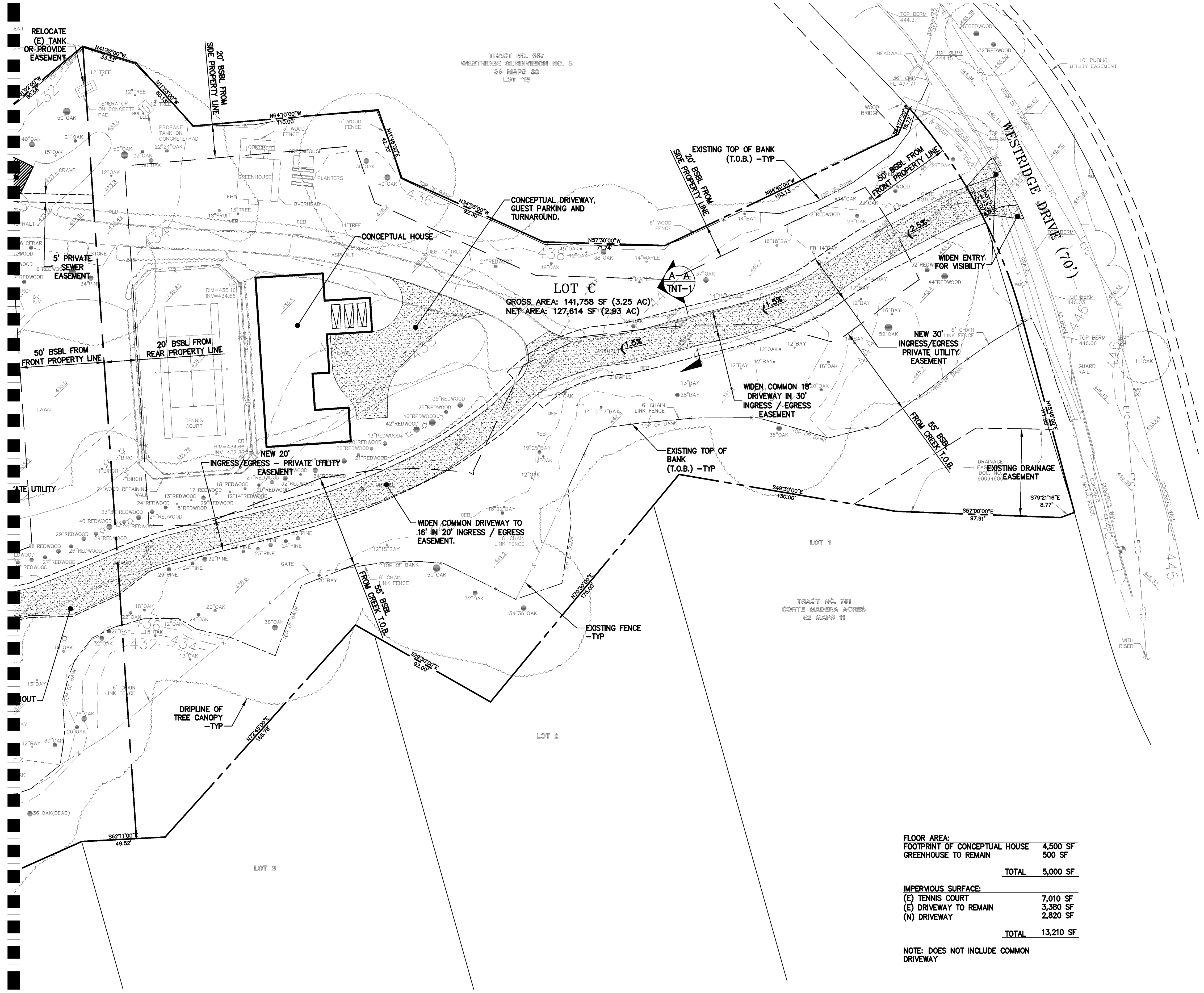
TNT-4

4 OF 4 SHEETS



0 15 30 60
 SCALE: 1" = 30'

MATCH LINE SEE SHEET TNT-3



LOT C
 GROSS AREA: 141,758 SF (3.25 AC)
 NET AREA: 127,614 SF (2.93 AC)

FLOOR AREA:	
FOOTPRINT OF CONCEPTUAL HOUSE	4,500 SF
GREENHOUSE TO REMAIN	500 SF
TOTAL	5,000 SF
IMPERVIOUS SURFACE:	
(E) TENNIS COURT	7,010 SF
(E) DRIVEWAY TO REMAIN	3,380 SF
(N) DRIVEWAY	2,820 SF
TOTAL	13,210 SF

NOTE: DOES NOT INCLUDE COMMON DRIVEWAY

SHORENSTEIN SUBDIVISION

Town of Portola Valley

**PLANNED UNIT DEVELOPMENT STATEMENT
(Town PUD file X7D-171)**

For Lots A through C

Of

**Proposed 3-Lot Subdivision
(Town Subdivision file X6D-210)**

**May, 2011
(Revised July 11, 2011)**

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I. DEFINITIONS

Owner

As used herein, “Owner” means the Trustees of the WHS 1999 Trust.

Lot

Any numbered or lettered lot shown on the Tentative Map and to be used for single family dwelling units and accessory uses. All lots are subject to the proposed conditions, covenants and restrictions.

Subdivision Unit

A unit of land for which a final subdivision map is to be filed.

ASCC

Architectural and Site Control Commission of the Town of Portola Valley.

Land

That certain real property consisting of approximately 11.6 acres, commonly known as 1260 Westridge Drive, Portola Valley, California, San Mateo County Assessor’s Parcel Number 077-050-200.

Shorenstein Residence Improvements

The main residence and other building structures, garages, and other accessory use improvements, driveways, curb cuts, bridges, culverts, entrance gates, fences, features, fountains, pools, decking and patios, tennis courts, exterior lighting, irrigation, septic and drainage systems and wells, and any equipment installed in connection with any of the foregoing, and other man-made physical improvements now existing in, on or under the surface of the Land (hereafter “Existing Improvements”).

PUD

As used herein “PUD” refers to a Planned Unit Development under applicable regulations of the Town of Portola Valley.

Statement

As used herein, “Statement” refers to this Planned Unit Development Statement.

Town

As used herein, “Town” refers to the Town of Portola Valley, its Town Council, Planning Commission, ASCC, Committees and officials.

II. DEVELOPMENT REQUIREMENTS

A. Intent and Life of PUD

The intent of the Owner of the Land is to obtain tentative map approval of a three (3) lot PUD subdivision of the Land and the preservation of all of the Existing Improvements on the Land, subject to the terms and conditions set forth in this Statement. The Owner reserves the right, but does not now intend, either to seek permits for further development of the Lots created by said subdivision map, or to demolish any of the structures on the Land. Any such development or demolition shall only be done pursuant to future permits issued by the Town in compliance with all zoning, building and other regulations of the Town then in effect i.e. at the time an application is filed for such development or demoltion, as the same may be modified or conditioned by the terms and conditions set forth in this Statement. The tentative map will remain in effect until a final subdivision map is approved and recorded, or until the tentative map approval expires, whichever occurs earlier. The tentative map is valid for two (2) years after its initial approval by the Town, and subject to further Town approval can be extended for up to three (3) more years to a total of five (5) years before it expires. The rights and obligations of the Owner in the tentative map shall inure to the benefit of, and be binding upon, future owners of the Land, or any portion thereof, i.e. the Owner’s heirs, successors, trustees, beneficiaries and assigns.

This PUD Statement will remain in effect as long as the tentative map is valid and, upon recording of a final map for the subdivision will continue to control use of the subdivision Lands and lots until or unless modified by future approvals by the Town. If, however, the tentative map expires, then the PUD Statement shall also expire with the tentative map.

B. General Description of the Development

The Land is a relatively long, very gently sloping parcel with considerable tree cover and natural vegetation screening along most of its boundaries having an average slope of 13.1%. Corte Madera Creek runs along the southern boundary of the Land. Except for an existing perimeter fence atop the bank of that creek, no Existing Improvements are located or proposed within the creek setback limits established by Town regulations. The total floor area of the existing residence and accessory structures (as determined under Town regulations existing at the time of tentative map approval) exceeds the allowable floor area limits for a single

family residential lot under such regulations. This requires special provisions in this Statement establishing allowable floor area limits for development of additional structures on the Lots to be created by this tentative map. (See Section **II.E.2** below)

The Town’s General Plan shows the Land within the Conservation Residential designation which sets forth a density of 2 to 4 acres per dwelling unit. The zoning designation of **R-E/2.5A/SD2.5** calls for a gross area per dwelling unit of 2.5 acres for a Planned Unit Development. These provisions apply to a proposal where the average slope of the project area is less than 15%, which is the case here where the average slope of the Land is 13.1%.

