



**TOWN OF PORTOLA VALLEY  
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)  
Monday, November 26, 2012  
Special Field Meeting (time and place as listed herein)  
7:30 PM – Regular ASCC Meeting  
Historic Schoolhouse  
765 Portola Road, Portola Valley, CA 94028**

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**SPECIAL FIELD MEETING\***

4:00 p.m., 130 Golden Hills Drive Afternoon session for consideration of new residence/attached garage proposal. (ASCC review to continue at Regular Meeting)

**7:30 PM - REGULAR AGENDA\***

1. Call to Order:
2. Roll Call: Breen, Clark, Hughes, Koch, Warr
3. Oral Communications:

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

4. Old Business:
    - a. Review for Conformity with Provisions of Conditional Use Permit (CUP) X7D-30, Garden Entry Pavilion and Garden, 302 Portola Road, The Priory School
  5. New Business:
    - a. Review for Conformity with Provisions of Conditional Use Permit (CUP) X7D-30, Temporary Classrooms, 302 Portola Road, The Priory School
    - b. Architectural Review for New Driveway Entry Gate, 171 Mapache Drive, Enright
    - c. Preliminary Architectural Review and Site Development Permit X9H-644, New Residence with Attached Garage and Workshop, 130 Golden Hills Drive, Rubin
  6. Approval of Minutes: November 12, 2012
  7. Adjournment:
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\*For more information on the projects to be considered by the ASCC at the Special Field and Regular meetings, as well as the scope of reviews and actions tentatively anticipated, please contact Carol Borck in the Planning Department at Portola Valley Town Hall, 650-851-1700 ex. 211. Further, the start times for other than the first Special Field meeting are tentative and dependent on the actual time needed for the preceding Special Field meeting.

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

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

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### **ASSISTANCE FOR PERSONS WITH DISABILITIES**

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

### **PUBLIC HEARINGS**

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).

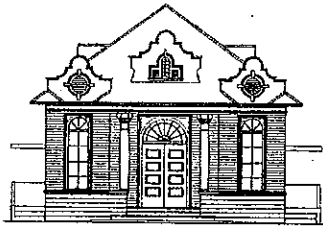
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This Notice is Posted in Compliance with the Government Code of the State of California.

Date: November 21, 2012

Carol Borck  
Planning Technician

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# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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**TO:** ASCC  
**FROM:** Tom Vlasic, Town Planner  
**DATE:** November 20, 2012  
**RE:** Agenda for November 26, 2012 ASCC Meeting

**NOTE:** The November 26<sup>th</sup> meeting will include a special afternoon session for preliminary consideration of a proposal for a new residence with a large attached garage and workshop at 130 Golden Hills Drive. The site session will convene at 4:00 p.m. at the project site. The project is discussed below under agenda item **5c. Rubin**.

The following comments are offered on the items listed on the November 26, 2012 ASCC agenda.

**4a. REVIEW FOR CONFORMITY WITH PROVISIONS OF CONDITIONAL USE PERMIT (CUP) X7D-30, GARDEN ENTRY PAVILION AND GARDEN, 302 PORTOLA ROAD, THE PRIORY SCHOOL**

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This proposal is for ASCC approval of plans for the installation of a new fenced vegetable and fruit garden on the Priory campus. The garden would be located at the base of the hill located on the north side of the campus as shown on the attached vicinity map, which is actually an excerpt from the school's approved CUP master plan. The garden would cover an area of roughly 7,850 sf and would include an entry pavilion. Minimum grading is needed for development of the garden site and it would be used for education in sustainable gardening practices. The main focus of ASCC review is to ensure that the proposal is consistent with the basic provisions of the Priory's conditional use permit.

The project is shown on the following enclosed plan sheets dated November 20, 2012 prepared by Waterman & Sun:

- Sheet S1, Site Plan and Vegetable Garden Location
- Sheet L1, Detailed Site Plan
- Sheet L2, Fencing Elevations
- Sheet L3, Fencing Details
- Sheet L4, Garden Pavilion Plan
- Sheet L5, Garden Pavilion Plan

In addition to the plans, the Priory has staked the project site and tilled the soil to show the extent of the proposed fenced garden. The staking also defines the framework for the garden entry. The intended use for the proposed garden is set forth in the following statement provided by the Priory on November 19, 2012:

The Priory Garden is being expanded in the hopes of supplementing the Priory dining hall's food choices with campus-grown crops. We have begun discussions with the Priory's chef, as well as gardeners from the area, in order to ascertain what crops can be grown on campus, during which seasons, that fit the Priory menu.

Students will be taking part in all aspects of garden maintenance -- from seed planting and transplanting, to maintenance of hardscaping, to harvest and delivery to kitchen. Sustainable practices will include the following:

- \* Use of organically cultivated seed varieties.
- \* Use of organic fertilizers and plant foods when needed.
- \* Soil amendments of Priory compost -- kitchen prep waste and student plate waste that has been composted on campus, to reduce the amount of trash that the school sends to landfill.
- \* Soil amendments of aged manure from local stables to reduce need for nitrate fertilizer.
- \* Use of worm compost tea to inoculate soils with facultative microbes that accelerate the composting process and make soil nutrients more readily available to plants, reducing the need for fertilizer.
- \* Use of drip irrigation and timers to minimize water use and soil erosion.
- \* Use of raised beds to reduce soil erosion, maximize productivity, and reduce need for pest control (gophers).
- \* Use of green-manured (annual rye) topsoil from on-campus to reduce need for soil delivery from off-site.
- \* Use of compost crops and cover crops to reduce weed growth, reduce sun-exposure, minimize water loss, and increase root cohesion to reduce soil erosion and degradation.
- \* Use of 'sheet-mulching' techniques in areas between raised beds and around orchard trees to avoid the use of chemical herbicides. Sheet mulching also provides a way to use landscape chip-waste, and reuse cardboard rather than sending it off to material reclamation facility.
- \* Planting of native shrubs and flowers to encourage pollinator activity and maintain healthy biological community and habitat.
- \* Construction of brush-piles to enhance structural diversity of the grassland habitat, providing perch space and hiding opportunities for native songbirds.

The Priory's existing smaller hillside garden, located to the east of the proposed garden site, would be preserved, and the total site garden area expanded with this proposal.

The following comments are offered to assist the ASCC review and act on this project.

1. **Conformity with CUP master plan and conditions of the CUP.** As can be seen from the attached master plan site plan, the existing and proposed garden areas are not specifically identified on the plan. These are considered accessory to the main school use and not of a magnitude that would necessarily be shown on the master

plan like a building or significant athletic facility. At the same time, CUP condition 3 states:

The master plan is considered a general guide and subject to minor changes in building location and facilities improvements found acceptable by the ASCC as precise plans are developed for implementing each phase of the plan and compliance with required conditions and mitigation measures. The Planning Commission, however, considers the permit approved herein to be for the ultimate development in terms of enrollment, faculty, monastic community and physical plant.

In addition to this condition, the CUP requires employment of sustainable practices, minimizing erosion, and minimum tree removal.

In light of the foregoing provisions, the ASCC could find the proposed garden consistent with the approved master plan, even though it is not a feature specifically shown on the master plan. In support of this position, the following are noted.

- The garden site has been kept low on the hillside behind the developed part of the campus and below the more sensitive view area that was protected with an open space easement. The easement area is shown on the site plan and was placed on the property at the time of the Priory subdivision (town file X6D-180).
- The original garden plan sited the facility higher on the hillside, i.e., at the open space easement line, but the current location was identified based on staff concerns and suggestions. We believe that the proposed location, adjacent to existing school facilities, is consistent with the manner in which the existing garden area was developed and this was found consistent with the CUP when it was approved in 2005. Further, with its lower hillside location, the garden is not exposed visually off site in any significant manner and would not impact the open slopes visible above the campus.
- The garden can be developed without any tree removal or significant grading. The slopes are gentle and drainage and potential erosion can readily be controlled with the existing site slopes. Nonetheless, conditions of any garden approval should be that final details for the garden layout and raised beds be provided to the satisfaction of a designated ASCC member and that erosion control plans also be provided to the satisfaction of the public works director. Further, final irrigation plans should be provided to the satisfaction of a designated ASCC member.
- The garden is located at least 150 feet from any adjacent property boundary and therefore does not encroach into any required yard setback area.

Overall, we believe that the ASCC, with conditions, can find the current planned garden location, close to the existing school facilities including access system, to conform to the general provisions of the CUP. It would not only serve to meet sustainable practices and education objectives of the school, but it would also further sustainable objectives of the town's general plan. If, however, the garden

area were to be located higher on the hillside, we would have some concerns over finding consistency with the CUP master plan.

2. **Proposed fencing and entry elements.** The proposed post and wire fencing with planter boxes would surround the garden area. The details for the roughly 10-11-foot high fence elements are presented on plan sheets L2 and L3. The wood is to be redwood that is untreated. The 6"x6" wire is to be welded mesh that is allowed to rust. The entry elements would be of the same materials, but with an entry gable feature that has a maximum height of just under 20 feet. The entry feature will be on the lower, west side and would not be highly visible from outside of the garden area of the campus.
3. **Access pathway system, impervious surfaces.** The proposed gravel pathways should be installed so that they are not considered impervious surface area. They should only be used for foot and light vehicle access for garden maintenance and harvesting and final surface details should be provided to the satisfaction of staff. The construction access route is only a temporary access for the garden installation and no permanent surface or access is planned for this temporary construction facility.
4. **Exterior lighting.** No new exterior lighting is proposed with this project.

Prior to acting on this request, ASCC members should visit the garden site and consider the above comments and any new information presented at the November 26, 2012 ASCC meeting.

**5a. REVIEW FOR CONFORMITY WITH PROVISIONS OF CONDITIONAL USE PERMIT (CUP) X7D-30, TEMPORARY CLASSROOMS, 302 PORTOLA ROAD, *THE PRIORY SCHOOL***

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This request is for approval of temporary classrooms to be located adjacent to the existing gym on the Priory school campus. The location would be immediately to the north of the gym as shown on the attached excerpt from the school CUP master plan. The total classroom area is 1,920 sf and these portable structures would be located in the area called for gym/fitness expansion on the school's master plan. The matter is, like the preceding garden review, before the ASCC for a finding of conformity with the approved CUP master plan.

The proposal is shown on the enclosed two-sheet plan set received November 1, 2012:

Sheet: A-1.1, Floor Plan & Site Plan, CJW Architecture, 10/30/12  
Sheet 2, Exterior Elevations, AMS standard plans,

In support of the plans, the applicant has provided the attached Cooper Lighting cut sheet for the two proposed wall-mounted light fixtures to be over the two classroom entry doors. Also provided is a 10/30/12 Finish Board that is discussed below and will be available for reference at the November 26, 2012 ASCC meeting.

The following comments are offered to assist the ASCC review and act on this proposal.

1. **Project description, and conformity with the CUP.** The proposed classrooms are to be of the same design and finish approved by the ASCC for other temporary classrooms on the school campus. They would be for athletic facilities use adjacent to the gym, i.e., just to the north of it, and at the location approved for expansion of athletic facilities. The site is relatively level and can be relatively easily developed. However, the proposed siting may need some adjustment to avoid the dripline of the large oak north of the gym and to make maximum use of level area. There is some slope drop-off beyond the gym and we have asked the project architect to provide a more precise plan for the foundation and support system to ensure that no significant grading or earthwork will be needed. This will be provided at the 11/26 ASCC meeting.

The proposed temporary classroom area is clearly reserved on the master plan for expansion of athletic facilities. While the proposal is for temporary buildings, the additions, as noted above, would be consistent with other temporary facilities the ASCC has approved for the Priory to meet more immediate needs as funding for permanent facilities is pursued. The site is well removed from off site views and the proposed buildings, with a maximum height of 12-14 feet, would be hidden from most views by the much taller gym.

The proposed exterior finishes include dark brown wood siding, medium dark tan window frames and dark brown metal roofing. The materials are consistent with the CUP approved finish palette, similar to finishes that have been approved for use on other temporary and permanent Priory facilities and in harmony with the finishes used on the gym building.

The total proposed floor area is 1,920 sf. Currently, even including the shed facilities proposed with the CUP amendment now being processed for the athletic fields, there is an available pool of 7,000 sf of area for expansion of athletic facilities. Further, only a small area of compacted base rock is proposed for access to the classrooms and this would add only about 120-140 sf of new impervious surface area. This is well under the remaining, unused master plan impervious surface area of over 80,000 sf.

Based on the foregoing, we conclude that the ASCC can find the proposed classrooms consistent with the provisions of the CUP.

2. **Exterior lighting.** The two proposed lights are needed for the entry doors to the classrooms. They are shielded lights and would only be exposed to the east side of the buildings, i.e., facing the Priory hillside. These are consistent with the minimum lighting provisions of the master plan and appear acceptable as proposed.
3. **Landscaping.** We see no need for new landscaping with this project. The only issue is to ensure that the adjacent oak is protected from all work associated with installation of the temporary classrooms. This should be verified to the satisfaction of town staff prior to issuance of any permits for the classroom work.

Prior to acting on this request, ASCC members should visit the project site and consider the above comments as well as any new information presented at the November 26, 2012 ASCC meeting.

**5b. ARCHITECTURAL REVIEW FOR NEW DRIVEWAY ENTRY GATE, 171 MAPACHE DRIVE, ENRIGHT**

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*(Note: This project review has been completed by Planning Technician Carol Borck and she will be presenting the report at the 11/26 ASCC meeting.)*

This proposal is for installation of a new wooden driveway entry gate and associated stone veneer columns on the subject 2.5-acre parcel. The proposal is shown on the following enclosed plans and documents prepared by Taylor Lombardo Architects, dated 10/15/12, unless otherwise noted:

Sheet SP.01, Entry Gate – Partial Site Plan  
Sheet A1.01, Entry Gate Elevation & Plan at Gate  
Sheet G0.01, Gate Open Area (opacity calculations)  
WASC email, 10/28/12

The following comments are offered on the proposal.

1. **Site and project description, Westridge Architectural Supervising Committee (WASC) Approval.** The subject property is bordered by Mapache Drive to the northeast and Corte Madera Creek to the southwest. There is a Westridge trail located along the frontage of Mapache Drive, and at this particular location, it is within the Town's right of way. In 2009, construction of the new residence and site improvements were completed and an entry gate was not pursued at that time. The existing split rail fencing was an approved part of the new residence project.

Both the property line and the proposed gate location have been staked at the site. Existing fencing would be extended up to the proposed gate columns. Additionally, the Westridge homeowners' association (WASC) has reviewed and approved the proposed plans as noted in their attached email.

2. **Gate and column design.** Gate columns are proposed to be 4 feet high and 3 feet wide and finished in stone veneer to match the existing house. The 4-foot high gate is a double "swing-in" style and will be constructed of either redwood or cedar and stained to match existing fencing. The width of the gate is 14'6" and, when open, will easily meet the 12-foot minimum clearance required by Woodside Fire Protection District.
3. **Compliance with gate and fencing standards of the zoning ordinance.** The property is located within an R-E/2.5 acre zoning district which requires that the gate and columns be placed at least one-half the distance of the required 50' front yard setback. The face of the columns is proposed to be located right at the 25' setback requirement.



The opacity limit for gates within the front yard (or in side yards along street frontages) is 50%. Sheet G0.01 provides detailed measurements and illustration that the gate meets this requirement. Both the gate and columns have a maximum height of 4 feet, meeting the ordinance height limit.

4. **Call box location and lighting.** Location of the proposed key pad is identified on Sheet SP.01 and no additional lighting is proposed. The specification for the call box design should be submitted at the time of building permit application to the satisfaction of a designated ASCC member.

Prior to acting on this request, the ASCC should visit the project site and consider the above comments and any other information presented at the ASCC meeting.

**5c. PRELIMINARY ARCHITECTURAL REVIEW AND SITE DEVELOPMENT PERMIT X9H-644, NEW RESIDENCE WITH ATTACHED GARAGE AND WORKSHOP, 130 GOLDEN HILLS DRIVE, RUBIN**

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This is a preliminary review of this application for approval of plans for the first "phase" of residential development of the subject 2.0-acre Oak Hills subdivision property. Site and area conditions are generally depicted on the attached vicinity map. The proposal is to construct a small residence with attached garage and workshop that would be related to the residential improvements that exist on 120 Golden Hills Drive, also owned and occupied by the applicant. Both parcels share a common access drive within a joint easement that was established with a prior town approved subdivision. The drive crosses 130 Golden Hills Drive and connects to the driveway and parking area on 120 Golden Hills Drive as shown on the enclosed plans and attached excerpt from the assessor's map for the area.

The proposal includes a 508 sf living unit and 3,120 sf of area devoted to garage storage and workshop space. These improvements would become accessory uses, i.e., guest house and garage, to a future residence and other improvements as explained in the attached October 17, 2012 letter from the project architect. The project includes removal of an existing stable and corral with fencing that are located along the Golden Hills Drive frontage and also elimination of an existing irrigated lawn under oaks on the upper portions of the site. This lawn area was of particular concern to ASCC members during review of a recent lighting proposal for Mr. Rubin's residence and yard area at 120 Golden Oak Drive. *(As a reminder, due to ASCC and neighbor concerns, the lighting proposal was withdrawn and the then existing exterior lights installed without approval removed.)*

The project calls for 275 cubic yards of grading to accommodate the proposed building and access to the lower level garage that is to be cut into the site. The ASCC is the approving authority for projects that require grading in the range of 100 to 1,000 cubic yards. A number of site development committee review comments have been received and are discussed later in this report.

In addition to the October 17, 2012 project letter, the proposal is described on the following enclosed plans, unless otherwise noted, dated September 21, 2012 and prepared by Stoecker and Northway Architects, Incorporated:

Sheet A0, Title Sheet & Proposed Site Plan  
Sheet 1, Topographic Survey, Freyer & Laureta, Inc., 4/3/12  
Sheet SRH, Septic System Plan, S.R. Hartsell, REHS  
Sheet C01, Grading and Drainage Plan, Freyer & Laureta, Inc., 7/16/12  
Sheet C02, Erosion Control Plan, Freyer & Laureta, Inc., 7/16/12  
Sheet C03, Detail Sheet, Freyer & Laureta, Inc., 7/16/12  
Sheet A1, Floor Plans  
Sheet A2, Roof Plan  
Sheet A3, Exterior Elevations  
Sheet LE1.0, Partial Site Lighting Plan, Juarez Design

In addition to these plans, the project submittal includes the information listed below.

- Color Board, received 10/22/12. This is composed of two enclosed sheets with images of the applicant's house at 120 Golden Oak Drive. The sheets propose all colors and finishes to match the improvements of the existing Rubin residence also designed by Mr. Stoecker. This includes the stone used for low driveway walls. All of these materials were previously reviewed and fully supported by the ASCC.
- Cut sheets (attached) for the proposed lighting fixtures identified on plan Sheet LE1.0.
- Kielty Arborist Services arborist report dated July 12, 2012 (attached).
- Completed Build It Green GreenPoint Rated Project Checklist targeting 103 BIG points.

As noted at the head of this memorandum, the preliminary review of this project will start with a 4:00 p.m. site meeting on Monday, November 26<sup>th</sup>. To facilitate the site meeting, story poles have been placed at the site.

The following comments are offered to assist the ASCC conduct the site meeting and preliminary review of the application. Following the November 26<sup>th</sup> preliminary review, including both the afternoon and evening sessions, project consideration should be continued to the next regular ASCC meeting.

1. **Background, Site and Project description, grading and vegetation impacts.**  
This 2.0-acre site is located in the Oak Hill subdivision and is under the authority of the Oak Hills Homeowners Association (HOA). HOA project review is discussed below. The site has relatively moderate, oak covered slopes and, as noted above, is crossed by an access easement with existing driveway that was established when the subdivision creating 120 and 130 Golden Hills Drive was approved by the town. The access easement and existing driveway includes an area for fire vehicle turnaround on the subject site that is to be preserved with this project.

Prior to development of the applicant's house on 120 Golden Hills Drive, 120 Golden Hills contained a residence, the existing driveway and the stable and corral facilities that remain along the parcel's street frontage. After development of 120 Golden Hills Drive, the applicant purchased the new house and eventually acquired 130 Golden Oak Drive. The then existing house was removed and, pursuant to agreements with the town, the stable was allowed to remain pending formulation of plans for a new residence on the property.

Mr. Stoecker had several conversations with town representative relative to the proposals for use of the subject property and eventually developed the enclosed plans as part of the applicant's longer-term objectives for use of the two commonly owned but separate parcels.

Under town ordinances and standards, a parcel must have a primary use on it before accessory uses are permitted. In this case, the necessary primary use is residence, but the town has no minimum standards for a residence, nor does it mandate that an accessory structure must be smaller than the residence. Further, there is precedence in the town for one person, family or entity to own adjacent, but separate, parcels and develop a full size residence on one with a smaller residence and accessory uses on the other. The parcels remain separate and distinct, even though they may only be used by the common owner.

Thus, in this case, even if the proposed small residence and garage remained and the proposed second phase of development were not pursued, the site would still contain a primary use as called for under town standards. It is also emphasized that the town does not mandate minimum size for structures nor has the town encouraged a property owner to pursue full use of permitted floor area, impervious surface area, etc.

