TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, January 28, 2013
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

7:30 PM - REGULAR AGENDA*

1. Call to Order:

2. Roll Call: Breen, Clark, Hughes, Koch, Ross

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. Continued Review for Compliance with Conditions of Conditional Use Permit (CUP) X7D-169, Greenhouse/Pool, Guest House and Art Studio, and Concurrence with Subcommittee Recommendations Relative to Planting Issues, 555 Portola Road, Neely/Myers

5. New Business:

   a. Architectural Review for House and Carport Additions, and Remodeling, 357 Westridge Drive, Deem

   b. Architectural Review for Addition of Detached Accessory Structure "Recreation Room/Studio," 121 Ash Lane, Vidalakis

   c. Architectural Review for House Additions and Remodeling and Addition of Detached Accessory Structure "Cabana" Guest House, 230 Shawnee Pass, Gurtner

6. a. Annual Election of ASCC Chair and Vice Chair

   b. Commission and Staff Reports

7. Approval of Minutes: January 14, 2013

8. Adjournment

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: January 25, 2013

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: January 23, 2013

RE: Agenda for January 28, 2013 ASCC Meeting

The following comments are offered on the items listed on the January 28, 2013 ASCC agenda.

4a. CONTINUED REVIEW FOR COMPLIANCE WITH CONDITIONS OF CONDITIONAL USE PERMIT (CUP) X7D-169, GREENHOUSE/POOL, GUEST HOUSE AND ART STUDIO, AND CONCURRENCE WITH SUBCOMMITTEE RECOMMENDATIONS RELATIVE TO PLANTING ISSUES, 555 PORTOLA ROAD, *NEELY/MYERS*

On January 18, 2012, the planning commission conditionally approved the subject CUP for floor area and impervious surface area additions on the subject 229-acre Portola Road frontage property. The ASCC was significantly involved in the review of the proposed CUP and the development of conditions of the permit. The conditions of the approved use permit are attached and the relevant plans for the current, subject proposals will be available for reference at the 1/28/13 ASCC meeting. In September of 2012, the ASCC received an update on the statues of CUP conditions and considered and found plans for the cabana and agricultural building elements of the approved use permit generally acceptable. The attached report prepared for the September 10, 2012 meeting and meeting minutes review the actions taken by the ASCC last September.

The current requests of the ASCC are to:

1. Ratify the decisions reached by the ASCC subcommittee relative to the planting issues along Portola Road and the southern parcel boundary as set forth in the attached letter to the permit holders dated November 5, 2012.

2. Find the following Green House/Pool plans and materials consistent with the provisions of the CUP:

   Green House, CJW Architecture, November 6, 2012, unless otherwise dated:
   Sheet: T-0.1, Title Sheet
   Sheet: T-0.2, Lighting Selections
   Sheet: A-1.1, Site Plan
   Sheet: A-2.1.B, Main Floor Plan & Elevations

Greenhouse Finish Board, 7/16/12

GreenPoint Rated Checklist, received 11/7/12 and targeting 55 BIG points

3. Find the following guest house/studio plans and materials consistent with the provisions of the CUP:

   Guest House/Studio, CJW Architecture, August 1, 2012, unless otherwise dated:
   Sheet: T-0.1, Title Sheet
   Sheet: T-0.2, Lighting Cut Sheets
   Sheet: A-1.1, Site Plans
   Sheet: A-2.1, Floor Plan & Elevations

   Guest House/Studio Finish Board, 7/16/12

   GreenPoint Rated Checklist, received 11/7/12 and targeting 59 BIG points

The following comments are offered to assist the ASCC in its review of each of the specific requests. Comments are also offered to update the permit status as discussed in the attached report to the ASCC prepared for the September 10, 2012 meeting. (*Note: There is considerable history and background on this CUP that can't be presented in this report and that most ASCC members are familiar with. If, however, any ASCC member, and particularly new member Ross, feel they need additional data on the project history, please contact the town planner.)*

1. **Overview and status of CUP conditions compliance**. For the most part, and except for the planting subcommittee matter discussed in the next section of this report, the status of compliance with CUP conditions remains as discussed in the report to the ASCC considered at the September 10, 2012 meeting. The required memorandum of the CUP has yet to be executed, but we understand the applicant is prepared to do that. It is likely that more of the work for condition compliance will be pursued after the town addresses the meadow preserve general plan language which is to begin at the February 13th joint study session of the planning commission and town council.

   Since the 9/10/12 meeting, we have met with the Fire Marshal and public works director relative to the details associated with the permit allowed for northerly maintenance access improvements. Further, we continue to have periodic interaction with the applicant on the conditions and will continued to do so to set a basis for actual processing of the building permits. We assume that the necessary conditions will be complied with so that when actual building plans are ready for town processing, they can move ahead. In each case, the actual building permit plans for each building component would be shared with the ASCC for a finding of final CUP consistency. As with the September 2012 reviews, the ASCC is now being asked to find current plan modifications consistent with the basic intent of the CUP provisions. This will allow the applicant to proceed to develop actual building permit plans.

2. **Ratify the decisions reached by the ASCC subcommittee relative to the planting issues along Portola Road and the southern parcel boundary as set forth in the attached letter to the permit holders dated November 5, 2012.** On November 2, 2012 designated ASCC members Clark and Koch met at the property

with the permit holders, conservation committee representative Jean Eastman, Nick Pegueros, town manager, and the town planner. Agreements were reached to resolve CUP condition planting issues and accepted by the permit holders as set forth in the attached November 5, 2012 letter to Dr. Neely and Ms. Myers. ASCC members Clark and Koch can comment further on the meeting and provisions in the agreement letter, but it is recommended that the provisions be approved by the ASCC.

2. **Green House plans and materials**. The plans for the green house referenced in the CUP documents provide for a 3,420 sf all polycarbonate wall and roof structure with dark bronze metal framing. The approved location is on the slope immediately above the existing tennis court and the building would include the green house plant area, swimming pool, bathroom and storage areas. There was considerable visual analysis of the proposal due to the polycarbonate walls and roof elements and the concept plans were found conceptually acceptable with the understanding the interior lighting would be to the satisfaction of the ASCC and that a shade system would be implemented to control potential visual impacts from light spill. The approved concept plans will be available for reference at Monday's meeting and this will include the colors board with the polycarbonate sample, bronze framing and concrete proposed for the bathroom walls.

   The concept plans allow for one 85-foot long polycarbonate green house structure with heights that range from 14 to 20+ feet. The permitted roughly 12-foot square bathroom is located on the uphill, west side of the structure and was also largely a polycarbonate structure except for concrete walls used for privacy.

   The enclosed plans locate the proposed, roughly 95-foot long, green house in the approved site and the placement is essentially as shown on the approved plans. The total floor area is 161 sf less than what is identified in the CUP table and the attendant impervious surface area is also less by 179 sf. The ASCC encouraged the final plans to include an IS reduction and, in this case, for the green house the IS has been reduced by 27%.

   The design has also been modified to essentially break up the massing of the structure and to use far less of the polycarbonate material. The plans have been refined to distinguish the pool, bathroom and plant/green house spaces by differ forms. The larger pool area now has a low pitch asphalt shingle roof with gable elements and skylights. The walls are to be glass with wood framing and a trellis has been added to the southerly exposure opposite the tennis court elevation.

   The flat roof, stucco wall bathroom is located between and connects the pool structure to the pre-manufactured green house. The overall heights range from 9 to 19 feet, but there is considerably greater variety in form and reduction in apparent massing with the design changes.

   We believe that the refined design reduces concerns over potential light spill and results in less apparent overall building scale and is better integrated with the character of the main house. A few items, however, do need to be addressed to the satisfaction of the ASCC as follows:

Proposed materials and finishes. The proposed asphalt roof shingles for the pool area structure are dark charcoal gray and will have far less potential for glare and light reflection than the allowed for polycarbonate material. The proposal for the window frames is to paint them off-white to match the existing main house located above and west of the green house and for the stucco to be a medium warm gray to also match the house. While the character of the refined plans reduces the scope of "glazed area" we would prefer that the exterior window frame and wall finishes were darker and more consistent with the bronze frame and tan concrete bath wall color shown on the approved finish board. This board will be available for reference at the ASCC meeting. This should be reviewed with the design team.

Glazing and skylights. The CUP conditions specify that the potential for light spill and reflection from the polycarbonate wall and roof areas would be addressed with a shade system and control of interior lighting. Interior lighting plans need to be clarified to the satisfaction of the ASCC and controls for light spill form the "plant" green house area explained. Shades should be provided as determined necessary by the ASCC. The glass material for the pool area needs to be specified, including the planned skylights. The ASCC will need to determine if any measures such as shades, tinting, etc. will be needed to address the light spill and reflection conditions of the CUP.

Exterior lighting. The number of exterior lights proposed for pathway and entry areas does not appear excessive and the fixtures appear appropriate. The selected wall mounted fixtures allow for somewhat more light spill than the ASCC would typically consider, but in this case, fewer fixtures can be used and distance to neighbors appears to address any concern over off site impacts. The main issue is, however, the matter of interior lighting behind the glazed surfaces.

BIG target numbers. With the CUP conditions, the applicant committed to achieve a BIG point level of 97 for the green house. The current submittal targets a total of 55 points. Thus, adjustments will need to be made to the plans to the satisfaction of staff to comply with CUP conditions.

3. **Guest House/Studio plans and materials**. The proposed guest house and studio plans conform to the recognized CUP plans relative to location, siting and basic layout. Further, the architectural design of the plans is consistent with the CUP documents. Exterior materials are slightly modified to be consistent with what the ASCC found acceptable for the cabana structure in September of last year. These include dark brown metal roofing, tan window frames and medium concrete walls. The original color board, the proposed revised color board and the approved cabana color board will be available for reference at the ASCC meeting.

   The proposed floor area in the studio has increased by 206 sf and the guest house by 6 sf. This is consistent with the information shared with the ASCC in September when it was explained that the cabana area was being reduced in size and that this would allow for a somewhat larger studio. The changes are not significant and the guest house is still under the 750 sf permitted maximum.

   The proposed impervious surface area for guest house and art studio is 5,975 sf and well under the 7,000 sf recognized in the CUP documents.

Overall the changes to the guest house and art studio are consistent with the basic provisions of the CUP. The BIG checklist, however, suggests that the target BIG point total is 59, but in the CUP referenced documents, it was provided that these structures would be off the grid. Final BIG calculations and building data will need to be provided to the satisfaction of staff verifying conformity to CUP provisions.

The proposed exterior lighting includes three pathway lights and wall mounted sconce fixtures at the access doorways. The fixtures are the same as proposed for the green house and the lighting design appears acceptable given the site conditions and functions.

The identified septic system would be subject review by the health department and town geologist as part of the normal building permit process. Both, however, have reviewed the proposals in concept as part of the CUP process and indicated the general feasibility.

Prior to taking any action on the current submittal, the ASCC should consider the above comments and any new information provided at the January 28, 2013 meeting. Actions relative to the building proposals would be to make findings of general conformity with the CUP subject matters that will need additional ASCC review as discussed above. This will allow development of building permit plans, but these detailed plans will still require final ASCC review and approval.

5a. ARCHITECTURAL REVIEW FOR HOUSE AND CARPORT ADDITIONS, AND REMODELING 357 WESTRIDGE DRIVE, *DEEM*

This proposal is for approval of the addition of 1,212 sf of countable floor area to the subject 2.7-acre Westridge Subdivision site, increasing total site floor area to 3,790 sf. The site location and conditions are generally described on the attached vicinity map. The proposal includes a minor main level house addition, a new lower "basement" level, conversion of an existing detached garage to an art studio, and a new carport with new driveway configuration. A large portion of the lower level is countable floor area, but 672 sf would be exempt, as it conforms to the basement definition in the zoning ordinance.

The total proposed floor area in the main house with attached carport is only 43% of the total permitted floor area. Thus, no special ASCC findings are necessary relative to the floor area proposals.

The scope of grading suggested by the plan data is approximately 460 cubic yards. Engineered grading plans have not, however, been submitted and, at this time, a site development permit is not requested. Eventually such a permit would be needed and ASCC consideration and approval of the permit would be required. Thus, any action on the project would need to be subject to eventual review and approval of the site development permit. If the final grading plans suggest conditions or impacts not anticipated with the plans being considered at this time, the architectural review approval would also need to be reconsidered.

The project is presented on the following enclosed plans unless otherwise noted, revised through 1/23/13 and prepared by CJW Architecture:

Sheet: T-0.1, Title Sheet
Sheet 1 of 1, Boundary and Topographic Survey, BGT Land Surveying, Aug. 2012
Sheet: A1-1.1, Site Plan w/Landscaping (and lighting and fixture cut sheets)
Sheet: A1-1.2, Site Plan – Construction Staging
Sheet: A1-2.1, Main House Floor Plans
Sheet: A1-3.1, Exterior Elevations

In addition to the enclosed plans, the project design team has provided the following attached materials as part of the architectural review application:

- Completed *Outdoor Water Use Efficiency Checklist,* 11/12/12
- Completed GreenPoint Rated Existing Home Checklist, received 11/14/12, targeting 32 BIG points whereas a minimum point total of 25 is required for this "elements" project.

Also, the project architect has advised that all new construction will match existing conditions in terms of exterior colors and materials and finishes. A photo record of these materials is being provided. The materials include stained wood siding and trim, wood shake shingle roofing and dark bronze windows and frames for the glazed doors. The architect did note, however, the possibility of installing a new roof and that a metal material might be considered. Clarification of any possible roof changes will be provided at the 1/28 ASCC meeting.

The town has also received the attached January 9, 2013 approval letter from the **Westridge Architectural Supervising Committee (WASC).** The approval has been granted subject to three conditions relative to lighting, frontage planting and construction staging. The construction staging matter would be addressed in detail as part of the necessary site development permit process discussed above. The enclosed plans include the front yard lighting changes requested by the WASC. Some additional comments are offered below relative to the proposals for Westridge frontage landscaping that in part respond to the WASC conditions.

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

1. **Project description, site conditions, and grading and vegetation impacts.** The site is located on the south side of Westridge Drive between the Westridge Drive intersections with Alamos Road and Bolivar Lane. The existing, typical Westridge Ranch style residence is located on the northern portion of the site and the building area has relatively gentle slopes. The residence steps with the slopes and is of a modest size by typical Westridge area standards. Even with the proposed changes and additions, the house size and scope of site development would remain comparatively modest, preserving most of the oak grassland condition of the parcel.

   In addition to the house, as shown on the site plan, the developed building envelope contains a detached garage, swimming pool with terrace and lawn area and pool fencing, an elevated deck and west side terrace area. The pool and both terrace areas will be maintained, but the lawn east of the pool will be replaced with no-mow native grasses. This "grass" will also be used over most of the existing driveway

area to be abandoned. The elevated deck at the southwest corner of the house is in poor condition and would be rebuilt.

Overall, the scope of existing development is concentrated in a limited building area and that approach to site use will be maintained with the current proposal. The new carport would increase the floor area footprint, but has been designed to provide necessary parking in a fairly transparent structure. Some additional terrace area with hot tub is planned on the south side to serve the new lower level space but, again this is relatively modest in scope and has minimum potential for site disturbance or increase in massing. The architect has advised that the new rear yard terrace would be surfaced in the same paver materials used for the existing west side terrace.

Currently required covered parking is provided by the 576-sf detached garage immediately east of the main residence. The driveway to the east side garage doors extends from near the northeast parcel corner at Westridge Drive to the garage. The plans propose to abandon this access and garage use and "repurpose" the garage for studio use. A new carport it proposed immediately north of the main house to satisfy covered parking requirements and the driveway access would be moved closer to the midpoint of the parcel's Westridge Drive frontage. The existing driveway would be returned to a more native condition with the planting of oaks, shrubs and native grasses as shown on plan sheet A-1.1. The changes to the frontage also include the removal of a significant row/stand of redwoods and extension of new shrubs along the frontage. Currently there are a number of oaks that line the frontage that will be preserved with the project and are effective in screening views from Westridge Drive.