As shown on the proposed May 3, 2011, Preliminary Parcel Map prepared by Lea & Braze Engineering, Inc.(hereafter the “PUD Map”), the proposal is to subdivide the Land into three parcels, A, B and C with the following areas:

Lot	Gross Area	Net Area
A (westerly lot)	4.38 acres	4.38 acres
B (center lot with Existing Improvements except Tennis Court)	3.97 acres	3.78 acres
C (easterly lot with existing Tennis Court)	3.25 acres	2.93 acres
Total	11.60 acres	11.09 acres

With the modification of applicable floor area limit regulations, as set forth in Section **II.E.2** of this Statement, and the provision to allow the Tennis Court use to continue on Lot C, as set forth in **Section II.F.2** of this Statement, the proposed subdivision conforms to the basic density and other provisions of the Town’s general plan and zoning ordinance.

The building envelope on Lot A is presently constrained by the 100-year flood plain boundary established by FEMA. The Owner intends to have that boundary line relocated to the location shown on the PUD Map, with the approval of FEMA, which will eliminate this constraint. The flood plain boundary shown on the PUD Map has been determined consistent with town flood plain zoning standards by the Town public works director and he has signed and submitted a formal application to FEMA that would confirm the boundary line on the PUD Map. (The application was completed and filed on April 18, 2011. FEMA approval of this application is a condition of Tentative Map approval. Should FEMA approval not be obtained, then the Tentative Map would need to be modified and further Map approval sought from the Town. This PUD Statement shall not be effective until a modified Flood Plain boundary is approved by FEMA and correctly reflected on the Tentative Map and in the PUD Statement provisions.)

Processing this proposal as a PUD is appropriate given the private driveway access, site conditions, the desire to minimize site and area impacts, and the number of subdivision ordinance requirements that otherwise would need exceptions, particularly relative to public road right of way standards and frontage road requirements that would be required to accommodate an alternative design. The PUD contains the flexibility intended by the Town zoning ordinance to ensure the subdivision design is appropriately tailored to the unique site conditions and any impacts associated with future development are minimized consistent with general plan and zoning objectives.

C. Access and Circulation

Unless the following described subdivision improvements or work is expressly required herein to be completed or bonded for as a condition of recordation of the final subdivision map, the following modifications shall be made to the existing driveway access improvements from Westridge Drive, and to the internal driveway improvements and circulation patterns on the Property by the Owner, or its successors or assigns, as a condition precedent to any transfer of title to Lots A, B or C which would terminate the common ownership of all such Lots, and as a condition precedent to the filing and processing of any building, site development or other development permits for either Lots A or C (hereafter collectively the “Events Requiring On-Site Development”):

1. The curb cut entrance to Westridge Drive and the paved apron area of the entrance way shall be widened, or such work adequately bonded for, as shown on the proposed PUD Map at the time the final subdivision map is recorded. If bonded, a specific time frame for the improvements shall be established with the bond and subdivision improvement agreement;
2. The entrance gate and its pillars and lighting shall be relocated to conform to gate setback, lighting and other entrance gate and pillar construction standards then applicable under Town regulations, or adequately bonded for, at the time the final subdivision map is recorded, If bonded, a specific time frame for the improvements shall be established with the bond and subdivision improvement agreement;
3. From Westridge Drive to the location shown on the proposed PUD Map where the separate driveway begins to serve Lot C only, the driveway easement shall be widened to at least thirty (30) feet in width, and thereafter at least twenty (20) feet in width to serve Lots B and A.
4. Separate driveways from the common driveway to Lots A and C, respectively, as shown on the proposed PUD Map, shall be constructed in accordance with all Town regulations in effect at the time of such

construction, and shall be appropriately screened by plantings approved by the ASCC to reduce the effects of headlights shining into adjacent properties. Significant trees shall be protected during construction of new driveways, and replaced with trees in accordance with the Town's tree ordinance. In addition, any oak trees that are removed as a result of the project shall be replaced with native oak species at a three-to-one ratio (plant three trees for every one tree removed). Prior to removing any trees, the Owner shall conduct a survey of the trees and surrounding area for active bird nests and shall identify the specific trees for roosting bats. The survey shall be done by a biologist with the necessary expertise, including being able to recognize bird breeding behavior and acoustically measure for bats. If nesting is confirmed or is highly likely, the trees shall not be removed until nesting is completed (the nesting season is generally February 1- August 31). Roosting bats shall be excluded before the tree is removed, the tree shall be removed at dusk, or other measures taken as recommended by the bat biologist to minimize bat mortality. If a maternal roost is detected (none have been observed onsite to date), that roost shall either not be removed or shall be replaced as specified by the bat biologist.

5. New driveways connecting to Lots A and C, respectively, shall include turnarounds to Town and Fire Protection District standards, and turnouts shall be spaced at least every 350 feet along the common driveway to Fire District regulation standards, all as generally depicted on the proposed PUD Map. All easements required for such new driveways shall be recorded, or adequately provided for, concurrently with the final subdivision map.
6. The materials placed on the surface of newly constructed areas of the entrance way, the common driveway, and the separate driveways to Lots A and C, respectively, shall be of permeable asphalt creating a pervious surface, shall be inspected for 95% compaction, shall not be a paved cobblestone surface, and together with the landscaping and screening adjacent to such driveway areas, shall be reviewed and approved by the ASCC. The existing loose gravel material on the portions of the driveway serving Lot B only may be retained by the Owner, its successors and assigns, without additional landscaping or screening.

D. Open Space Easements and Trails

No open space easements or trails exist on the Land or are proposed.

E. Zoning and Site Development Standards.

1. Building Setbacks/Envelopes.

For any new construction of buildings or other improvements on any of Lots A, B or C after recordation of the final PUD subdivision map, all setback requirements in effect at the time of such construction shall be met. Building envelopes for Lots A, B, and C are shown on the proposed PUD Map. In the event of any future construction of structures on Lot B, other than replacement within existing footprints of existing structures due to damage or destruction, all structures on Lot B located within the 20-foot setback of any boundary of Lot B shall be brought into compliance with the Town's zoning code in effect at the time of such construction. If the existing water tank(s) on the Property are relocated or expanded, they shall be brought into compliance with the Town's zoning code then in effect. (Note: The water tanks on the property are part of a drilled well system developed in 1977 under a permit issued by the San Mateo County Health Department and have been used for irrigation pursuant to permit. The PUD allows for the continued use of the well system and water tanks pursuant to the well permit.)

2.. Floor Area and Impervious Surface Limits.

For each of Lots A, B and C, construction of future improvements thereon shall not exceed impervious surface limits under Town regulations in effect at the time of such construction for single family residential lots. For Lots A and C, the construction of future structures on each such Lot shall not exceed the lesser of (i) the floor area limits for structures on single family residential lots under Town ordinances in effect at the time of such construction, or (ii) one-half (1/2) the difference between the floor area which would then be allowed on Lots A, B and C, if all were vacant lots, and the then existing floor area of all structures on Lot B. For Lot B, the structures now existing on the proposed Lot B shall be permitted to remain and may be remodeled, repaired and replaced without increasing any degrees of nonconformity of such structures and subject to Town regulations regarding "historic resources", as discussed further in Section O "Historic" below. In all other cases, no new structures may be built or existing structures expanded in size or beyond their existing footprints on Lot B, unless the floor area of all structures on Lot B after such new construction will not exceed the maximum floor area allowed for structures on single family residential lots under Town ordinances in effect at the time of such construction. Notwithstanding anything in the foregoing to the contrary, no permit for construction of new structures on Lots A or C shall be approved unless the total floor area of all structures existing at that time or proposed at that time on Lots A, B and C does not

exceed the total floor area of all structures which would be allowed in the aggregate on Lots A, B and C under Town regulations in effect at the time such permit is applied for, assuming all such Lots were then vacant.

3. Building Heights.

Building height for new construction on Lots A, B and C shall conform to Town regulations in effect at the time of such construction.