The original house on the property was located at the southwestern corner where slopes are flatter and where there is an opening in the tree cover. After removal, the area was seeded for erosion control and, eventually, a large irrigated lawn was installed, mostly above contour line 548. As noted above, during the ASCC lighting review, significant concern was expressed over the lawn area and, as noted in the attached letter from the project architect, the lawn will be removed with the current project. Further, the long-term plan is to locate a new larger, main residence in the area of the original residence and also locate a swimming pool in the area. Both would be in the larger open site of the original house and away from the surrounding significant oaks. These are, however, future proposals that are not part of the current project and no commitment would be made to them until full plan data is available for town consideration. If the current project is approved and implemented, there would only be 3,029 sf available to accommodate a future house.

The main focus of ASCC consideration is the proposed 3,628 sf structure to be located roughly in the center of the site and partially on a topographic bench that appears to be a graded path extension from the existing driveway. This bench is in the area proposed to be graded for access to the lower garage area of the new structure. The stone retaining wall shown on the plans along the driveway containing the north side oaks exists and would be used to partially accommodate the new, short concrete driveway extension from the existing common driveway. The existing common driveway would not change with the project.

The new structure would be cut into the slopes of the site with the structure's walls retaining the uphill cut slopes. The uphill cuts range in depth from 4-6 feet to a maximum height of 14 feet. The approach to development preserves most of the surrounding oaks, but does require the removal of at least 7 oaks within the footprint/cut area.

The approach to siting, placement and construction of the living unit with garage, while requiring some tree removal and trimming, will ensure that the structure has a very low profile and is well screened by the extensive site tree cover that will remain after construction. Further, the proposal, including the septic system plans, have been evaluated by the project arborist and, pursuant to tree protections measures, the arborist in the attached report has concluded that the impact on trees to remain should be within "acceptable limits." The site meeting will provide the opportunity for appreciation of tree conditions and potential impacts.

Overall, the general approach to the project appears appropriate and minimizes impacts associated with access and site construction. Further, the use of materials and finishes that match the existing improvements on 120 Golden Hills Drive will also ensure that the project fits well into the site. The main concerns, beyond removal of the existing lawn area, are to ensure that the arborist's recommendations are implemented to minimize potential tree impacts both in terms of the construction process and ensuring long term tree health.

2. **Oak Hills Homeowners Association review and applicant responses.** The attached string of emails between the HOA, i.e., Dennis DeBroeck and project architect Alena Campagna cover a period between October 19, to November 19, 2012. The communications address concerns and clarifications relative to the ridge skylights and frosted glass elements in the garage doors, elimination of the H1 motion controlled light fixture and location for the AC condenser. It appears that the clarifications address the HOA concerns and ensure that all project elements conform to the HOA requirement for a minimum 50-foot setback from all property boundaries.
3. **Site Development Committee review comments.** The following site development committee reports have been received and are attached:
  - Public Works Director, November 19, 2012. The report provides for approval subject to standard conditions.
  - Town Geologist, November 14, 2012. The report recommends conditional approval. It references a geotechnical investigation prepared for the applicant by Murray Engineers, identifies certain site constraints, but concludes that with the recommended conditions the site development permit is acceptable. Comments also discuss the presence of non-engineered fill in the "pad" area of the proposed structure.
  - Fire Marshal, October 29, 2012. The report finds the plans generally acceptable subject to, more or less, standard fire district conditions. These comments should be reviewed by the design team to specifically identify needed responses re: driveway slope and fire hydrant location.Comments from the Conservation Committee would be expected to be provided after the preliminary review site meeting and after the next regular conservation committee meeting scheduled for later this month. Also, comments are still anticipated from the trails committee and health officer.
4. **Floor Area (FA), Impervious Surface (IS) Area, height and setback limit compliance.** Plan Sheet A0 provides detailed FA and IS calculations. The total

proposed floor area is 3,628 sf and this FA is well under the total limit of 6,657 sf. This same area is also subject to the 85% floor area limit for the single largest structure. The 85% FA limit is 5,658 sf and the proposal is well below that limit. Further, the remaining unused floor area is just above 3,000 sf, so any future house would also conform to the 85% limit.

Proposed impervious surface (IS) area is 5,551 sf and most of this is driveway paving. This is well under the 9,995 sf IS limit for the site.

The maximum height of the proposed house above adjacent grade occurs at the transition between the garage level and the upper living area as shown on plan Sheet A3. This height has been kept to 18 feet and the maximum overall height is just over 20 feet. These heights are within the "single-story" limits that allow for capturing the 5% floor area bonus for the property. It is, however, noted that there is not a floor area issue at this time and if the 5% bonus were not desired, then the height limits would increase to 28 feet and 34 feet.

Project compliance with the town's required 50-foot front and 20-foot side and rear yard setbacks is demonstrated on the project site plan. The plan also demonstrates that the project conforms to the HOA requirement for a 50-foot setback from all property boundaries. In fact, the building would be over 100 feet from Golden Hills Drive and no closer than 65 feet to the nearest side property line. And, again, the AC condenser will be located outside of the HOA required setback area.

5. **Architectural design, exterior materials and finishes.** The proposed architecture will match the contemporary Ranch style used on the applicant's residence on 120 Golden Hills Drive. The design makes extensive use of stained wood for siding and trim and also wood shingles assembled to achieve a Class A fire rating. In addition, the site walls will make use of the same stone used on the site walls at 120 Golden Hills Drive. The enclosed "color board" includes images of the existing residence. The design, materials and finishes have all been found by the ASCC to be appropriate for the site and area.
6. **Fencing and landscaping.** No new fencing is proposed and all existing corral fencing will be removed. Further, no landscaping or irrigation system are planned. The only planting would be to apply the town's approved native grass mix on all disturbed surfaces.
7. **Exterior lighting.** Proposed exterior lighting is shown on Sheet L1.3 and cut sheets for the fixtures are attached. As a reminder, the H1 motion controlled spot fixture has been eliminated from the proposal based on the communications with the HOA. The remaining lights including, path, step, recessed and wall mounted fixtures appear appropriate as proposed assuming they are manually controlled.
8. **"Sustainability" aspects of project.** The attached BIG checklist completed for the project targets 103 points. Achieving this threshold will require formal BIG certification. Pursuant to the town's mandatory green building program a minimum of 96 BIG points is required, thus the project design would appear to conform to town green building standards.

The ASCC should consider the above comments, conduct the preliminary project review, including the afternoon site meeting, and offer comments to assist the applicant and staff in assembling the application in form for eventual ASCC action. Project review should then be continued to the December 10, 2012 regular ASCC meeting.

TCV

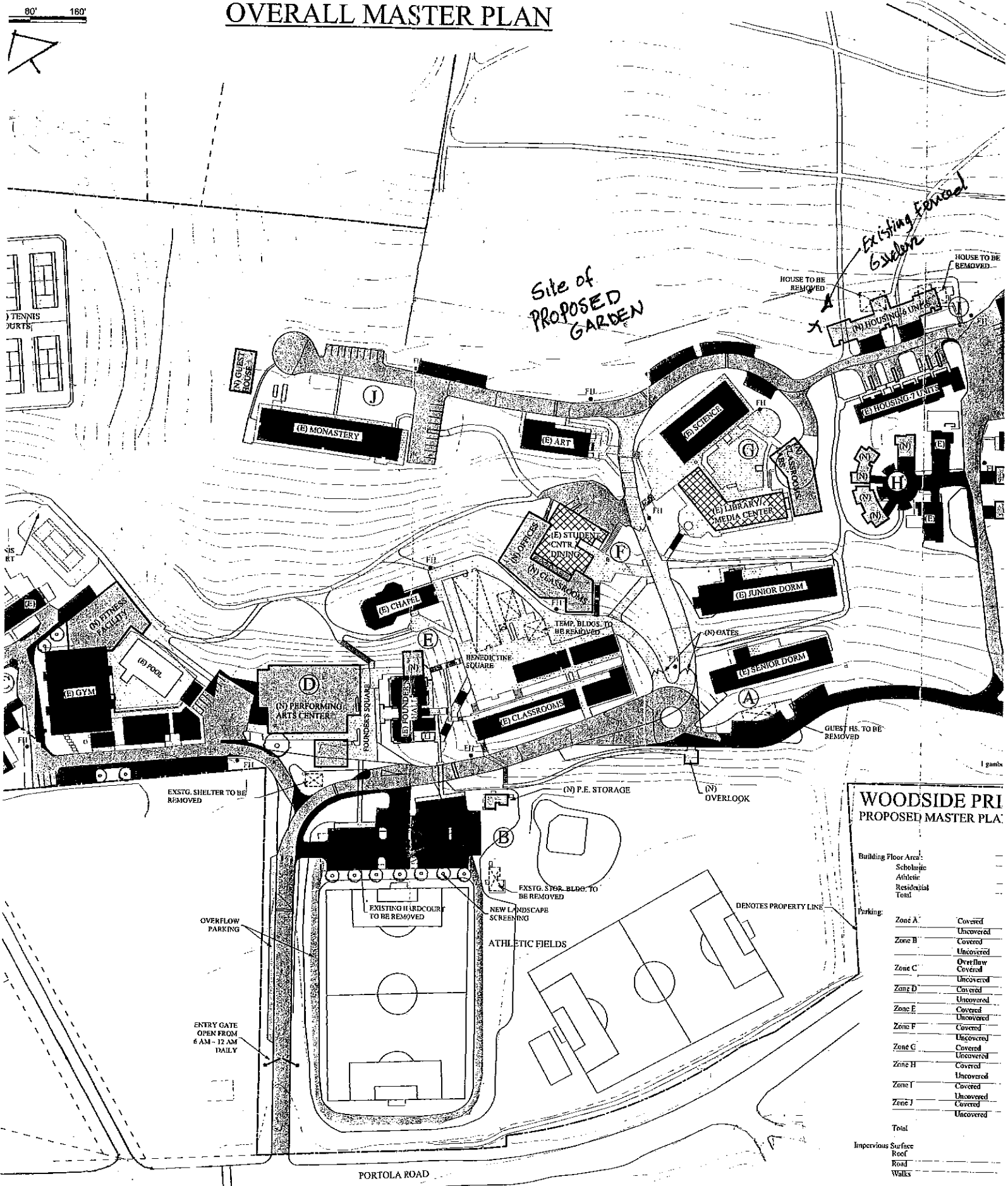
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cc. Planning Commission Liaison  
Town Council Liaison  
Town Manager  
Mayor  
Applicants  
Planning Technician  
Interim Planning Manager

***Priory School  
Proposed Garden and  
Temporary Classrooms  
Finding of Conformity, CUP X7D-30***

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# OVERALL MASTER PLAN



## WOODSIDE PRI PROPOSED MASTER PLAN

Building Floor Area:

- Scholastic
- Athletic
- Residential
- Tons

Parking:

| Zone   | Covered  | Uncovered |
|--------|----------|-----------|
| Zone A | Covered  | Uncovered |
| Zone B | Covered  | Uncovered |
| Zone C | Overflow | Covered   |
| Zone D | Covered  | Uncovered |
| Zone E | Covered  | Uncovered |
| Zone F | Covered  | Uncovered |
| Zone G | Covered  | Uncovered |
| Zone H | Covered  | Uncovered |
| Zone I | Covered  | Uncovered |
| Zone J | Covered  | Uncovered |
| Total  |          |           |

Impervious Surface:

- Roof
- Road
- Walks

Total increase



# MASTER PLAN ZONES

0 40' 80' 160'









# OVERALL MA

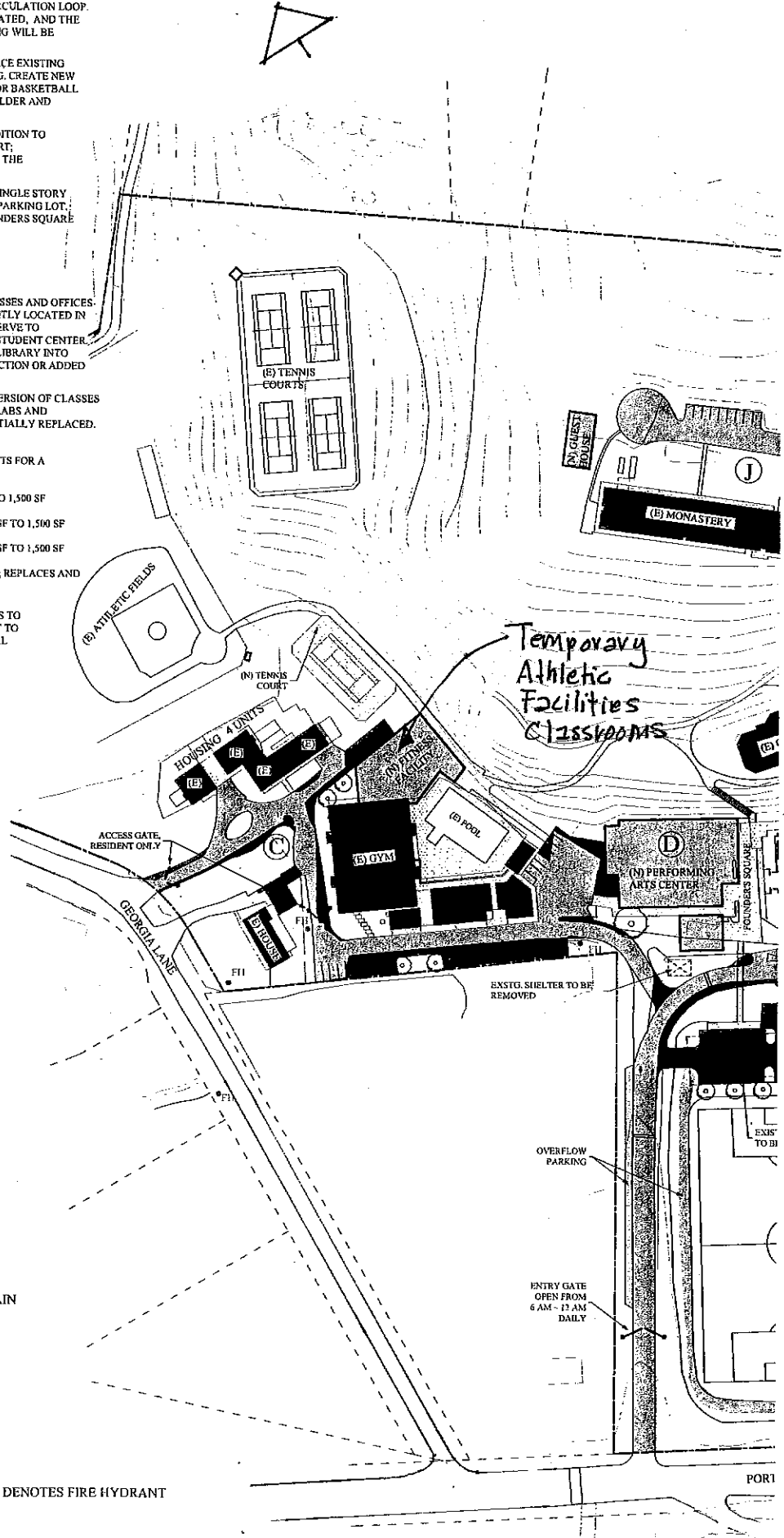
- (A) NEW ROAD - CONNECTION OF THE EXISTING CAMPUS ROAD TO THE EXISTING GAMBETA ROAD CREATING CIRCULATION LOOP. THE EXISTING GUEST HOUSE WILL BE ELIMINATED, AND THE STUDENT PARKING, AND DORMITORY PARKING WILL BE REPLACED.
- (B) P.E. STORAGE FACILITY / PARKING LOT - REPLACE EXISTING STORAGE FACILITY WITH NEW 575 SF BUILDING. CREATE NEW MAIN PARKING LOT LOCATED WHERE EXTERIOR BASKETBALL COURT IS NOW LOCATED; UTILIZE ROAD SHOULDER AND RUNNING TRACK AS OVERFLOW PARKING
- (C) BASKETBALL / FITNESS CENTER - 7,000 S.F. ADDITION TO THE EXISTING GYMNASIUM; NEW TENNIS COURT; ADDITIONAL PARKING PROVIDED IN FRONT OF THE EXISTING GYM.
- (D) NEW PERFORMING ARTS CENTER - 15,000 S.F., SINGLE STORY STRUCTURE LOCATED IN THE EXISTING MAIN PARKING LOT. THIS PHASE INCLUDES THE CREATION OF FOUNDERS SQUARE WHICH WILL BECOME THE CAMPUS ENTRY
- (E) CHAPEL & FOUNDER'S HALL - 1,000 S.F. ADDITION TO FOUNDER'S HALL.
- (F) CLASSROOM BUILDING - 8,000 S.F. OF NEW CLASSES AND OFFICES. TO REPLACE TEMPORARY BUILDINGS CURRENTLY LOCATED IN BENEDICTINE SQUARE. THIS BUILDING WILL SERVE TO STRUCTURALLY STABILIZE THE BASE OF THE STUDENT CENTER.
- (G) STUDENT CENTER / DINING - CONVERSION OF LIBRARY INTO STUDENT CENTER. NO ADDITIONAL CONSTRUCTION OR ADDED SQUARE FOOTAGE.
- (H) LIBRARY AND TECHNOLOGY CENTER - CONVERSION OF CLASSES INTO LIBRARY, PLUS 3,000 S.F. ADDITION OF LABS AND CLASSROOMS; EXISTING PARKING TO BE PARTIALLY REPLACED.
- (I) FACULTY HOUSING - CONSTRUCTION OF ADDITIONAL HOUSING UNITS FOR A MAXIMUM OF 28 LIVING QUARTERS ON SITE. NEW UNITS ARE TO BE:  
 2 SINGLE STORY DETACHED HOMES- 1,200 SF TO 1,500 SF  
 1 TWO STORY DETACHED HOME- 1,500 SF  
 2 TWO STORY ATTACHED HOMES- FROM 1,200 SF TO 1,500 SF
- (J) 6 UNIT BUILDING- 2 STORY, UNITS FROM 1,000 SF TO 1,500 SF  
 REQUIRES DEMOLITION OF 2 EXISTING HOMES; REPLACES AND PROVIDES ADDITIONAL PARKING
- (K) MONASTIC CENTER - EXISTING MONASTERY IS TO REMAIN; A NEW GUEST HOUSE WILL BE BUILT TO REPLACE THE DEMOLISHED UNIT; ADDITIONAL PARKING WILL BE PROVIDED.

## TREES REMOVED BY ZONE

|       | 6"-12"cal | 12"-18"cal | >18"cal |
|-------|-----------|------------|---------|
| A.    | 1         | 1          | 1       |
| B.    | 0         | 0          | 0       |
| C.    | 1         | 6          | 6       |
| D.    | 11        | 12         | 2       |
| E.    | 7         | 10         | 2       |
| F.    | 15        | 15         | 6       |
| G.    | 0         | 1          | 0       |
| H & I | 5         | 3          | 1       |
| J.    | 0         | 0          | 0       |
| Total | 40        | 48         | 18      |

## KEY

-  NEW STRUCTURES
-  REMODELED STRUCTURES
-  EXISTING STRUCTURES
-  EXISTING PAVED ROADS TO REMAIN
-  NEW PAVED ROADS
-  PEDESTRIAN WALKS, PLAZAS (SURFACED IN PAVERS)
-  UNPAVED PATHS
-  BUILDINGS TO BE REMOVED
- (E) DENOTES EXISTING      \*FH DENOTES FIRE HYDRANT
- (N) DENOTES NEW

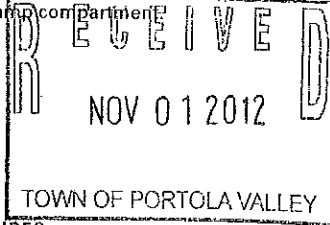






**DESCRIPTION**

676-WP Floating Curved Shield Wall Sconce features bronze construction with a fully enclosed lamp compartment.



|             |  |      |
|-------------|--|------|
| Catalog #   |  | Type |
| Project     |  |      |
| Comments    |  | Date |
| Prepared by |  |      |

**SPECIFICATION FEATURES**

**Material**

Solid bronze with open top, sides and bottom.

**Finish**

Natural bronze or two component polyurethane paint, 2.5 mil nominal thickness for superior protection against fade and wear.  
Standard: Natural Bronze (NBZ) [Sustainable Design].  
Note: Bronze will weather to a dark bronze patina.  
Premium: Aluminum Paint (ALP), Black Paint (BK), Bronze Metallic Paint (BM), Dark Platinum Paint (DP), Gold Metallic Paint (GM), Graphite Metallic Paint (GRM), Grey Paint (GY), Verdigris (VG), White Paint (WH) or Custom Color (CC).

**Optics**

Refer to www.shaperlighting.com for complete photometrics.

**Ballast**

Integral electronic HPF, multi-volt 120/277V (347V Canada), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

**Lamp/Socket**

One (1) 26W (G24q-3) quad CFL or 32W (GX24q-3) triple CFL lamp or one (1) 60W A-19 lamp.  
CFL socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. Lamps furnished by others.

**Installation**

Supplied with a universal circular strap for a standard 4" J-box or stucco ring.