While the general approach to redwood removal and new frontage planting appears conceptually appropriate (and redwood removal is supported by the WASC as stated in the attached 1/9/13 approval letter), we recommend that the final, detailed shrub landscape plan be subject to review and approval by a designated ASCC member to ensure that the planting is random and the proposed 6-10 foot tall shrubs are not placed in a manner that could result in a more hedge-like condition. Further, given the scope of trees that would remain along the frontage, we believe that only minimum new planting would be needed and should be located mainly for privacy of specific spaces and to shield sensitive site use areas from vehicle headlights. In any case, the final plan should be to the satisfaction of designed ASCC member.

The garage conversion would include an east side trellis addition and the addition of a bi-folding door system to replace the existing double garage door. These changes are shown on the site plan and plan elevation sheets. The project architect has advised that plans for the "repurposed garage" include repair and re-leveling the concrete floor, which has settled, and interior installation of counters and a sink, a separate small hot water heater and a heating unit. The tentative plans also include insulating the space. Currently, the garage has no plumbing or heating. In any case, final, specific building permit plans for interior changes will need to be subjected to staff review to ensure full compliance with the town's accessory structures policies and zoning standards.

The new carport along with the reconfigured driveway centers on the northerly part

of the building site. The carport accommodates the two required covered parking spaces and the driveway apron and parking area provide access and required guest parking spaces. Minimum grading is needed for the driveway work and the only trees impacted are redwoods and one smaller oak tree. The location for the new driveway access has been identified with yellow tape at the site and story poles are in place to model the carport.

With the site development permit the specific proposals for driveway grading should be detailed and potential for impacts of the oaks flanking the driveway identified. An arborist should also comment on the grading and measures to be employed to protect the trees. These should be included in a final construction staging plan with the site development permit application.

The driveway and guest parking area would be surfaced with asphalt consistent with basic town driveway standards and policies. The driveway width measures approximately 14 feet, but needs to be limited to 12 feet to meet town standards. The width at the radius connections to the street and parking areas can, however, be wider and are consistent with town standards. Narrowing of the driveway would also provide some benefit in added separation from the adjacent oaks.

The proposed 84 sf main level house addition would contain a "powder room" and a bedroom closet. The addition is located in the space between the house and existing garage and immediately south of the proposed carport. It would be integrated with the existing roof forms of the house and have little if any impacts on views from the Westridge Drive corridor. Overall, the most significant changes along the north side of the parcel would be the removal of redwood trees.

Construction of the basement area would require excavation under the existing house. Access for this work would be along the east side property line and then below the existing pool area to the rear of the house. Some existing east side fence sections would need to be removed at least temporarily for access. The path, however, avoids trees, but the grading for the basement and access terrace would require removal of a row of Manzanita shrubs. The applicants have considered relocation of the shrubs, but have been informed that success of relocation is questionable.

Overall, the project plans and proposals appear appropriate given site conditions and the applicant's objectives. A number of details will need to be addressed with the final site development permit/grading plans and landscape plan clarifications and some additional fencing issues are discussed below.

2. **Compliance with Floor Area (FA), Impervious Surface Area (IS), and height limits**. The total proposed site floor area is 3,790 sf and well below the 7,424 sf limit. The total area proposed in the main house is the same 3,214 sf. This is only 43% of the total permitted floor area and is well under the 6,310 sf 85% limit. As noted above, 672 sf of the proposed new lower level is exempt basement floor area. Even with this area, however, the project is relatively modest in terms of town maximums and typical projects considered for the larger parcels in town.

The total proposed impervious surface (IS) area is 6,551 sf and this represents only a 322 sf increase over existing conditions. The allowed IS area is 12,850 sf, thus the proposal is well below the permitted maximum IS area.

The maximum height of the house with the rear yard excavation for lower level access would increase by approximately 2.5 feet to 27.5 feet. This is under the 34 foot maximum height limit. The added height would not be apparent from Westridge Drive and would only be exposed on the south side. The house heights relative to adjacent grade would range from 12 feet or less to just below 21 feet and these all conform to the 28-foot height limit. The proposed carport would have a maximum height of 12 feet.

Compliance with required setbacks is demonstrated on Sheet: A-1.2. Side and rear yard setbacks are significantly greater than the minimum 20-foot requirement. The plans have been adjusted based on interaction with staff to ensure that the siting for the new carport conforms to the front yard setback making use of the yard setback averaging provisions. This includes conformance with the 80% 40 foot standard and attaching the carport to the house.

3. **Proposed architecture, exterior materials and colors.** The existing house has a contemporary Ranch style of architecture that would be preserved with the minor exterior changes proposed with this project. The existing exterior materials and finishes described above would be used for the proposed house additions, subject to clarification of any planned changes to roofing materials.

   The proposed carport would have a flat roof with supports that include storage closets finished in the same stained wood siding used on the existing house. Wood fascia and other support elements would also conform to existing materials.

4. **Landscaping and fencing.** Our landscaping comments were provided above under the discussion of project description. Relative to fencing, the current plans call for preserving most of the existing pool fencing along the east and south side of the pool terrace area. They also propose replacing the existing fence with trellis top that extends from the garage to the easterly property line with a new, five-foot high "domestic" rail fence for pool protection. Much of this new fencing would be in the front yard setback area and, thus, would conflict with current town fencing standards.

   The fencing conflicts have been discussed with the project architect and the plans are being adjusted to conform to fence ordinance standards. It is likely that one approach being considered is preserving much of the existing trellis topped fencing and developing an access from the new studio trellis covered area to the pool terrace. Plan clarifications regarding this fencing issue will be provided at Monday's ASCC meeting.

5. **Exterior Lighting**. Plan Sheet A-1.1 shows the proposed exterior lighting, including fixture cut sheets, and a note clarifying that all existing spotlights will be removed with this project. The plan also has been revised to eliminate the driveway lights of concern in the comments from the WASC.

The new lighting includes two path lights at the parking area, two wall mounted lights in the carport, entry path lights and a few additional path lights associated with the studio terrace and new rear terrace. We assume that there would also be a wall mounted light associated with the new east side studio doors, but this is difficult to determine from the plans. Overall, the limiting proposals appear consistent with town standards, but a complete lighting plan should be provided with the building permit that specifically identifies all existing lighting to be retained and removed and all new lighting, including changes that would reflect final plans for fencing and access from the studio to the pool area. The final lighting plan should be subject to review and approval by a designated ASCC member.

6. **"Sustainability" aspects of project**. Pursuant to town green building requirements, the project architect has completed the attached Build It Green (BIG) GreenPoint rated existing home checklist. In this case, the checklist targets 32 points. The mandated minimum point total for this "elements" project is 25 points and BIG greenpoint rating would be self-certified. Compliance with checklist provisions is addressed through the town's standard building permit administration process.

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 January 28, 2013 ASCC meeting.

5b. ARCHITECTURAL REVIEW FOR ADDITION OF DETACHED ACCESSORY STRUCTURE "RECREATION ROOM/STUDIO," 121 ASH LANE, *VIDALAKIS*

This request is for approval of a detached, 504 sf recreation room/studio on the subject 3.7-acre Westridge Subdivision area parcel (refer to attached vicinity map). This is a small addition to an existing residential redevelopment project currently under construction at the site located immediately northwest of the intersection of Westridge Drive and Alamos Road. The plans for that project were conditionally approved by the ASCC and planning commission (i.e., site development permit X9H-614) in May of 2010. Project construction has proceeded consistent with town approvals and building oversight.

The current request is shown on the following enclosed plans prepared by Swatt – Miers Architects and dated 12/13/12:

Sheet A0.1, Title Sheet
Sheet A0.1.1, Site Plan
Sheet A1.2, Enlarged Site Plan
Sheet A1.3, Floor Plan, Lighting Plan & Roof Plan
Sheet A2.1, Exterior Elevations

In support of the application, the project design team has provided the following materials:

- Materials Board received 12/13/12. A black and white copy of the Board is attached and the color version will be available for reference at the ASCC meeting. It is noted,

however, the proposed exterior materials are as approved for the project that is under construction and with a site visit these materials can be viewed and appreciated.

- Cut sheet for proposed soffit down light, received 12/13/12 (attached). Again, this is the fixture approved for soffit use at the site. The proposed fixture locations are shown on plan Sheet A1.3.
- Completed GreenPoint Rated Single Family Home Checklist, received 12/13/12 (attached). The checklist targets 52 BIG points whereas a minimum point total of 50 is required for this project.

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

1. **Project description, site conditions, grading and vegetation impacts, architectural elements, accessory structure provisions**. As noted above, plans for residential redevelopment of this Westridge property were approved by the town in 2010 and construction, consistent with the approved plans, is well underway. The work includes a contemporary design main house located in roughly the center of the site and a detached garage with guest unit east of the main house. Also approved were a swimming pool, landscaping and continued driveway access from Ash Lane. Again, site conditions and work in progress, including application of exterior materials and finishes, can be appreciated with a site visit. Approved plans and the original materials board with actual material samples will be available for reference at the ASCC meeting.

   The current request is to locate a detached, 504 sf recreation room/studio immediately east of the garage/guest unit. The proposed location is identified by story poles and taping at the site. The structure can be developed with minimum grading, but will require removal of a larger cedar tree. The grading would lower the ground elevation by a maximum of roughly two feet to conform grade relationships with adjacent site improvements. Due to this lowering of grade, the low profile of the flat roof structure, i.e., a height of 11 feet, and site location, there should be minimum potential for off site visual impacts or any significant increase in apparent massing relative to the scope of the already approved project. Further, the consistent use of materials and finishes would ensure harmony with existing conditions. These include mahogany wood siding and clear anodized aluminum window and door frames.

   Since the property already includes a detached guest house, the ASCC must determine that the proposed building is not an additional second unit and that it can be easily converted to a second unit or easily attached to the existing second unit to create a second unit larger than 750 sf. A copy of the town's accessory structure policies is attached for reference.

   In this case, the proposed 504 sf studio is 22 feet away from the 490 sf guest house and garage structure and connection of the spaces due to this distance would not be easily accomplished. Further, the studio/rec room includes only one large room with a sink and the powder room does not include a shower. The design, thus, does appear to fully conform to the accessory structure policies.

We have not yet received input on the project from the Westridge Architectural Supervising Committee, but have been attempting to find the status of committee review and will update the ASCC at the 1/28 meeting.

2. **Compliance with Floor Area (FA), Impervious Surface Area (IS), and height limits**. The total proposed site floor area with the new structure would be 7,719 and this would be just under the maximum limit of 7,764 sf. The total area proposed in the main house would not change with the project.

   The existing total impervious surface (IS) area with the 2010 approval is 13,800 sf and this is within 459 sf of the IS limit of 14,259 sf. The plans state that no new IS is proposed. Under zoning standards, however, the concrete surface under the roof overhang must be counted, and this is approximately 370 sf. Thus, the IS limit would not be exceeded, but it would be, practically, fully used with this project. The plans should be corrected relative to the IS numbers to be consistent with town standards.

   The maximum height of the studio would be less than 12 feet and would fully conform to the 28-foot and 34-foot height limits.

   Compliance with required setbacks is demonstrated on Sheet A1.2. The proposed structure is just at the 20-foot setback required from Alamos Road and well removed from all other required setback areas.

3. **Landscaping and fencing.** The ASCC approved landscaping plan for the 2010 project include planting to screen views to the site from Alamos Road and the proposed structure does not conflict with the approved plan. The ASCC, however should consider the impacts on views that result from the removal of the cedar tree and determine if any additional screen planting is needed. A copy the approved landscape plan will be available for ASCC consideration at the 1/28 meeting.

   No new fencing is proposed with the project. The "new" fencing identified on the site plan is the fencing approved with the 2010 project.

4. **Exterior Lighting**. Plan Sheet A1.3 shows the proposed entry door location for the one new soffit light and the fixture cut sheet is attached. The one light is required at the entry door and no other new lights are proposed.

5. **"Sustainability" aspects of project**. In this case, the above reference and attached checklist targets 52 points. The mandated minimum point total for this project is 50 and formal greenpoint rating certification would be required.

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 January 28, 2013 ASCC meeting.

5c. ARCHITECTURAL REVIEW FOR HOUSE ADDITIONS AND REMODELING AND ADDITION OF DETACHED ACCESSORY STRUCTURE "CABANA" GUEST HOUSE," 230 SHAWNEE PASS, *GURTNER*

This proposal is for single story house additions, including a basement and the addition of a detached 581 sf "cabana" guest house on the subject 1.0-acre Arrowhead Meadows subdivision property. The project includes significant remodeling of the existing house with a new basement and demolition of an existing garage. The project also seeks approval to concentrate 90% of the permitted floor area in the main house.

The project is evaluated in the enclosed January 28, 2013 report prepared by interim planning manager Steve Padovan. Prior to taking any action on the plans, ASCC members should consider the report, visit the project site and also consider any new information presented at the January 28th ASCC meeting.

6a. ANNUAL ELECTION OF ASCC CHAIR AND VICE CHAIR

Annually, at its second January meeting, the ASCC elects the Chair and Vice Chair for the calendar year. Town policy encourages rotation of these positions currently held by Chair Hughes and Vice Chair Breen.

6b. COMMISSION AND STAFF REPORTS

Based on discussion at the January 14th ASCC meeting, staff was directed to add this report item to the ASCC agenda for all regular meetings. The intent is to provide an opportunity for ASCC members to comment on any items of interest or concern and to also report on actions completed by "designated" members dealing with follow-up reviews of specific applications. The agenda item will also provide a more formal opportunity for staff to update ASCC members on items of interest and concern to the ASCC and also scheduling.

No formal action should be taken during this report agenda item. If there were a need for any specific action to be considered or taken, it would appropriately be done as a listed/noticed item on a future agenda.

TCV

encl.
attach.

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

Review for Compliance with
CUP X7D-169,
555 Portola Road, Neely/Myers

Town of Portola Valley

765 Portola Road
Portola Valley, CA 94028
(650) 851-1700

November 5, 2012

Sent by Email: neely@stanford.edu, crestavista@batnet.com
Dr. Kirk Neely and Ms. Holly Myers
555 Portola Road
Portola Valley, CA 94028

Subject: Compliance with Conditions of Conditional Use Permit (CUP) X7D-169-- November 2, 2012 site meeting relative to Conditions 5. and 5a.

Dear Dr. Neely and Ms. Myers:

Thank you for meeting with town representatives on Friday, November 2, 2012 relative to compliance with the subject CUP conditions. This letter is to confirm the events and tentative decisions made at last Friday's site meeting relative to removal of vegetation along the southern boundary and the Portola Road frontage of your property for compliance with the above conditions and the conditions of the recent 9/10/12 ASCC approval for a 36" high "horse fence" along the southern boundary line. We understand you were to discuss the tentative decisions and respond to the town with any concerns.

1. **ASCC oversight re: condition compliance and 11/2 site meeting attendance**. Under provisions of the CUP, the ASCC is responsible for ensuring compliance with the subject conditions. Jeff Clark and Megan Koch were assigned by the ASCC to participate in the site meeting and advise the full ASCC of their findings and recommendations. Both attended the site meeting with you, and the meeting was also attended by Jean Eastman, representing the conservation committee, Nick Pegueros, Town Manager, and myself.

   Pursuant to CUP condition 5a., the conservation committee is to offer comments to assist the ASCC in making findings relative to condition compliance. Ms. Eastman will share the tentative decisions with the conservation committee for final input before the matter is returned to the full ASCC for approval.

2. **Tentative decisions relative to planting along the southern boundary (CUP conditions and conditions of 9/10/12 ASCC fencing approval)**. The following reflect the changes tentatively found acceptable by ASCC members Clark and Koch:

a. You clarified that the 36" high fencing would be with 4"x4" posts with only one 4"x4" maximum rail.

b. All posts currently installed along the southern boundary and all yellow and other signs now in place to identify the property line will be removed.

c. All oaks and other materials planted by you will be removed except for three (3) valley oaks and one (1) live oak that are roughly within the first 160 feet west of the Portola Road property line. The four oaks that are allowed to remain have been each tagged with a green ribbon.

d. The larger volunteer oaks along the property boundary can remain. However, the live oak that is roughly 160 west of the Portola Road frontage and 20 feet north of the southern boundary will be trimmed to have more of a tree form similar to the adjacent volunteer oaks. The intent it to remove the bush-like under growth and begin to open views across the grassland under the tree canopy.

e. Any new signage to identify the boundary would be placed on the new fence and designed to blend with the natural wood color of the fence material, and specifically to avoid the visual attention of the current yellow signs.