4. Gates and Entryways.

The existing gate and entryway to the Land from Westridge Drive may be maintained until the recordation of the final subdivision map, at which time the curb cut and driveway entrance apron to Westridge Drive shall be widened and improved, as shown on the PUD Map. The driveway entrance re-design shall address sight lines in addition to the required setback from the front property line, which shall include removing brush of moderate height and a clump of 8-inch bay trees near the right of way. To the south, there are a few oak saplings (approximately 2-inches in diameter) that shall be trimmed or removed to provide for adequate sight distance. Enough ivy shall be removed from the fence to improve visibility for drivers. This achieves sight distances of 400 feet and 500 feet, to the north and south, respectively. The existing entry pillars and gate shall be removed and set back from the Westridge right-of-way, and otherwise constructed at the new location in accordance with Town regulations then in effect. During construction, advance construction signage and flaggers shall be present on Westridge Drive to warn drivers that slow moving vehicles are present, and assist those vehicles when entering and exiting the property. Such signage and controls shall also provide for the safety of pedestrians, equestrians and cyclists.

5. Fences and Site Walls.

No new fences or site walls are proposed. Generally, the existing perimeter fence around the Land may remain in place as is, subject to the following. The Town may require some sections of such fence to be removed, but in doing so the Town shall give due consideration to maintaining creek bank stability, to preservation of existing screening for neighboring properties along Corte Madera Creek, and for the preservation of wildlife habitat supported by leaving the fence in place. In no case shall the fence post footings be removed.

6. Exterior Lighting.

Existing exterior lighting on the Land may remain after recordation of the final PUD subdivision map, but any new exterior lighting proposed to be installed at any time shall be in accordance with Town regulations in effect at the time of such installation. Notwithstanding the foregoing to the contrary, in the event of any future development on either Lots A, B or C, the existing up-lighting of the trees and structures shall be removed and/or replaced with lighting that conforms to town standards in effect at the time of such future development.

F. ARCHITECTURAL AND SITE DEVELOPMENT CRITERIA

1. Siting of Buildings.

Buildings and other development constructed on Lots A and C and any new development on Lot B shall be sited within the boundaries of the building envelopes depicted on the PUD Map, or within building envelopes established in accordance with all Town regulations in effect at the time of such construction, if such regulations are more restrictive than the building envelopes shown on the PUD Map. Further, siting of all buildings and other improvements shall be subject to approval by the ASCC. The above notwithstanding, common and individual driveway access shall be consistent with the access provided for on the PUD Map.

2. Tennis Court Use on Lot A.

The existing tennis court on the proposed Lot C may continue in that location after the recordation of the final PUD Map for as long thereafter as Lots C and B are owned of record by the same person(s) or entity(ies); provided, however, if separate ownership of Lots C and B occurs after recordation of said map, the then owner of Lot C shall have two (2) years after such separate ownership occurs either (i) to construct a main building, structure or use on Lot C so that said tennis court is an accessory structure or use thereon which complies with Town regulations in effect at the time of such construction, or (ii) remove said tennis court from Lot C.

G. Landscape and Planting

Existing landscape and plantings may remain in place as is until the occurrence of one of the Events Requiring On-Site Development; provided, however, when the entrance way, entrance gate and pillars are reconstructed and relocated, and when any portions of the existing private driveway are widened, or extensions thereof to proposed Lots A and C are constructed, measures to preserve existing mature trees shall be considered and the ASCC shall review and approve landscape and planting plans therefor in

accordance with Town regulations in effect at the time of such review, which shall then be installed by the Owner, its successors or assigns. If either (i) any additional screening within the Creek riparian corridor is required as mitigation under the Mitigated Negative Declaration adopted for this subdivision, or (ii) if any portion of the fencing along the creek bank which now provides screening is removed or required to be removed, whether at the time the final subdivision map is recorded or at any later date, then the Owner shall install approved plantings at the time the final map is recorded (but only as reasonably necessary so as not to change the existing native character of such riparian corridor) in order to provide future screening for neighboring properties along Corte Madera Creek to the satisfaction of the ASCC and the Town. The existing vegetative character of the Corte Madera Creek riparian corridor, including the area within the 55-foot setback from said creek, shall be protected and preserved in conformity with Town objectives set forth in the General Plan and specific requirements set forth in Town riparian and site development regulations. Only native plant species shall be planted within said corridor and only pursuant to a plan that is approved by the Town's Conservation Committee. In addition, to the extent exotic, non-native plant species exist in the riparian corridor, they may be removed with Town approval, and if so removed with such approval, or if they die out or disappear for any other reason, they shall be replaced, if at all, only with native plant species, again subject to a plan approved by the Town's Conservation Committee. The existing Madrone trees in said creek corridor, which are identified on the PUD Map, shall be protected to the extent reasonably practicable, whether or not they constitute "significant trees", as defined in applicable Town ordinances.

In addition to the above, at the time of recording of the subdivision map, landscaping shall be installed as part of the subdivision improvement agreement in those areas of visual sensitivity as identified in the initial environmental study for the project and called for in the approved mitigation monitoring program. Such landscape improvement plans shall be to the satisfaction of the ASCC.

H. Geology Provisions

1. Applicants for new residential site development on Lots A and C, and redevelopment of Lot B, shall provide numerical seismic ground motion parameters for the site with consideration of local ground response variations due to topographic and geologic variability. These calculations will be used by project engineers to develop specifications for house design so that the project will withstand the anticipated ground acceleration. House designs shall include specific measures which protect the structure against the anticipated ground acceleration.

2. All areas containing fill soils which are proposed for development shall be engineered to prevent significant ground settlement.

I. Hydrology Provisions.

The grading, including access improvements, and drainage plans as shown on the Proposed Map for Lots A, B and C, respectively, shall be implemented as a condition to the construction of any new structures on Lots A, B or C. Further, no other development shall occur in conflict with the 100-year flood plain boundary line as approved by the Federal Emergency Management Agency (“FEMA”), or that would conflict with the Town’s creek setback ordinance then in effect. The applicant shall prepare a comprehensive erosion control plan and Storm Water Pollution Prevention Plan (“SWPPP”). Potential construction-phase and post-construction pollutant impacts from development can be controlled through preparation and implementation of an erosion control plan and a SWPPP consistent with recommended design criteria, in accordance with the National Pollution Discharge Elimination System (“NPDES”) permitting requirements enforced by the San Mateo County Water Pollution Prevention Plan (“SMCWPPP”) and the San Francisco Bay Regional Water Quality Control Board (“RWQCB”). The erosion control plan forms a significant portion of the construction-phase controls required in a SWPPP, which also details the construction-phase housekeeping measures for control of contaminants other than sediment, as well as the treatment measures and Best Management Practices (“BMPs”) to be implemented for control of pollutants once the project has been constructed. The SWPPP shall also set forth the BMP monitoring and maintenance schedule and identify the responsible entities during the construction and post-construction phases.

J. Fire Management Provisions.

All future building, site development and other improvements constructed on or made to the Land shall comply with all fire management provisions, requirements and other regulations of the Woodside Fire Protection District in effect at the time of such construction.

K. Utilities.

As a condition precedent to recordation of the final subdivision map, the Property shall be annexed to the Westbay Sanitary District. As a condition precedent to construction of any new structures on Lots A, B or C, facilities shall be installed to the satisfaction of said District adequate to provide for sewage and waste water disposal for all structures and other improvements on Lots A, B and C, utilizing the District’s sewage and wastewater disposal system. All other utilities shall be installed in accordance with the provisions of the approved tentative map and the final subdivision improvement plans to

the satisfaction of the Town and utility provider. All utility lines shall be placed underground, including telephone and cable television lines to all building sites.

L. Construction Schedule and Staging.

The Owner has no schedule for construction, and instead intends to market and sell the Land with its existing improvements and subject to an approved tentative map as proposed herein. When and if construction as contemplated herein proceeds either before or after recordation of the final PUD subdivision map, standard construction procedures and fees will apply, building and other permits will be required, and all vehicles or equipment parking associated with any construction on the PUD Land or subdivision improvements shall be on-site, and not on the public streets.

Groundborne vibration and noise levels shall not exceed a peak value of 78 dBV at surrounding residences. This shall be accomplished by:

- Avoiding the use of impact and vibratory pile driving equipment during construction, if feasible; or
- If it is not feasible to avoid the use of pile driving equipment during construction, the construction contractor shall submit a project-specific attenuation analysis demonstrating that groundborne vibration levels from pile driving equipment would not exceed 78 dBV.

If the project-specific attenuation analysis shows that groundborne vibration levels from pile-driving equipment may exceed 78 dBV, the construction contractor shall develop and submit to the Town a Vibration Mitigation Plan that demonstrates the measures the contractor would take to reduce vibration levels to less than 78 dBV. Such measures may include the use of barriers, pre-drilling, pile cushioning, use of non-impact drivers, or other measures. In the event of pile-driving, construction contractors shall provide five days advance written notice to surrounding residential land uses of the planned pile driving activities and schedule.