**Options**

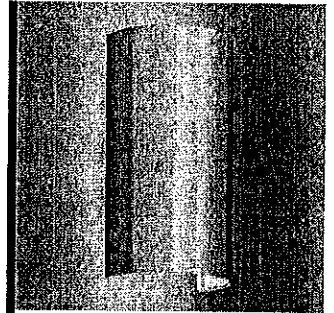
Accent Balls (ACB), Floating Cut-Out (FCT), Custom Logos - Contact factory.

**Labels**

U.L. and C.U.L. listed for wet location.

**Modifications**

Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.



**676-WP SERIES**

Exterior Wall Luminaire  
Floating Curved Shield



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NOV - 2 2012

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Shaper Lighting certifies that its products satisfy the requirements of Section 1605 of the American Recovery and Reinvestment Act (also known as the ARRA Buy American provision).



Shaper has a long-standing history of offering environmentally-friendly fixtures. The copper and bronze alloys used in our exterior luminaires feature up to 99% recycled content, contribute less undesirable air emissions compared to painted aluminum and are easy to recycle.

ORDERING INFORMATION

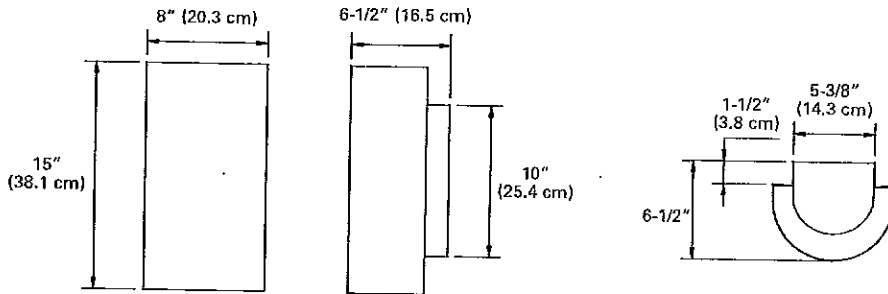
Sample Number: 676-WP-CFL/1/26-277V-BK

|   |  |   |  |   |  |
|---|--|---|--|---|--|
|   |  |   |  |   |  |
| <b>Series</b><br>676 = Floating Curved Shield | <b>Mounting Type</b><br>WP = Exterior Wall | <b>Lamp</b><br>CFL/1/26<br>CFL/1/32<br>INC/1/60 | <b>Voltage</b><br>120V<br>277V <sup>1</sup><br>347V <sup>1</sup> | <b>Finish</b> 2,3<br><u>Standard</u><br>NBZ = Natural Bronze<br><u>Premium</u><br>ALP = Aluminum Paint<br>BK = Black<br>BM = Bronze Metallic Paint<br>CC = Custom Color<br>DP = Dark Platinum Paint<br>GM = Gold Metallic Paint<br>GRM = Graphite Metallic Paint<br>GY = Grey<br>VG = Verdigris<br>WH = White | <b>Options</b><br>ACB = Accent Balls<br>FCT = Floating Cut Out |

Notes:

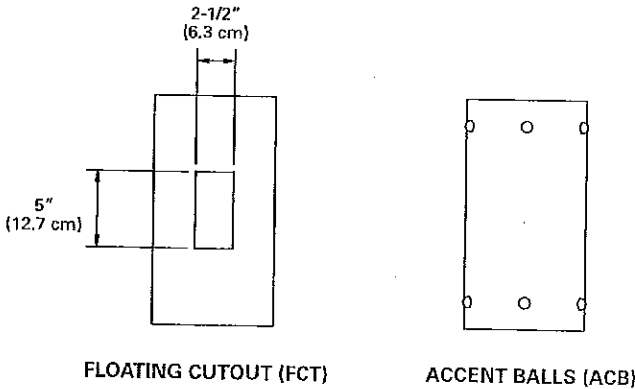
- <sup>1</sup> Available with CFL only.
- <sup>2</sup> Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.
- <sup>3</sup> Bronze will weather to a dark bronze patina.

MOUNTING TYPE



676-WP STANDARD

OPTIONS



FLOATING CUTOUT (FCT)

ACCENT BALLS (ACB)

***AR ENTRY GATE***  
***171 MAPACHE DRIVE, ENRIGHT***

---



**Vicinity Map**  
 Scale: 1" = 200 feet

**Driveway Entry Gate, Enright**  
 171 Mapache Drive  
 November 2012

**Carol Borck**

---

**From:** Bev Lipman <bevlipman@sbcglobal.net>  
**Sent:** Sunday, October 28, 2012 5:40 PM  
**To:** Patrick Enright; Carol Borck; CheyAnne Brown; Bruce Bengtson  
**Subject:** Enright gate: 171 Mapache

Patrick,

Walli Finch and I, speaking for the Westridge Committee, approved plans for the new automatic entry gate which you wish to install at your home. These plans, prepared by Taylor Lombardo are dated 10/15/12. The gate itself will be 4' high and made of 4x wood to match existing split rail fence. The posts will be covered with stone veneer to match existing veneer at the house. The structure will be placed 25 feet back from the property line.

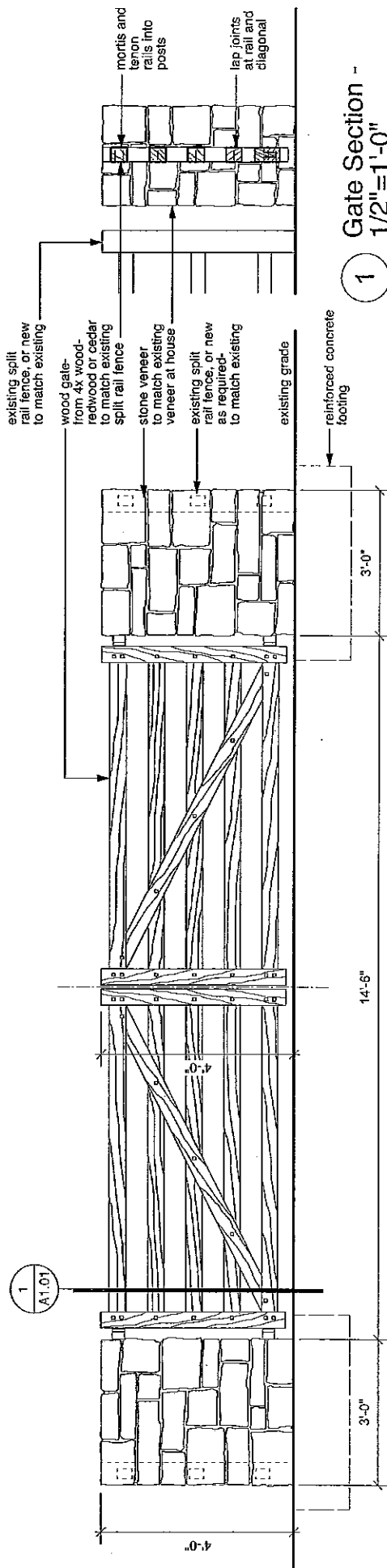
Bev Lipman

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OCT 31 2012

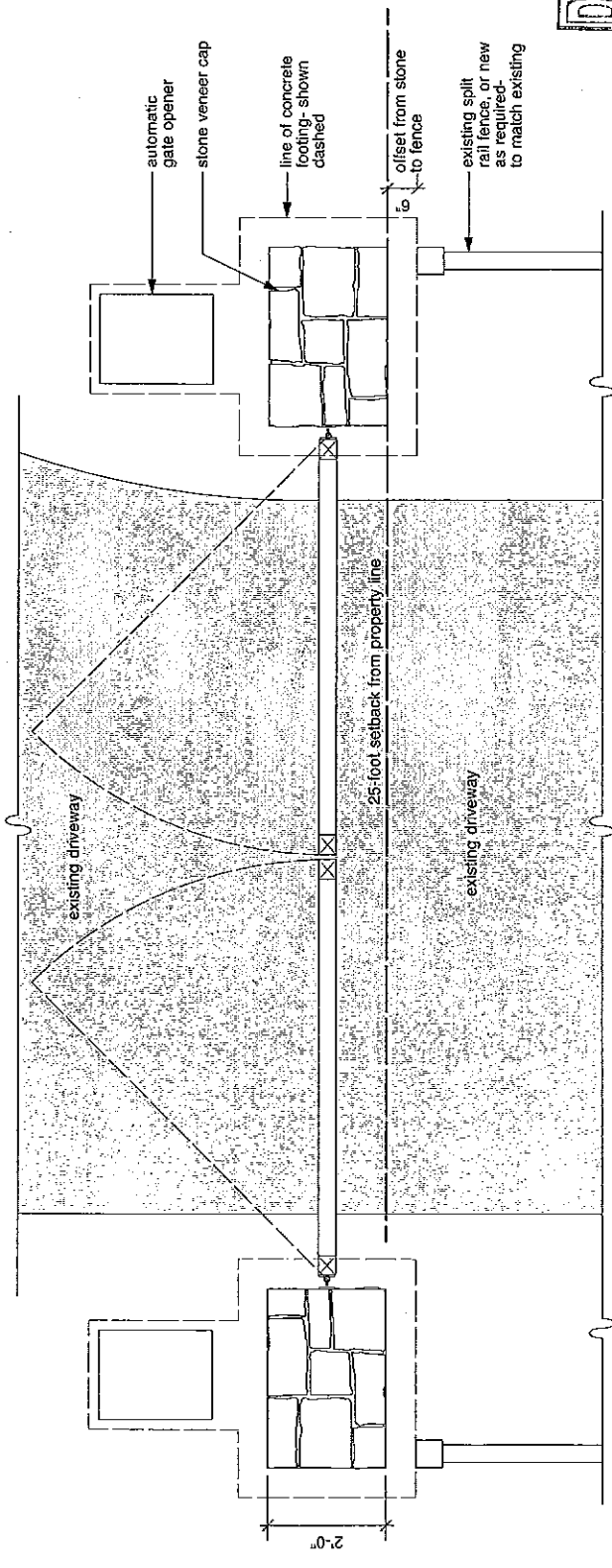
SPANGLE ASSOC.





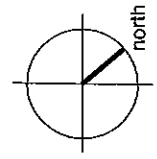
1  
Gate Section -  
1/2"=1'-0"

Entry Gate Elevation (from street) - 1/2"=1'-0"



Plan at Gate - 1/2"=1'-0"

conditions shown are new unless otherwise noted



Entry Gate- Enright Residence  
Sheet A1.01 171 Mapache Drive  
Portola Valley, CA

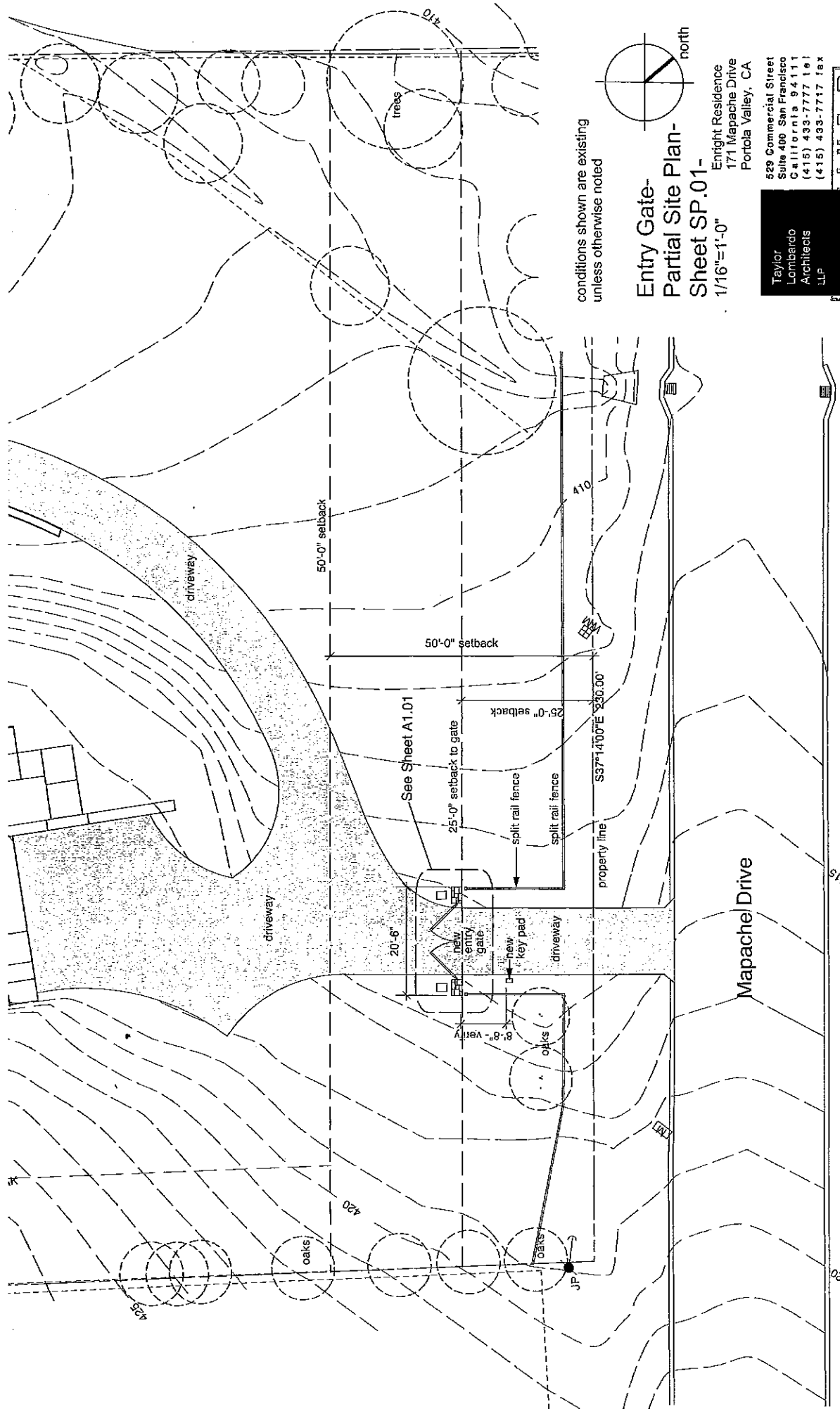
Taylor Lombardo Architects LLP  
529 Commercial Street  
Suite 400 San Francisco  
California 94111  
(415) 433-7777 tel  
(415) 433-7717 fax  
www.taylorlombardo.com

RECEIVED  
OCT 29 2012  
10/15/12

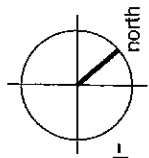
TOWN OF PORTOLA VALLEY

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OCT 31 2012

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conditions shown are existing  
unless otherwise noted



**Entry Gate-  
Partial Site Plan-  
Sheet SP.01-  
1/16"=1'-0"**

Enright Residence  
171 Mapache Drive  
Portola Valley, CA

529 Commercial Street  
Suite 400 San Francisco  
California 94111  
(415) 493-7777 Tel  
(415) 493-7717 Fax

Taylor  
Lombardo  
Architects  
LLP

www.taylorlombardo.com  
APN: 077 050 040  
10/15/12

OCT 29 2012

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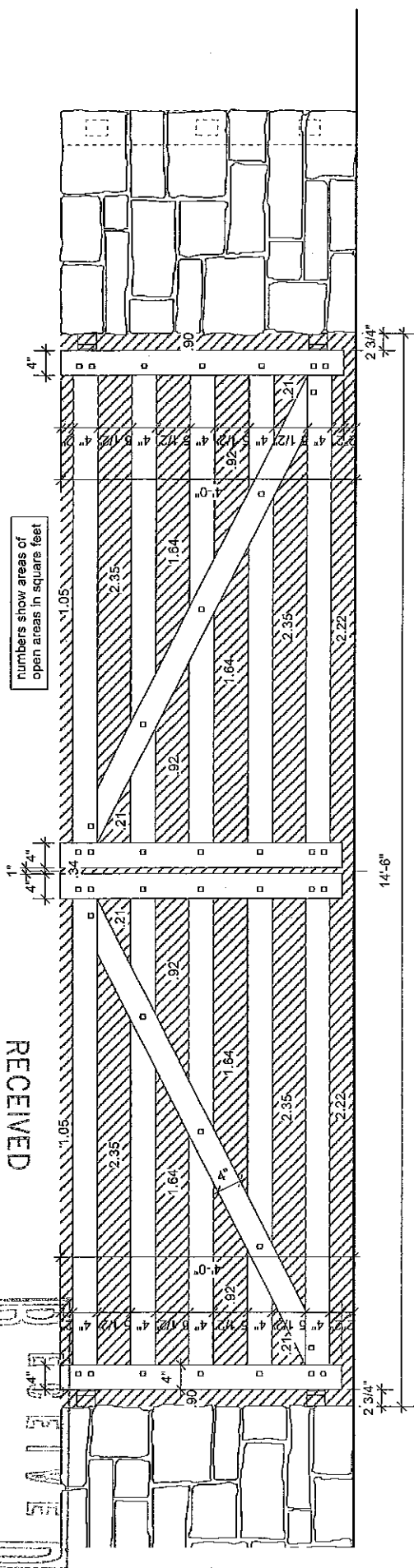
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OCT 31 2012

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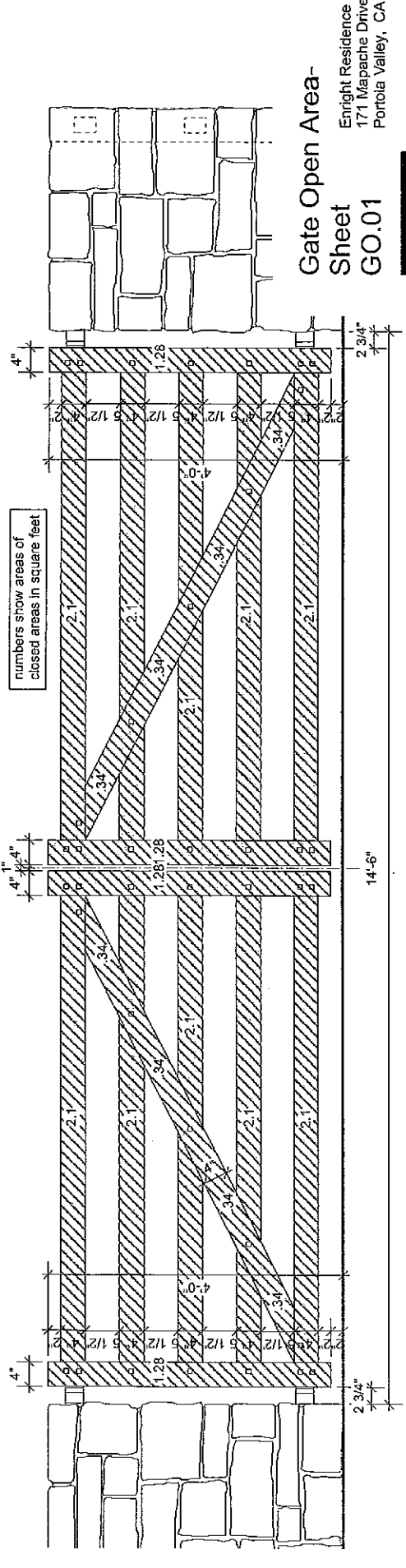
OCT 29 2012

TOWN OF PORTOLA VALLEY



Gate Elevation- Open Area - 3/4"=1'-0"

see sheets A1.01 and SP.01 for typical, additional information



Gate Elevation- Closed Area - 3/4"=1'-0"

Gate Open Area-  
Sheet  
GO.01

Enright Residence  
171 Mapache Drive  
Portola Valley, CA

Taylor  
Lombardo  
Architects  
LLP

528 Commercial Street  
Suite 400 San Francisco  
California 94111  
(415) 433-7777 tel  
(415) 433-7717 fax

www.taylorlombardo.com

APN: 077 050 040

10.15.12

***AR NEW RESIDENCE  
130 GOLDEN HILLS DRIVE, RUBIN***

---



**Vicinity Map**

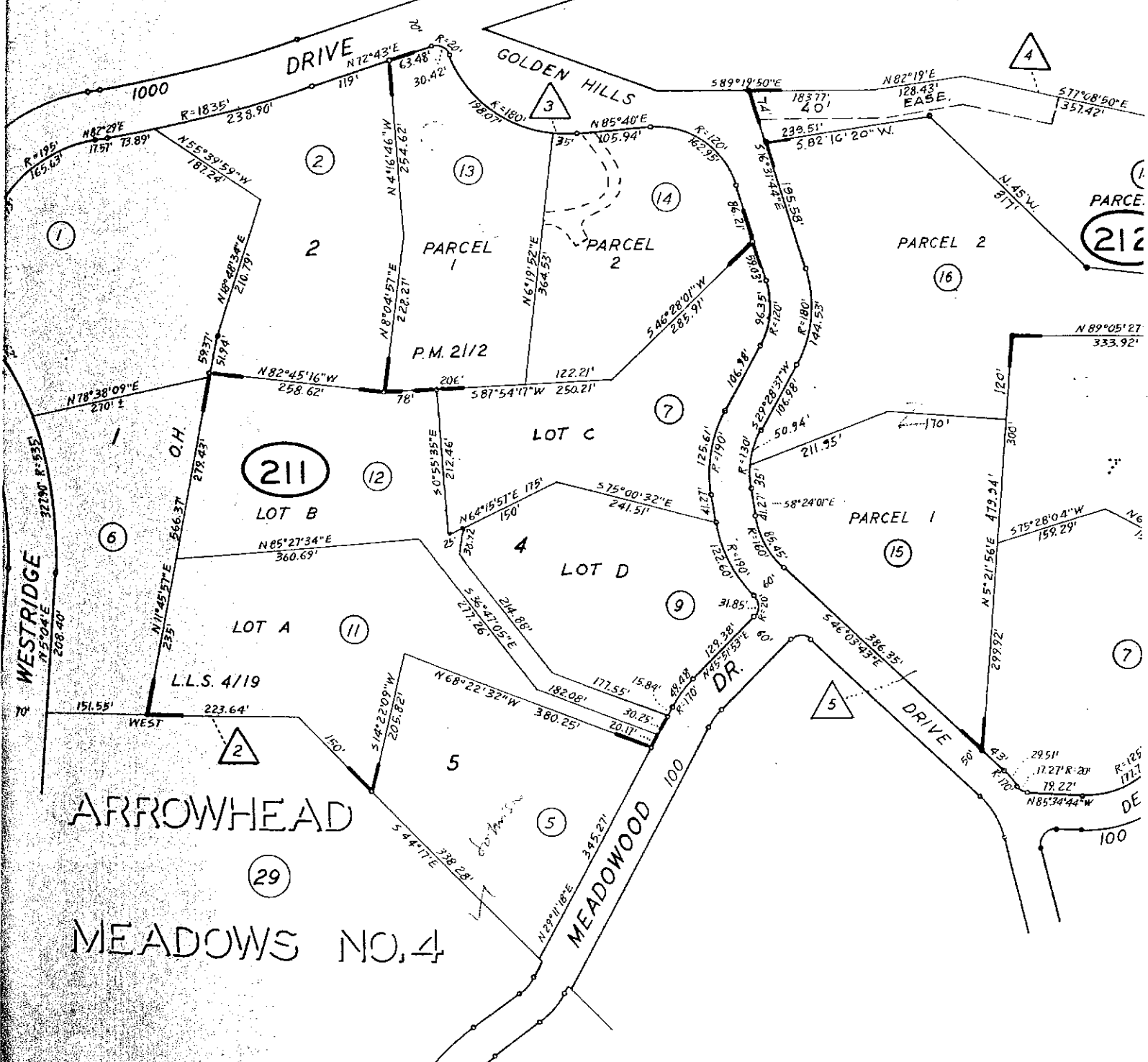
Scale: 1" = 200 feet

**AR New Residence – Rubin**

130 Golden Hills Drive, Town of Portola Valley

November 2012

# WESTRIDGE NO.



6

PARCEL 212

211

2

29

ARROWHEAD  
MEADOWS NO. 4

WESTRIDGE

GOLDEN HILLS

MEADOWWOOD 100 DR.