3. **Removal of recent planting along the Portola Road frontage and thinning of trees along the Portola Road corridor on the CUP property**. The following were tentatively found acceptable by ASCC members Clark and Koch:

a. All redwoods and conifers on the CUP property along the Portola Road corridor shall be removed. This includes both planted and volunteer materials. Specifically, it was noted that volunteer pines had established themselves and all of these are to be removed. This removal of redwoods and conifers satisfies the requirements for both removal and thinning on the CUP property along the Portola Road corridor and no thinning of the remaining tree cover on the property is necessary.

b. The planted redwoods and volunteer pines are mainly in two areas where views are now somewhat open to the "meadow" area from the public trail. These are approximately 100 feet and 200 feet respectively north of the southern boundary intersection with the Portola Road frontage property line. It was noted that with removal of the redwoods and pines, views from these areas would be opened from the trail. It was also noted that with some tree removal and vegetation trimming that would be needed for the approved realignment of the service driveway to the agricultural building site, there would be three areas of view opening along the corridor on the CUP property. It was also noted that much of the more dense growth on the west side of the Portola Road corridor is along the public trail within the public right of way and that this would likely be thinned based on direction that would come from the Portola Road corridor planning effort now underway.

The above represents the tentative findings and recommendations for ASCC members Clark and Koch. Please let me know if they are consistent with your understandings from the site meeting and of any concerns or comments you may have. We hope to present these to the full ASCC for approval shortly.

Sincerely,

Tom Vlasic
Town Planner

cc. Jeff Clark, ASCC
Megan Koch, ASCC
Nick Pegueros, Town Manager
Jean Eastman, Conservation Committee

Chair Hughes called the meeting to order at 7:30 p.m. in the Town Center historic School House meeting room.

Roll Call:

ASCC: Hughes, Breen, Clark, Koch
Absent: Warr
Planning Commission liaison: Gilbert
Town Council Liaison: Aalfs
Town Staff: Town Planner Vlasic, Planning Technician Brown
Interim Planning Manager Padovan

Prior to consideration of the following request, Breen temporarily left the ASCC meeting noting that she was conflicted from acting on the project due to landscape services she had provided to the applicant.

Review for Compliance with Conditions of Conditional Use Permit (CUP) X7D-169, 555 Portola Road, Neely/Myers

Vlasic presented the September 6, 2012 staff report on this request for review for compliance with conditions of approved CUP X7D-169. He advised of the status of the project and that a number of CUP conditions need to be addressed before any building permits could actually be issued. He stressed that at this time the key items that need ASCC direction have to do with the scope of impervious surface area, meadow area fencing, and changes in architectural character for the cabana/entertainment building. He also asked that the ASCC identify two members to participate in the plant removal/thinning subcommittee as discussed in the staff report.

Vlasic also commented that the CUP condition for consideration of additional screen planting for the cabana/entertainment building site would be best addressed after the building is framed and views from off site can more specifically be considered. ASCC members concurred with this suggestion.

ASCC members considered the staff report and following plans prepared by CJW Architecture:

Agricultural Building, May 31, 2012:
Sheet: T-0.1.E, Title Sheet
Sheet: T-0.2, Lighting Selections & Fence Details
Sheet: A-1.1.E, Site Plan – Ag. Building
Sheet: A-2.1.E, Main Floor Plan (and elevations)

Cabana, May 17, 2012, unless otherwise dated:
Sheet: T-0.1, Title Sheet
Sheet: T-0.2, Photos & Lighting
Sheet: A-1.1 Site Plan
Sheet: A-2.1, Floor Plan & Elevations
Sheet: A-2.1A, Cabana Floor Plan & Elevations (as shown on CUP approved plans)

Also considered were the July 23, 2012 documents from the applicant on the Build It Green objectives, the approved CUP plans, and the colors and materials boards for the cabana/entertainment and agricultural buildings. In addition, the ASCC considered the September 10, 2012 email from applicant Dr. Kirk Neely further explaining his desire for the fencing along the southern boundary of his property in the meadow area.

Kevin Schwarckopf, project architect, presented the plans to the ASCC and offered the following comments and clarifications:

- Data on the proposed septic systems for the buildings is now being processed though the health department to ensure compliance with department standards.

- The plans will be modified to conform to the impervious surface limits set with the CUP. It is also noted that the cabana/entertainment building is 300 sf less than shown on the approved CUP plans. It is anticipated that this residual area would be added to the studio approved to the location lower on the property.

- The other CUP conditions would be addressed as described in the staff report.

- The change in cabana/entertainment building design was a result of decisions made on the design for the guest house and studio. The location, scale and massing are much the same as for the original proposal.

- Concurs with the staff recommendation that any additional screen landscaping for the cabana be considered after the building is framed.

Public comments were requested. **Marge DeStaebler, conservation committee,** supported the proposed low post and rail fence along the southerly property boundary with the removal of the plants and trees installed to mark the boundary. She also supported the use of a subcommittee of ASCC and conservation committee members to develop the plan for plant/tree removal and thinning as discussed in the staff report.

ASCC members discussed the request, as clarified, and offered the following conclusions and directions:

- The plans for the cabana/entertainment building are generally acceptable subject to the landscape review after building framing recommended by staff for CUP compliance

- The agricultural building plans are acceptable, but consideration should be given to a more forest green color for the siding.

- Support the proposed fence with removal of the existing trees and signs installed to mark the boundary.

These comments were offered with the understanding that all of the other issues noted in the staff report, including requirements for meadow management plans, would be addressed before building plans were presented to the ASCC for approval. In addition, Clark and Koch were assigned to work on the planting subcommittee.

Following consideration of the above request, Breen returned to her ASCC position.

4c. Review For Compliance with Conditions of Conditional Use Permit (CUP) X7D-169, 555 Portola Road, *Neely/Myers*

On January 18, 2012, the planning commission conditionally approved the subject CUP for floor area and impervious surface area additions on the subject 229-acre Portola Road frontage property. The ASCC was significantly involved in the review of the proposed CUP and the development of conditions of the permit. The conditions of the approved use permit are attached for reference. At this time, the permit holder has submitted plans to the town to start the process of permit implementation for two of the buildings and improvements related to the buildings authorized by the permit. These plans are for the cabana building and agricultural building. They are not building permit plans, but would serve as the basis for preparation of the building permit plans called for ASCC review and approval in the CUP documents. There are a number of CUP conditions that must be addressed before building permits can be issued. Many of these don't involve the ASCC and will be addressed with the applicant and staff as appropriate.

The plans and materials listed below have been submitted at this time for ASCC consideration and specifically for the ASCC to find them in substantial conformity with the permit conditions. The submittal of the plans triggers a number of conditions that need to be addressed and, in some cases, more work will be needed by the design team, town staff and the ASCC to bring closure on the conditions. This additional work is also outlined below.

The following enclosed plans have been specifically submitted for ASCC consideration and have been prepared by CJW Architecture:

Agricultural Building, May 31, 2012:
Sheet: T-0.1.E, Title Sheet
Sheet: T-0.2, Lighting Selections & Fence Details
Sheet: A-1.1.E, Site Plan – Ag. Building
Sheet: A-2.1.E, Main Floor Plan (and elevations)

Cabana, May 17, 2012, unless otherwise dated:
Sheet: T-0.1, Title Sheet
Sheet: T-0.2, Photos & Lighting
Sheet: A-1.1 Site Plan
Sheet: A-2.1, Floor Plan & Elevations
Sheet: A-2.1A, Cabana Floor Plan & Elevations (as shown on CUP approved plans)

In support of the submittal, the applicant has provided the attached Build It Green, Green Point rated checklists and July 23, 2012 memo clarifying the green building objectives. Also, in response to questions on the checklist, the project architect has provided the attached July 23, 2012 email advising that the solar panels would be on the roof of each new building and that the cabana would be "100% of the grid" as committed to with the CUP approved plans.

In addition to the above materials, the project architect has also provided a specific finish board for the cabana that reflects changes to the proposed architectural style that are also discussed below.

The following comments are offered to assist the ASCC consider the subject request:

1. **Overview and status of CUP conditions compliance**. The applicant has pursued revision of the agricultural building site plan as called for in condition 7a., and the plan has been revised to remove reference to the vineyard uses as required by the planning commission CUP approval. Our attached May 25, 2012 letter to the project architect, and the applicant's statements provided with it, set forth the town planner's conditional acceptance of the revised plans. Further, the letter and related documents characterize the applicants intent relative to the agricultural uses for the meadow area now and in light of hoped for clarifications that may result from final town council directions relative to the other agricultural uses, particularly vineyards, in the meadow preserve area. A copy of the approved agricultural building site plan and the other approved CUP plans will be available for reference at Monday's ASCC meeting. As a reminder, the approved cabana building plan is included with the enclosed May 31, 2012 plan set.

   At this time, we have been advised that the agricultural building is only for haying operations and that no other agricultural uses would be considered until the town clarifies the general plan wording for uses in the "meadow preserve" area. The town council is tentatively scheduled to take up the meadow preserve language matter at its second meeting in September. In any case, before a permit can be issued for the agricultural building, data will need to be provided to the satisfaction of the ASCC to allow for findings and approvals called for under CUP condition 7i.

   In addition to the above matters, the applicant has been working with staff, including the town attorney, on the memorandum of CUP called for in condition 10. He understands that this will need to be finalized before any building permits can be issued. Also, the applicant has begun the process of preparation of a Williamson Act contract with the town, but this too will be somewhat dependent on the manner in which the meadow preserve language is clarified by the town council.

2. **ASCC subcommittee for resolution of planting issues along the Portola Road frontage and along the southern parcel boundary**. Permit conditions 5 and 5a set forth a specific process for addressing landscape issues along Portola Road and the southern parcel boundary common with the lands of the open space district. The applicant would like to pursue the development of the plans working initially with a subcommittee of the ASCC and with conservation committee representatives. Thus, on Monday, if the ASCC concurs, no more than two ASCC members should be identified to provide guidance to the applicant and design team relative to the plans that will be needed to satisfy the conditions. We will also seek one or two members of the conservation committee to be involved in the process. Once the plans have been developed they would be forwarded to the full ASCC for review and final approval.

3. **Review of plans for new driveway access to agricultural building at north end of meadow area**. The plans propose the improvement of the northerly agricultural use access as allowed for in the approved CUP. The plan, however, is only a

general identification of the access that is consistent with what is shown on the CUP plans. More detailed plans will be needed to satisfy condition 4 of the permit and these will be pursued with the design team. The condition requires the plans to meet the requirements of the fire marshal and public works director. A meeting is being set with them and the project architect to define specific plan needs. Once this has been accomplished and the plans meet pubic works director and fire marshal requirements, the plans will be presented to the ASCC for final aesthetic consideration as called for in the permit condition.

4. **Compliance with sustainability conditions of the CUP**. Condition h. requires that the cabana and other buildings above the existing residence be "off the grid" and achieve the BIG scores committed to in communications from CJW architecture in February of 2009. These CJW communications identified a minimum BIG score of 134 points for the cabana. This is considerably more than provided for in the attached checklist. We will be working with the project design team to achieve condition compliance. The agricultural building was not covered in the 2/2009 materials relative to specific BIG standards, thus it would have to meet the town's current requirements as discussed in the attached July 23, 2012 memo from CJW.

5. **Agricultural building plans and agricultural uses**. The attached documents associated with our May 25, 2012 approval of the revised agricultural building site plan set forth the applicant's basic intents for the agricultural building at this time and for the agricultural uses in the meadow. As noted above, more data will need to be provided relative to the agricultural use plan and this will likely be developed after the town council resolves the general plan meadow preserve language issues. Thus, at this time the ASCC should focus on the building siting, access and design relative to CUP conformity.

   The building design, location and access are much the same as shown on the approved CUP plans. Further, the intent is to finish the building in conformity with the finish board dated 9/30/11 recognized in the CUP conditions. This board does, however, require final review and approval by the ASCC. It will be available for reference at Monday's meeting.

   The planned lighting is generally consistent with the approved plans. We take no issue with the lighting planned in the south side access bay, but would recommend that only one light be used at the more exposed north side access. All lighting should be manually switched and not on motion sensors or timers.

   The proposed floor area of 2,400 sf is consistent with the CUP approval. The project architect, however, has advised that the proposed impervious surface is now at 9,366 sf and this is over the 8,000 sf shown on the CUP documents. Thus, the IS area will need to be reduced to be consistent with the CUP or IS area reduced associated with other CUP elements so that the overall allowed IS area is not exceeded.

6. **Meadow area management and fencing**. As noted above, more details need to be provided to satisfy condition 7i. requirements relative to meadow area maintenance and management. This condition also requires all fencing to be approved the ASCC.

At this time the only fencing that is proposed is a horse type of fence along the boundary with the open space district as identified on the "Site Key Plan" on Sheet: T-01.E. The specific proposed fence design is shown on Sheet: T-0.2 and is to match the fencing now used by the MOSD. For the location proposed, it could not exceed a height of four feet to conform to fence ordinance standards.

While the approved CUP left the matter of meadow fencing to the ASCC, any fencing was to be associated with specific agricultural use proposals. Further, the conditions seek to at least partially remove vegetation that is now defining the parcel boundary through the meadow area.

We understand that the fencing is to set the boundary to address unauthorized access concerns of the applicant that are now highlighted by signs on posts in the meadow. Given the above, and without additional clarifications, it is difficult to conclude that the proposed property line fencing is consistent with the provisions of the CUP. We, however, understand the concerns of the applicant and it will be important for the design team to fully explain the basis for the desired fencing so the ASCC can make a more informed decision on the proposal.

In light of the above, it appears that the ASCC could find the basic agricultural building design, location, materials and finishes and lighting consistent with the CUP, subject to the lighting and impervious surface area adjustments suggested above. Additional clarifications are needed regarding the fencing and a number of other conditions need attention before any building permits could be issued. Many of these will be addressed to the satisfaction of town staff when specific building and grading permits are proposed as called for in CUP conditions.

7. **Cabana plans, need for additional screen landscaping.** The comparison table on Sheet: T-0.1of the cabana plans show that the currently proposed floor area is 302 sf less than the approved CUP plans and the impervious surface area 237 sf over what is shown on the approved plans. IS area adjustments would be needed similar to those noted above for the agricultural building. The cabana location, access and siting are consistent with the approved CUP plans.

   The design of the building is significantly different than what is shown on the plans originally provided by the applicant and recognized in the approved CUP. While revisions to such early plans are not unexpected, in this case the design changes are from a more traditional building to one with a very contemporary character. Further, the original plan for exterior materials and finishes called for wood and darker stucco siding, asphalt shingles and dark bronze window trim. The current plans propose a dark brown metal roof, tan window frames and medium tan concrete walls. Also, as noted in the comparison table, more window area is now planned.

   While the overall height, mass and siting of the building are in basic conformity with the CUP plans, the design is clearly a departure. The design changes need to be explained to the ASCC so that it can determine if any new visual impact concerns need to be considered and resolved. Plan Sheet: T-0.2 has been prepared to help the ASCC consider the visual impact issues and to also facilitate review and input from the MROSD as called for in CUP condition 7d. Such input has yet to be received. The ASCC will, however, need to determine if any additional field review

is needed to fully appreciate any potential changes in anticipated visual impacts and need for additional screen planting.

The proposed lighting includes three path lights for access from the parking area to the cabana, a distance of roughly 160 feet. Eight exterior lights are proposed on the building. Two would be recessed down lights and six would be fluorescent wall sconces. The sconces are described as having open top, bottom and sides and basically wash the wall behind the fixture. The ASCC typically discourages such fixtures and in this case, there is significant window area for light spill from within the cabana. Thus, the ASCC may want to seek adjustments to the proposed sconce lighting plan.

In any case, it appears the more cabana plan clarifications are needed to the satisfaction of the ASCC before a finding of conformity with the CUP can be made.

Prior to taking any action on the current submittal, the ASCC should consider the above comments and any new information provided at the September 10, 2012 meeting. It is likely that the ASCC can conclude that some aspects of the submittal are in substantial compliance with the CUP and that more data is needed relative to other elements of the enclosed plans and proposals. In any case, as indicated above, a number of other CUP conditions need to be addressed, not directly involving the ASCC, prior to any building permits actually being authorized for the two buildings that are the subject of the current review.