Stationary equipment such as compressors, generators, and welder machines shall be located as far away from surrounding residential land uses as possible.

Impact tools such as jack hammers shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. When use of pneumatic tools is not avoidable, an exhaust muffler shall be used on the compressed air exhaust.

Prior to issuance of any grading permit or building permit, whichever occurs first, for the Project, the Applicant shall prepare a Construction Noise Complaint Plan and submit it to the Town Department of Public Works for

approval. The Construction Noise Complaint Plan shall detail how the Applicant will respond to construction noise complaints, keep the Town apprised of the complaints, and document the resolution of those complaints.

M. Environmental Impact and Mitigation Monitoring.

Pursuant to the California Environmental Quality Act, the Town has conducted an Initial Study on the subdivision and PUD project and, based on this Study, concluded that with appropriate mitigation, no significant environmental impacts are anticipated. The Study did identify some potential impacts, but set forth specific mitigation measures to ensure impacts would be less than significant. These mitigations, as provided for in the proposed Mitigated Negative Declaration for the project, have been included in this PUD Statement, are provided for on the PUD Map or will be attached as conditions to the approval of the Tentative Map and PUD applications.

In addition to the other mitigation measures and pursuant to BAAQMD CEQA guidelines, the Applicant would incorporate the following best management practices to further reduce the magnitude of potential construction emissions:

- Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) two times per day;

- Cover all haul trucks transporting soil, sand, or other loose materials off-site; Wash all trucks and equipment, including tires, prior to leaving the site;

- Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out adjacent to Westridge Drive (dry power sweeping is prohibited);

- Limit vehicle speeds on unpaved roads to not more than 15 miles per hour;

- Install final approved pervious surfaces on all new driveways as soon as possible and lay all building pads as soon as possible after grading unless seeding or soil binders are used;

- Suspend excavation and grading activities when average wind speeds exceed 20 miles per hour;

- Minimize idling time to five minutes and post signs reminding workers of this idling restriction at project access points and equipment staging areas.

- Require a certified mechanic to check and determine that all equipment is running in proper condition prior to construction operations;

- Properly maintain and tune all construction equipment in accordance with manufacturer's specifications;

Post a publicly visible sign with the telephone number and person to contact at the Portola Valley Department of Public Works regarding dust complaints. The Department of Public Works shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Bay Area Air Quality Management District to ensure compliance with applicable regulations.

To reduce the potential for construction-related leaks or spills to enter the environment and the accidental discovery of contaminated materials during site development, construction contractors shall site and perform all vehicle storage, refueling and equipment maintenance in a designated area at least at least 100 feet from Corte Madera Creek and all drainage ;

1. Upon discovering any leak or spill, immediately implement appropriate control measures to stop the leak or spill and containment measures to prevent any spreading of the leak or spill.
2. Report any oil or other petroleum product leak, spill, or other discharge that enters Corte Madera Creek or drainage channels to the California Office of Emergency Services and the San Francisco Regional Water Quality Control Board.
3. Upon discovering contaminated soils and/or groundwater, immediately cease all work and report the discovery to the appropriate agency (e.g., Department of Toxic Substances Control or Regional Water Quality Control Board) for approval of measures necessary to proceed with construction (i.e, development of a soil management plan, site work plan, etc.).

N. Enforcement.

To the extent deemed necessary to ensure that the terms and conditions set forth in this PUD Statement are carried out, the Owner shall execute CC&R's to be recorded against the Land and each of the Lots therein, which shall contain all requirements affecting each Lot owner and their individual responsibilities. This document shall be prepared to the satisfaction of the Town's attorney, shall provide among other things for the maintenance by the Lot owners of the private entrance and private driveway access areas, and shall be recorded with the final PUD subdivision map.

O. Historic

If the Owner applies for a permit or permits to remodel the existing main residence or accessory structures on Lot B in a manner which Town officials believe will materially change their physical character, or if the Owner intends to demolish such main residence or accessory structures, then at the request of Town officials, the Owner shall submit to the Town with its plans for such

remodeling or demolition a report evaluating whether or not such residence structure is an "historic resource", as that term is defined under applicable regulations of the Town in effect at the time such applications are reviewed by the Town. Depending on the preliminary historic determinations made by Town Officials at that time, the Town shall then decide whether or not to require further CEQA analysis of the application and proposed project before approving the same.

The Owner shall contract with a qualified archaeologist to inspect the property site prior to any ground disturbing activities to search for potentially significant historical deposits. In the event that any such deposits are noted, the Town Department of Public Works shall develop a plan for their evaluation. If evaluative testing demonstrates that additional construction related earthmoving would affect materials eligible for inclusion on the California Register of Historic Resources, the Town shall develop a plan for mitigating potential impacts (normally through limited hand excavation to retrieve a sample of materials for analysis) before work is allowed to recommence inside the project area. In accordance with Public Resource Code Section 5097.98, should human remains be found on the site no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until:

The San Mateo County Coroner is contacted to determine that no investigation of the cause of death is required, and

If the Coroner determines the remains to be Native American then:

The coroner shall contact the Native American Heritage Commission within 24 hours;

The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased native American;

The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

Local Native American tribes shall be notified of the project and afforded the opportunity to comment on project plans.

P. Habitat Preservation.

Prior to actual removal of any portion of the perimeter fencing around the Property, or construction of new driveways on the Property, the following measures shall be taken to protect the habitat of the San Francisco dusky footed woodrat. Delay fence removal where the existing fence supports an

active woodrat house until such time that the woodrat has voluntarily vacated and the house is no longer in active use. Prior to driveway construction, conduct a survey to determine if woodrat houses are located in or adjacent to the area of disturbance. If an active house is located adjacent to the area of disturbance, it shall be protected with a five-foot buffer zone. If an active house is located within the area of disturbance it shall either be avoided or shall be relocated outside of the area of disturbance in consultation with the California Department of Fish and Game. Relocation currently entails carefully deconstructing the house and reconstructing it in a suitable location nearby where it will have at least a five foot buffer from the area of disturbance. During final construction design, a report of the results of the woodrat survey shall be provided to Town. The Town shall review all appropriate engineering and site plan documents for inclusion of these measures. If woodrat houses are relocated, a report of the consultation with the California Department of Fish and Game and the methods and results of the activity shall be provided to the Town.

SHORENSTEIN SUBDIVISION

INDEX OF INCORPORATION OF MITIGATION MEASURES INTO PUD STATEMENT LOCATION

<u>MITIGATION MEASURE DESIGNATION IN I.S.</u>	<u>MITIGATION SUBJECT</u>	<u>PAGE(S)</u>	<u>LOCATION IN PUD STATEMENT SECTION (REF.)</u>
AES-1	Fence, Screening	9-10	II.G
AES-2	Exterior Up-Lighting	9	II.E.6
AES-3	Headlights, Drive wy	5-6	II.C.4
BIO-1	Tree Removal,Habitat	5-6	II.C.4
BIO-2	Dusky Footed Woodrat	15-16	II.P
BIO-3	Fence Post-No removal	8	II.E.5
CUL-1	Demolition-Historic	14	II.O
CUL-2	Archeology Remains	15	II.O
CUL-3	Human Remains	15	II.O
CUL-4	Native Americans	15	II.O
HAZ-1	Construction Leaks,Spills	14	II.M
HYD-1	Constr.Runoff Impacts	11	II.I ("EYE")
LU-1	Entrance Gate Relocation	8	II.E.4
LU-2	Exterior Up-Lighting	9	II.E.6
LU-3	Perimeter Fence	8	II.E.5
LU-4	FAR, IS Limits lots A & C	7-8	II.E.2
LU-5	Lot B Structures Setback	7	II.E.1
LU-6	Water Tanks Location	7	II.E.1
NOI-1	Cobblestones,Compaction	6	II.C.6
NOI-2	Pile Driving Equipment	12	II.I ("EL")
NOI-3	Ambient Constr. Noise	12	II.I("EL")
TRA-1	Sight Lines – Entrance	8	II.E.4
TRA-2	Constr. Signs – Entrance	8	II.E.4



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www.TRAenviro.com

Memo

To: Tom Vlastic, Town Planner
From: Tay Peterson, Senior Project Manager
Subject: Addendum to IS/MND for the 1260 Westridge Drive Shorenstein Subdivision and Planned Unit Development Project
Date: July 12, 2011

The public review period for the Initial Study /Mitigated Negative Declaration (IS/MND) for the 1260 Westridge Drive Shorenstein Subdivision and Planned Unit Development (PUD) Project (Project) began on May 18th, 2011 and closed on June 17th, 2011. This memo summarizes the public review process and responds to comments received during the review period, including those related to environmental issues but not specifically on the document.