1000 DRIVE

DRIVE

LOT A

LOT B

LOT C

LOT D

PARCEL 1

PARCEL 2

PARCEL 2

PARCEL I

L.L.S. 4/19

P.M. 21/2

WESTRIDGE  
N 5° 04' E  
208.40'  
R=195  
165.63'

O.H.  
N 11° 45' 57" E  
235'  
566.37'



6

PARCEL 212

211

2

29

ARROWHEAD  
MEADOWS NO. 4

WESTRIDGE

GOLDEN HILLS

MEADOWWOOD 100 DR.

1000 DRIVE

DRIVE

LOT A

LOT B

LOT C

LOT D

PARCEL 1

PARCEL 2

PARCEL 2

PARCEL I

L.L.S. 4/19

P.M. 21/2

WESTRIDGE  
N 5° 04' E  
208.40'  
R=195  
165.63'

O.H.  
N 11° 45' 57" E  
235'  
566.37'

# STOECKER AND NORTHWAY ARCHITECTS INCORPORATED

1000 ELWELL COURT SUITE 150 PALO ALTO CA 94303 650 965-3500 / FAX 650 965-1095

October 17, 2012

Portola Valley Planning Department  
765 Portola Rd.  
Portola Valley, CA 94028

RECEIVED  
OCT 31 2012  
SPANGLE ASSOC.

Re: Application for Architectural & Site Plan Review and Site Development Permit Review

Subject: New Residence at 130 Golden Hills Drive

Please find the attached application and supporting data for Architectural and Site Plan Review and for Site Development Review for a new residence located at 130 Golden Hills Drive. The site will be developed in two phases, and this application is for Phase 1. There is no established time table for submission of Phase II, but Owner anticipates it will be submitted in the near term. The Owner resides at 120 Golden Hills and utilizes the shared driveway with 130 Golden Hills.

Phase I is comprised of a small one bedroom, one bath living unit on the second floor, and a workshop and five car garage on the ground floor. The structure has been designed to comply with the Town's one story height restrictions. Phase II will be comprised of a swimming pool, main residential living unit and recreational spaces, all complying with one story height restrictions. After construction of Phase II, Phase I will be designated as a detached second dwelling unit attached to the required two covered parking spaces, three other parking spaces and workshop.

In studying the location for Phase I, we looked at three possibilities. First location was at the bottom of the hill adjacent to Golden Hills Drive. This would have required a second driveway access from Golden Hills and would create a location visually open to the street, resulting in cuts into the hill that would have been unacceptably deep with substantial tree loss. Connecting this location to the existing driveway is not feasible from a grading point of view.

Second, we considered integrating the Phase I uses into the Phase II uses at the top of the hill. This would have resulted in a single buildout of both phases, an extension of the existing driveway to the top of the hill with associated fire department hammerhead, parking areas and an increased one story footprint that extended down slope into the trees. Further, the Owner did not want the second unit and garage to influence the Phase II recreational uses which will be open to the surrounding trees and pool area.

The mid-level location for Phase I as submitted was chosen for several reasons. The Owner wants the Phase I structure to match the architecture of the neighboring residence which is further up the shared driveway at 120 Golden Hills. This residence was designed by our office and so it was relatively easy for us to mirror that style and create visual consistency as one drives up the hill, passing Phase I on their way to 120 Golden Hills. The Phase II recreation project will be a much more open and modern structure, and so its location at the top of the hill will allow for this aesthetic difference. The Owner's use of the Phase II recreation facilities will be primarily by walking from his existing neighboring home on paths through landscaping submitted with that project in the future.

Locating Phase I at the mid-level benefits from the use of an existing graded pad. Although seven oak trees are slated for removal, this location is surrounded by numerous oaks affording good screening from offsite views. Septic drain lines are located below the building and sized to accommodate 3 bedrooms for the total of both phases. Although it is unlikely, if expansion lines were needed in the future they would be hand excavated where in close proximity to trees.

Phase I will match the materials used at 120 Golden Hills, namely clear sealed redwood siding, Class A cedar shingle roofing and redwood trim. Similar window and ridge skylight frames will be dark brown with gutters and rainwater leaders to match. A small extension of the existing stone retaining wall will utilize matching stone, and the small driveway extension will match the existing natural concrete color. Exterior lighting is minimal with bronze colored, shielded wall mounted lights, path lights, step lights and a recessed light in the roof overhang. All are LED powered fixtures.

In order to create passive design efficiencies, we have utilized a ridge skylight. This will help minimize the need for daytime electric lighting in what would otherwise be a very dark space. Further it will allow some heat gain in winter months and will utilize internal shades to minimize heat loss and light spill at night. This skylight matches the aesthetic form of the two ridge skylights on the existing neighboring home at 120 Golden Hills.

There is no new landscaping proposed other than native grass seeding for construction related erosion control. Although we do not believe any new tree screening is necessary for offsite view mitigations, the Owner will install new trees if the ASCC feels they are warranted. Please note all trees surveyed in Kielty's Arborist Report (His report covers just the area for Phase I) are only in "poor" to "fair" condition. Generally, it appears the existing oak forest could be thinned for better individual tree health.

Regarding the existing lawn and irrigation system located at the southeast corner of the parcel, Owner agrees to remove lawn as one of the conditions of project approval. The existing stable and corral fencing next to Golden Hills Drive will also be removed.

Thanks for your consideration of this proposal.

Regards,

A handwritten signature in black ink, appearing to read "Bob Stoecker", written over a horizontal line.

Bob Stoecker  
Stoecker & Northway Architects, Inc.



# Kiely Arborist Services

Certified Arborist WE#0476A  
P.O. Box 6187  
San Mateo, CA 94403  
650- 515- 9783

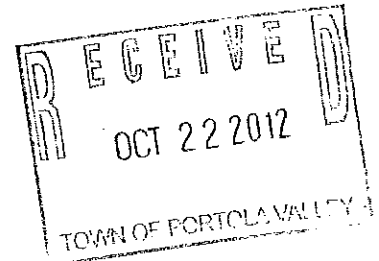
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OCT 31 2012

SPANGLE ASSOC.

July 12, 2012

Stoecker and Northway  
Attn: Ms. Clare Malone Prichard  
1000 Elwell Court  
Palo Alto, CA 94303



Site: 130 Golden Hills Drive, Portola Valley, CA

Dear , Ms. Prichard,

As requested on Monday, July 9, 2012, I visited the above site to inspect and comment on the trees. New construction is planned for this site and as required a survey of the significant trees and a tree protection plan will be included.

## Method:

The trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed onto a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). A condition rating of 1 – 100 was assigned to each tree representing form and vitality using the following scale:

|          |           |
|----------|-----------|
| 1 - 29   | Very Poor |
| 30 - 49  | Poor      |
| 50 - 69  | Fair      |
| 70 - 89  | Good      |
| 90 - 100 | Excellent |

The height of each tree was estimated and the spread was paced off. Lastly, a comment is provided for each tree.

## Survey:

| Tree# | Species  | DBH  | CON | HT/SP | Comments                                  |
|-------|--|------|-----|-------|---|
| 1     | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 20.8 | 65  | 40/40 | Good vigor. Fair form. Codominant at 8ft. |
| 2     | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 18.7 | 65  | 45/35 | Good vigor. Fair form. Leans west.        |

130 Golden Hills/7/16/12

(2)

| Tree# | Species  | DBH  | CON | HT/SP | Comments  |
|-------|--|------|-----|-------|---|
| 3     | Black oak<br>( <i>Quercus kelloggii</i> )      | 13.2 | 45  | 35/30 | Good Vigor. Fair form. Leans at 45 degrees.                       |
| 4     | Black oak<br>( <i>Quercus kelloggii</i> )      | 9.5  | 55  | 35/25 | Good vigor. Fair form. Leans west.                                |
| 5     | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 10.9 | 55  | 30/25 | Good vigor. Fair form. Leans west.<br>Codominant at 6ft.          |
| 6*    | Blue oak<br>( <i>Quercus douglasii</i> )       | 15.6 | 55  | 50/35 | Good vigor. Poor form. Codominate at 15ft.                        |
| 7*    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 16.6 | 50  | 40/40 | Good vigor. Poor form. Heavy lean to<br>northwest.                |
| 8*    | Black oak<br>( <i>Quercus kelloggii</i> )      | 17.1 | 45  | 40/35 | Good vigor. Poor from. Cavity in trunk.                           |
| 9*    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 18.4 | 50  | 30/35 | Fair vigor. Poor form. Suppressed. Leans<br>heavy to north.       |
| 10*   | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 15.4 | 55  | 40/30 | Fair vigor. Fair form. Leans east.<br>Codominant at 8ft.          |
| 11*   | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 12.3 | 45  | 40/30 | Fair vigor. Poor form. Leans heavy to east.<br>Codominant at 8ft. |
| 12*   | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 11.9 | 60  | 25/20 | Fair vigor. Fair form. Codominant at 5ft.                         |
| 13    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 28.8 | 60  | 55/70 | Fair vigor. Fair form. Heavy to the south.                        |
| 14    | Valley oak<br>( <i>Quercus lobata</i> )        | 24.2 | 65  | 40/40 | Good vigor. Fair form. Heavy to south.<br>Soil slumped at base.   |
| 15    | Valley oak<br>( <i>Quercus lobata</i> )        | 39.8 | 55  | 60/70 | Fair vigor. Fair form. Heavy to south. Soil<br>slumped at base.   |
| 16    | Black oak<br>( <i>Quercus kelloggii</i> )      | 24.6 | 60  | 60/50 | Fair vigor. Fair form. Heavy to north.                            |

\*Removal is planned

130 Golden Hills/7/16/12

(3)

| Tree# | Species  | DBH       | CON | HT/SP | Comments   |
|-------|--|-----------|-----|-------|--|
| 17    | Valley oak<br>( <i>Quercus lobata</i> )        | 10.6      | 65  | 40/30 | Good vigor. Fair form. Soil slumped at base.                               |
| 18    | Valley oak<br>( <i>Quercus lobata</i> )        | 10.7/17.6 | 60  | 40/35 | Good vigor. Fair form. Codominant at 2ft.                                  |
| 19    | Valley oak<br>( <i>Quercus lobata</i> )        | 21.1      | 65  | 50/45 | Good vigor. Fair form. Codominant at 10ft.<br>2ft. from existing driveway. |
| 20    | Valley oak<br>( <i>Quercus lobata</i> )        | 16.4      | 55  | 45/30 | Good vigor. Codominant at 4ft. Leans South                                 |
| 21    | Valley oak<br>( <i>Quercus lobata</i> )        | 12.4      | 50  | 45/30 | Good vigor. Fair form. Tall for DBH.                                       |
| 22    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 9.3       | 55  | 35/20 | Fair vigor. Fair form. Codominant at 15ft.                                 |
| 23    | Valley oak<br>( <i>Quercus lobata</i> )        | 8.6       | 55  | 35/20 | Good vigor. Fair form. Suppressed by other<br>trees. Leans west.           |
| 24    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 11.1      | 60  | 40/30 | Good vigor. Fair form. Tall for DBH.                                       |
| 25    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 7.5       | 55  | 35/20 | Good vigor. Fair form. Tall for DBH.                                       |
| 26    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 9.8       | 50  | 35/20 | Good vigor. Fair form. Leans east.   |
| 27    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 15.8      | 60  | 40/30 | Good vigor. Fair form. Suppressed by larger<br>tree.                       |
| 28    | Valley oak<br>( <i>Quercus lobata</i> )        | 31.1      | 60  | 50/60 | Fair vigor. Fair form. Mistletoe. Canopy.<br>Heavy lateral limbs.          |
| 29    | Valley oak<br>( <i>Quercus lobata</i> )        | 13.6      | 50  | 45/40 | Good vigor. Poor form. Leans heavily<br>towards west.                      |
| 30    | Valley oak<br>( <i>Quercus lobata</i> )        | 11.1      | 50  | 35/35 | Good vigor. Poor form. Trunk leans west.                                   |

130 Golden Hills/7/16/12

(4)

| Tree# | Species  | DBH  | CON | HT/SP | Comments                                      |
|-------|--|------|-----|-------|---|
| 31    | Valley oak<br>( <i>Quercus lobata</i> )        | 9.5  | 50  | 30/25 | Good vigor. Fair form. Trunk bends to west.   |
| 32    | Coast live oak<br>( <i>Quercus agrifolia</i> ) | 11.7 | 60  | 35/20 | Good vigor. Fair form. Trunk bends southwest. |

### Summary:

The trees at this site that will be affected by the new structure and leech fields are all native oaks. There are no imported trees (exotics) near the planned structure. Several of the oaks will be removed to facilitate the planned construction. The trees to be removed are in poor to fair condition with generally poor form, common for trees in a grove. The unit was designed to limit the impacts on the larger trees (#13, #14, #15) at the edges of the grove. Some trimming will be required for tree #15. Grading for the foundation will take place to achieve a level pad. Tree protection steps will be in place, inspections of the cut and mitigating measures will be provided.

The leech lines will be below the structure and will affect to some degree trees #20 through #32. Trenches for the leech lines will be hand dug beneath the driplines when roots are present. Trenching will be inspected by the site arborist. If the following tree protection plan is carried out I believe that impacts to the remaining trees will be minor to moderate and within acceptable limits.

### Tree Protection Plan:

#### Tree Protection Zones

A tree protection zone should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by 2 inch poles pounded into the ground by no less than 2 feet. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection zones, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips. The spreading of chips will help to reduce compaction and improve soil structure

#### Root cutting

Any roots to be cut shall be monitored and documented. Large roots or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

**Trenching**

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible.

**Irrigation**

Normal irrigation shall be maintained on this site at all times. Any oaks that are impacted will require regular warm season irrigation. On a construction site, I recommend irrigation during both summer and winter months. During winter months irrigate heavily 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. The on-site arborist may make adjustments to the irrigation recommendations as needed.

The information in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,



Kevin R. Kielty  
Certified Arborist WE#0476A

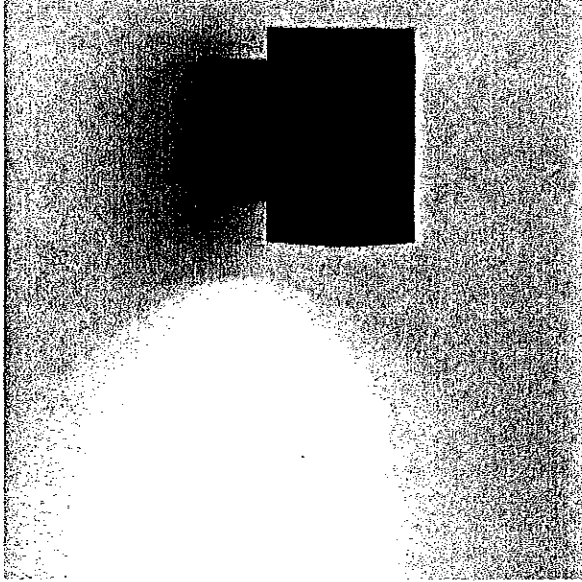


# LUMINAIRE SPECIFICATION



PROJECT : \_\_\_\_\_ DATE : \_\_\_\_\_  
 LOCATION : \_\_\_\_\_  
 QUANTITY : \_\_\_\_\_ NOTE : \_\_\_\_\_

IP65 : Suitable for Wet Locations



## U31255

### Jet square wall down light LED

#### Product Type

Wall luminaires with a selection beam distributions for various downward lighting requirements. Designed to illuminate the wall surface and for light accents on vertical surfaces.

They are suitable for many applications such as residential and pedestrian areas, shopping malls, parks and gardens as well as commercial, historic or modern architectural interiors and exteriors. The luminaires have features such as long life, limited maintenance and constant lifetime performance. The cool lens is perfect for public and pedestrian areas. The luminaires use a high quality LED source with low energy consumption and long service life 60,000 – 80,000 hrs.

The Luminaire is rated as class I with the high power LED integral driver. Low copper content die-cast aluminum housing and aluminum bottom frame with integral anti-glare baffles. Stainless steel screws. Durable silicone rubber gasket and clear toughened glass. Single cable entry. Housing is treated with a chemical chromatinized protection before powder coating, ensuring high corrosion resistance. Anodized high purity aluminum reflector.

High power LED with three different beam distribution options available in red, blue, yellow, green and white 3000K, 4000K, 5000K. Consult factory for additional colors.

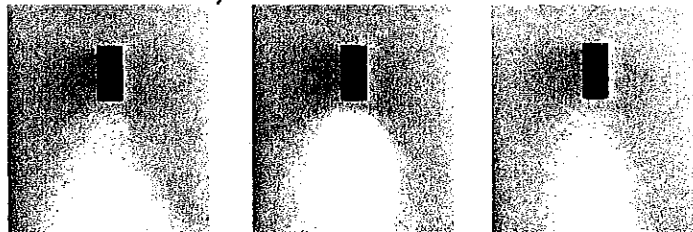
#### Physical Data

Height: 8.6"  
 Length: 4"  
 Weight: 5.7 lbs

#### Lamp

3 White LED 3w ©  
 (For More Lamp options please Consult the Catalogue, Website or Contact The Ligman Lighting Factory)

- (E) Elliptical beam 12°x40°    (W) Wide beam 40°    (N) Narrow beam 12°



#### Voltage (Please Specify)

- 120V  
 Other \_\_\_\_\_

#### Color (Please Specify)

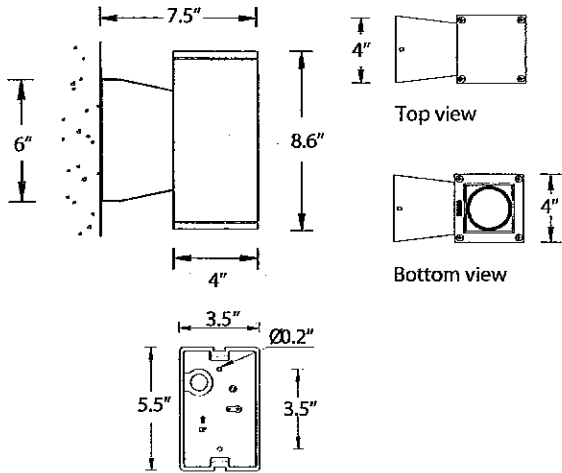
- 01-Black - RAL 9011    02- Dark Grey - RAL 7043  
 03-White - RAL 9003    04 - Metallic Silver - RAL 9006  
 05-Matt Silver - RAL 9006    07- Custom - RAL \_\_\_\_\_  
 06-Bronze -RAL 6014

Note  
 - Integral Electronic control gear.