APPROVED TERMS AND CONDITIONS

Town of Portola Valley

Conditional Use Permit X7D-169

SPRING RIDGE LLC (NEELY/MYERS)

555 PORTOLA ROAD

ASSESSOR'S PARCEL NUMBER: 076-340-110

CONDITIONS OF PERMIT PERTAINING TO ALLOWED FLOOR AREAS, IMPERVIOUS SURFACE AREAS AND RELATED AGRICULTURAL USES

As approved by the Planning Commission
January 18, 2012

Pursuant to Section 18.48.010, Table No. 1 of the Portola Valley Zoning Ordinance, this Conditional Use Permit (CUP) is granted to Spring Ridge LLC (Neely/Myers) allowing for the following floor areas and impervious surface areas on the subject 228.86-acre property:

Floor Areas:	
Existing main residence with detached garage	7,808 sf
Existing agricultural/winery building[1]	1,787 sf[1]
Proposed greenhouse	*3,420 sf*
Proposed entertainment/cabana building	*2,285 sf*
Proposed guest house	*740 sf*
Proposed art studio	*1,400 sf*
Proposed horse barn	*3,540 sf*
Proposed agricultural building	*2,400 sf*
Total proposed floor area	***23,380 sf***

Impervious Surface (IS) Areas:	
Existing paved and other IS areas including existing reservoir structures	31,614sf
Existing tennis court surface	6,766 sf[2]
Proposed greenhouse IS	*675 sf*
Proposed entertainment/cabana building IS	*1,550 sf*
Proposed guest house/art studio IS	*7,000 sf*
Proposed horse barn IS	*8,000 sf*
Proposed agricultural building IS	*8,000 sf*
Total proposed IS Area	***63,605 sf***

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[1]The winery use is regulated and operated pursuant to CUP X7D-151.

[2]The clay court surface may or may not qualify as a permeable material as allowed for in town IS standards. For the purposes of this permit, however, it is included within the total allowed IS area.

The scope of existing and proposed site improvements authorized by this permit is shown on the plan data listed under Condition 7. of this permit, and generally described in the November 21, 2011 statement from the applicant. Specific building permit plans for all authorized floor area and IS areas shall be subject to ASCC review for conformity with

provisions of this permit prior to issuance. Further, all such building permits shall be subject to normal site development permit requirements. In addition, the floor area and IS allowance provisions and the provisions for agricultural uses of this permit are subject to compliance with the following conditions:

1. This permit shall be valid for a period of five (5) years from the effective date of planning commission approval. Authorized buildings must be constructed or under construction within the initial five-year period. Any building(s) not under construction within the five-year period may not be authorized unless the planning commission finds, prior to the end of the initial five-year period, that building permit plans for the structures are in process of town review and that construction will be initiated within a reasonable period of time, e.g., within six months of the end of the initial five-year period. Agricultural uses in the meadow preserve area shall also be initiated within the five-year period.

2. If none of the authorized buildings or uses are pursued within the five-year period stated in condition 1. above, then this CUP shall expire. If, however, any of the authorized floor area and associated impervious surface area or related new agricultural uses have been improved, as provided for herein, or are in the process of construction, the permit shall remain in effect for the uses under construction until such time as other town approvals may be granted for uses or improvements that would supersede the provisions of this permit. Once a building permit has been issued, building construction shall be completed in a timely manner.

3. The primary access to the site shall continue to be the gated driveway common with the entry to the Windy Hill Open Space preserve at the south end of the parcel's Portola Road frontage. The existing gated driveway at the north end of the parcel's Portola Road frontage shall only be for secondary access, i.e., maintenance of the meadow area, emergency access and service to the meadow area agricultural uses allowed for herein.

4. The northerly secondary driveway connection may be improved for safety of service vehicle access; however, this shall only be concurrent with development of the agricultural building and meadow agricultural uses. Such improvement may be by widening of the existing driveway connection or development of a new, replacement driveway connection, as evaluated in the December 2, 2011 staff report to the planning commission. Any such improvements shall be to the traffic engineering requirements of the public works director, to the satisfaction of the fire marshal for emergency access vehicles and to the satisfaction of the ASCC relative to the aesthetic considerations for the Portola Road corridor.

4a. Existing dirt service roads as identified on the permit plans shall not be paved or otherwise improved beyond their existing condition.

5. Within one year of the effective date of this permit or prior to issuance of a building permit for the agricultural building, or installation of the new agricultural uses in the meadow areas, which ever is sooner, the permittee shall develop and implement a plan to the satisfaction of the ASCC to remove the recent redwood and non-native meadow area plantings as committed to in the 11/21/11 applicants statement. The plan, prior to ASCC approval and implementation, shall be shared with the Conservation Committee for review and recommendation to the ASCC.

5a. Prior to issuance of a building permit for the agricultural building or installation of any new agricultural uses authorized by this permit, the permittee shall develop and implement a plan for thinning of trees on the permittees' property along the Portola Road corridor. The plan shall also provide for selective removal of trees planted along the southern meadow area parcel boundary. This plan shall be to the satisfaction of the ASCC. (and the existing fenceposts along this boundary.)

6. Prior to release of permits for any new structure, plan details for the existing tennis court shall be provided to the satisfaction of planning staff to ensure that the court work adheres to town grading and building permit standards and regulations.

7. The plans listed below are the approved master plans for this CUP. The plans, unless otherwise noted, have been prepared by CJW Architecture and have a revision date of June 21, 2011:

Sheet: A-0.0, "Title"
Sheet: A-1.0, Site Plan – All Projects, 12/1/11

Sheet: T-0.1A, Title Sheet: Cabana - Project #1, 6/18/10
Sheet: A-1.1A, Site Plan – Cabana, 10/4/10
Sheet: A-2.1A, Cabana Floor Plan & Elevations, 6/16/09

Sheet: T-0.1B, Title Sheet: Greenhouse – Project #2, 7/20/10
Sheet: A-1.1, Site Plan (Greenhouse), 1/14/09
Sheet: A-2.1B, Main Floor Plan (Greenhouse), 2/23/10
Sheet: A-3.1B, (Greenhouse) Exterior Elevations, 2/23/10

Sheet: A-1.1C, Site Plan (and building elevations) – Guest House (studio), 7/20/10
Sheet: A-1.1D, Site Plan (and building elevations) – Barn, 7/20/10
Sheet: A-1.1E, Site Plan (and building elevations) – Ag. Building, revised 1/10/12

In addition to being in general conformity with these plans, final building permit plans for new structures and uses shall conform to the following:

a. No new vineyard use on the permit property is authorized with this use permit. Therefore, prior to issuance of any building permits or installation of any new agricultural uses, plan Sheet: A-1.1E, Site Plan (and building elevations) – Ag. Building, shall be revised to eliminate the proposed vineyard area, related fencing and any notes relative to new vineyard use. Further, the applicants' November 11, 2011 statement shall be revised to remove references to any new vineyard use. The plan sheet and statement revisions shall be to the satisfaction of the town planner.

b. Detailed building permit and grading/site development permit plans shall be presented to the ASCC for review and approval prior to issuance. Each building, i.e., greenhouse, cabana/entertainment building, stable, guest house/art studio and agricultural building shall be reviewed pursuant to the provisions of the site development ordinance and shall conform to provisions of the ordinance.

c. The final building permit and grading plans shall address the design review issues identified by the ASCC during the course of the June and July 2009 project reviews, October 2010 project reviews and project review conducted on August 22, 2011. In particular, the matters of exterior lighting, as well as internal greenhouse illumination

and a shade system to control light spill and greenhouse wall and roof material reflectivity shall be addressed to the satisfaction of the ASCC. Further, all final exterior materials and finishes shall be in general conformity with the following to the satisfaction of the ASCC:

- Colors and material boards for the Cabana/Entertainment and Greenhouse buildings, both dated 2/20/09 (Note: the colors and materials board for the Cabana/Entertainment building also sets the basic finish framework for the guest house and art studio structures.)
- Finish board for the stable building, dated 7/25/10
- Finish board for the proposed Agricultural building, dated 8/19/11 (photo representation of the Automotive Innovation Laboratory building on the Stanford University campus). A detailed materials board dated 9/30/11 has been prepared that will need to be presented for final ASCC review and approval when final building plans for the agricultural building are presented to the ASCC for approval.

d. During the course of building permit plan review for the cabana/entertainment building the ASCC shall consider the need for additional screen planting relative to views to and from the trails on the MROSD lands. As determined necessary, such planting shall be provided to the satisfaction of the ASCC. The MROSD shall be consulted in this review process.

e. Final plans shall conform to the requirements set forth in the following reviews to the satisfaction of the reviewer prior to issuance of building or grading permits:

June 22, 2009, August 31, 2010, August 11, 2011 reports of the town geologist
July 1, 2009 and September 2, 2010 reports of the fire marshal
July 1, 2009 and August 19, 2010 reports of the health officer
August 19, 2010 report from the public works director

Pursuant to the requirements of these reviews, the improvements to the existing driveway for access to the cabana/entertainment, guest house and art studio structures shall only be the minimum needed to ensure stability of the roadbed and conformity to the requirements for emergency access, including turnouts, for the accessory use and shall not be paved. (*Note: the provisions of the fire marshal include the requirements for a new fire hydrant if determined necessary for any of the individual projects.*)

f. The provisions for the gray water sink and composting toilet for the agricultural building shall be to the satisfaction of the health officer.

g. Final building permit plans for all proposed buildings shall be consistent with the design framework and objectives set forth in the February 20, 2009 letter from CJW Architecture as well as project clarifications made by the applicant and design team relative to these structures as reflected in the minutes of the June 8, 2009 joint planning commission and ASCC meeting, June 17, 2009 planning commission meeting, June 22, July 13, 2009 and August 22, 2011 ASCC meetings.

h. The new stable and all structures above the existing residence (i.e., cabana/entertainment building, art studio and guest house) shall be "off-the-grid" as described in the February 20, 2009 letter from CJW Architecture and all buildings shall achieve Build It Green (BIG) scores as committed to in the February 23, 2009 communications from CJW to the satisfaction of planning staff. Prior to sign-off by the town of the building permits for these projects, the applicant shall provide documents prepared by a certified Green Point rater verifying that the required BIG point totals have been achieved and that the structures otherwise conform to the town adopted mandatory GreenPoint rated, Build It Green program.

(Note: at the December 7, 2011 public hearing, the applicant clarified that the pool/greenhouse would be "on the grid" and served by the utilities that extend to the main house. The agricultural building would have solar panels, but would be "on the grid so that any excess power could be fed into the "grid.")

i. A detailed planting plan, with fencing provisions, shall be provided for the agricultural uses conceptually identified on plan Sheet A-1.1E, as revised pursuant to Condition 7.a of this permit. This plan shall be to the satisfaction of the ASCC and shall include detailed meadow management provisions, including irrigation details, in line with the applicant's CUP statement of November 21, 2011, once revised pursuant to Condition 7.a of this permit. T. Further, the plan shall detail anticipated harvesting activities and periods and how vehicle access shall be managed to minimize both traffic and meadow impacts (driveway surface, etc.). The plan shall also include provisions for on-going control of invasive grasses in the meadow area and definition of the details for the dry-farming program to be applied as generally described by the applicant at the December 7, 2011 public hearing.

j. Water used from the existing spring system shall be by gravity flow only. The permit does not provide for any pumping of ground water to serve the new facilities and uses. If pumping were to be proposed or considered, it would require use permit amendment and additional environmental review.

k. Construction staging plans for each structure project shall be provided with building permit plans to the satisfaction of the ASCC.

8. The permittee shall defend, indemnify and hold harmless the town, its agents and officers and employees from any claim, action, or proceeding related to the town's approval of this use permit.

9. If the permit is exercised and floor area and impervious surfaces constructed fully or in part as authorized, this permit shall be subject to periodic review by the planning commission for conformity with permit terms. The initial review shall be three years from the effective permit date and, thereafter, every five years unless an earlier review is determined necessary by town officials. The permittee shall be responsible for all town costs associated with any permit review.

10. A memorandum of acknowledgement and acceptance of the terms and conditions of this use permit shall be prepared by the town attorney, executed by the applicants and recorded in the office of the San Mateo County recorder prior to release of any of the permits or town authorizations for the structures and uses allowed for in this permit.

Town of Portola Valley

765 Portola Road
Portola Valley, CA 94028
(650) 851-1700

May 25, 2012

Kevin Schwarckopf, R.A.
CJW Architecture
130 Portola Road, Suite A
Portola Valley, CA 94028

Subject: Compliance with Conditions of Conditional Use Permit (CUP) X7D-169, Spring Ridge LLC, Condition 7a., Revised Plan Sheet: A-1.1E, and Modifications to November 21, 2011 Application Statement

Dear Kevin:

As we discussed by phone last week, I've reviewed revised Sheet: A-1.1E., dated May 3, 2012 and the revised application statement dated May 4, 2012, for conformity with condition 7a. of the subject CUP granted by the planning commission on January 18, 2012. Also, I've considered these documents relative to the concerns raised in my May 1, 2012 email to you, after a review of the first April submittal of these documents, and my conversions with Dr. Neely relative to these concerns as well as his intentions regarding the CUP authorized agricultural uses. Based on this background and as I explained last week, I find the revised documents consistent with the condition, but subject to the following correction and understandings:

1. **Correction to Condition 7a**. Condition 7a. has a typographical error that is hereby corrected. It includes a November 11, 2011 date for the original subject Application Statement. The correct date, however, is November 21, 2011.

2. **Status of Revised Application Statement and "Revised Building Agricultural Plan."** The revised plan sheet and application statement do eliminate all references to vineyard uses and resolve the basic concerns noted in my May 1st email. The one area where I still have some concern, however, is that the revised plan sheet shows the meadow area fencing remaining around the area previously identified for vineyards. The implication is that this area could still be considered for some fenced vegetable use. It can, however, also be used for haying, without fencing. In any case, before any agricultural uses could be established a final detailed plan would need to be approved by the ASCC consistent with CUP Condition 7i., and with the basic findings made by the planning commission in granting the CUP. Thus, in any case, this detailed plan review process needs to be completed for CUP consistency.

As to the timing associated with development of the detailed agricultural use plan called for in Condition 7i., Dr. Neely and Holly Myers have, for the record, clarified their intent in their attached May 4, 2012 transmittal letter. In it they state that, "*Because the vineyard was fully integrated into and essential to the proposed agricultural plan, we intend to submit a fully revised plan for the new agricultural uses after the Town Council again reviews and possibly amends the relevant general plan language, as requested by the planning commission.*" This review of the general plan "Meadow Preserve" language is part of the planning program for the 2012-13 FY and, hopefully, will be completed before the end of 2012. The conclusion of Council review of the Meadow Preserve language will therefore guide both development of the final plan and review of it. If the council action results in providing allowance for vineyard uses in the meadow area, and Dr. Neely and Ms. Myers still want such uses, then, as I've discussed with Dr. Neely, a CUP amendment would need to be processed.

Based on the foregoing, therefore, I find that the revised plans and statement satisfy the provisions of CUP condition 7a. Please let me know if you have any questions regarding the comments herein.

Sincerely,

Tom Vlasic
Town Planner

cc. Nick Pegueros, Town Manager
Sandy Sloan, Town Attorney
Maryann Moise, Mayor
Alex Von Feldt, Chair Planning Commission

Spring Ridge LLC
Kirk Neely and Holly Myers
555 Portola Road, Portola Valley CA 94028
KN 650 766-7503 neely@stanford.edu
HM 650 766-6503 crestavista@batnet.com

May 4, 2012

Mr. Tom Vlasic
Town Planner, Portola Valley

Re: Spring Ridge LLC CUP

Dear Tom,

Condition 7a of the Approved Terms and Conditions of CUP X7D-169 mandates revision of plan sheet A-1.1E and our November 21, 2011 letter for the purpose of eliminating the proposed vineyard area and any notes or references to it. The attached redlined Nov. 21 letter removes all references to vineyards. A revised sheet A-1.1E will be forwarded by CJW.

Because the vineyard area was fully integrated into and essential to the proposed agricultural plan, we intend to submit a fully revised plan for new agricultural uses after the Town Council again reviews and possibly amends the relevant general plan language, as requested by the Planning Commission. We understand that this review will be on the Council agenda soon. We will not be applying to the ASCC for new agricultural uses until these processes are completed.