Section 15074 (b) of the CEQA Guidelines states, " Prior to approving a project, the decision making body of the lead agency shall consider the proposed mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgment and analysis."

No written comments were received from any state agencies during the public comment period as confirmed in the June 17, 2011 letter from the Governor's Office of Planning and Research. The Town's Conservation Committee and a private citizen brought up some concerns regarding the Project during a Planning Commission Meeting held on June 1, 2011. These concerns related to the possible effects of existing wells on Corte Madera Creek flow, a madrone grove on the south side of the property, and screen planting. The planning commission also noted an incomplete statement on page 22 of the IS/MND. Responses to these concerns are provided below.

Existing Wells and Corte Madera Creek. The IS/MND addresses impacts to groundwater supplies and groundwater recharge in section 3.9 (see item b in the discussion). The two wells on site draw water from an aquifer that is recharged by Corte Madera Creek. As indicated in the IS/MND analysis, the property is primarily served by CalWater. The water tanks are used in the summer months for supplemental irrigation. The IS/MND determined that because this is an existing use, and no change in the use is proposed, that the impact to groundwater recharge is less than significant. We found no evidence that water use from these wells (in operation since 1977) causes Corte Madera Creek to go dry, or adversely affects habitat values in the creek, which are high in this reach (Phillip Williams & Associates 2005). There is no substantial evidence of impacts associated with well use on the property (such as a significantly reduced flow or a change in vegetation types) that indicate the need for further hydrologic studies. Creek hydrology and flows are affected by the presence of sand or gravel lenses (which can change location from year to year), and could be affected by other diversions or well use elsewhere in the watershed (which can also change from year to year). The tanks are set back from the creek bank and have not been identified as a source of bank instability. The Phillip Williams & Associates study (2005) found that the reach from 257 Mapache Drive upstream to the Westridge Bridge is a relatively stable portion of the creek and did not recommend intervention for bank stabilization. Based on the foregoing, we find no additional analysis of the

groundwater matter is needed and, therefore, no changes to recommended mitigations are necessary.

Madrone Grove. The madrone grove on the south side of the property has been identified and mapped and will be protected pursuant to provisions in the revised PUD statement. Further, the project and PUD envision no changes in the area where the trees are located.

Vegetation Screening. Letters from two neighbors on Possum Lane (Dissmeyer; Matsumoto) raised concerns regarding vegetation screening. Mitigation Measure AES-1 requires all new development proposals to include landscape planting that would be approved by the Architectural Site Control Commission (ASCC). The ASCC will review the proposals and use the Town's Design Guidelines so that development on these lots would not significantly affect views to and from other neighboring properties. Screening vegetation shall be planted at the time the subdivision is recorded and development of the new lots proposed in order for it to grow and provide screening as early as possible.

Missing Text. The missing text in the summary is in the IS/MND on page 90 (LU-4), and is included below:

“Mitigation Measure LU-4: Whenever development of either lots A or C is proposed, the maximum floor area and impervious surface amounts allowed on those lots shall be no more than is allowed under ordinances then in effect, reduced by one-half the excess amounts of floor area and impervious surfaces then on Lot B as compared to the amounts allowable on Lot B under Town ordinances then in effect.”

In addition to the comments received during the Planning Commission hearing, a letter was received by the Town prior to the public review circulation of the IS/MND from Mary Anna and Frank Matsumoto (February 4, 2011). The letter raised concerns about the stability of the creek bank, noise, privacy and screening, outdoor lighting, total square footage of future development, and wildlife access. These concerns were all addressed in the IS/MND in the discussions of aesthetics, geology, biology, land use and noise sections, and several mitigation measures are included in the IS/MND to address these issues.

In summary, we believe the mitigation measures as originally circulated are adequate to render all potential project impacts to levels of insignificance and that all of the comments received during the review period have been adequately addressed as explained above.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

June 17, 2011

Tom Vlastic
City of Portola Valley
765 Portola Rd
Portola Valley, CA 94028



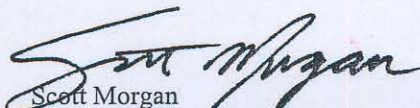
Subject: 1260 Westridge Drive Shorenstein Subdivision and Planned Unit Development Project
SCH#: 2011052050

Dear Tom Vlastic:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on June 16, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,


Scott Morgan
Director, State Clearinghouse

RECEIVED

JUN 22 2011

SPANGLE ASSOC.

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011052050
Project Title 1260 Westridge Drive Shorenstein Subdivision and Planned Unit Development Project
Lead Agency Portola Valley, City of

Type MND Mitigated Negative Declaration
Description The project is a 3 lot subdivision of an 11.6 acre parcel at 1260 Westridge Drive in Portola Valley, San Mateo County, CA. The parcel currently contains an estate home. The applicant plans to sell the parcel, and the proposed subdivision is intended to provide a future owner with the option to subdivide the parcel and either sell the parcels or use the parcels to develop additional estate uses (guest house, stable, etc...). Per town regulation each lot is required to have some form of residential use on it.

Lead Agency Contact

Name Tom Vlastic
Agency City of Portola Valley
Phone 650 324 8600 **Fax**
email
Address 765 Portola Rd
City Portola Valley **State** CA **Zip** 94028

Project Location

County San Mateo
City Portola Valley
Region
Lat / Long 37° 23' 03" N / 122° 13' 31" W
Cross Streets Westridge Drive between Possum Lane & Mapache Drive
Parcel No. 077-050-200
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways Corte Madera Creek
Schools Ormondale ES
Land Use Residential Estate with 2.5 acre min parcel size and slope density requirement of 2.5 acres per dwelling unit

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Landuse

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 3; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Regional Water Quality Control Board, Region 2; Native American Heritage Commission

Date Received 05/18/2011 **Start of Review** 05/18/2011 **End of Review** 06/16/2011

RECEIVED

JUN 22 2011

SPANGLE ASSOC.



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission
FROM: Tom Vlastic, Town Planner
DATE: May 25, 2011
RE: Proposed Subdivision X6D-210 & PUD X7D-171, and
Proposed Mitigated Negative Declaration, Shorenstein Realty,
1260 Westridge Drive

Proposed Subdivision and Planned Unit Development (PUD), Public Hearing and Planning Commission Review Process

As explained in the attached May 13, 2011 memorandum to the planning commission, the June 1st meeting will be the start of the public hearing on the subject applications for a three lot subdivision of the 11.6-acre Shorenstein property located on the west side of Westridge Drive (see attached vicinity map). The primary purpose of the June 1st hearing is to receive public comment on the proposal and the proposed CEQA documents, including the May 2011 Initial Study and Proposed Mitigated Negative Declaration. Opportunities for public input would continue at the June 13th regular ASCC meeting. As explained in the May 13th report, project review should then be continued to the July 6th meeting so that input from the June 1st and June 13th meetings can be considered along with any comments received on the proposed CEQA documents. The required circulation and comment period on the CEQA document ends on June 18, 2011. With the input received at the June 1st and June 13th meetings, and any CEQA document comments, we will assemble final recommendations on the subdivision and PUD proposals for planning commission consideration at the July 6, 2011 continued public hearing.

The key application documents that the planning commission is responsible for acting on are listed in the attached May 13, 2011 report to the planning commission. These include the proposed Tentative Parcel Map dated May 3, 2011, the Proposed PUD statement dated May 2011, and the Initial Study and Proposed Mitigated Negative Declaration (IS/MND), prepared by TRA Environmental Sciences, Inc., dated May 2011. The IS/MND has been posted on the town's website and is also available for review at:

<ftp://www.traenviro.com>
username: eswptr
password: Eswpuser41

The Proposed Tentative Parcel Map is included as Figure 5, Appendix A of the IS/MND. The proposed PUD Statement is attached. Also, a PDF of the proposed subdivision map and PUD statement were transmitted by email to planning commissioners with our May 13, 2011 memorandum and these documents have also been available on the town's web site.

For background, also attached are the February 10, 2011 staff status report to the planning commission and the reports and minutes associated with the December 1 and December 13, 2010 planning commission and ASCC preliminary reviews. The town has also received the attached May 8, 2011 letter from neighbors Holly and John Dissmeyer, 20 Possum Lane, seeking enhanced screen planting as part of the development process. It should be noted that Mitigation Measure AES-1, page 18 of the IS/MND, provides for such planting to be installed as part of the subdivision improvements. Thus, if the parcel map were recorded, a requirement would be to install screen planting in anticipation of future development of proposed Lots A and C.