#### Options

- F- Frosted Lens  
 C- Clear Lens

For mounting in upward or downward lighting positions



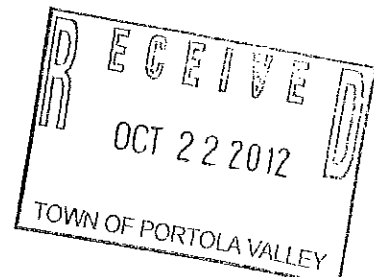
Mounting detail

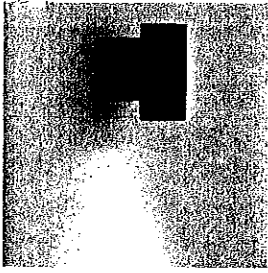
Mounts over a 3" Octagonal Junction Box

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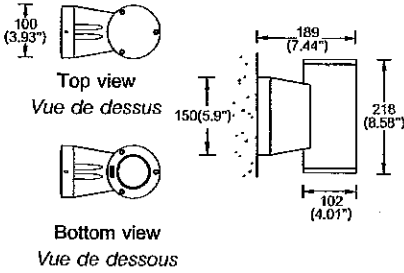
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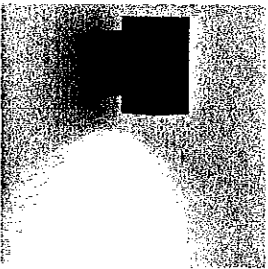


U31245-N

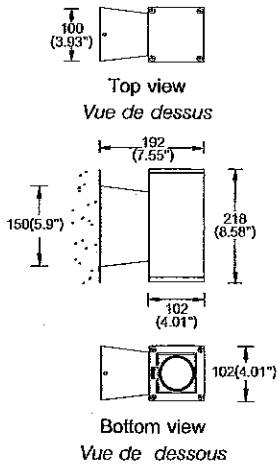


**Jet cylindrical wall down light LED Applique jet cylindrique downlight LED**

| Model No.<br>Modèle n° | Lamp<br>Lampe                         | Beam<br>Faisceau | Lumen<br>Lumen | Weight<br>Poids |
|------------------------|---------------------------------------|------------------|----------------|-----------------|
| U31241-N               | ☉ with 3 Red Rouge LED 3w. 10.5vdc    | 12°              | 135            | 2.2 kg.         |
| U31241-W               | ☉ with 3 Red Rouge LED 3w. 10.5vdc    | 40°              | 135            | 2.2 kg.         |
| U31241-E               | ☉ with 3 Red Rouge LED 3w. 10.5vdc    | 12°X40°          | 135            | 2.2 kg.         |
| U31242-N               | ☉ with 3 Blue Bleu LED 3w. 10.5vdc    | 12°              | 60             | 2.2 kg.         |
| U31242-W               | ☉ with 3 Blue Bleu LED 3w. 10.5vdc    | 40°              | 60             | 2.2 kg.         |
| U31242-E               | ☉ with 3 Blue Bleu LED 3w. 10.5vdc    | 12°X40°          | 60             | 2.2 kg.         |
| U31243-N               | ○ with 3 Yellow Jaune LED 3w. 10.5vdc | 12°              | 135            | 2.2 kg.         |
| U31243-W               | ○ with 3 Yellow Jaune LED 3w. 10.5vdc | 40°              | 135            | 2.2 kg.         |
| U31243-E               | ○ with 3 Yellow Jaune LED 3w. 10.5vdc | 12°X40°          | 135            | 2.2 kg.         |
| U31244-N               | ☉ with 3 Green Vert LED 3w. 10.5vdc   | 12°              | 210            | 2.2 kg.         |
| U31244-W               | ☉ with 3 Green Vert LED 3w. 10.5vdc   | 40°              | 210            | 2.2 kg.         |
| U31244-E               | ☉ with 3 Green Vert LED 3w. 10.5vdc   | 12°X40°          | 210            | 2.2 kg.         |
| U31245-N               | ☉ with 3 White Blanc LED 3w. 10.5vdc  | 12°              | 195            | 2.2 kg.         |
| U31245-W               | ☉ with 3 White Blanc LED 3w. 10.5vdc  | 40°              | 195            | 2.2 kg.         |
| U31245-E               | ☉ with 3 White Blanc LED 3w. 10.5vdc  | 12°X40°          | 195            | 2.2 kg.         |

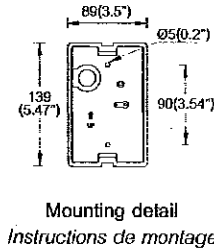
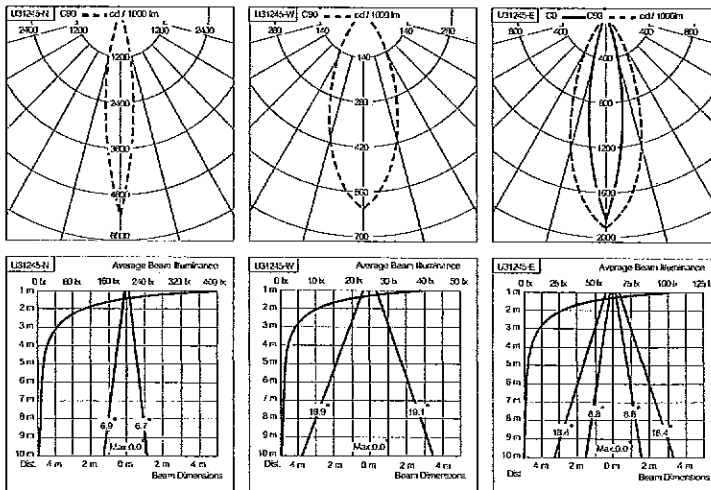


U31255-W



**Jet square wall down light LED Applique Jet carré downlight LED**

| Model No.<br>Modèle n° | Lamp<br>Lampe                         | Beam<br>Faisceau | Lumen<br>Lumen | Weight<br>Poids |
|------------------------|---------------------------------------|------------------|----------------|-----------------|
| U31251-N               | ☉ with 3 Red Rouge LED 3w. 10.5vdc    | 12°              | 135            | 2.6 kg.         |
| U31251-W               | ☉ with 3 Red Rouge LED 3w. 10.5vdc    | 40°              | 135            | 2.6 kg.         |
| U31251-E               | ☉ with 3 Red Rouge LED 3w. 10.5vdc    | 12°X40°          | 135            | 2.6 kg.         |
| U31252-N               | ☉ with 3 Blue Bleu LED 3w. 10.5vdc    | 12°              | 60             | 2.6 kg.         |
| U31252-W               | ☉ with 3 Blue Bleu LED 3w. 10.5vdc    | 40°              | 60             | 2.6 kg.         |
| U31252-E               | ☉ with 3 Blue Bleu LED 3w. 10.5vdc    | 12°X40°          | 60             | 2.6 kg.         |
| U31253-N               | ○ with 3 Yellow Jaune LED 3w. 10.5vdc | 12°              | 135            | 2.6 kg.         |
| U31253-W               | ○ with 3 Yellow Jaune LED 3w. 10.5vdc | 40°              | 135            | 2.6 kg.         |
| U31253-E               | ○ with 3 Yellow Jaune LED 3w. 10.5vdc | 12°X40°          | 135            | 2.6 kg.         |
| U31254-N               | ☉ with 3 Green Vert LED 3w. 10.5vdc   | 12°              | 210            | 2.6 kg.         |
| U31254-W               | ☉ with 3 Green Vert LED 3w. 10.5vdc   | 40°              | 210            | 2.6 kg.         |
| U31254-E               | ☉ with 3 Green Vert LED 3w. 10.5vdc   | 12°X40°          | 210            | 2.6 kg.         |
| U31255-N               | ☉ with 3 White Blanc LED 3w. 10.5vdc  | 12°              | 195            | 2.6 kg.         |
| U31255-W               | ☉ with 3 White Blanc LED 3w. 10.5vdc  | 40°              | 195            | 2.6 kg.         |
| U31255-E               | ☉ with 3 White Blanc LED 3w. 10.5vdc  | 12°X40°          | 195            | 2.6 kg.         |



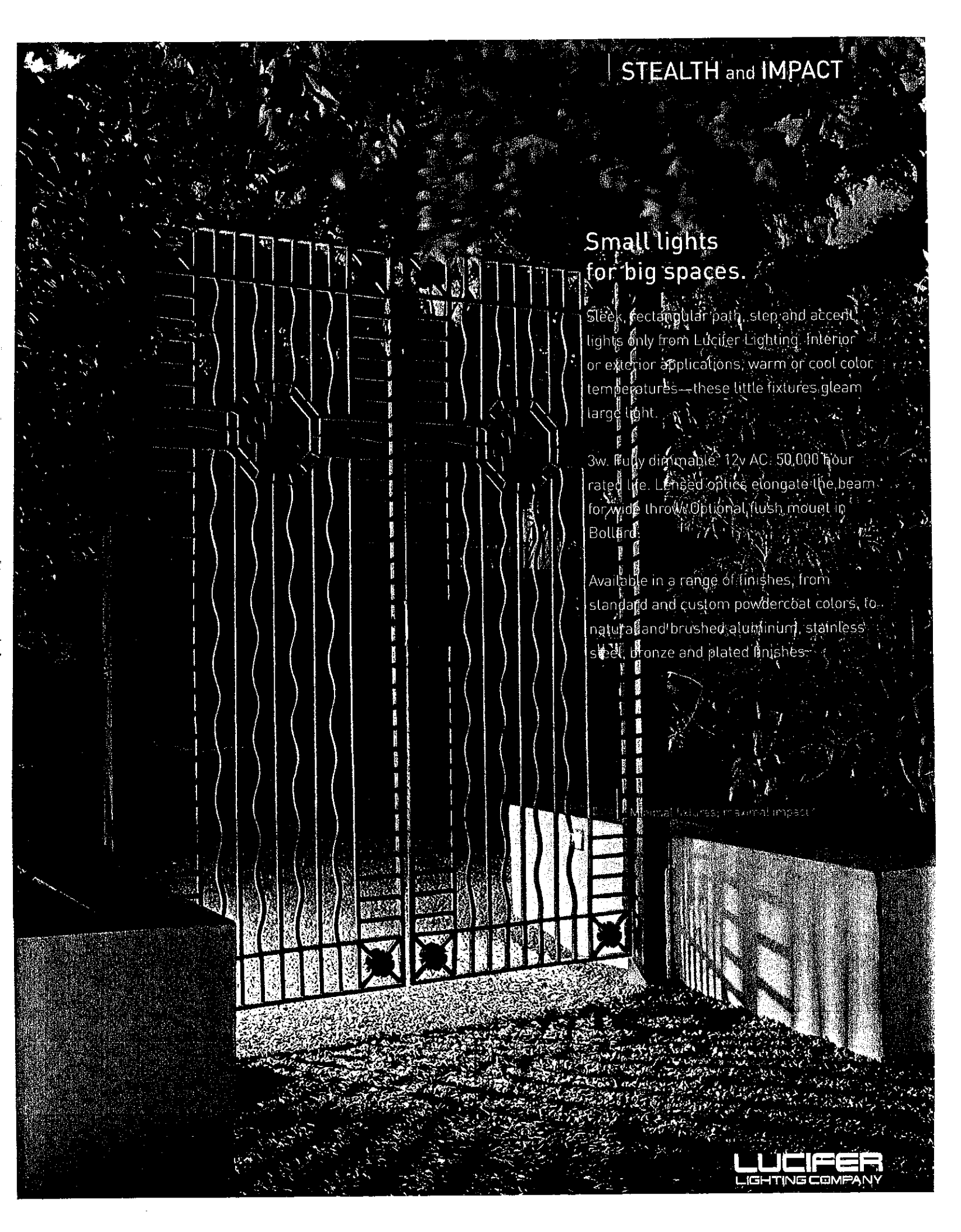
(N) Narrow beam 12°  
(N) Faisceau étroit 12°



(W) Wide beam 40°  
(W) Faisceau large 40°



(E) Elliptical beam 12°x40°  
(E) Faisceau elliptoïdal 12°x40°



STEALTH and IMPACT

## Small lights for big spaces.

Sleek, rectangular path, step and accent lights only from Lucifer Lighting. Interior or exterior applications, warm or cool color temperatures—these little fixtures gleam large light.

3w. Fully dimmable. 12v AC. 50,000 hour rated life. Lensed optics elongate the beam for wide throw. Optional, flush mount in Bollard.

Available in a range of finishes, from standard and custom powdercoat colors, to natural and brushed aluminum, stainless steel, bronze and plated finishes.

Minimal fixtures, maximal impact.

**LUCIFER**  
LIGHTING COMPANY



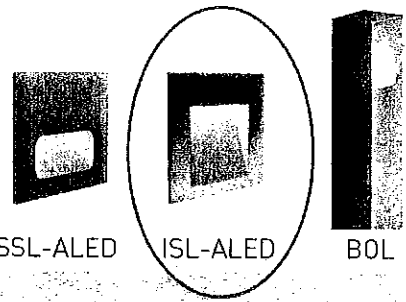
# STEALTH® and IMPACT™

SSL-ALED, ISL-ALED

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IP65 rated

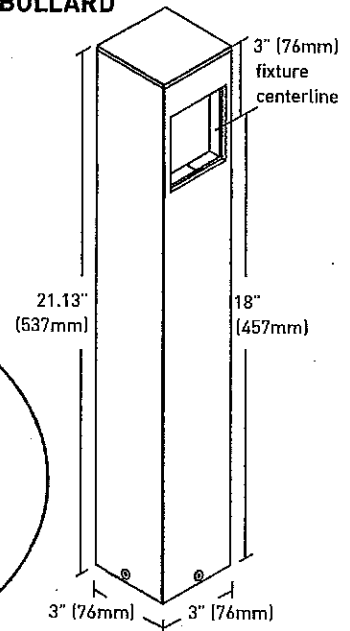
## FIXTURES

Stealth and Impact are fully dimmable LED luminaires featuring regressed apertures with lensed optics for efficient path, step and accent lighting. Made of cast aluminum, stainless steel or bronze depending on finish specified. Includes gasket. Available in warm 3000 °K or cool 4700 °K. For best results, manufacturer recommends nominal 18" (457mm) height above walking surface and 36" (914mm) on-center spacing.

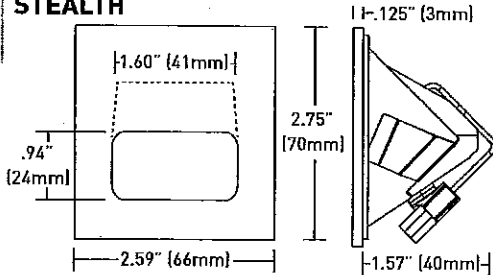
Bollard is a freestanding mount for use with Stealth and Impact, allowing for flush fixture mount at optimum height.

Accepts Class II electronic or magnetic transformers, which may be remote or integrated into Bollard. ETL listed. CE marked. Manufacturer recommends model PSA-60-12H hardwire power supply for use in systems that will be dimmed. Consult product specification sheets for complete details on recommended transformers and dimmers.

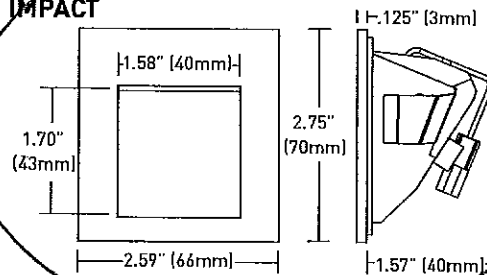
## BOLLARD



## STEALTH



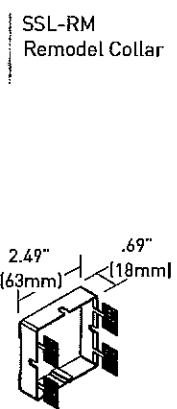
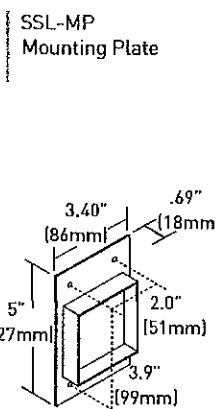
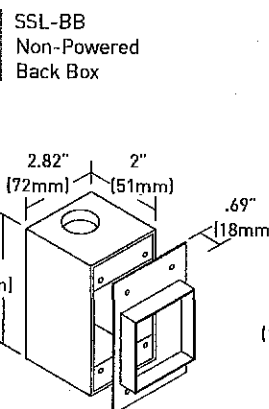
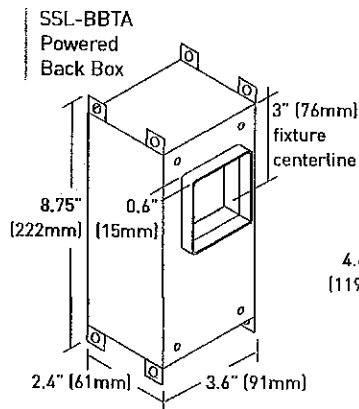
## IMPACT



## MOUNTING

Torsion spring clips are fixed to the rear of the Stealth and Impact bodies for a secure installation. Optional countersunk set screws (locking version) provide additional retention if necessary.

Fixtures may be mounted into an appropriately sized cut-out, back box, mounting plate, remodel collar or Bollard.

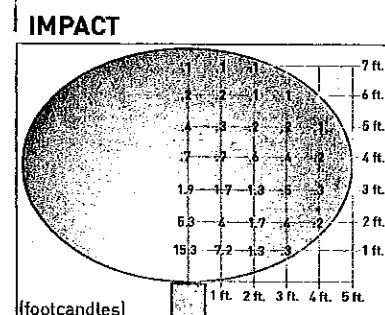
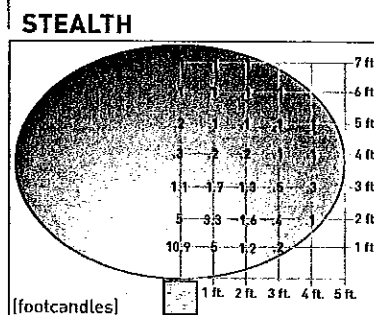


## PHOTOMETRY

Tables present an overhead view of Stealth and Impact mounted 18" (457mm) above walking surface.

Photometric tables are based on data derived from independent testing by Lighting Sciences, Inc.

Refer to manufacturer's website for complete IES file listings.

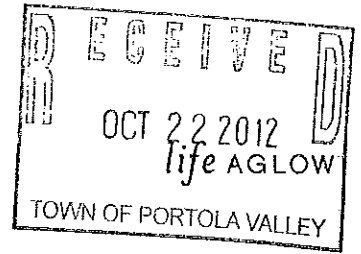




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1518BZ-LED  
Path Lighting

Width: 6.5"

Height: 22"

Weight: 4 lbs.

Material: Aluminum

Glass: Etched Glass Lens

Bulb: One 2.1w LED (Included)

Voltage: 12v

Leadwire: 36"

UPC: 640665151831

Notes: 2.1w LED 3.2VA

Notes

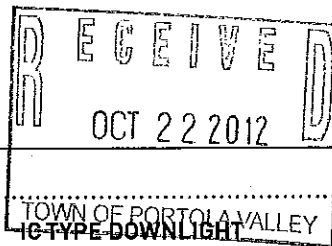




# DL9ZP [LEDX]

RECESSED LED DOWNLIGHT (IC, NON-IC, REMODEL)  
ROUND FIXED WET LOCATION

DL9ZP [LEDX]



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## TRIM

### A LED

Remote phosphor dimmable LED module in aluminum and glass casing

### B Special Features

Stainless steel construction; sealed aperture and integral silicone gasket prevent water intrusion; die-cast Professional Baffle minimizes aperture glare; sealed collar prevents light leak

### C Effects Devices

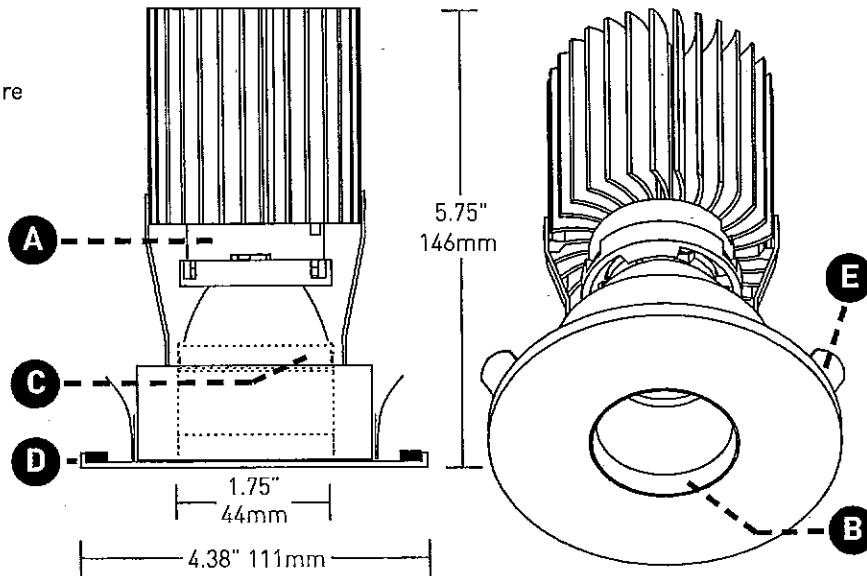
Sealed soft focus lens included; optional sealed clear glass lens available; adjustable yoke allows secure placement of up to 2 effects devices

### D Trim Plate

.15" return; install as flange overlay

### E Retention

Torsion spring clips designed to bear 3 times fixture weight; accommodates varying ceiling thicknesses and ensure snug fit of trim against ceiling



## TECHNICAL

### CONSTRUCTION

Trim: Steel and aluminum; painted finishes are granulated powdercoat; heat sink is extruded aluminum

### LED

Xicato LED module available in configurations of 80 CRI: 700, 1000 and 1300 lumen packages, and 95+ CRI: 550, 800 and 1000 lumen packages. Available color temperatures are 2700K (+/- 40K), 3000K (+/- 50K), 3500K and 4000K (+/- 70K), with beam angles of 40° and 60°. Average rated lamp life of 50,000 hours. LED/ heat sink module field replaceable.