Once you review and approve the current revisions mandated by Condition 7a, we can arrange to sign an appropriately modified memorandum of understanding. We anticipate submission of project plans to the ASCC shortly thereafter.

Best wishes,

Kirk Neely
Holly Myers

Spring Ridge LLC
Kirk Neely and Holly Myers
555 Portola Road, Portola Valley CA 94028
KN 650 766-7503 neely@stanford.edu
HM 650 766-6503 crestavista@batnet.com

November 21, 2011 Revised May 4, 2012

Mr. Tom Vlasic
Town Planner, Portola Valley

Re: Spring Ridge LLC CUP application

Dear Tom,

We respond herein to your request to clarify issues summarized by you from the last preliminary hearing and site visit reviewing the CUP application.

1. Williamson Act. We have consistently stated our intent to negotiate a Williamson Act contract with the town as soon as the CUP application is approved. The town attorney confirms that the CUP application and Williamson contract should be separate processes. Due to delays in the CUP application, we agree with you and the town attorney that the Williamson process will need to take place in 2012.

2. Proposed driveway modification. Our request to move the driveway approximately 40 ft is primarily based upon safety issues. CJW has provided you with the traffic analysis prepared by BKF. In essence, entrance from the northbound direction and exit to the south are awkward and dangerous, due to the acute angle of the driveway and to the storm drain encroachment upon the historic entrance. As you know from visiting the site, two small trees would need to be removed, no specimen trees will be impacted, and the trail grade would not need to be modified. The driveway will be compacted base rock.

Alternatives to the proposed driveway that offer similar levels of safe access include a) significant modifications to the existing northern access that would require more extensive removal of trees with impact on specimen trees, require relocation of both the drainage system crossing Portola Rd and the interior drainage ditch culvert, and would potentially expose the proposed agricultural building to view from Portola Rd; or b) a long driveway extension from the existing southern property access road across and along the boundaries of the meadow. We view both of these alternatives as inferior and associated with greater impacts than the proposal to move the entrance.

3. Trees planted in the Portola Rd setback. As you know, we have committed to dealing with concerns outlined in the Conservation Committee letter of October 2010 regarding linear planting of redwoods and the presence of non-native trees in the Portola Rd setback. We will also consider selective removal of oaks recently planted on the southern boundary of our portion of the meadow field. We are acutely sensitive to the difficult and contradictory demands to

maintain the 'visibility' of the field for passersby while making the proposed agricultural elements 'minimally visible.' We request the opportunity to work with the ASCC after CUP approval to create a mutually acceptable plan for tree removal and/or relocation in response to the referenced concerns.

4. **Agriculture.**

A. Conformity with the general plan. The general plan encourages agriculture as a desirable component of rural character and open space. Please refer to our letter of 10/25/11 for detailed discussion, which in turn should be considered in light of the Council meeting discussion of 10/26/11.

Our CUP application voluntarily limits 'moderately intensive' agriculture, such as ~~vineyard,~~ orchard, or vegetables, to 7 acres or less, or approximately one-third of the meadow field including the contiguous MROSD portion. ~~The existing hillside vineyards that supply grapes for the winery, as regulated by CUP X7D-151, occupy roughly 14 acres.~~ Maximal planting in the 'meadow' would increase the more intensive agricultural area of the entire property from 6 to 9% (i.e., from approximately 14 acres to 21 acres). This small percentage is consistent with our common goal of maintaining open space.

B. Location of plantings. The arrangement of agricultural blocks mapped on the current application leaves a large central area of the meadow field open for grassland or hayfield. Hay/grassland would continue to occupy the more visible southern portion of our field contiguous with the adjacent grasslands on the MROSD property. The additional area proposed for a mix of vegetables, ~~vineyards~~ and orchards would be in the northern portion of the field, adjacent to the more intense agricultural uses—orchards and buildings--on the properties to the north. Please note that the extreme northwest corner of the meadow field is problematic due to its limited size, established trees, proximity to the creek, and difficult slopes and is accordingly not a suitable location for the proposed intensive agriculture.

We consider the west side of the meadow field a favorable location for agriculture, given the distance from Portola Rd and that existing young oaks will serve to obscure plantings and fencing in the future. Some small volunteers would need to be removed. If the west side of the property cannot be designated for more intensive agricultural use, the central area of the meadow field will be more impacted in order to accommodate 7 acres of planting.

The tarweed observed on the west side, although native, is regarded as an invasive (californiagrassland.ucdavis.edu/weeds/tarweed.htm) that is opportunistically successful by escaping early summer mowing. Whether this area is used for lesser or more intensive agriculture, it is not our intention to maintain this section of the field in its current condition. We believe that less noxious native grasses should be established in select areas of the field. We have successfully planted large areas of native grass (generally red fescue) in other disturbed areas of the property.

C. Types of agricultural planting. ~~We propose that 4 acres of the intended agricultural uses be allocated to vineyard, given our experience with it and its established use on the property. As the vineyards become productive, we will make the decision whether the grapes will be sold to other wineries or used for estate wine production and would apply to amend the winery CUP accordingly.~~

~~The balance of acreage would consist of approximately 2 acres of orchard trees and 1 acre of vegetable crops, depending upon our family's ultimate goals. We can provide further~~

details to the ASCC as needed for final approval but do request some flexibility in future distribution of acreage among uses. The remaining 7+ acres of the meadow field will be reseeded with either annual grass or alfalfa for harvesting twice per year, or with native grasses that would be mowed once a year, which is especially appropriate on the margins of the field around existing trees. We will likely reestablish the entire field in grassland and/or hayfields as the agricultural blocks are phased in over several years.

D. Fencing. Deer fencing consistent with town ordinance will be needed around all agricultural blocks. We do not anticipate a need for fencing around grasslands. We expect new fencing to be consistent with the existing vineyard fencing constructed using 2" grape stakes at 10' spacing, no rails, and 6x6" narrow gauge wire mesh. Vegetable areas will need smaller mesh openings on the bottom 3'. Existing deer fencing on the rest of the property is 8' in height but could prospectively be limited to 7' in the meadow field in order to minimize visibility. We will use recycled vineyard materials wherever possible.

We have thousands of feet of vineyard fencing on the property already; it is transparent and light in appearance compared with typical deer fencing seen in Portola Valley, due to the minimal wood and the large mesh. In our opinion this type of fencing is consistent with the rural character of the property and the town and conforms with the general plan intent for the meadow field.

E. Chemicals. No fertilizers, herbicides, or pesticides are used in the existing vineyard operation. Grapes are sprayed periodically with sulfur, as approved in the winery CUP. We are committed to organic agriculture in all agricultural pursuits. We expect to use only organic fertilizer, if needed, for vegetable crops. No chemical herbicides or pesticides will be used for any of the plants or for weed control. Weeds are managed and will continue to be managed by regular mowing and disking plus handwork.

F. Irrigation. The gravity-flow spring refreshes the reservoirs at an estimated constant rate of 20 gallons per minute. The flow rate will not change as a consequence of new agricultural activities. We are not proposing any water pipe or facility modifications, and new agriculture (and buildings) will only use the existing fixed flow. All creeks on the property run dry in the summer, so use of spring water is not relevant to riparian habitats. Proposed agricultural blocks are suitably distant from Sausal Creek, and there will be no chemical runoff; in fact no water runoff at all would be expected in careful dry-season agricultural practice.

Existing and proposed vineyards are primarily dry-farmed, with occasional drip application late in the season, as approved in the winery CUP. We are confident that additional agricultural water use will be minimal, possibly less than that of a typical landscaped Portola Valley home utilizing municipal water. Orchard would use drip rather than overhead irrigation, making minimal demands on current usage. Most vegetables will also utilize drip (tomato, squash, melons, etc), but micro-blocks of small-vegetable production (carrots, beets, greens etc), probably less than 1/4 acre, will need small-diameter overhead spray coverage. We are not proposing the use of large overhead sprinklers for the hayfields or grasslands and will only perform seasonal harvest(s).

5. **Building design specifications.** CJW has forwarded color boards and proposed lighting for the agricultural building. They have specified a composting toilet and a 'graywater' sink for the

agricultural building. The distance from the winery is so great that it would be irresponsible to exclude sanitary facilities.

6. Time frame. We request a time frame of up to 5 years for implementing the various projects encompassed by this permit, including all of the agricultural components.

Thank you for your continued assistance. Let us know if you need any further commentary, detail, or documentation prior to the public hearing.

Best wishes,

Kirk Neely and Holly Myers

GreenPoint Rated Checklist: Single Family

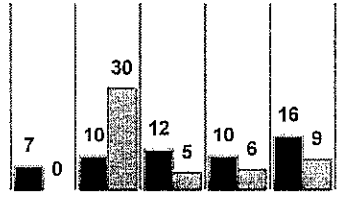
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.**
GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose 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**

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: **55**



Single Family New Home 4.2 / 2008 Title 24

Neely-Myers Greenhouse / Pool		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE			Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1	
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R		
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2		
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2		
	3. Use Recycled Content Aggregate (Minimum 25%)							
TBD	a. Walkway and Driveway Base	0				1		
TBD	b. Roadway Base	0				1		
Yes	**4. Cool Site: Reduce Heat Island Effect On Site**	1	1					
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	0			1			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
	Total Points Available in Site = 12	4						
B. FOUNDATION			Possible Points					

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

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

Neely-Myers Greenhouse / Pool

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1			
	Total Points Available in Structural Frame and Building Envelope = 39	2						
E. EXTERIOR					Possible Points			
TBD	**1. Use Environmentally Preferable Decking**	0				2		
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1		
TBD	**3. Install a Rain Screen Wall System**	0				2		
Yes	**4. Use Durable and Non-Combustible Siding Materials**	1				1		
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		
	Total Points Available in Exterior = 8	3						
F. INSULATION					Possible Points			
	1. Install Insulation with 75% Recycled Content							
TBD	a. Walls	0				1		
TBD	b. Ceilings	0				1		
TBD	c. Floors	0				1		
	Total Points Available in Insulation = 3	0						
G. PLUMBING					Possible Points			
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
Yes	a. Insulate All Hot Water Pipes [*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	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							
TBD	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		4				
TBD	b. Test Total Supply Air Flow Rates [*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				

Neely-Myers Greenhouse / Pool		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Furnaces	0			2			
TBD	b. Water Heaters	0			2			
Yes	**3. Install High Performing Zoned Hydronic Radiant Heating**	2		1	1			
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1					
	5. Design and Install Effective Ductwork							
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1				
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
	10. Advanced Mechanical Ventilation for IAQ							
Yes	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]	Y			R			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
Yes	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	4						
I. RENEWABLE ENERGY			Possible Points					
Yes	**1. Pre-Plumb for Solar Water Heating**	1				1		
Yes	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft^2 of South-Facing Roof**	1				1		
20.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	5		25				

Neely-Myers Greenhouse / Pool

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	Total Available Points in Renewable Energy = 27	7						
J. BUILDING PERFORMANCE			Possible Points					
	1. Building Envelope Diagnostic Evaluations							
TBD	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1				
TBD	d. House Passes Combustion Safety Backdraft Test	0			1			
0%	**2. *Required:* Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	0		≥30				
TBD	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				
TBD	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2			
TBD	**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							
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
	Total Available Points in Building Performance = 45+	0						
K. FINISHES			Possible Points					
TBD	**1. Design Entryways to Reduce Tracked-In Contaminants**	0			1			
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
Yes	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	2			2			
Yes	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	2			2			
Yes	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	2			2			
TBD	**5. Use Recycled-Content Paint**	0				1		
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local							
TBD	a. Cabinets (50% Minimum)	0				3		

Neely-Myers Greenhouse / Pool

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Interior Trim (50% Minimum)	0				2		
TBD	c. Shelving (50% Minimum)	0				2		
TBD	d. Doors (50% Minimum)	0				2		
TBD	e. Countertops (50% Minimum)	0				2		
Yes	**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)** [*This credit is a requirement associated with J4: EPA IAP]	Y			0			
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates							
TBD	a. Doors (90% Minimum)	0			1			
TBD	b. Cabinets & Countertops (90% Minimum)	0			2			
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1			
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3			
	Total Available Points in Finishes = 27	7						
L. FLOORING			Possible Points					
≥30%	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	2				4		
Yes	**2. Thermal Mass Floors (Minimum 50%)**	1		1				
≥50%	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore** [*This credit is a requirement associated with J4: EPA IAP]	2			3			
TBD	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	N						
	Total Available Points in Flooring = 8	5						
M. APPLIANCES AND LIGHTING			Possible Points					
No	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	0		1			1	
	2. Install ENERGY STAR Clothes Washer							
TBD	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0		1			2	
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2	
	3. Install ENERGY STAR Refrigerator							
No	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1				
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1				
	4. Install Built-In Recycling Center or Composting Center							
TBD	a. Built-In Recycling Center	0				1		
TBD	b. Built-In Composting Center	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							

Neely-Myers Greenhouse / Pool

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Yes	a. Install High-Efficacy Lighting	1		1				
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
	Total Available Points in Appliances and Lighting = 13	1						
N. OTHER			Possible Points					
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1					
TBD	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1					
	4. Develop Homeowner Education							
TBD	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		1			1	
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1				
	Total Available Points in Other = 6	1						
O. COMMUNITY DESIGN & PLANNING			Possible Points					
	1. Develop Infill Sites							
TBD	a. Project is an Urban Infill Development	0	1			1		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					
TBD	**2. Build on Designated Brownfield Site**	0	3					
	3. Cluster Homes & Keep Size in Check							
TBD	a. Cluster Homes for Land Preservation	0	1			1		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	0				9		
	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)	0	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					

Neely-Myers Greenhouse / Pool		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
TBD	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	0	2					
	5. Design for Safety & Social Gathering							
TBD	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1					
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1					
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
Yes	a. All Homes Have At Least One Zero-Step Entrance	1	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	1	1					
Yes	c. Locate Half-Bath on the Ground Floor	1	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
	Total Achievable Points in Community Design & Planning = 35	3						
P. INNOVATION			Possible Points					
	A. Site							
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)							
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
TBD	c. Route Downspout Through Permeable Landscape	0	1					
TBD	d. Use Non-Leaching Roofing Materials	0	1					
TBD	e. Include Smart Street/Driveway Design	0	1					
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
	C. Landscape							
TBD	1. Meet Local Landscape Program Requirement	0					2	
	D. Structural Frame & Building Envelope							
	1. Design, Build and Maintain Structural Pest and Rot Controls							
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1		
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1		
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	0			1	1		
	E. Exterior							
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				

Neely-Myers Greenhouse / Pool

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	G. Plumbing							
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1	
TBD	4. Composting or Waterless Toilet	0					2	
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
	H. Heating, Ventilation, and Air Conditioning							
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
	K. Finishes							
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		
	N. Other							
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
	2. Educational Signage of Project's Green Features							
TBD	a. Promotion of Green Building Practices	0	1					
TBD	b. Installed Green Building Educational Signage	0	1					
	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.							
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
	Total Achievable Points in Innovation = 33+	0						
Q. CALIFORNIA CALGreen CODE			Possible Points					
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R					
	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.*							
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N						
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N						
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N						

Neely-Myers Greenhouse / Pool		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N						
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N						
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N						
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N						
	Total Achievable Points in California Green Code = 0	0						
Summary								
	Total Available Points in Specific Categories		35	96+	44	110	56	
	Minimum Points Required in Specific Categories	50	0	30	5	6	9	
	Total Points Achieved	**55**	**7**	**10**	**12**	**10**	**16**	

Project has not yet met the following recommended minimum requirements:

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*

GreenPoint Rated Checklist: Single Family

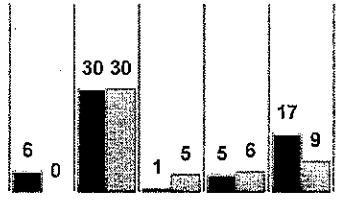
The GreenPoint Rated checklist tracks green features incorporated into the home. **A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.**
GreenPoint Rated is provided as a public service by Build It Green, a professional non-profit whose 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**