Project Description

The project is fully described in the IS/MDN, Section 2.0. Further, it is described in the PUD Statement, and project and PUD provisions are evaluated in detail in the IS/MDN. The proposed IS/MDN mitigation measures (pages 17 to 24) have also been largely incorporated into the PUD Statement provisions. Section 3.10 of the IS/MDN discusses, in particular, project conformity to the town's land use planning provisions. It should be noted that the IS/MDN has concluded that all potential impacts can be mitigated to less than significant levels.

Ordinance Requirements

The subdivision must comply with the standards in the subject ordinance except where modified pursuant to the PUD. The provisions for PUDs are contained in Chapter 18.44 of the zoning ordinance, a copy of which is attached. The PUD provisions, particularly the purpose statement (Section 18.44.010, allow for design flexibility in order to achieve a higher quality of development, while insuring substantial compliance with the basic standards of the zoning ordinance. The town's subdivision committee, including the Public Works Director, Town Planner, Town Geologist, Fire Marshal, Trails Committee, ASCC and Conservation Committee are required to review the subdivision proposal and offer comments to the planning commission relative to conformity to the provisions of the subdivision ordinance. Further, pursuant to ordinance standards, at the time of recording of any subdivision maps, fees would need to be paid for park and recreation, in-lieu housing, and storm drainage.

Relative to the PUD, the planning commission must make findings as called for in the town's conditional use permit provisions. A copy of these findings is attached and a preliminary review of the findings is provided below.

Subdivision Committee Review

The following subdivision committee review comments and recommendations have been prepared for planning commission consideration:

Public Works Director. The public works director has advised that he has reviewed the revised proposed subdivision map and found the proposed design and improvements

acceptable. Also, based on further analysis of the proposed flood plain boundary, he and the town's consulting engineer have concluded support for the changes and have filed the attached April 18, 2011 formal request for FEMA change to the flood boundary line, i.e., the line shown on the proposed subdivision map. It is also noted that the traffic and proposed driveway improvements, including those at Westridge Drive, as evaluated in the IS/MDN, have been reviewed, including the evaluation, and found acceptable by the public works director.

Town Geologist. A detailed geotechnical investigation of the site was prepared by Murray Engineers and reviewed by the town geologist. Based on town geologist review, a supplemental report was prepared by Murray Engineers. These documents, now approved by the town geologist, provide a basis for finding that the site geologic conditions, including those associated with the steeper creek banks, do not create any potential significant environmental issues. The project geology reports and initial review memorandum from the town geologist are contained in Appendix C of the IS/MDN. Attached is the April 29, 2011 report from the town geologist recommending subdivision approval.

Fire Marshal. By attached memo dated January 25, 2011, the fire marshal has recommended conditional approval of the subdivision. The conditions include provisions for new fire hydrants that would be located based on final siting of any new houses on Lots A and C.

Health Department. By attached memo dated February 16, 2011, the health officer has recommended conditional subdivision approval, specifically calling for abandonment of the existing septic tank system when the project is connected to the West Bay Sanitary District. The detailed plans for sewer connection are contained in Figure 6 of Appendix A of the IS/MDN. At the time of recording of any subdivision map and prior to any new residential development for Lots A and C, the new sewer connection would need to be implemented. It should also be noted that the existing water well system, including water tanks, were authorized by a well permit issued by the San Mateo County health department in 1976. The tanks draw well water from the site for irrigation and would continue to do so under the provisions of the proposed PUD. A copy of the well permit is attached.

Trails committee. There are no new trails requirements for this subdivision. The existing trail along Westridge Drive is to be preserved and protected. The town's trails and paths element shows no other existing or proposed trails associated with this subdivision.

Conservation committee. The conservation committee has provided the attached February 11, 2011 email report on the project. The comments have largely been addressed by the evaluations in the IS/MDN. Also, as noted above, the existing well system was approved by the county health department. The IS/MDN has been referred to the committee for information and any additional comment.

ASCC. The ASCC conducted a preliminary review of the proposal as described in the attached material associated with the December 13, 2011 meeting. The IS/MDN and revised subdivision map, as well as the revised PUD statement, will be further considered at the June 13, 2011 ASCC meeting and any additional comments presented to the planning commission for consideration at the July 6th continued public hearing.

Conformance with required PUD findings

The following comments are offered relative to conformity to the required findings as listed in attached Section 18.72.130 of the zoning ordinance. Much of the background evaluation in support of the findings is contained in the IS/MDN. We have worked closely with the project environmental consultants in development and review of the IS/MDN.

1. **Proper location.** The proposal is for subdividing an 11.6-acre parcel into three lots to accommodate two new building sites. The site is designated in the general plan for residential use and the minimum required parcel area is set at 2.5 acres. The proposed lots would all exceed the required minimum parcel area, each with an area in excess of 3.25 acres, and would be only for residential use as provided for in both the general plan and zoning ordinance. Adjustments have been made to the design to accommodate the existing Shorenstein residence, but the total scope of development, as regulated by PUD provisions would conform to basic town zoning standards as evaluated in the IS/MDN. Parcel density to the southwest and east of the site averages one acre per dwelling unit. To the north, the average parcel size in the Westridge subdivision is 2.5 acres. Thus, the site is a proper location for residential uses as proposed with these applications.
2. **Adequate Site.** The sites have minimum constraints for residential development as evaluated in the IS/MDN. The parcels have very gentle slopes and the proposed building envelopes, as shown on the proposed subdivision/PUD map, maintain setbacks from parcel boundaries that meet or exceed normal zoning ordinance setback standards. Further, technical studies have been completed in support of the application for modification of the FEMA flood plain maps to accommodate the proposed building sites.

The proposed parcels can be developed with minor grading and tree removal, as evaluated in the IS/MDN. A few trees and shrubs would need to be removed for driveway access improvements, but the PUD plan minimizes such impacts and provides for replacement tree planting.

Thus, it is concluded that the site is adequate to support the proposed subdivision subject to the provisions in the proposed PUD and implementation of the proposed mitigation measures in the IS/MDN.

3. **Adequate street service.** As evaluated in the IS/MDN, the local streets are adequate to accommodate two new residential parcels. Some minor grading and vegetation clearing will, however, be needed to enhance sight distance at the intersection of Westridge Drive and the existing driveway. This is shown on the proposed subdivision/PUD plan and evaluated in Section 3.16 of the IS/MDN.
4. **No adverse effects on abutting properties.** The IS/MDN includes a detailed visual analysis, section 3.1 and concludes that with implementation of some mitigation measures, the potential for impacts on abutting properties would be insignificant.
5. **Safe from natural hazards.** The evaluations in the IS/MDN, particularly as related to hydrology (flood plain), Section 3.9, geology, Section 3.6, and hazards, Section 3.8, support a finding that the project would be safe from natural hazards. These findings would, however, be subject to the mitigation measures and the recommended conditions of the town geologist.

6. **Conformity with the general plan and zoning ordinance.** Such conformity is evaluated in Section 3.10 of the IS/MDN. The proposed density and scope of uses conform to the provisions of the general plan and zoning ordinance. It is noted, however, that the PUD allows for the existing residential improvements to remain with floor area and impervious surface area balanced relative to developed of new parcels A and C. Further, some of the existing fencing is recommended for retention, see figures 7, Appendix A of the IS/MDN, due to the importance for visual screening and the S.F. Dusky-Footed Woodrat Habitat, see also Section 3.4 of the IS/MDN.

Next Steps

At the June 1st hearing the commission should consider the above comments, attached materials and the IS/MDN, as well as public input. Comments and reactions should be provided as appropriate and then the project hearing should be continued to the July 6th planning commission meeting. Between the June 1st meeting and the continued July 6th hearing we will consider comments received including those provided at the June 13th ASCC meeting and on the proposed IS/MDN and develop an addendum report with recommendations for specific actions on the subject applications, including approval conditions, and final action relative to the IS/MDN.