### DIMMING PROTOCOL

TRIAC dims to nominal 5% lm output; analog 0-10 dims to nominal 1% lm output. Consult factory with questions about particular dimming systems.

### LISTING

ETL / C-ETL listed for wet locations; IP64 rated

### WARRANTY

Five year warranty on LED lamp module and driver. One year warranty on all other Lucifer Lighting provided system components. Consult factory for full warranty guidelines.



This fixture is ARRA "Buy America" compliant. Lucifer Lighting Company will supply a Certificate of Compliance upon request.

## LED SPEC LOCKERS

|                        |                                       |
|------------------------|---------------------------------------|
| Color Consistency      | 1x2 SDCM                              |
| Phosphor Architecture  | Remote Phosphor                       |
| Standard Series 80 CRI | R9=16, R13= 81 ,R15=75                |
| Artist Series 95+ CRI  | R9=96, R13=98, R15=98                 |
| Module Nominal lm/watt | 700lm (57lm/watt); 1000lm (54lm/watt) |
| Construction           | Aluminum & Glass; IP66 (module)       |
| Temperature Limit      | 50°C (IC); 40°C (NIC)                 |
| Dimming                | All dimming protocols                 |

## EMERGENCY LIGHTING

LEDX downlights may be used in conjunction with remote emergency battery EMB20-LEDX (specified separately) which is a Philips Bodine inverter.

In cases where normal power is interrupted, the remote inverter is rated to provide minimum 90 minutes of emergency power to the LED lighting system. Upon restoration of normal power, the inverter automatically recharges within 24 hours.

Refer to Philips Bodine model number ELI-S-20 spec sheet for complete details.

page 1

**LUCIFER**  
LIGHTING COMPANY

luciferlighting.com

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

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[FAX] +1-210-227-4967

[122211]



# DL9ZP [LEDX]

RECESSED LED DOWNLIGHT (IC, NON-IC, REMODEL)  
ROUND FIXED WET LOCATION

DL9ZP [LEDX]

## TRIM

### NIC TYPE DOWNLIGHT

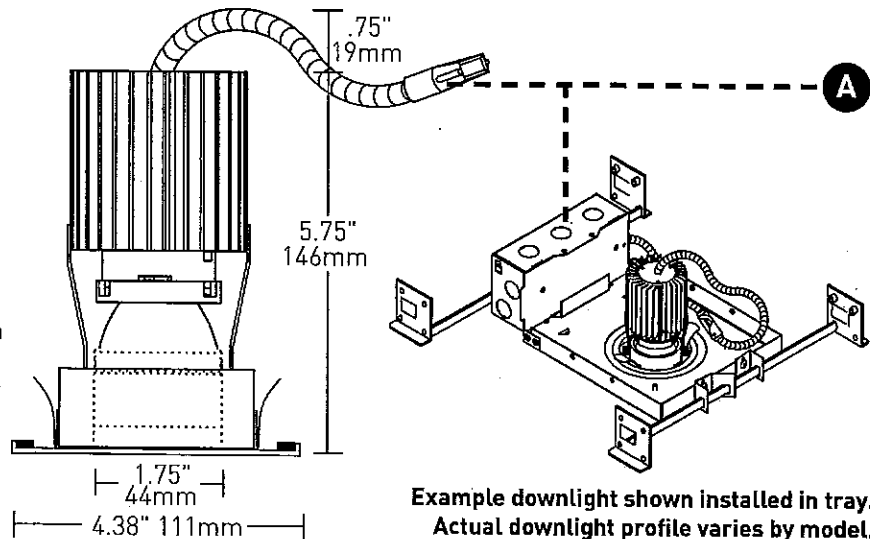
For use with NIC mounting tray in non-IC installations

#### A Special Features

*Quick-connect conduit plug* between fixture and power supply on mounting tray / junction box assembly (example illustration shown); metal conduit protected wiring

Ensure minimum 1/2" (13mm) setback from combustible materials and minimum 3" (76mm) setback from insulation material on all sides of tray and downlight fixture assembly

Do not install in environments where ambient temperatures exceed 50°C



Example downlight shown installed in tray. Actual downlight profile varies by model.

### REMODEL TYPE DOWNLIGHT

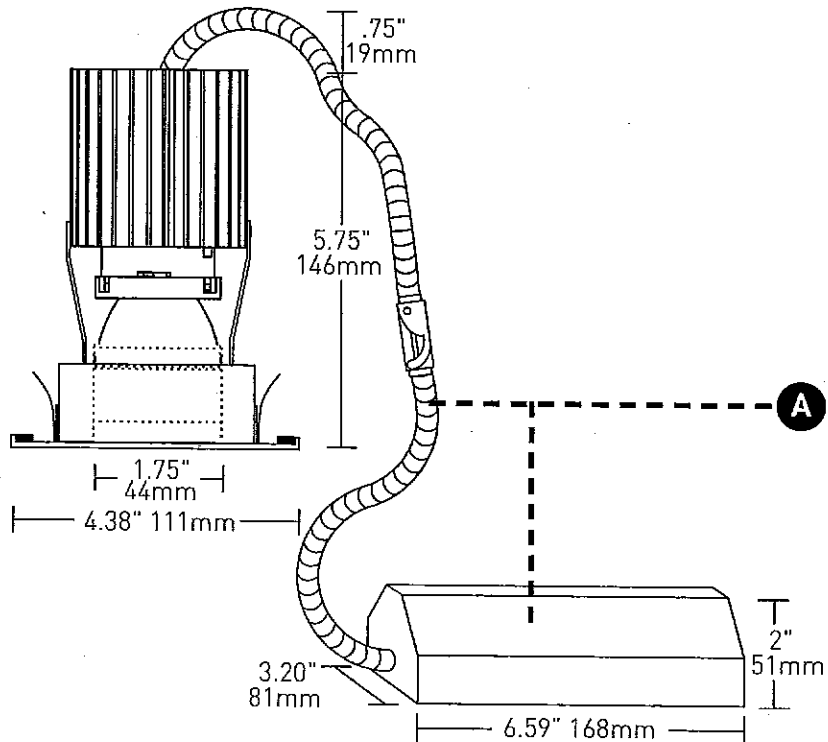
For use in non-IC remodel installations; ceiling mounted collar must be specified; flange overlay installation

#### A Special Features

*Tethered junction box with metal conduit protected wiring and quick-connect plug; for mounting without conventional housing*

Ensure minimum 1/2" (13mm) setback from combustible materials and minimum 3" (76mm) setback from insulation material on all sides

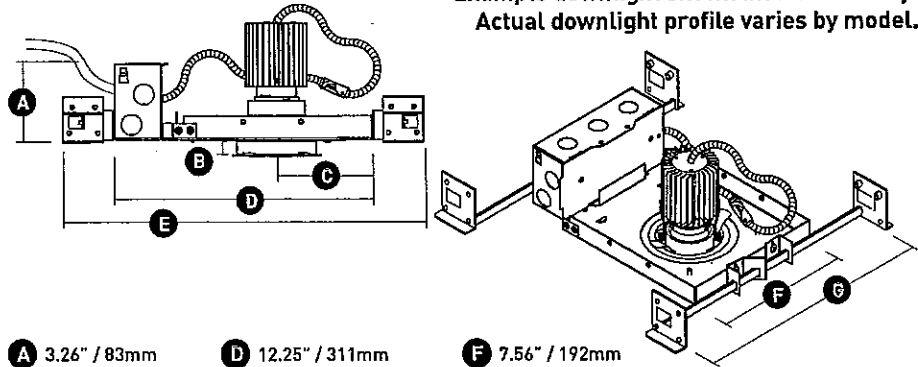
Do not install in environments where ambient temperatures exceed 50°C



**NON-IC MOUNTING TRAY**

For use with LEDX downlights in non-IC, accessible and non-accessible ceilings. Metal conduit protected wiring and quick-connect conduit plug between fixture and power supply on mounting tray / junction box assembly. Provided hanger bars may be fitted to short or long side of tray and may be cut/narrowed ensuring minimum 1/2" (13mm) setback from combustible materials on all sides of tray.

Do not install in environments where ambient temperatures exceed 50°C.



Example downlight shown installed in tray. Actual downlight profile varies by model.

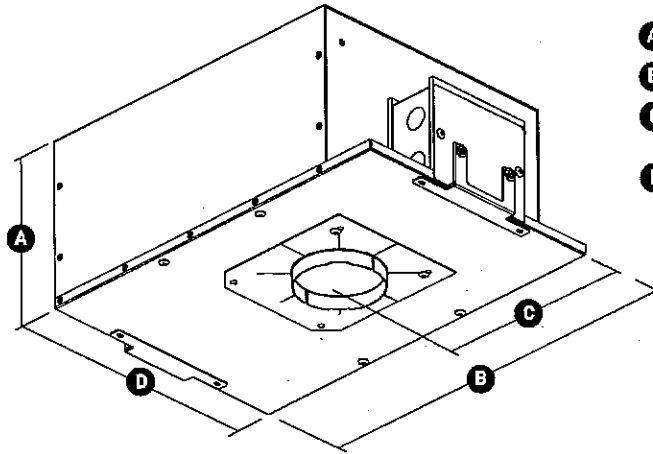
- A** 3.26" / 83mm
- B** As specified
- C** 4.16" / 106mm (aperture centerline)
- D** 12.25" / 311mm (tray dimension)
- E** 16.50" / 419mm (hanger bar dimension)
- F** 7.56" / 192mm (tray dimension)
- G** 14.13" / 359mm (hanger bar dimension)

**IC HOUSING**

For use with LEDX downlights in IC accessible and non-accessible ceilings. Transformer compartment and all splice connections may be serviced from room side. Certified Chicago Plenum and ASTM E283 Airtight version available. Hanger bars with pivoting ends are included and can be fitted to all sides of the housing.

Do not install in environments where ambient temperatures exceed 50°C.

**Note:** Standard TRIAC dimmable power supply. Alternate configurations available. Ensure housing specification denotes desired power supply.



- A** 6.1" / 155mm
- B** 16.3" / 414mm
- C** 7.2" / 183mm (aperture centerline)
- D** 10" / 254mm

**ORDERING**

**DL9ZP [LEDX]**

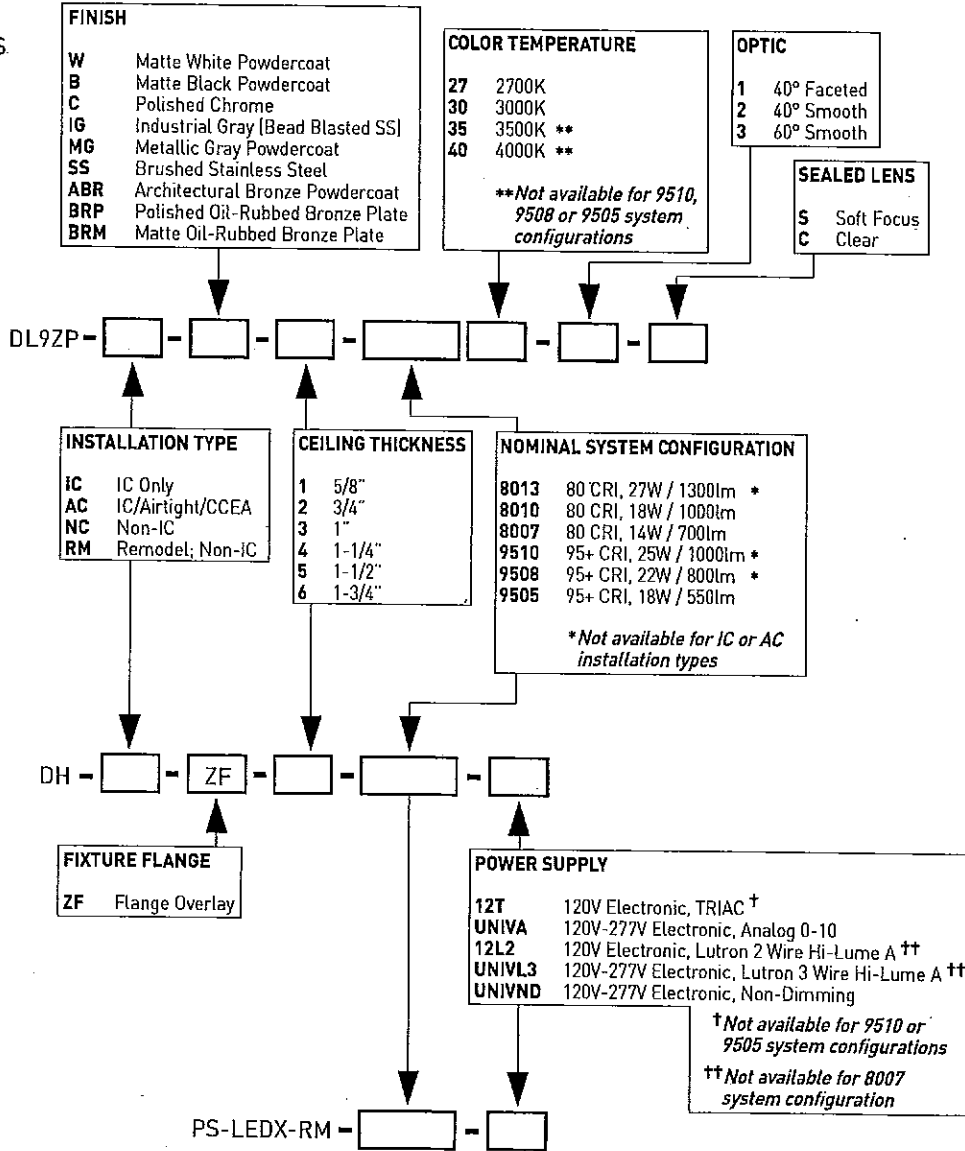
Downlights may be specified for use in IC only ceilings, IC/Airtight/CCEA ceilings, non-IC ceilings, and for remodel applications in non-IC ceilings.

IC, AC or NC downlight fixture installation type must be specified with matching IC, AC or NC housing installation type.

RM remodel downlight fixture installation type is specified with matching power supply instead of housing. Ceiling mounted collar must also be specified for use with remodel downlight fixture.

**Downlight Fixture**

Ex: DL9ZP-NC-BRM-1-800730-1-S



**Housing**

Ex: DH-NC-ZF-1-8007-UNIVL3

OR

**Remodel Power Supply**

Ex: PS-LEDX-RM-8007-UNIVL3

**ORDERING (ACCESSORIES)**

**ADDITIONAL EFFECTS DEVICES**

- AGL-2 Amber Glass Lens
- FGL-2 Frosted Glass Lens
- HCL-2 Honeycomb Louver
- LSL-2 Linear Spread Lens
- SGL-2 Spread Lens
- WTL-2 Warm Tone Lens

**EMERGENCY LIGHTING**

- EMB20-LEDX 20W Emergency Battery Backup

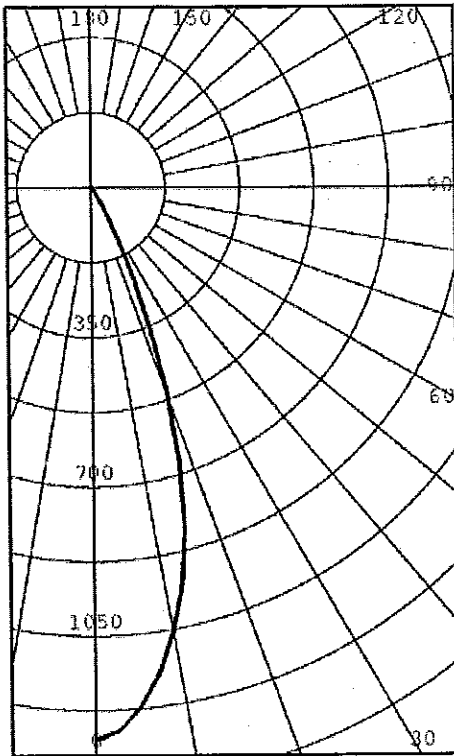
For remodel RM installations, select mounting option.

EDL-ZF

**REMODEL MOUNTING OPTION**

EDL-ZF Flange overlay collar

DL9ZP: Nominal 80 CRI, 3000K, 18W, 1000 lumen package.  
 Refer to website for additional photometry, if available.



| ANGLE | MEAN CP | LUMENS |
|-------|---------|--------|
| 0     | 1295    |        |
| 5     | 1220    | 113    |
| 10    | 1056    |        |
| 15    | 823     | 219    |
| 20    | 506     |        |
| 25    | 234     | 112    |
| 30    | 83      |        |
| 35    | 31      | 23     |
| 40    | 16      |        |
| 45    | 10      | 8      |
| 50    | 7       |        |
| 55    | 5       | 4      |
| 60    | 3       |        |
| 65    | 1       | 1      |
| 70    | 1       |        |
| 75    | 1       | 1      |
| 80    | 0       |        |
| 85    | 0       | 0      |
| 90    | 0       |        |

Lucifer Lighting Company

## lighting facts®

A Program of the U.S. DOE

|                                   |             |
|-----------------------------------|-------------|
| <b>Light Output (Lumens)</b>      | <b>480</b>  |
| <b>Watts</b>                      | <b>17.8</b> |
| <b>Lumens per Watt (Efficacy)</b> | <b>27</b>   |

|  |           |
|--|-----------|
| <b>Color Accuracy</b><br>Color Rendering Index (CRI) | <b>79</b> |
|--|-----------|

**Light Color**  
Correlated Color Temperature (CCT)

**3032 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the **Label Reference Guide**.

Registration Number: BLSJ-WBESRD  
 Model Number: DL9ZP-W-LEDX 1-3K-40F-S (1000 Lumen Package)  
 Type: Recessed downlight

Lucifer Lighting Company

## lighting facts®

A Program of the U.S. DOE

|                                   |            |
|-----------------------------------|------------|
| <b>Light Output (Lumens)</b>      | <b>672</b> |
| <b>Watts</b>                      | <b>27</b>  |
| <b>Lumens per Watt (Efficacy)</b> | <b>24</b>  |

|  |           |
|--|-----------|
| <b>Color Accuracy</b><br>Color Rendering Index (CRI) | <b>79</b> |
|--|-----------|

**Light Color**  
Correlated Color Temperature (CCT)

**3045 (Bright White)**

2700K 3000K 4500K 6500K

Warm White Bright White Daylight

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the **Label Reference Guide**.

Registration Number: BLSJ-FSP6BA  
 Model Number: DL9ZP-W-LEDX 1-3K-40F-S (1300 Lumen Package)  
 Type: Recessed downlight

# GreenPoint Rated Checklist: Single Family

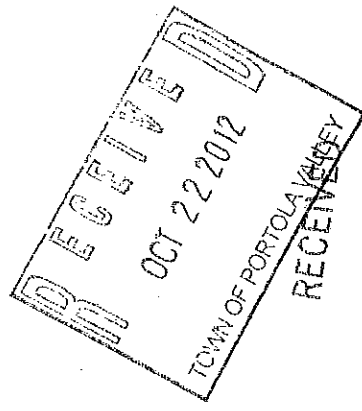
The GreenPoint Rated checklist tracks green features incorporated into the home. A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.2.a, H10a., J.2., N.1, and Q0.