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: **59**



Single Family New Home 4.2 / 2008 Title 24

Neely-Myers Guest House Studio		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE			Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
Yes	a. Protect Topsoil and Reuse after Construction	2	1				1	
Yes	b. Limit and Delineate Construction Footprint for Maximum Protection	1					1	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	Y				R		
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2		
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2		
	3. Use Recycled Content Aggregate (Minimum 25%)							
TBD	a. Walkway and Driveway Base	0				1		
TBD	b. Roadway Base	0				1		
TBD	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1					
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	0			1			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
	Total Points Available in Site = 12	3						
B. FOUNDATION			Possible Points					

Neely-Myers Guest House Studio

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

Neely-Myers Guest House Studio		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1	
TBD	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1		
Yes	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	1	1					
	Total Points Available in Landscape = 35	7						
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
	1. Apply Optimal Value Engineering							
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3		
TBD	b. Door and Window Headers are Sized for Load	0				1		
TBD	c. Use Only Cripple Studs Required for Load	0				1		
	2. Construction Material Efficiencies							
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6		
	3. Use Engineered Lumber							
TBD	a. Engineered Beams and Headers	0				1		
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1		
TBD	c. Engineered Lumber for Roof Rafters	0				1		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
TBD	e. Oriented Strand Board for Subfloor	0				1		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				1		
TBD	**4. Insulated Headers**	0		1				
	5. Use FSC-Certified Wood							
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
TBD	b. Panel Products (Minimum 40%)	0				3		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
TBD	a. Floors	0				2		
TBD	b. Walls	0				2		
TBD	c. Roofs	0				1		
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				
	8. Install Overhangs and Gutters							
Yes	a. Minimum 16-Inch Overhangs and Gutters	1				1		
Yes	b. Minimum 24-Inch Overhangs and Gutters	1		1				
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1			

Neely-Myers Guest House Studio		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1			
	Total Points Available in Structural Frame and Building Envelope = 39	2						
E. EXTERIOR			Possible Points					
TBD	**1. Use Environmentally Preferable Decking**	0				2		
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1		
TBD	**3. Install a Rain Screen Wall System**	0				2		
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1		
TBD	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	0				2		
	Total Points Available in Exterior = 8	0						
F. INSULATION			Possible Points					
	1. Install Insulation with 75% Recycled Content							
TBD	a. Walls	0				1		
TBD	b. Ceilings	0				1		
TBD	c. Floors	0				1		
	Total Points Available in Insulation = 3	0						
G. PLUMBING			Possible Points					
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
Yes	a. Insulate All Hot Water Pipes [*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	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							
TBD	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		4				
TBD	b. Test Total Supply Air Flow Rates [*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				

Neely-Myers Guest House Studio

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Furnaces	0			2			
TBD	b. Water Heaters	0			2			
TBD	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		1	1			
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1					
	5. Design and Install Effective Ductwork							
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	0			1			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1				
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
	10. Advanced Mechanical Ventilation for IAQ							
Yes	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]	Y			R			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
Yes	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	1			1			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	1						
I. RENEWABLE ENERGY			Possible Points					
Yes	**1. Pre-Plumb for Solar Water Heating**	1				1		
Yes	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft^2 of South-Facing Roof**	1				1		
100.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	25		25				

Neely-Myers Guest House Studio

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	Total Available Points in Renewable Energy = 27	27						
J. BUILDING PERFORMANCE			Possible Points					
	1. Building Envelope Diagnostic Evaluations							
TBD	a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1				
TBD	d. House Passes Combustion Safety Backdraft Test	0			1			
0%	***2. Required:* Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	0		≥30				
TBD	**3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				
TBD	**4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2			
TBD	**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							
TBD	a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
	Total Available Points in Building Performance = 45+	0						
K. FINISHES			Possible Points					
TBD	**1. Design Entryways to Reduce Tracked-In Contaminants**	0			1			
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
TBD	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			2			
TBD	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	0			2			
TBD	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	0			2			
TBD	**5. Use Recycled-Content Paint**	0				1		
	6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local							
TBD	a. Cabinets (50% Minimum)	0				3		

Neely-Myers Guest House Studio		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Interior Trim (50% Minimum)	0				2		
TBD	c. Shelving (50% Minimum)	0				2		
TBD	d. Doors (50% Minimum)	0				2		
TBD	e. Countertops (50% Minimum)	0				2		
TBD	**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)** [*This credit is a requirement associated with J4: EPA IAP]	N			0			
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates							
TBD	a. Doors (90% Minimum)	0			1			
TBD	b. Cabinets & Countertops (90% Minimum)	0			2			
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1			
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3			
	Total Available Points in Finishes = 27	0						
L. FLOORING				Possible Points				
≥30%	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	2				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			
TBD	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	N						
	Total Available Points in Flooring = 8	3						
M. APPLIANCES AND LIGHTING				Possible Points				
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1	
	2. Install ENERGY STAR Clothes Washer							
TBD	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0		1			2	
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2	
	3. Install ENERGY STAR Refrigerator							
Yes	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	1		1				
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1				
	4. Install Built-in Recycling Center or Composting Center							
TBD	a. Built-In Recycling Center	0				1		
TBD	b. Built-In Composting Center	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							

Neely-Myers Guest House Studio

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Install High-Efficacy Lighting	0		1				
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
	Total Available Points in Appliances and Lighting = 13	3						
N. OTHER			Possible Points					
Yes	**1. *Required:* Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	Y				R		
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1					
TBD	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1					
	4. Develop Homeowner Education							
TBD	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		1			1	
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1				
	Total Available Points in Other = 6	1						
O. COMMUNITY DESIGN & PLANNING			Possible Points					
	1. Develop Infill Sites							
TBD	a. Project is an Urban Infill Development	0	1			1		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					
TBD	**2. Build on Designated Brownfield Site**	0	3					
	3. Cluster Homes & Keep Size in Check							
TBD	a. Cluster Homes for Land Preservation	0	1			1		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	0				9		
	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)	0	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					

Neely-Myers Guest House Studio

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
TBD	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	0	2					
	5. Design for Safety & Social Gathering							
TBD	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1					
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1					
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
Yes	a. All Homes Have At Least One Zero-Step Entrance	1	1					
Yes	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	1	1					
Yes	c. Locate Half-Bath on the Ground Floor	1	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
	Total Achievable Points in Community Design & Planning = 35	3						
P. INNOVATION			Possible Points					
	A. Site							
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)							
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
TBD	c. Route Downspout Through Permeable Landscape	0	1					
TBD	d. Use Non-Leaching Roofing Materials	0	1					
TBD	e. Include Smart Street/Driveway Design	0	1					
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
	C. Landscape							
TBD	1. Meet Local Landscape Program Requirement	0					2	
	D. Structural Frame & Building Envelope							
	1. Design, Build and Maintain Structural Pest and Rot Controls							
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				1		
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1		
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements [*This credit is a requirement associated with J4: EPA IAP]	0			1	1		
	E. Exterior							
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				

Neely-Myers Guest House Studio

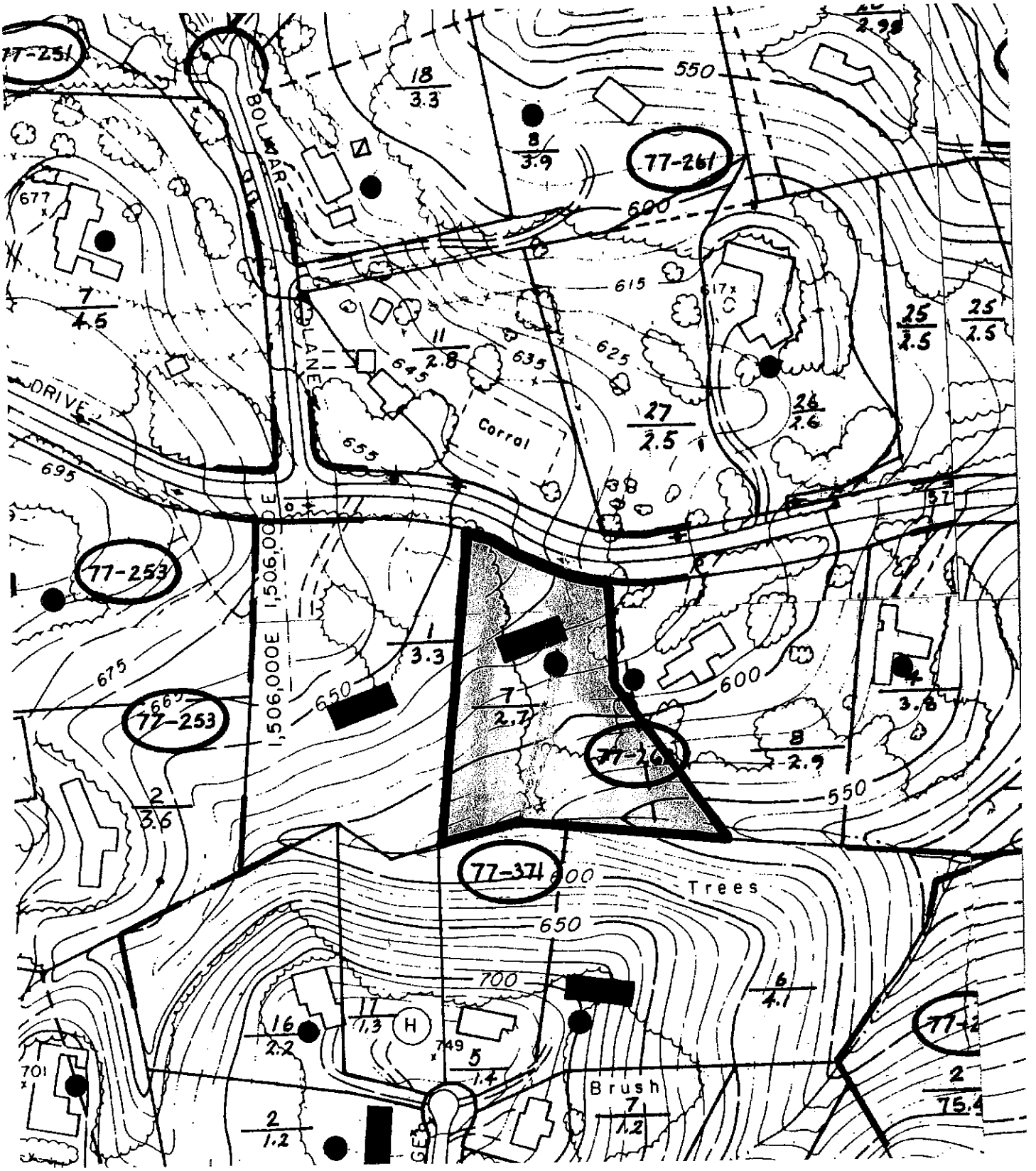
		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	G. Plumbing							
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1	
TBD	4. Composting or Waterless Toilet	0					2	
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
	H. Heating, Ventilation, and Air Conditioning							
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
	K. Finishes							
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		
	N. Other							
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
	2. Educational Signage of Project's Green Features							
TBD	a. Promotion of Green Building Practices	0	1					
TBD	b. Installed Green Building Educational Signage	0	1					
	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.							
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
	Total Achievable Points in Innovation = 33+	0						
Q. CALIFORNIA CALGreen CODE			Possible Points					
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R					
	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.*							
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N						
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N						
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N						

Neely-Myers Guest House Studio		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N						
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N						
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N						
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N						
	Total Achievable Points in California Green Code = 0	0						
Summary								
	Total Available Points in Specific Categories		35	96+	44	110	56	
	Minimum Points Required in Specific Categories	50	0	30	5	6	9	
	Total Points Achieved	**59**	**6**	**30**	**1**	**5**	**17**	

Project has not yet met the following recommended minimum requirements:

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*

AR RESIDENTIAL ADDITIONS AND REMODELING
357 WESTRIDGE DRIVE, DEEM



Vicinity Map
Scale: 1" = 200 feet

AR for Residential Additions/Remodeling – Deem
357 Westridge Drive, Town of Portola Valley
January 2013

WESTRIDGE ARCHITECTURAL SUPERVISING COMMITTEE
3130 Alpine Rd. # 288 PMB 164 Portola Valley CA 94028

Rusty Day, Chairman; Walli Finch, Treasurer; Bev Lipman, Secretary;
George Andreini, Trails; and David Strohm

The Committee may be reached by mail at the above address or through:
Bev Lipman 854-9199 *bevlipman@sbcglobal.net* or Walli Finch 854-2274

January 9, 2013

Mark and Laura Deem
357 Westridge Drive
Portola Valley CA 94028

Re: Remodel Project, 357 Westridge Drive

Dear Mark and Laura,

The Westridge Committee has reviewed your plans, dated September 24, 2012, to remodel your residence, build a new carport and relocate your driveway 35 feet west of its existing location on Westridge. Subject to the following conditions and restrictions, the Committee approves your proposed project:

1. As we discussed when we visited your property last month, the Committee does not approve the installation of exterior lights along your new driveway and we understand that you agree to remove them from your project.
2. The Committee strongly supports your plan to remove the line of redwood trees currently growing along your property line fronting Westridge Drive. Please let us know what if any native plantings you propose to install in place of the redwoods.
3. Please provide a construction staging plan and schedule of commencement and completion dates for the project. Your location along Westridge is a particularly precarious stretch of road for access and egress of construction vehicles. The staging plan should clearly provide that all construction vehicles will park on-site, that no construction vehicles will park along Westridge Drive, and that a flagman will control traffic when large construction vehicles access or exit the site.

Good luck with the project.

Sincerely,

Rusty Day, Chairman

Cc: Carol Borck, Town of Portola Valley

Bev Lipman, Secretary, WASC
Carter Warr, CJW Architecture

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

I certify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Signature: [signature] Date: 11/12/2012

RECEIVED NOV 14 2012 TOWN OF PORTOLA VALLEY

Project Information

☐ Single Family ☐ Multi-Family ☐ Commercial ☐ Institutional ☐ Irrigation only ☐ Industrial ☐ Other

Applicant Name (print): MARK & LAURA DEEM Contact Phone #: 650-302-3018

Project Site Address: 357 WESTRIDGE PL.

Project Area (sq.ft. or acre): 2.41 acres. & # of Units: 1 # of Meters: 1

For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.			Agency Review (Pass)	Agency Review (Fail)
	Total Landscape Area (sq.ft.): 2,350 sf+	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☐ Tier 2 (>2,500 sq.ft.)	☐	☐
	Turf Irrigated Area (sq.ft.): NO NEW		☐	☐
	Non-Turf Irrigated Area (sq.ft.):		☐	☐
	Special Landscape Area (SLA) (sq.ft.):		☐	☐
	Water Feature Surface Area (sq.ft.): N.A.		☐	☐

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Landscape Parameter	Requirements	Project Compliance	Agency Review (Pass)	Agency Review (Fail)
Turf	Less than 25% of the landscape area is turf	☑ Yes ☐ No, See Water Budget	☐	☐
	All turf areas are > 8 feet wide	☑ Yes	☐	☐
	All turf is planted on slopes < 25%	☑ Yes	☐	☐
Non-Turf	At least 80% of non-turf area is native or low water use plants	☑ Yes ☐ No, See Water Budget	☐	☐
Hydrozones	Plants are grouped by Hydrozones	☑ Yes	☐	☐
Mulch	At least 2-inches of mulch on exposed soil surfaces	☐ Yes	☐	☐
Irrigation System Efficiency	70% ETo (100% ETo for SLAs)	☐ Yes	☐	☐
	No overspray or runoff	☐ Yes	☐	☐
Irrigation System Design	System efficiency > 70%	☐ Yes	☐	☐
	Automatic, self-adjusting irrigation controllers	☑ No, not required for Tier 1 ☐ Yes	☐	☐
	Moisture sensor/rain sensor shutoffs	☐ Yes	☐	☐
	No sprayheads in < 8-ft wide area	☐ Yes	☐	☐
Irrigation Time	System only operates between 8 PM and 10 AM	☑ Yes	☐	☐
Metering	Separate irrigation meter	☑ No, not required because < 5,000 sq.ft. ☐ Yes	☐	☐
Swimming Pools / Spas	Cover highly recommended	☐ Yes ☑ No, not required	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
	Less than 10% of landscape area	☐ Yes	☐	☐
Documentation	Checklist	☐ Yes	☐	☐
	Landscape and Irrigation Design Plan	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
	Water Budget (optional)	☐ Prepared by applicant ☐ Prepared by certified professional	☐	☐
Audit	Post-installation audit completed	☑ Completed by applicant ☐ Completed by certified professional	☐	☐

551 Westdale

GreenPoint Rated Existing Home Checklist

Build It Green
Smart Solutions From The Ground Up

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.