TCV

encl./attach.

cc. Carol Borck, Planning Technician
Sandy Sloan, Town Attorney
Howard Young, Public Works Director
Angela Howard, Town Manager

Ann Wengert, Town Council Liaison
Ted Driscoll, Mayor
Applicant
ASCC



MEMORANDUM

TOWN OF PORTOLA VALLEY

Transmitted Via Email

TO: Planning Commission
FROM: Tom Vlastic, Town Planner
DATE: May 13, 2011
RE: Status Update -- Proposed Subdivision X6D-210 & PUD X7D-171, and Proposed Mitigated Negative Declaration, Shorestein Realty, 1260 Westridge Drive

Noticed Public Hearing and Rescheduling of May 18, 2011 Hearing Date

The May 18, 2011 planning commission meeting was noticed for the start of the public hearing on the subject applications and the circulation of the Initial Environmental Study and Proposed Mitigated Negative Declaration, prepared pursuant to the requirement of the California Environmental Quality Act (CEQA). The May 18, 2011 meeting has been cancelled due to the lack of a quorum, and the agenda for that meeting is being rescheduled to the June 1, 2011 regular meeting date.

While the May 18th meeting is being rescheduled, the Initial Environmental Study and Proposed Mitigated Negative Declaration have been completed and are being posted on the town's website for public review along with the most recent version of the proposed tentative subdivision map and planned unit development (PUD) statement. These documents are also being transmitted herewith in PDF files:

Initial Study and Proposed Mitigated Negative Declaration, Prepared by TRA Environmental Sciences, Inc., May 2011

Proposed Tentative Parcel Map, prepared by Lea & Braze Engineering, Revised May 3, 2011. (Note: While this four sheet map set has a "preliminary" title, it is actually now considered the proposed tentative map.)

Proposed Planned Unit Development (PUD) Statement, May 2011. This proposed statement was submitted by the applicant and revised to reflect, for the most part, staff comments and information contained in the Initial Environmental Study and Proposed Mitigated Negative Declaration. There are some areas where additional interaction between staff and the applicant relative to PUD provisions will take place.

The circulation period for the CEQA documents is noticed to run from May 18, 2011 to June 18, 2011. Thus, the June 1, 2011 public hearing will provide an opportunity for an update on the project elements and for public comment on the CEQA materials and project plans. Pursuant to the notice prepared for the May 18th public hearing start, the review schedule calls for the planning commission hearing to be continued from the first hearing meeting to the July 6, 2011 meeting. This will permit for review of and response to any comments received so that both final CEQA documents and staff recommendations can be assembled in form for planning commission consideration and possible action. At this point, however, staff review has concluded basic support for the proposal, but a final report with recommended findings and conditions would be developed in light of the comments that are received from, particularly, circulation of the extensive Initial Study and proposed Negative Declaration.

Brief Background and Data Update

The planning commission initiated review of this project on December 1, 2010 and continued that preliminary review at a site meeting with the ASCC on December 13, 2010. A number of neighbors attended these meetings. An update on the project was provided at the February 16, 2011 planning commission meeting and at that time the commission was given an early version of the proposed PUD statement and informed that TRA had been retained to conduct the initial environmental study for the project. As noted above and provided herewith, the project materials (proposed subdivision map and PUD Statement) have been revised to reflect new data in the CEQA documents, including proposed Negative Declaration mitigation measures. *(Anyone at this time wishing to review background materials associated with the December 2010 and February 2011 meetings can do so in the planning department at town hall. Please refer any questions and requests, to planning technician Carol Borck in the planning department.)*

Some key data developed since the February 16th meeting that is reflected in the attached PDF documents, particularly the initial study, are:

- Further analysis of the proposed flood plain boundary modification has been developed to the satisfaction of the public works director and the town's consulting engineer. Based on this analysis, a formal request for FEMA change to the flood boundary line, i.e., the line shown on the proposed subdivision map, has been signed by the public works director and forwarded to FEMA.
- A detailed geotechnical investigation of the site has been prepared by Murray Engineers and reviewed by the town geologist. Based on town geologist review, a supplemental report was prepared by Murray Engineers. These documents, now approved by the town geologist, provide a basis for finding that the site geologic conditions, including those associated with the steeper creek banks, do not create any potential significant environmental issues.
- The existing site well and water tanks were authorized by a well permit issued by the San Mateo County health department. The tanks draw well water from the site for irrigation.

In addition to the above, much of the old paving/imperious surface from the perimeter path has been removed from the site.

Obviously, there is significant other new data in the initial study including extensive analyses of factors such as noise, light, views, vegetation, circulation, land use, etc. Early circulation of the documents will provide commissioners and the public more time to consider this significant data.

Project Review Schedule Summary

In summary, the May 18, 2011 start of the public hearing is being rescheduled to the June 1, 2011 regular planning commission meeting. That meeting will provide an opportunity for public comments on the project and planning commission input. The hearing will then be continued to the July 6, 2011 regular planning commission meeting to allow time for documents to be formulated into final form for planning commission action. Between the June 1, 2011 and July 6, 2011 commission meetings, the project documents would also be considered by the ASCC again at a public meeting and that meeting has tentatively been scheduled for June 13, 2011.

TCV

encl./attach.

cc.	Leslie Lambert, Planning Manager	Ann Wengert, Town Council Liaison
	Sandy Sloan, Town Attorney	Ted Driscoll, Mayor
	Howard Young, Public Works Director	Applicant
	Angela Howard, Town Manager	

Chair Aalfs called the meeting to order at 7:32 p.m. in the town center Historic School House meeting room.

Roll Call:

ASCC: Aalfs, Breen, Clark, Warr
Absent: Hughes
Town Council Liaison: Richards
Planning Commission Liaison: Gilbert
Town Staff: Town Planner Vlasic, Planning Technician Borck

Oral Communications

Oral communications were requested and none were offered.

Continued Consideration of Subdivision X6D-210 and Planned Unit Development (PUD) X7D-171, 1260 Westridge Drive, Shorenstein Realty

Vlasic presented the June 9, 2011 staff report on the subject proposed subdivision and PUD applications. He reviewed the status of the project's environmental review, as well as the public hearing on subdivision and PUD proposals as evaluated in the May 25, 2011 memorandum to the planning commission and discussed in the unapproved minutes of the June 1, 2011 planning commission meeting.

Vlasic advised that since the June 1st planning commission hearing, work has continued to address the matter of the Madrone trees noted in the February 11, 2011 email from the conservation committee and a map of the tree locations has been prepared by project civil engineer Lea & Braze Engineering. He clarified that a copy of this map was provided to ASCC members and that he also had an opportunity to field check the trees just prior to the ASCC meeting. He noted that some of the trees fell into the category of "significant" as defined in the site development ordinance, but others did not. Vlasic also offered comments relative to the status of the applicant's request for FEMA change to the flood plain boundary, and further analysis of any impacts associated with use of the existing site wells, both as discussed in the June 9th staff report.

Vlasic suggested that based on the comments in the May 2011 initial environmental study for vegetation and habitat protection along the creek channel/corridor, and proposed mitigation monitoring program, as well as his review of the Madrone trees, consideration should be given to a project condition that would provide for preparation and implementation of a **detailed vegetation protection and management plan**. He noted that this should be a plan prepared to the satisfaction of the ASCC prior to recording of the final subdivision map. He explained that the plan would ensure that with any efforts to protect existing vegetation and/or install new vegetation, the more native elements of the creek corridor would be preserved and protected.

Vlasic noted that no ASCC action was needed at this time, but that the ASCC should provide any additional comments and recommendations relative to the applications for planning commission consideration during the public hearing process.

Project representatives Betty Irvine and Kent Mitchell were present to review project proposals and status with ASCC members. In response to a question regarding use of the well water, it was noted that the intent is to only use the water as it has been historically used since the well permits were issued by the County health department, i.e., to supplement on-site irrigation of landscape materials. It was stressed that the existing well water distribution system would be maintained at least until the new lots are developed and that once the additional CEQA evaluation of the well water issue is completed, it is possible that some changes to the proposed PUD provisions could be considered.

Public comments were requested, but none were offered.

ASCC members briefly discussed the application materials and concurred with the staff recommendation for adding a project approval condition to provide for a vegetation protection and management plan. Members also concurred that the project design and use of the PUD was still considered appropriate, especially in light of the additional data provided in the initial environmental study and proposed mitigated negative declaration. ASCC members also offered the following comments for further consideration:

- While the PUD provides for replacement of any oaks that are removed on a basis of three new trees for each oak removed, this may be too much planting. Any replacement planting should be based on conditions in the area and, particularly, protection of the native character of the creek corridor.
- The vegetation management plan should include provisions for removal of exotic plantings over time in the creek corridor. Further, if possible, a plan should be pursued for phased removal of the chain link fencing, but replacement of habitat and screening with appropriate native vegetation.
- The up lighting on the property should be removed as soon as possible.
- The vegetation management plan should provide for installation of any necessary screen planting in anticipation of new development on the new subdivision parcels. In some cases, the existing non-native screen planting, particularly along the northerly boundary and outside of the creek corridor, has established important screening in the area. This should be recognized in any vegetation protection and management plan.