This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by enforcing agency. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit [www.builditgreen.org/greenpointrated](http://www.builditgreen.org/greenpointrated)

Single Family New Home 4.2 / 2008 Title 24

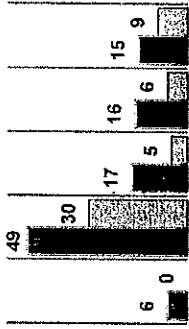
## 130 Golden Hills Drive



OCT 31 2012



Total Points Targeted: 103



| Points Achieved      | Community | Energy | IAQ/Health | Resources | Water | Possible Points |                 | Notes                               |
|----------------------|-----------|--------|------------|-----------|-------|-----------------|-----------------|-------------------------------------|
|                      |           |        |            |           |       | Points Achieved | Possible Points |                                     |
| 2                    | 1         |        |            |           |       | 2               | 1               |                                     |
| 1                    |           |        |            |           |       | 1               | 1               |                                     |
| Y                    |           |        |            | R         |       |                 |                 |                                     |
| 0                    |           |        |            | 2         |       |                 |                 |                                     |
| 0                    |           |        |            | 2         |       |                 |                 |                                     |
| 1                    |           |        |            | 1         |       | 1               | 1               |                                     |
| 0                    |           |        |            | 1         |       | 0               | 1               |                                     |
| 1                    | 1         |        |            |           |       | 1               | 1               |                                     |
| 1                    |           |        | 1          |           |       | 1               | 1               |                                     |
| 0                    |           |        | 1          |           |       | 0               | 1               |                                     |
| 6                    |           |        |            |           |       | 6               | 12              | Total Points Available in Site = 12 |
| <b>B: FOUNDATION</b> |           |        |            |           |       |                 |                 |                                     |



# 130 Golden Hills Drive

Notes

| Points Achieved   | Community | Energy | IAQ/Health | Resources | Water | Notes   |
|---|-----------|--------|------------|-----------|-------|---|
| 1   |           |        |            | 2         |       | 1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)  |
| 0   |           |        |            | 2         |       | 2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)   |
| 0   |           | 2      |            |           |       | 3. Use Radon Resistant Construction<br>[*This credit is a requirement associated with J4: EPA IAP]                              |
| 0   |           |        |            | 2         |       | 4. Install a Foundation Drainage System<br>[*This credit is a requirement associated with J4: EPA IAP]                          |
| 0   |           | 2      |            |           |       | 5. Moisture Controlled Crawlspace<br>[*This credit is a requirement associated with J4: EPA IAP]                                |
| 0   |           |        |            | 1         |       | 6. Design and Build Structural Pest Controls  |
| 1   |           |        |            | 1         |       | a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections   |
| 2   |           |        |            |           |       | b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation<br>Total Points Available in Foundation = 12 |
| <b>C: LANDSCAPE</b>   |           |        |            |           |       |   |
| Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot size) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.) |           |        |            |           |       |   |
| 0%  |           |        |            |           |       |   |
| No  |           |        |            |           | 2     | 1. Group Plants by Water Needs (Hydrozoning)  |
| No  |           |        |            |           | 2     | 2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement                                      |
| No  |           |        |            |           |       | 3. Construct Resource-Efficient Landscapes  |
| No  |           |        |            |           | 1     | a. No Invasive Species Listed by Cal-IPC Are Planted  |
| No  |           |        |            | 1         |       | b. No Plant Species Will Require Sheating   |
| No  |           |        |            |           | 3     | c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species                 |
| No  |           |        |            |           |       | 4. Minimize Turf in Landscape Installed by Builder  |
| No  |           |        |            |           | 2     | a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide      |
| No  |           |        |            |           | 4     | b. Turf is Small Percentage of Landscaped Area (2 Points for ≤25%, 4 Points for ≤10%)   |
| No  |           | 1      |            |           | 1     | 5. Plant Shade Trees  |
| No  |           |        |            |           |       | 6. Install High-Efficiency Irrigation Systems   |
| No  |           |        |            |           | 2     | a. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers  |
| Yes   |           |        |            |           | 3     | b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)  |
| No  |           |        |            |           | 3     | 7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil  |
| No  |           |        |            |           |       | 8. Rain Water Harvesting System   |
| No  |           |        |            |           | 1     | a. Cistern(s) is Less Than 750 Gallons  |
| No  |           |        |            |           | 1     | b. Cistern(s) is 750 to 2,500 Gallons   |
| No  |           |        |            |           | 1     | c. Cistern(s) is Greater Than 2,500 Gallons   |
| No  |           |        |            |           | 1     | 9. Irrigation System Uses Recycled Wastewater   |
| No  |           |        |            |           | 1     | 10. Submetering for Landscape Irrigation  |
| No  |           |        |            |           |       | 11. Design Landscape to Meet Water Budget   |
| No  |           |        |            |           | 1     | a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)              |

# 130 Golden Hills Drive

Notes

| No   | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | Notes  |
|--|-----------------|-----------|--------|------------|-----------|-------|--|
| No   | 0               |           |        |            |           | 1     | b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)   |
| No   | 0               |           |        |            | 1         |       | 12. Use Environmentally Preferable Materials for 70% of Non-Plant. Landscape Elements and Fencing<br>A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content<br>E) Finger-Jointed or F) Local |
| Yes  | 1               | 1         |        |            |           |       | 13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward  |
| Total Points Available in Landscape = 35   |                 |           |        |            |           |       |  |
| <b>D. STRUCTURAL FRAME &amp; BUILDING ENVELOPE</b>   |                 |           |        |            |           |       |  |
| 1. Apply Optimal Value Engineering   |                 |           |        |            |           |       |  |
| TBD  |                 |           |        |            | 3         |       | a. Place Joists, Rafters and Studs at 24-Inch On Center  |
| Yes  | 1               |           |        |            | 1         |       | b. Door and Window Headers are Sized for Load  |
| TBD  | 0               |           |        |            | 1         |       | c. Use Only Cripple Studs Required for Load  |
| 2. Construction Material Efficiencies  |                 |           |        |            |           |       |  |
| No   | 0               |           |        |            | 2         |       | a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)  |
| No   | 0               |           |        |            | 6         |       | b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)   |
| 3. Use Engineered Lumber   |                 |           |        |            |           |       |  |
| Yes  | 1               |           |        |            | 1         |       | a. Engineered Beams and Headers  |
| Yes  | 1               |           |        |            | 1         |       | b. Wood I-Joists or Web Trusses for Floors   |
| Yes  | 1               |           |        |            | 1         |       | c. Engineered Lumber for Roof Rafters  |
| TBD  | 0               |           |        |            | 1         |       | d. Engineered or Finger-Jointed Studs for Vertical Applications  |
| Yes  | 1               |           |        |            | 1         |       | e. Oriented Strand Board for Subfloor  |
| Yes  | 1               |           |        |            | 1         |       | f. Oriented Strand Board for Wall and Roof Sheathing   |
| TBD  | 0               |           | 1      |            |           |       | 4. Insulated Headers   |
| 5. Use FSC-Certified Wood  |                 |           |        |            |           |       |  |
| TBD  | 0               |           |        |            | 6         |       | a. Dimensional Lumber, Studs and Timber (Minimum 40%)  |
| TBD  | 0               |           |        |            | 3         |       | b. Panel Products (Minimum 40%)  |
| 6. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)                                      |                 |           |        |            |           |       |  |
| No   | 0               |           |        |            | 2         |       | a. Floors  |
| No   | 0               |           |        |            | 2         |       | b. Walls   |
| No   | 0               |           |        |            | 1         |       | c. Roofs   |
| No   | 0               |           | 1      |            |           |       | 7. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)  |
| 8. Install Overhangs and Gutters   |                 |           |        |            |           |       |  |
| No   | 0               |           |        |            | 1         |       | a. Minimum 16-Inch Overhangs and Gutters   |
| No   | 0               |           | 1      |            |           |       | b. Minimum 24-Inch Overhangs and Gutters   |
| 9. Reduce Pollution Entering the Home from the Garage<br>[*This credit is a requirement associated with J4: EPA IAP] |                 |           |        |            |           |       |  |
| No   | 0               |           |        | 1          |           |       | a. Install Garage Exhaust Fan OR Build a Detached Garage   |
| No   | 0               |           |        | 1          |           |       | b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)   |
| Total Points Available in Structural Frame and Building Envelope = 39  |                 |           |        |            |           |       | 6  |

# 130 Golden Hills Drive

Notes

| E. EXTERIOR   |   | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|---|---|-----------------|-----------|--------|------------|-----------|-------|
|   |   | Possible Points |           |        |            |           |       |
| No  | 1. Use Environmentally Preferable Decking   | 0               |           |        |            | 2         |       |
| TBD   | 2. Flashing Installation Techniques Specified and Third-Party Verified<br>[*This credit is a requirement associated with J4: EPA IAP]                                     | 0               |           |        |            | 1         |       |
| No  | 3. Install a Rain Screen Wall System  | 0               |           |        |            | 2         |       |
| No  | 4. Use Durable and Non-Combustible Siding Materials   | 0               |           |        |            | 1         |       |
| Yes   | 5. Use Durable and Fire Resistant Roofing Materials or Assembly   | 2               |           |        |            | 2         |       |
| Total Points Available in Exterior = 8  |   | 2               |           |        |            |           |       |
| F. INSULATION   |   | Possible Points |           |        |            |           |       |
| 1. Install Insulation with 75% Recycled Content   |   |                 |           |        |            |           |       |
| Yes   | a. Walls  | 1               |           |        |            | 1         |       |
| Yes   | b. Ceilings   | 1               |           |        |            | 1         |       |
| No  | c. Floors   | 0               |           |        |            | 1         |       |
| Total Points Available in Insulation = 3  |   | 2               |           |        |            |           |       |
| G. PLUMBING   |   | Possible Points |           |        |            |           |       |
| 1. Distribute Domestic Hot Water Efficiently<br>(Max. 5 points, G1a. is a Prerequisite for G1b-e) |   |                 |           |        |            |           |       |
| Yes   | a. Insulate All Hot Water Pipes<br>[*This credit is a requirement associated with J4: EPA IAP]  | 2               |           | 1      |            |           | 1     |
| TBD   | b. Use Engineered Parallel Plumbing   | 0               |           |        |            |           | 1     |
| TBD   | c. Use Engineered Parallel Plumbing with Demand Controlled Circulation Loop(s)  | 0               |           |        |            |           | 1     |
| TBD   | d. Use Traditional Trunk, Branch and Twig Plumbing with Demand Controlled Circulation Loop(s)   | 0               |           | 1      |            |           | 2     |
| TBD   | e. Use Central Core Plumbing  | 0               |           | 1      |            |           | 1     |
| 2. Water Efficient Fixtures   |   |                 |           |        |            |           |       |
| Yes   | a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates) (CALGreen code if applicable)          | 3               |           |        |            |           | 3     |
| Yes   | b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)  | 1               |           |        |            |           | 1     |
| Yes   | c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)   | 1               |           |        |            |           | 1     |
| Yes   | 3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)   | 2               |           |        |            |           | 2     |
| Total Points Available in Plumbing = 12   |   | 9               |           |        |            |           |       |
| H. HEATING, VENTILATION & AIR CONDITIONING  |   | Possible Points |           |        |            |           |       |
| 1. Properly Design HVAC System and Perform Diagnostic Testing                                     |   |                 |           |        |            |           |       |
| Yes   | a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable)<br>[*This credit is a requirement associated with J4: EPA IAP] | 4               |           | 4      |            |           |       |
| TBD   | b. Test Total Supply Air Flow Rates<br>[*This credit is a requirement associated with J4: EPA IAP]  | 0               |           | 1      |            |           |       |
| TBD   | c. Third Party Testing of Mechanical Ventilation Rates for IAQ (meet ASHRAE 62.2)   | 0               |           | 1      |            |           |       |
| 2. Install Sealed Combustion Units<br>[*This credit is a requirement associated with J4: EPA IAP] |   |                 |           |        |            |           |       |
| TBD   | a. Furnaces   | 0               |           |        |            | 2         |       |
| TBD   | b. Water Heaters  | 0               |           |        |            | 2         |       |
| No  | 3. Install High Performing Zoned Hydronic Radiant Heating   | 0               |           | 1      |            | 1         |       |

# 130 Golden Hills Drive

Notes

| TBD  | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | Notes  |
|--|-----------------|-----------|--------|------------|-----------|-------|--|
| Yes  | 0               | 1         |        |            |           |       | 4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants   |
| Yes  | 1               |           | 1      |            |           |       | 5. Design and Install Effective Ductwork<br>a. Install HVAC Unit and Ductwork within Conditioned Space<br>b. Use Duct Mastic on All Duct Joints and Seams<br>[*This credit is a requirement associated with J4: EPA IAP]                                 |
| Yes  | 1               |           | 1      |            |           |       | c. Pressure Relieve the Ductwork System<br>[*This credit is a requirement associated with J4: EPA IAP]   |
| Yes  | 1               |           | 1      |            |           |       | 6. Install High Efficiency HVAC Filter (MERV 6+)<br>[*This credit is a requirement associated with J4: EPA IAP]  |
| Yes  | 1               |           | 1      |            |           |       | 7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards<br>[*This credit is a requirement associated with J4: EPA IAP]  |
| Yes  | 1               |           | 1      |            |           |       | 8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)  |
| TBD  | 0               |           | 1      |            |           |       | 9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)<br>a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms<br>b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable) |
| Yes  | 3               | 3         |        |            |           |       | c. Automatically Controlled Integrated System with Variable Speed Control  |
| Yes  | Y               |           |        | R          |           |       | 10. Advanced Mechanical Ventilation for IAQ<br>a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]                                     |
| TBD  | 0               |           | 1      |            |           |       | b. Advanced Ventilation Practices (Continuous Operation, Some Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)   |
| TBD  | 0               |           | 2      |            |           |       | c. Outdoor Air Ducted to Bedroom and Living Areas of Home  |
| Yes  | 1               |           | 1      |            |           |       | 11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage)<br>[*This credit is a requirement associated with J4: EPA IAP]   |
| Total Points Available in Heating, Ventilation and Air Conditioning = 27 |                 |           |        |            |           |       |  |
| <b>L. RENEWABLE ENERGY</b>   |                 |           |        |            |           |       |  |
| Yes  | 1               |           |        |            |           |       | 1. Pre-Plumb for Solar Water Heating   |
| TBD  | 0               |           | 1      |            |           |       | 2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft <sup>2</sup> of South-Facing Roof  |
|  | 0               |           | 25     |            |           |       | 3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)<br>Enter % total energy consumption offset, 1 point per 4% offset  |
| Total Available Points in Renewable Energy = 27                          |                 |           |        |            |           |       |  |
| <b>J. BUILDING PERFORMANCE</b>   |                 |           |        |            |           |       |  |
| TBD  | 0               | 1         |        |            |           |       | 1. Building Envelope Diagnostic Evaluations<br>a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall<br>[*This credit is a requirement associated with J4: EPA IAP]   |
| TBD  | 0               | 1         |        |            |           |       | b. House Passes Blower Door Test<br>[*This credit is a requirement associated with J4: EPA IAP]  |
| Total Available Points in Building Performance = 2                       |                 |           |        |            |           |       |  |
| Possible Points  |                 |           |        |            |           |       |  |

# 130 Golden Hills Drive

Notes

| Points Achieved    | Community | Energy | IAQ/Health | Resources | Water | Notes   |
|--------------------|-----------|--------|------------|-----------|-------|---|
| 0                  |           | 1      |            |           |       | c. Blower Door Results are Max 2.5 ACH <sub>50</sub> for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH <sub>50</sub> for Balanced Systems (2 Total Points for J1b. and J1c.)  |
| 0                  |           |        | 1          |           |       | d. House Passes Combustion Safety Backdraft Test  |
| 30                 |           | ≥30    |            |           |       | 2. Required: Building Performance Exceeds Title 24 (Minimum 15%)<br>(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)  |
| 0                  |           | 6      |            |           |       | 3. Design and Build Near Zero Energy Homes<br>(Enter number of points, minimum of 2 and maximum of 6 points)  |
| 0                  |           |        | 2          |           |       | 4. Obtain EPA Indoor airPlus Certification<br>(Total 42 points, not including Title 24 performance; read comment)   |
| 1                  |           | 1      |            |           |       | 5. Title 24 Prepared and Signed by a CABEC Certified Energy Plans Examiner (CEPE)   |
| 0                  |           | 1      |            |           |       | 6. Participation in Utility Program with Third Party Plan Review<br>a. Energy Efficiency Program<br>[*This credit is a requirement associated with J4: EPA IAP]   |
| 0                  |           | 1      |            |           |       | b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)   |
| 31                 |           |        |            |           |       | Total Available Points in Building Performance = 45+  |
| <b>K. FINISHES</b> |           |        |            |           |       |   |
| 0                  |           |        | 1          |           |       | 1. Design Entrways to Reduce Tracked-In Contaminants  |
| 1                  |           |        | 1          |           |       | 2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)<br>a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable)<br>(<50 Grams Per Liter (gpl) VOCs Regardless of Sheen)<br>[*This credit is a requirement associated with J4: EPA IAP]   |
| 2                  |           |        | 2          |           |       | b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)   |
| 2                  |           |        | 2          |           |       | 3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable)<br>[*This credit is a requirement associated with J4: EPA IAP]   |
| 2                  |           |        | 2          |           |       | 4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)   |
| 0                  |           |        | 1          |           |       | 5. Use Recycled-Content Paint   |
| 0                  |           |        |            |           |       | 6. Use Environmentally Preferable Materials for Interior Finish<br>A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local<br>a. Cabinets (50% Minimum)<br>b. Interior Trim (50% Minimum)<br>c. Shelving (50% Minimum)<br>d. Doors (50% Minimum)<br>e. Countertops (50% Minimum) |
| 0                  |           |        | 3          |           |       |   |
| 0                  |           |        | 2          |           |       |   |
| 0                  |           |        | 2          |           |       |   |
| 0                  |           |        | 2          |           |       |   |
| 0                  |           |        | 2          |           |       |   |
| Y                  |           |        | 0          |           |       | 7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable)<br>[*This credit is a requirement associated with J4: EPA IAP]   |

# 130 Golden Hills Drive

Notes

|  |   | Points Achieved  | Community | Energy | IAQ/Health | Resources | Water |
|--|---|--|-----------|--------|------------|-----------|-------|
| <b>8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates</b> |   |  |           |        |            |           |       |
| Yes  | a. Doors (90% Minimum)  | 1  |           | 1      |            |           |       |
| Yes  | b. Cabinets & Countertops (90% Minimum)   | 2  |           | 2      |            |           |       |
| Yes  | c. Interior Trim and Shelving (90% Minimum)   | 1  |           | 1      |            |           |       |
| TBD  | 9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb   | 0  |           | 3      |            |           |       |
|  |   | Total Available Points in Finishes = 27                |           |        |            |           |       |
|  |   | Possible Points  |           |        |            |           |       |
| <b>L. FLOORING</b>   |   |  |           |        |            |           |       |
| TBD  | 1. Use Environmentally Preferable Flooring ( Minimum 15% Floor Area)<br>A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. <i>Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.</i> | 0  |           | 4      |            |           |       |
| Yes  | 2. Thermal Mass Floors (Minimum 50%)  | 1  |           | 1      |            |           |       |
| TBD  | 3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore [*This credit is a requirement associated with J4: EPA IAP])  | 0  |           | 3      |            |           |       |
| Yes  | 4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)  | Y  |           |        |            |           |       |
|  |   | Total Available Points in Flooring = 8                 |           |        |            |           |       |
|  |   | Possible Points  |           |        |            |           |       |
| <b>M. APPLIANCES AND LIGHTING</b>  |   |  |           |        |            |           |       |
| Yes  | 1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)  | 2  |           | 1      |            |           | 1     |
| TBD  | 2. Install ENERGY STAR Clothes Washer<br>a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)<br>b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)         | 0  |           | 1      |            |           | 2     |
| TBD  |   | 0  |           |        |            |           | 2     |
| Yes  | 3. Install ENERGY STAR Refrigerator<br>a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity<br>b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity   | 1  |           | 1      |            |           |       |
| Yes  | 4. Install Built-In Recycling Center or Composting Center<br>a. Built-In Recycling Center<br>b. Built-In Composting Center  | 1  |           |        |            | 1         |       |
| TBD  |   | 0  |           |        |            | 1         |       |
| Yes  | 5. Install High-Efficacy Lighting and Design Lighting System<br>a. Install High-Efficacy Lighting<br>b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant   | 1  |           | 1      |            |           |       |
| TBD  |   | 0  |           | 1      |            |           |       |
|  |   | Total Available Points in Appliances and Lighting = 13 |           |        |            |           |       |
|  |   | Possible Points  |           |        |            |           |       |
| <b>N. OTHER</b>  |   |  |           |        |            |           |       |
| Yes  | 1. Required: Incorporate GreenPoint Rated Checklist in Blueprints<br>[*This credit is a requirement associated with J4: EPA IAP]  | Y  |           |        |            | R         |       |
| TBD  | 2. Pre-Construction Kick-Off Meeting with Rater and Subs  | 0  | 1         |        |            |           |       |
| No   | 3. Homebuilder's Management Staff are Certified Green Building Professionals  | 0  | 1         |        |            |           |       |

# 130 Golden Hills Drive

## 4. Develop Homeowner Education

- a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [This credit is a requirement associated with J4: EPA IAP]
- b. Conduct Educational Walkthroughs (Prerequisite is N4a) [This credit is a requirement associated with J4: EPA IAP]

5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program

Total Available Points in Other = 6

## 0. COMMUNITY DESIGN & PLANNING

### 1. Develop Infill Sites

- a. Project is an Urban Infill Development
- b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop

### 2. Build on Designated Brownfield Site

### 3. Cluster Homes & Keep Size in Check

- a. Cluster Homes for Land Preservation
- b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)
- c. Home Size Efficiency
  - i. Enter Average Unit Square Footage
  - ii. Enter Average Number of Bedrooms/Unit

### 4. Design for Walking & Bicycling

- a. Site Has Pedestrian Access Within 1/2 Mile of Community Services:

TIER 1: Enter Number of Services Within 1/2 Mile

- 1) Day Care 2) Community Center 3) Public Park 4) Drug Store
- 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold

TIER 2: Enter Number of Services Within 1/2 Mile

- 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware
- 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office
- 8) Senior Care Facility 9) Medical/Dental 10) Hair Care
- 11) Commercial Office or Major Employer 12) Full Scale Supermarket