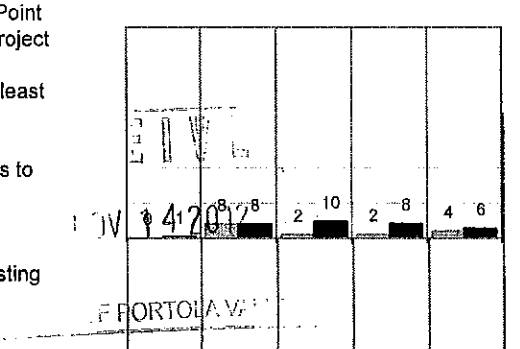
Enter Label: **Elements**

Points Achieved: **32**

This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated



GreenPoint Rated Existing Home Checklist version 2.1

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
TBD	**1. Home is Located within 1/2 Mile of a Major Transit Stop**		2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater **(Enter units/acre)**		2			2	
TBD	b. Home Size Efficiency **(5 points is average, points awarded based on home size)**					1–9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 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: 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 of Major Employer 12) Full Supermarket						
TBD	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
TBD	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile		1				
TBD	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:		1				
	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						
	4. Safety & Social Gathering						
TBD	a. Front Entrance Has Views from the Inside to Outside Callers		1				
TBD	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors		1				
TBD	c. Porch (min. 100sf) Oriented to Streets and Public Spaces		1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)		1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26						
A. SITE			Possible Points				
Yes	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	2	1				1
	2. Divert Construction and Demolition Waste						
Yes	a. Divert All Cardboard, Concrete, Asphalt and Metals **(Required for both Whole House and Elements, if Applicable)**	Y				R	
TBD	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals					2	
TBD	**3. Construction IAQ Management Plan**				2		

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	Total Points Available in Site = 6	2					
B. FOUNDATION			Possible Points				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
TBD	**2. Moisture Source Verification and Correction (Required for Whole House)**	N			R	R	
	3. Retrofit Crawl Space to Control Moisture						
TBD	a. Control Ground Moisture with Vapor Barrier				2		
Yes	b. Foundation Drainage System	2				2	
Yes	**4. Pest Inspection and Correction**	1				1	
	5. Design and Build Structural Pest Controls						
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1				1	
TBD	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
TBD	**6. Radon Testing and Correction or Radon Resistant Construction**				1		
	Total Points Available in Foundation = 10	4					
C. LANDSCAPE			Possible Points				
Yes	**Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)**						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
TBD	b. No Plant Species Require Shearing					1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Climate Species	2					3
TBD	**2. Fire-Safe Landscaping Techniques**		1				
	3. Minimal Turf Areas						
No	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide						2
Yes	b. Turf is <25% of Landscaped Area						2
TBD	c. Turf is <10% of Landscaped Area or eliminated						2
Yes	**4. Shade Trees Planted**		1	1			1
No	**5. Plants Grouped by Water Needs (Hydrozoning)**						2
	6. High-Efficiency Irrigation Systems Installed						
TBD	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
TBD	b. System Has Smart Controllers						3
TBD	**7. Compost and Recycle Garden Trimmings on Site**						1
TBD	**8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**						2
TBD	**9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing**					1	
TBD	**10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward**		1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
TBD	a. Cistern(s) is Less Than 750 Gallons						1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	**12. Soil Amended with Compost**					1	1
	Total Points Available in Landscape = 32	3					

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
50%	a. Place Rafters & Studs at 24-Inch On Center Framing	0.5				1	
TBD	b. Size Door & Window Headers for Load					1	
TBD	c. Use Only Jack & Cripple Studs Required for Load					1	
	2. Use Engineered Lumber						
TBD	a. Engineered Beams & Headers					1	
TBD	b. Insulated Headers			1			
50%	c. Engineered Lumber for Floors	0.5				1	
TBD	d. Engineered Lumber for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
TBD	f. Oriented Strand Board for Subfloor					1	
TBD	g. Oriented Strand Board Wall and Roof Sheathing					1	
	3. FSC Certified Wood						
TBD	a. Dimensional Lumber, Studs, and Timber					4	
TBD	b. Panel Products					2	
	4. Solid Wall Systems (includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
TBD	a. Floors			2		2	
TBD	b. Walls			2		2	
TBD	c. Roofs			2		2	
	5. Reduce Pollution Entering the Home from the Garage						
TBD	a Tightly Seal the Air Barrier between Garage and Living Area				1		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
TBD	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
	7. Overhangs and Gutters						
≥90%	a. Minimum 16-Inch Overhangs and Gutters	1				1	
≥90%	b. Minimum 24-Inch Overhangs and Gutters	1		1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				1	
TBD	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
TBD	**9. Sound Exterior Assemblies (Required for Whole House)**	N				R	
	Total Points Available in Structural Frame & Building Envelope = 36	5					
E. EXTERIOR FINISH			**Possible Points**				
TBD	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
TBD	**2. Rain Screen Wall System Installed**					2	
TBD	**3. Durable & Noncombustible Cladding Materials**					1	
TBD	**4. Durable & Fire-Resistant Roofing Materials or Assembly**					2	
	Total Points Available in Exterior Finish = 7						
F. INSULATION			**Possible Points**				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
TBD	a. Walls and Floors					1	
TBD	b. Ceilings					1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
50%	a. Walls and Floors	0.5			1		
50%	b. Ceilings	0.5			1		
≥90%	**3. Inspect Quality of Insulation Installation before Applying Drywall**	1		1			
	Total Points Available in Insulation = 5	2					

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			Possible Points				
	1. Distribute Domestic Hot Water Efficiently						
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
TBD	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
TBD	c. Install On-Demand Circulation Control Pump			1			1
TBD	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**						2
	3. Water Efficient Fixtures						
TBD	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	N					R
TBD	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi						3
50%	c. Bathroom Faucets Use ≤ 1.5 gpm	1		1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	3					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
Yes	b. Conduct Diagnostic Testing to Evaluate System	2		2			
TBD	c. Conduct Flow Hood Test and Assess Delivery of Air			1			
Yes	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal	1		1			
TBD	**2. Design and Install HVAC System to ACCA Manuals J, D and S**			4			
	3. Sealed Combustion Units						
TBD	a. Furnaces				2		
TBD	b.Water heaters				2		
TBD	**4. Zoned, Hydronic Radiant Heating**			1	1		
TBD	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**		1				
	6. Effective Ductwork Installation						
TBD	a. New Ductwork and HVAC unit Installed Within Conditioned Space			1			
Yes	b. Duct Mastic Used on All Ducts, Joints and Seams	1		1			
TBD	c. Ductwork System is Pressure Relieved			1			
TBD	**7. High Efficiency HVAC Filter (MERV 6+)**				1		
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed In Bathrooms and Kitchens						
≥90%	a. ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
TBD	b. All Bathroom Fans are on Timer or Humidistat				1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		
	10. Mechanical Ventilation System for Cooling Installed						
TBD	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
TBD	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
TBD	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)				1		
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)				1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
TBD	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	N			R		
TBD	b. Carbon Monoxide Alarm(s) Installed				1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	6					
I. RENEWABLE ENERGY			Possible Points				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE				**Possible Points**			
TBD	**1. Energy Survey and Education (Required for Elements or Meet J3)**	N		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥.62EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct insulation to Code			0.5			
TBD	l) Programmable Thermostat			0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+						
K. FINISHES				**Possible Points**			
Yes	**1. Entryways Designed to Reduce Tracked in Contaminants**	1			1		
	2. Low/No-VOC Paint						
50%	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	0.5			1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
50%	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**	1			2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
50%	a. Cabinets	0.5				1	
TBD	b. Interior Trim					1	
TBD	c. Shelving					1	
50%	d. Doors	0.5				1	
TBD	e. Countertops					1	
TBD	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)**	N			R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
TBD	a. Doors				1		
TBD	b. Cabinets and Countertops				2		
TBD	c. Interior Trim and Shelving				1		
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
	Total Points Available in Finishes = 21	3.5					
L. FLOORING				**Possible Points**			
TBD	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** *Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.*					4	
TBD	**2. Thermal Mass Floors**			1			
TBD	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**				2		
	Total Points Available in Flooring = 7						

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
TBD	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications) (Mutually Exclusive with J3)**			1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
TBD	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)			1			2
TBD	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)						2
	3. ENERGY STAR Refrigerator Installed						
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity **(Mutually Exclusive with J3)**			1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity **(Mutually Exclusive with J3)**			1			
	4. Built-In Recycling & Composting Center						
Yes	a. Built-In Recycling Center	2				2	
TBD	b. Built-In Composting Center					1	
TBD	**5. Electrical Survey (Required for Whole House)**	N				R	
TBD	**6. Verification of Entire Electrical System**					2	
50%	**7. Energy Efficient Lighting**	0.5		1			
TBD	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
TBD	**9. Lighting Controls Installed**			1			
	Total Points Available in Appliances and Lighting = 13+	2.5					
N. OTHER			**Possible Points**				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		R			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6						
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
TBD	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
Yes	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements	1			1		
	3. Use FSC-Certified Engineered Lumber						
TBD	a. Engineered Beams and Headers					1	
TBD	b. Insulated Engineered Headers					1	
TBD	c. Wood I-Joists or Web Trusses for Floors					1	
TBD	d. Wood I-Joists for Roof Rafters					1	
TBD	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
25%	f. Roof Trusses	0.25				1	
	E. Exterior Finish						
TBD	1. Green Roofs (25% or Roof Area Minimum)		2	2			

Deem Residence Addition

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
TBD	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
TBD	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
TBD	4. Composting or Waterless Toilet						1
TBD	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)				1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
TBD	1. Test Total Supply Air Flow Rates			1			
TBD	2. Energy Budget Analysis (J3) Completed By CEPE			1			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
TBD	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
TBD	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs		1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.						
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+	1.25					

Summary

	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
Total Available Points	224+	25	83	46	76	47
Minimum Points Required (Whole House)	50		20	5	6	8
Minimum Points Required (Elements)	25		8	2	2	4
Total Points Achieved	**32**	**1.0**	**8.0**	**9.5**	**8.3**	**5.5**

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

The zoning ordinance of the town allows one second dwelling unit on parcels of one acre or larger. All second units are limited to 750 square feet and must meet all conditions set forth in the zoning ordinance. Problems have arisen in determining what constitutes a second unit. For instance, what is the difference between a second unit and a cabana? In order to administer this provision it is therefore necessary to set forth guidelines as to what constitutes a second unit as opposed to other normal accessory buildings. The guidelines contained in this policy statement are to be followed by town staff in administering the zoning regulations.

Features	Second Unit	Workshop, Studio, or Entertaining Room	Pool House or Cabana
Toilet	yes	yes	yes*
Wash basin (in bathroom)	yes	yes	yes*
Shower or tub	yes	no	yes*
Regular sink	yes	yes	no
Bar sink	yes	yes	yes
220 wiring	yes	yes	yes
More than one main room**	yes	no	no

* All doors to bathroom facilities must be from outside of the building. Also, plumbing facilities must be located on the wall common with the rest of the building and arranged so as to make any construction of an internal doorway very difficult.

** Baths, closets and other rooms in order not to be considered as a main room must each have a floor area less than 75 square feet.

ACCESSORY STRUCTURES

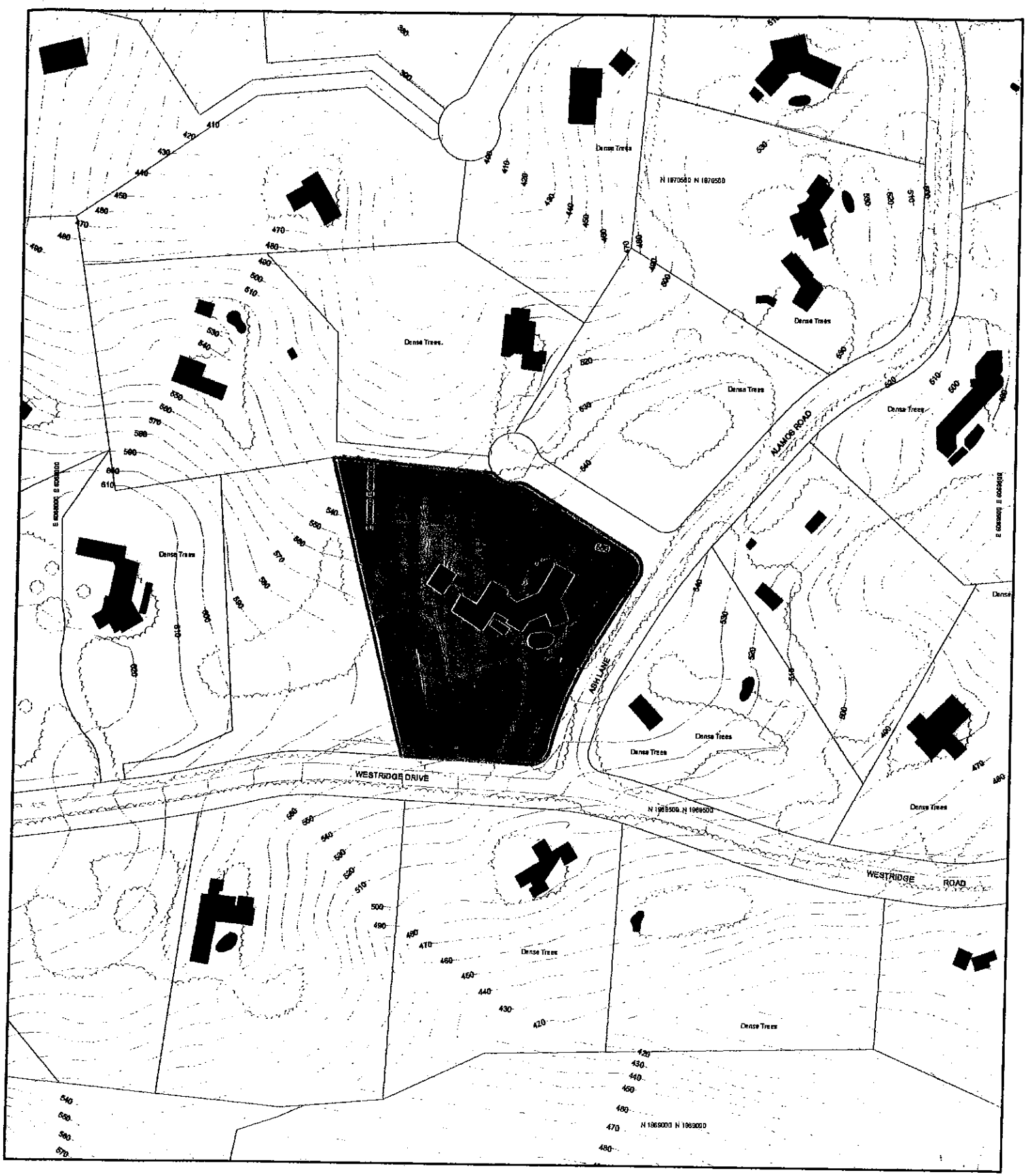
Potential problems exist if accessory structures (roofed and enclosed structures) are constructed with floor areas in excess of 750 square feet. Examples include pressures on the Town at a later date for conversion to a second unit (allowing the building to remain at the same size) or using a combination of rooms in one structure as a second unit in excess of 750 feet. While accessory structures larger than 750 square feet may be permitted, care will need to be exercised to minimize future problems. Therefore, if the ASCC determines in its reasonable judgment, that either of the following conditions exists, then it shall require that the accessory structure, or structures, be limited to a maximum of 750 square feet:

1. The configuration and relationship of portions of the proposed accessory structure are such that they can be converted or connected, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

2. Two separate accessory structures, one of which could be a conforming second unit, can be connected and the structures otherwise modified, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

A conforming 750 square foot second unit and an accessory building may be combined in one structure larger than 750 square feet if the ASCC finds that Condition 1 *does not* exist.