Vlasic advised that these comments would be considered in preparing materials for the next planning commission public hearing on the applications now scheduled for the July 20, 2011 planning commission meeting.



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC
FROM: Tom Vlastic, Town Planner
DATE: June 9, 2011
RE: Agenda for June 13, 2011 ASCC Meeting

The following comments are offered on the items listed on the ASCC agenda.

4b. CONTINUED CONSIDERATION OF SUBDIVISION X6D-210 AND PLANNED UNIT DEVELOPMENT X7D-171, 1260 WESTRIDGE DRIVE, SHORENSTEIN REALTY

On December 13, 2010, the ASCC and planning commission participated in a site meeting on this project that part of the preliminary review process for the proposed three lot subdivision. Since that time, processing of the requests has proceeded, including preparation of a detailed initial environmental study and proposed negative declaration. June 1, the planning commission opened the public hearing on the applications and after public comments continued the hearing to the July 20, 2011 commission meeting. *(Initially, the continuance was to be to the July 6th meeting, but that meeting was cancelled due to the lack of a quorum.)*

On June 13th the ASCC will meet to comment on the applications and the materials developed over the past several months in support of the proposals. Most of these materials are attached and briefly summarized below. The role of the ASCC at this time is to participate in the CEQA review process and offer any new comments for consideration by the planning commission in acting on the applications. Because there is considerable data being provided with this report, including the CEQA materials that are being provided online, the ASCC may find it needs to continue discussion from the June 13th meeting to the June 27th meeting.

For background and the current status of the application, the ASCC should review the attached May 25, 2011 report to the planning commission prepared for the June 1, 2011 start of the public hearing. The report includes relevant documents developed since December and also includes the preliminary review reports. Also provided with the May 25 report are the reports from the various subdivision committee members including the town geologist, public works director, fire marshal, health officer, trails committee and conservation committee.

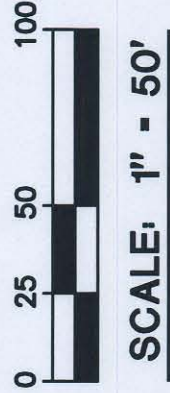
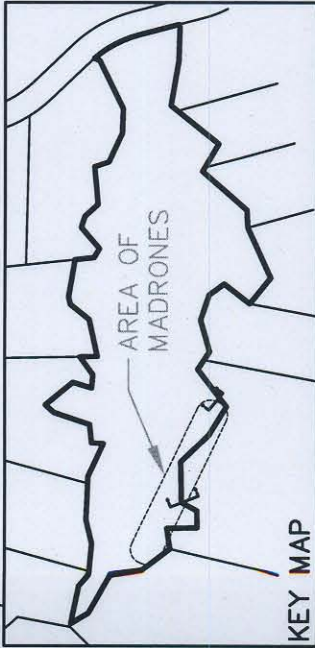
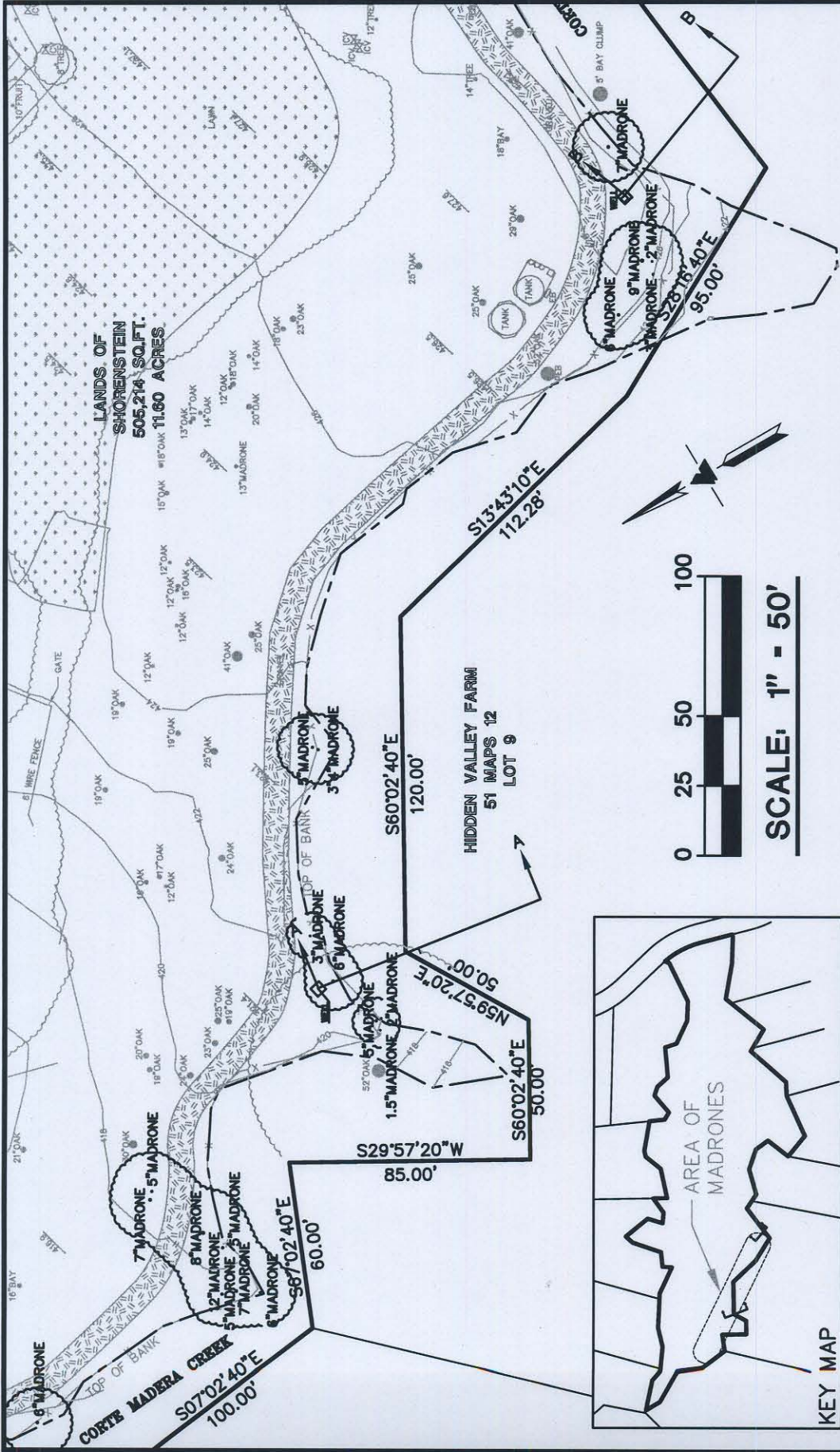
On page one of the May 25, 2011 report is the web link to the detailed Initial Study and proposed Mitigated Negative Declaration (IS/MNG). At this web site, the full CEQA document is available for review and the document includes the most recent versions of the proposed parcel map dated May 3, 2011. Should anyone want a hard copy of the map please let me know or contact Carol Borck at town hall.

On June 1, 2011 the planning commission considered the project and opened the public hearing. The unapproved minutes from the meeting are attached for reference. Based on the input from the meeting, including commission and public comments, additional project work is being pursued. The first task that was completed was a revision of the proposed PUD Statement and revised statement with a footer date of 6/8/11 is attached. It clarifies issues associated with remodeling of the existing house as well as the process for historic evaluations. Also, changes were made to address concerns over the scope of any new screen planting. Provided with the attached, ~~review~~ PUD Statement is an index to where the IS/MND mitigation measures are addressed in the PUD Statement.

revised

Other matters that are under review based on 6/1 public hearing comments include clarification of the status and impacts associated with the existing well and mapping of the Madrone grove that is discussed in the 2/11/11 email from the conservation committee. It should also be noted that a response was received from FEMA seeking additional data on the request for flood plain change, and the project engineer is working to clarify the data needs and provide the information to permit FEMA to complete review of the request.

In any case, the ASCC should review the attached materials and the online IS/MND and, after taking public input, offer any additional comments on the proposal for planning commission consideration. Again, it is possible that ASCC members may want to continue the discussion to the June 27th meeting, particularly if members want to site review the Madrone Grove and offer any comments on that part of the conservation committee recommendations.



Received 6/13/11

MADRONES NEAR CREEK
 1260 WESTRIDGE DRIVE
 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY

APN: 077-050-190 & 200
 SCALE: 1" = 50'
 JOB NO 2100274

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