- i. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)
- ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)

Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile

- c. Install Traffic Calming Strategies (Minimum of Two):

- Designated Bicycle Lanes are Present on Roadways;
- Ten-Foot Vehicle Travel Lanes;
- Street Crossings Closest to Site are Located Less Than 300 Feet Apart;
- Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands

### 5. Design for Safety & Social Gathering

- a. All Home Front Entrances Have Views from the Inside to Outside Callers
- b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors

| 130 Golden Hills Drive            |                 |           |        |            | Notes     |       |  |  |  |
|-----------------------------------|-----------------|-----------|--------|------------|-----------|-------|--|--|--|
| Yes                               | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |  |  |  |
| 2                                 | 1               | 1         | 1      | 1          | 1         |       |  |  |  |
| TBD                               | 0               |           |        | 1          |           |       |  |  |  |
| TBD                               | 0               | 1         | 1      |            |           |       |  |  |  |
| Possible Points                   |                 |           |        |            |           |       |  |  |  |
| 0. COMMUNITY DESIGN & PLANNING    |                 |           |        |            |           |       |  |  |  |
| 1. Develop Infill Sites           |                 |           |        |            |           |       |  |  |  |
| No                                | 0               | 1         |        |            | 1         |       |  |  |  |
| No                                | 0               | 2         |        |            |           |       |  |  |  |
| No                                | 0               | 3         |        |            |           |       |  |  |  |
| No                                | 0               | 1         |        |            | 1         |       |  |  |  |
| No                                | 0               | 2         |        |            | 2         |       |  |  |  |
|                                   | 0               |           |        |            | 9         |       |  |  |  |
| 4. Design for Walking & Bicycling |                 |           |        |            |           |       |  |  |  |
| 0                                 |                 |           |        |            |           |       |  |  |  |
| 0                                 |                 |           |        |            |           |       |  |  |  |
| TBD                               | 0               | 1         |        |            |           |       |  |  |  |
| TBD                               | 0               | 1         |        |            |           |       |  |  |  |
| TBD                               | 0               | 1         |        |            |           |       |  |  |  |
| No                                | 0               | 2         |        |            |           |       |  |  |  |
| No                                | 0               | 1         |        |            |           |       |  |  |  |
| No                                | 0               | 1         |        |            |           |       |  |  |  |

# 130 Golden Hills Drive

Notes

| No.  | Yes | Points Achieved | Community | Energy | IAQ/Health | Resources | Water |
|--|-----|-----------------|-----------|--------|------------|-----------|-------|
|  |     | 0               | 1         |        |            |           |       |
|  |     | 1               | 1         |        |            |           |       |
| TBD  |     | 0               | 1         |        |            |           |       |
| TBD  |     | 0               | 1         |        |            |           |       |
| TBD  |     | 0               | 1         |        |            |           |       |
| TBD  |     | 0               | 1         |        |            |           |       |
| <b>P. INNOVATION</b>   |     |                 |           |        |            |           |       |
| Total Achievable Points in Community Design & Planning = 35                                  |     |                 |           |        |            |           |       |
| <b>A. Site</b>   |     |                 |           |        |            |           |       |
| 1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.) |     |                 |           |        |            |           |       |
| TBD  |     | 0               | 1         |        |            |           |       |
| TBD  |     | 0               | 2         |        |            |           |       |
| Yes  |     | 1               | 1         |        |            |           |       |
| TBD  |     | 0               | 1         |        |            |           |       |
| Yes  |     | 1               | 1         |        |            |           |       |
| TBD  |     | 0               | 3         |        |            |           |       |
| <b>C. Landscape</b>  |     |                 |           |        |            |           |       |
| TBD  |     | 0               |           |        |            |           | 2     |
| <b>D. Structural Frame &amp; Building Envelope</b>   |     |                 |           |        |            |           |       |
| 1. Design, Build and Maintain Structural Pest and Rot Controls                               |     |                 |           |        |            |           |       |
| TBD  |     | 0               |           |        |            | 1         |       |
| TBD  |     | 0               |           |        |            | 1         |       |
| Yes  |     | 2               |           |        | 1          | 1         |       |
| <b>E. Exterior</b>   |     |                 |           |        |            |           |       |
| TBD  |     | 0               | 2         | 2      |            |           |       |
| <b>G. Plumbing</b>   |     |                 |           |        |            |           |       |
| TBD  |     | 0               |           |        |            |           | 1     |
| TBD  |     | 0               |           |        |            |           | 2     |
| TBD  |     | 0               |           |        |            |           | 1     |
| TBD  |     | 0               |           |        |            |           | 2     |
| TBD  |     | 0               |           |        |            |           | 1     |
| <b>H. Heating, Ventilation, and Air Conditioning</b>   |     |                 |           |        |            |           |       |
| TBD  |     | 0               |           |        |            | 1         |       |
| Yes  |     | 1               |           | 1      |            |           |       |



# 130 Golden Hills Drive

Notes

| TBD  | Points Achieved | Community | Energy | IAQ/Health | Resources | Water | Notes           |
|--|-----------------|-----------|--------|------------|-----------|-------|-----------------|
| <b>1. Materials Meet SMaRT Criteria (Select the number of points, up to 5 points)</b>  |                 |           |        |            |           |       |                 |
| <b>N. Other</b>  |                 |           |        |            |           |       |                 |
| TBD  | 0               |           |        |            | 5         |       |                 |
| TBD  | 0               |           |        |            | 2         |       |                 |
| TBD  | 0               | 1         |        |            |           |       |                 |
| TBD  | 0               | 1         |        |            |           |       |                 |
| <p>3. Innovation: List innovative measures that meet green building objectives. Enter in the number of points in each category for a maximum of 4 points for the measure in the blue cells. Points achieved column will be automatically fill in based on the sum of the points in each category. Points and measures will be evaluated by Build It Green.</p> |                 |           |        |            |           |       |                 |
| TBD  | 0               |           |        |            |           |       |                 |
| TBD  | 0               |           |        |            |           |       |                 |
| TBD  | 0               |           |        |            |           |       |                 |
| TBD  | 0               |           |        |            |           |       |                 |
| TBD  | 0               |           |        |            |           |       |                 |
| <p>Total Achievable Points in Innovation = 33+</p>   |                 |           |        |            |           |       |                 |
| <b>Q. CALIFORNIA CALGreen CODE</b>   |                 |           |        |            |           |       |                 |
| Yes  | Y               | R         |        |            |           |       | Possible Points |
| Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.   |                 |           |        |            |           |       |                 |
| The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions.  |                 |           |        |            |           |       |                 |
| The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.  |                 |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| TBD  | N               |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| TBD  | N               |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| TBD  | N               |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| Yes  | Y               |           |        |            |           |       |                 |
| Total Achievable Points in California Green Code = 0   |                 |           |        |            |           |       |                 |

## Summary

|  |    |     |    |     |    |
|--|----|-----|----|-----|----|
| Total Available Points in Specific Categories  | 35 | 96+ | 44 | 110 | 56 |
| Minimum Points Required in Specific Categories | 50 | 0   | 30 | 5   | 9  |



Mon, Nov 19, 2012 2:28 PM

---

**Subject: FW: 130 Golden Hills Drive - Golden Hill HOA Comments**

**Date:** Monday, November 19, 2012 10:56 AM

**From:** Carol Borck <cborck@portolavalley.net>

**To:** "Tom Vlastic (vlastic@spangleassociates.com)" <vlastic@spangleassociates.com>

**Conversation:** 130 Golden Hills Drive - Golden Hill HOA Comments

Just received.

Carol

**From:** Dennis DeBroeck [mailto:DDebroeck@fenwick.com]

**Sent:** Monday, November 19, 2012 10:53 AM

**To:** 'Alena Campagna'; Carol Borck

**Cc:** 'William J. Clancey'; 'Alan Bickell'; 'Jennifer Ayer Sandell';  
bob@stoeckerandnorthway.com

**Subject:** RE: 130 Golden Hills Drive - Golden Hill HOA Comments

Alena

Thanks for the clarification. With respect to the location of the air conditioner the Committee appreciates the owner being open to move it closer to the building in order to be 50 feet or more from the property line—the Committee supports the move and believes this will also help address any noise concerns of neighbors.

Dennis DeBroeck

**Subject: FW: 130 Golden Hills Drive - Golden Hill HOA Comments**

**Date:** Thursday, November 8, 2012 2:06 PM

**From:** Carol Borck <cborck@portolavalley.net>

**To:** "Tom Vlasic (vlasic@spangleassociates.com)" <vlasic@spangleassociates.com>

**Conversation:** 130 Golden Hills Drive - Golden Hill HOA Comments

**From:** Alena Campagna [mailto:alena@stoeckerandnorthway.com]

**Sent:** Thursday, November 08, 2012 1:27 PM

**To:** 'Dennis DeBroeck'; Carol Borck

**Cc:** 'William J. Clancey'; 'Alan Bickell'; 'Jennifer Ayer Sandell'; bob@stoeckerandnorthway.com

**Subject:** RE: 130 Golden Hills Drive - Golden Hill HOA Comments

Dear Carol and the Golden Hills HOA Committee,

I just wanted to take this opportunity to clarify a few of the items before we get to ASCC.

Lighting:

a) Garage doors and skylight: The garage doors and ridge skylight were designed to allow the maximum amount of light in, minimize use of electric lighting during the day, match the design of the Owner's residence and maximize the feeling of being in an oak grove. We originally had glass sliding doors at the rear of the garage but opted, for aesthetic reasons, to balance the look with matching garage doors. The garage doors are glass to balance the large quantity of wood siding but frosted to limit light spillage and views inside. The nature of the garage use means very limited night occupation of that space, but per a note on the roof plan, the skylight has internal electric shades to limit light spill at night.

b) H1 fixture: I actually had removed the motion controlled H1 fixture in the last version of the lighting plan, but unfortunately, I neglected to replace it in the folder of files being sent to the printer. I apologize for that. There should be no H1 fixture but instead another H fixture that is symmetrical with the other one on the other side of the rear garage door. See attached lighting plan.

Air Condenser: We were not aware that the HOA required AC units to comply with the 50' setback. We read it only applied to buildings. We had not intended a full enclosure with a roof, just the wood retaining walls on the three sides. Portola Valley has a noise ordinance which those units will comply with. We are open to moving them within the 50' setback if that is preferable. No extra AC is required due to the garage occupancy

(it is the same as a similarly sized residence) and the air compressor is not connected to those condensers in any way.

Please let us know if you need anything else clarified. Thanks!

---

Alena Campagna  
Licensed Architect, LEED Green Associate  
Stoecker & Northway Architects Inc.  
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Palo Alto, CA 94303  
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(650)965-1095 fax  
[www.stoeckerandnorthway.com](http://www.stoeckerandnorthway.com) <[www.stoeckerandnorthway.com](http://www.stoeckerandnorthway.com)>

**From:** Dennis DeBroeck [mailto:DDebroeck@fenwick.com]  
**Sent:** Wednesday, November 07, 2012 2:06 PM  
**To:** 'Alena Campagna'; 'cborck@portolavalley.net'  
**Cc:** 'William J. Clancey'; 'Alan Bickell'; 'Jennifer Ayer Sandell'  
**Subject:** FW: 130 Golden Hills Drive - Golden Hill HOA Comments

Alena and Carol

The Golden Hills HOA Committee reviewed the materials provide by Stoecker & Northway for the construction of a building at 130 Golden Hills Dr. The Committee noted the following:

1. Deferral to Town and ASCC
  - The building is primarily a garage and any considerations related to such usage were deferred to the Town and ASCC .
  - Considerations of lighting were also deferred to the Town and ASCC, in part due to prior considerations of lighting with respect to the adjacent home and the concerns expressed by neighbors ( most outside of the Golden Hills HOA) of the light emitted from that property. The Committee encouraged the ASCC to review the lighting and neighbor considerations generally and specifically:
    - a) The potential for light that could emit from the two garage doors ( the doors have frosted glass panels and one door does not exit to a driveway) and ridge skylight.
    - b) The motion triggered exterior flood lights ( Labeled H1)-- for brightness of those

lights and potential for them being triggered by animals and staying on:

2. Air Condenser -Set Back -Potential Noise

The Committee noted there is a "Wood Retaining Wall for AC Condenser Enclosure" located within the 50 foot setback of the HOA and wanted to understand if it could be located outside of the 50 foot setback, closer to the building , and to confirm that the unit would not be noisy to a neighbor. Is the AC unit going to be enclosed? If so what is the nature of the enclosure? Given the garage usage of the building the Committee wanted to confirm that extra air conditioning is not required which would make the unit more noisy than one for a normal home and that it is not part of the air compressor usage (located inside in the metal shop) .

Respectively submitted

Golden Hills HOA

**From:** Alena Campagna [mailto:[alena@stoeckerandnorthway.com](mailto:alena@stoeckerandnorthway.com)]  
**Sent:** Friday, October 19, 2012 3:14 PM  
**To:** Dennis DeBroeck  
**Subject:** 130 Golden Hills Drive - Email 2 of 2

Second and final e-mail. Thanks!

---

Alena Campagna  
Licensed Architect, LEED Green Associate  
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**COTTON, SHIRES AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND GEOLOGISTS

---

November 14, 2012

V5232

TO: Carol Borck  
Planning Technician  
TOWN OF PORTOLA VALLEY  
765 Portola Road  
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**  
RE: Rubin, New Residence/Garage  
130 Golden Hills Drive  
Site Development Permit #X9H-644

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for the proposed residential development, using the following documents:

- Preliminary Geotechnical Investigation (report) prepared by Murray Engineers Inc., dated September 25, 2012;
- Architectural Plans (4 sheets, various scales) prepared by Storcker and Northway Architects Incorporated, dated September 21, 2012;
- Topographic Plan (1 sheet, 20-scale) prepared by Freyer and Laureta Inc., dated April 3, 2012;
- Septic Plans (1 sheet, 20-scale) prepared by S.R. Hartsell, REHS dated September 21, 2012; and
- Grading and Drainage Plans (3 sheets, various scales) prepared by Freyer and Laureta Inc., dated September 21, 2012.

In addition, we have reviewed pertinent technical documents from our office files and performed a recent site inspection.

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330 Village Lane  
Los Gatos, CA 95030-7218  
(408) 354-5542 • Fax (408) 354-1852

Central California Office  
6417 Dogtown Road  
San Andreas, CA 95249-9640  
(209) 736-4252 • Fax (209) 736-1212

Southern California Office  
550 St. Charles Drive, Suite 108  
Thousand Oaks, CA 91360-3995  
(805) 497-7999 • Fax (805) 497-7933

[www.cottonshires.com](http://www.cottonshires.com)



## DISCUSSION

We understand that the applicant is proposing to construct a new residence and an accessory building including a garage. According to the referenced plans, the current project permit application includes just the garage and workshop with a living unit above. We understand that the main residence will be addressed in a different permit application. Estimated earthwork quantities include approximately 170 cubic yards of cut and 105 cubic yards of fill.

## SITE CONDITIONS

The subject property is generally characterized by moderately steep to steep (approximately 25 to 40 percent inclinations) northeast-facing hillslope topography. Past grading activities have resulted in several cut and fill pads. The largest fill pad is located in the southwestern portion of the property where steep (approximately 50 percent inclination) slopes surround the pad area. In this area an earth lined drainage swale traverses the pad diverting surface water toward the east. Another fill pad is located mid-slope of the property where the proposed garage/workshop will be located. Steep (approximately 50 percent inclination) slopes are associated with the fill located in this area. Other fill slopes are associated with the main driveway. Cuts for the various fill pads contain steep to very steep (approximately 50 to 60 percent inclination) slopes. Drainage at the site is generally characterized by uncontrolled sheetflow to the northeast.

According to the Town Geologic Map, the subject property is underlain, at depth, by bedrock materials of the Whiskey Hill Formation (i.e., sedimentary bedrock consisting of interbedded sandstone, siltstone and potentially expansive claystone). Sandstone bedrock is exposed in cuts located in the upper pad area and within the slope in the northern portion of the property. Siltstone bedrock was encountered at a depth of 6 feet below ground surface in boring B-1 and was not encountered in boring B-2 that reached a depth 8.9 feet. According to the Town Movement Potential Map the site is located primarily within an "Sbr" zone, which is defined as "level ground to moderately steep slopes underlain by bedrock within approximately three feet of ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement and soil creep." The lower portions of the property are located within a "Ps" zone, defined as "Unstable, unconsolidated material, commonly less than 10 feet in thickness, on gentle to moderately steep slopes subject to shallow landsliding, slumping, settlement and soil creep." During our site visit, we noted signs of surficial creep on the slopes above the proposed garage. The active San Andreas fault is located approximately 0.8 mile southwest of the project site.

### CONCLUSIONS AND RECOMMENDED ACTION

The proposed residential development is constrained by the presence of potentially non-engineered fill, surficial slope creep, expansive soils and bedrock materials, and very strong to violent seismic ground shaking. Based on our review of the referenced documents, it appears that the Project Geotechnical Consultant has performed a geotechnical investigation of the site and provided preliminary geotechnical design recommendations that are in general conformance with prevailing standards of geotechnical practice. We recommend geotechnical approval of the Site Development Permit. The following Items 1 and 2 should be performed prior to building permit approval.

1. Construction Plans - Detailed residential construction plans should be submitted to the Town for review by the Town Engineer and Town Geotechnical Consultant.
2. Geotechnical Plan Review - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the project construction plans (i.e., site preparation and grading, site drainage improvements and design parameters for the foundations and retaining walls) to ensure that their recommendations have been properly incorporated.

The Geotechnical Plan Review should be submitted to the Town for review and approval by the Town Staff prior to approval of building permits. The following should be performed prior to final (as-built) project approval:

3. Geotechnical Construction Inspections - The geotechnical consultant should inspect, test and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations prior to placement of steel and concrete.


The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the Town Engineer for review and approval prior to final (as-built) project approval.

LIMITATIONS

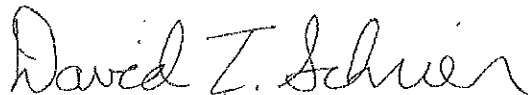
This geologic and geotechnical peer review has been performed to provide technical advice to assist the Town with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.  
TOWN GEOTECHNICAL CONSULTANT



Ted Sayre  
Principal Engineering Geologist  
CEG 1795



David T. Schrier  
Principal Geotechnical Engineer  
GE 2334

TS:DTS:JN:kd

# WOODSIDE FIRE PROTECTION DISTRICT

## Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ [www.woodsidefire.org](http://www.woodsidefire.org) ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – go to [www.woodsidefire.org](http://www.woodsidefire.org) for more info

| BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS  |   |   |
|--|---|---|
| PROJECT LOCATION: 130 Golden Hills Dr  | Jurisdiction: PV                          |   |
| Owner/Architect/Project Manager:<br>Rubin  | Permit#:<br>x9h-644                       |   |
| PROJECT DESCRIPTION: new house   |   |   |
| Fees Paid: <input checked="" type="checkbox"/> \$YES <input type="checkbox"/> See Fee Comments   Date:   |   |   |
| Fee Comments: \$60.00 for ASRB pd 9/28/12 ck#3216  |   |   |
| <b>BUILDING PLAN CHECK COMMENTS/CONDITIONS:</b><br>1. Must comply to Portola Valley Muni Code 15.04.020E for ignition resistant construction & materials Chapter 7 2010 CBC<br>2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.<br>3. Approved spark arrestor on all chimneys including outside fireplace<br>4. Install Smoke and CO2 detectors per code.<br>5. NFPA 13D Fire Sprinkler System to be installed.<br>6. 100' defensible space around proposed new structure prior to start of construction.<br>7. Upon final inspection 30' perimeter defensible space will need to be completed.<br>8. If driveway is over 15% must have rough brushed surface approved by WFPD. If driveway over 150' must have approved turnaround. Driveway over 350' must have turnout. see <a href="http://www.woodsidefire.org">www.woodsidefire.org</a><br>9. Fire hydrant must be within 500' of structure measured on approved roadway route. Submit building plan showing distance to proposed structure. |   |   |
| Reviewed by: D. Enea   | Date: 10/29/12                            |   |
| <input type="checkbox"/> Resubmit <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Approved without conditions  |   |   |
| Sprinkler Plans Approved: NO   |   |   |
| Date:  | Fees Paid: <input type="checkbox"/> \$350 | <input type="checkbox"/> See Fee Comments |
| As Builts Submitted: -----   | Date:                                     | As Builts Approved Date:                  |
| Fee Comments:  |   |   |
| Rough/Hydro Sprinkler Inspection By: -----   |   |   |
| Date:  |   | Sprinkler Inspection Comments:            |
|  |   |   |
| Final Bldg and/or Sprinkler Insp By: -----   |   |   |
| Date:  |   |   |



# MEMORANDUM

## TOWN OF PORTOLA VALLEY

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TO: Carol Borck, Planning Tech  
FROM: Howard Young, Public Works Director  
DATE: 11/19/2012  
RE: 130 Golden Hills Drive

Site Development Grading, Drainage, and erosion Control plan comments:

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed checklist shall be submitted with building plans. Document is available on Town website.
2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.
3. Any revisions to the Site Development permit set shall be highlighted and listed.