AR ACCESSORY STRUCTURE ADDITION
121 ASH LANE, VIDALAKIS



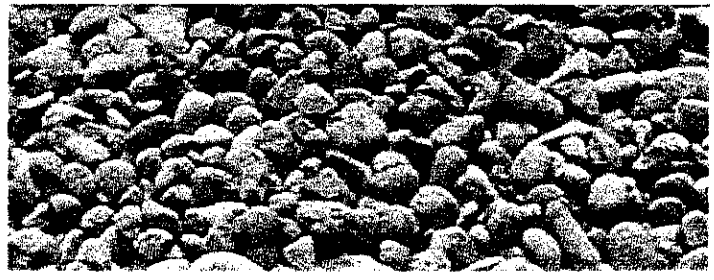
Vicinity Map
Scale: 1" = 200 feet

Architectural Review for New Residence, Vidalakis/Elsbernd
121 Ash Lane, Town of Portola Valley
March 2010

MATERIAL BOARD

B

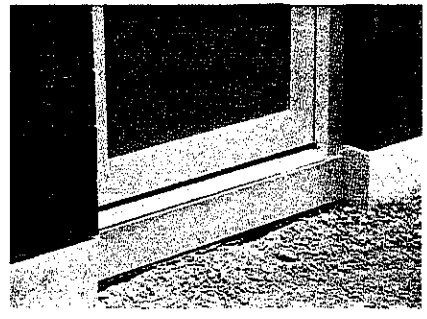
C



A

LEGEND

A MAHOGANY WOOD SIDING
B CLEAR ANODIZED ALUMINUM
C PAMY PEBBLES



A+C

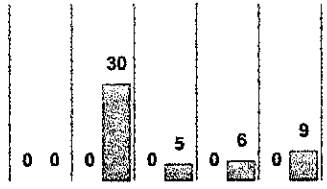
VIDALAKIS - ACCESSORY BUILDING / 121 ASH LANE

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.

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: 0



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**

Single Family New Home 4.2 / 2008 Title 24

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
A. SITE			Possible Points					
	1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees							
TBD	a. Protect Topsoil and Reuse after Construction	0	1				1	
TBD	b. Limit and Delineate Construction Footprint for Maximum Protection	0					(1)	
	2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)							
TBD	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	N				R		
TBD	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0				2		
TBD	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0				2		
	3. Use Recycled Content Aggregate (Minimum 25%)							
TBD	a. Walkway and Driveway Base	0				(1)		
TBD	b. Roadway Base	0				1		
TBD	**4. Cool Site: Reduce Heat Island Effect On Site**	0	1					
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Duct openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	0			(1)			
TBD	b. Full environmental quality management plan and pre-occupancy flush out is conducted (Prerequisite is A5a)	0			1			
	Total Points Available in Site = 12	0	3					
B. FOUNDATION			Possible Points					

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

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Install Irrigation System That Will Be Operated at ≤70% Reference ET (Prerequisites for Credit are C1. and C2.)	0					1	
TBD	b. Install Irrigation System That Will Be Operated at ≤50% Reference ET (Prerequisites for Credit are C1, C2, and C6a or C6b.)	0					1	
TBD	**12. Use Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing** A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content E) Finger-Jointed or F) Local	0				1		
TBD	**13. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**	0	(1)					
	Total Points Available in Landscape = 35	0	2					
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Possible Points					
	1. Apply Optimal Value Engineering							
TBD	a. Place Joists, Rafters and Studs at 24-Inch On Center	0				3		
TBD	b. Door and Window Headers are Sized for Load	0				(1)		
TBD	c. Use Only Cripple Studs Required for Load	0				1		
	2. Construction Material Efficiencies							
TBD	a. Wall and Floor Assemblies (Excluding Solid Wall Assemblies) are Delivered Panelized from Supplier (Minimum of 80% Square Feet)	0				2		
TBD	b. Modular Components Are Delivered Assembled to the Project (Minimum 25%)	0				6		
	3. Use Engineered Lumber							
TBD	a. Engineered Beams and Headers	0				(1)		
TBD	b. Wood I-Joists or Web Trusses for Floors	0				1		
TBD	c. Engineered Lumber for Roof Rafters	0				(1)		
TBD	d. Engineered or Finger-Jointed Studs for Vertical Applications	0				1		
TBD	e. Oriented Strand Board for Subfloor	0				(1)		
TBD	f. Oriented Strand Board for Wall and Roof Sheathing	0				(1)		
TBD	**4. Insulated Headers**	0		1				
	5. Use FSC-Certified Wood							
TBD	a. Dimensional Lumber, Studs and Timber (Minimum 40%)	0				6		
TBD	b. Panel Products (Minimum 40%)	0				3		
	6. Use Solid Wall Systems (Includes SIPS, ICFs, & Any Non-Stick Frame Assembly)							
TBD	a. Floors	0				2		
TBD	b. Walls	0				2		
TBD	c. Roofs	0				1		
TBD	**7. Energy Heels on Roof Trusses** (75% of Attic Insulation Height at Outside Edge of Exterior Wall)	0		1				
	8. Install Overhangs and Gutters							
TBD	a. Minimum 16-Inch Overhangs and Gutters	0				(1)		
TBD	b. Minimum 24-Inch Overhangs and Gutters	0		(1)				
	9. Reduce Pollution Entering the Home from the Garage [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Install Garage Exhaust Fan OR Build a Detached Garage	0			1			

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Tightly Seal the Air Barrier between Garage and Living Area (Performance Test Required)	0			1			
	Total Points Available in Structural Frame and Building Envelope = 39	0	7					
E. EXTERIOR			Possible Points					
TBD	**1. Use Environmentally Preferable Decking**	0				2		
TBD	**2. Flashing Installation Techniques Specified and Third-Party Verified** [*This credit is a requirement associated with J4: EPA IAP]	0				1		
TBD	**3. Install a Rain Screen Wall System**	0				2		
TBD	**4. Use Durable and Non-Combustible Siding Materials**	0				1		
TBD	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	0				(2)		
	Total Points Available in Exterior = 8	0	2					
F. INSULATION			Possible Points					
	1. Install Insulation with 75% Recycled Content							
TBD	a. Walls	0				(1)		
TBD	b. Ceilings	0				(1)		
TBD	c. Floors	0				(1)		
	Total Points Available in Insulation = 3	0	3					
G. PLUMBING			Possible Points					
	1. Distribute Domestic Hot Water Efficiently (Max. 5 points, G1a. is a Prerequisite for G1b-e)							
TBD	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	0		(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	1	
	2. Water Efficient Fixtures							
TBD	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)	0					3	
TBD	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	0					(1)	
TBD	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	0					(1)	
TBD	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	0					(2)	
	Total Points Available in Plumbing = 12	0	6					
H. HEATING, VENTILATION & AIR CONDITIONING			Possible Points					
	1. Properly Design HVAC System and Perform Diagnostic Testing							
TBD	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		4				
TBD	b. Test Total Supply Air Flow Rates [*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				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]							
TBD	a. Furnaces	0			2			
TBD	b. Water Heaters	0			2			
TBD	**3. Install High Performing Zoned Hydronic Radiant Heating**	0		(1)	(1)			
TBD	**4. Install High Efficiency Air Conditioning with Environmentally Preferable Refrigerants**	0	1					
	5. Design and Install Effective Ductwork							
TBD	a. Install HVAC Unit and Ductwork within Conditioned Space	0		1				
TBD	b. Use Duct Mastic on All Duct Joints and Seams [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	c. Pressure Relieve the Ductwork System [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD	**6. Install High Efficiency HVAC Filter (MERV 6+)** [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards** [*This credit is a requirement associated with J4: EPA IAP]	0			(1)			
TBD	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	0			(1)			
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)							
TBD	a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & All Bedrooms	0		1				
TBD	b. Install Whole House Fan (Credit Not Available if H9c Chosen) (CALGreen code if applicable)	0		1				
TBD	c. Automatically Controlled Integrated System with Variable Speed Control	0		3				
	10. Advanced Mechanical Ventilation for IAQ							
TBD	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]	N			(R)			
TBD	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	0			1			
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home	0			2			
TBD	**11. Install Carbon Monoxide Alarm(s)** (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]	0			(1)			
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	0	5					
I. RENEWABLE ENERGY			Possible Points					
TBD	**1. Pre-Plumb for Solar Water Heating**	0				1		
TBD	**2. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft^2 of South-Facing Roof**	0				1		
0.0%	**3. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind)** *Enter % total energy consumption offset, 1 point per 4% offset*	0		25				

Enter Project Name	Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Total Available Points in Renewable Energy = 27	0						
J. BUILDING PERFORMANCE		Possible Points					
1. Building Envelope Diagnostic Evaluations							
TBD a. Verify Quality of Insulation Installation & Thermal Bypass Checklist before Drywall [*This credit is a requirement associated with J4: EPA IAP]	0		(1)				
TBD b. House Passes Blower Door Test [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD c. Blower Door Results are Max 2.5 ACH_{50} for Unbalanced Systems (Supply or Exhaust) or Max 1.0 ACH_{50} for Balanced Systems (2 Total Points for J1b. and J1c.)	0		1				
TBD d. House Passes Combustion Safety Backdraft Test	0			1			
0% **2. *Required:* Building Performance Exceeds Title 24 (Minimum 15%)** *(Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)*	0		≥30				
TBD **3. Design and Build Near Zero Energy Homes** *(Enter number of points, minimum of 2 and maximum of 6 points)*	0		6				
TBD **4. Obtain EPA Indoor airPlus Certification** *(Total 42 points, not including Title 24 performance; read comment)*	0			2			
TBD **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							
TBD a. Energy Efficiency Program [*This credit is a requirement associated with J4: EPA IAP]	0		1				
TBD b. Renewable Energy Program with Min. 30% Better Than Title 24 (High Performing Home)	0		1				
Total Available Points in Building Performance = 45+	0	1					
K. FINISHES		Possible Points					
TBD **1. Design Entryways to Reduce Tracked-In Contaminants**	0			1			
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)							
TBD a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	0			(1)			
TBD b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs Regardless of Sheen)	0			(2)			
TBD **3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	0			(2)			
TBD **4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168 (CALGreen code if applicable)**	0			(2)			
TBD **5. Use Recycled-Content Paint**	0				1		
6. Use Environmentally Preferable Materials for Interior Finish A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed F) Local							
TBD a. Cabinets (50% Minimum)	0				3		

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Interior Trim (50% Minimum)	0				2		
TBD	c. Shelving (50% Minimum)	0				2		
TBD	d. Doors (50% Minimum)	0				2		
TBD	e. Countertops (50% Minimum)	0				2		
TBD	**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)** [*This credit is a requirement associated with J4: EPA IAP]	N			0			
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates							
TBD	a. Doors (90% Minimum)	0			1			
TBD	b. Cabinets & Countertops (90% Minimum)	0			2			
TBD	c. Interior Trim and Shelving (90% Minimum)	0			1			
TBD	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	0			3			
	Total Available Points in Finishes = 27	0	7					
L. FLOORING			Possible Points					
TBD	**1. Use Environmentally Preferable Flooring (Minimum 15% Floor Area)** A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete, F) Local. *Flooring Adhesives Must Meet SCAQMD Rule 1168 for VOCs.*	0				4		
TBD	**2. Thermal Mass Floors (Minimum 50%)**	0		(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			
TBD	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	N						
	Total Available Points in Flooring = 8	0	1					
M. APPLIANCES AND LIGHTING			Possible Points					
TBD	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	0		1			1	
	2. Install ENERGY STAR Clothes Washer							
TBD	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	0		1			2	
TBD	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	0					2	
	3. Install ENERGY STAR Refrigerator							
TBD	a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity	0		1				
TBD	b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity	0		1				
	4. Install Built-In Recycling Center or Composting Center							
TBD	a. Built-In Recycling Center	0				1		
TBD	b. Built-In Composting Center	0				1		
	5. Install High-Efficacy Lighting and Design Lighting System							

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	a. Install High-Efficacy Lighting	0		1				
TBD	b. Install a Lighting System to IESNA Footcandle Standards or Hire Lighting Consultant	0		1				
	Total Available Points in Appliances and Lighting = 13	0						
N. OTHER			Possible Points					
TBD	1. *Required:* **Incorporate GreenPoint Rated Checklist in Blueprints** [*This credit is a requirement associated with J4: EPA IAP]	N				Ⓡ		
TBD	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	0	1					
TBD	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	0	1					
	4. Develop Homeowner Education							
TBD	a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	0		1			1	
TBD	b. Conduct Educational Walkthroughs (Prerequisite is N4a) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	**5. Install a Home System Monitor OR Participate in a Time-of-Use Pricing Program**	0		1				
	Total Available Points in Other = 6	0						
O. COMMUNITY DESIGN & PLANNING			Possible Points					
	1. Develop Infill Sites							
TBD	a. Project is an Urban Infill Development	0	1			1		
TBD	b. Home(s)/Development is Located within 1/2 Mile of a Major Transit Stop	0	2					
TBD	**2. Build on Designated Brownfield Site**	0	3					
	3. Cluster Homes & Keep Size in Check							
TBD	a. Cluster Homes for Land Preservation	0	①			①		
TBD	b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)	0	2			2		
	c. Home Size Efficiency	0				9		
	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)	0	1					
	ii. 10 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	0	1					

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest Within 1/4 mile	0	1					
TBD	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	0	2					
	5. Design for Safety & Social Gathering							
TBD	a. All Home Front Entrances Have Views from the Inside to Outside Callers	0	1					
TBD	b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors	0	1					
TBD	c. Orient Porches (min. 100sf) to Streets and Public Spaces	0	1					
TBD	d. Development Includes a Social Gathering Space	0	1					
	6. Design for Diverse Households (6a. is a Prerequisite for 6b. and 6c.)							
TBD	a. All Homes Have At Least One Zero-Step Entrance	0	1					
TBD	b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space	0	(1)					
TBD	c. Locate Half-Bath on the Ground Floor	0	1					
TBD	d. Provide Full-Function Independent Rental Unit	0	1					
	Total Achievable Points in Community Design & Planning = 35	0	3					
P. INNOVATION			Possible Points					
	A. Site							
	1. Stormwater Control: Prescriptive Path (Maximum of 3 Points, Mutually Exclusive with PA2.)							
TBD	a. Use Permeable Paving for 25% of Driveways, Patios and Walkways	0	1					
TBD	b. Install Bio-Retention and Filtration Features	0	2					
TBD	c. Route Downspout Through Permeable Landscape	0	1					
TBD	d. Use Non-Leaching Roofing Materials	0	(1)					
TBD	e. Include Smart Street/Driveway Design	0	1					
TBD	2. Stormwater Control: Performance Path (Mutually Exclusive with PA1): Perform Soil Percolation Test and Capture and Treat 85% of Total Annual Runoff	0	3					
	C. Landscape							
TBD	1. Meet Local Landscape Program Requirement	0					(2)	
	D. Structural Frame & Building Envelope							
	1. Design, Build and Maintain Structural Pest and Rot Controls							
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil	0				(1)		
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood	0				1		
TBD	2. Use Moisture Resistant Materials in Wet Areas: Kitchen, Bathrooms, Utility Rooms, and Basements ["This credit is a requirement associated with J4: EPA IAP]	0			(1)	(1)		
	E. Exterior							
TBD	1. Vegetated Roof (Minimum 25%)	0	2	2				

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
	G. Plumbing							
TBD	1. Greywater Pre-Plumbing (Includes Washing Machine at Minimum)	0					1	
TBD	2. Greywater System Operational (Includes Washing Machine at Minimum)	0					2	
TBD	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)	0					1	
TBD	4. Composting or Waterless Toilet	0					2	
TBD	5. Install Drain Water Heat-Recovery System	0		1				
TBD	6. Install a Hot Water Desuperheater	0		2				
	H. Heating, Ventilation, and Air Conditioning							
TBD	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7) [*This credit is a requirement associated with J4: EPA IAP]	0			1			
TBD	2. Design HVAC System to Manual T for Register Design	0		1				
	K. Finishes							
TBD	1. Materials Meet SMaRT Criteria *(Select the number of points, up to 5 points)*	0				5		
	N. Other							
TBD	1. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				2		
	2. Educational Signage of Project's Green Features							
TBD	a. Promotion of Green Building Practices	0	1					
TBD	b. Installed Green Building Educational Signage	0	1					
	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.							
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
TBD	Innovation: Enter up to 4 Points at right. Enter description here	0						
	Total Achievable Points in Innovation = 33+	0	6					
Q. CALIFORNIA CALGreen CODE			Possible Points					
No	Home meets all applicable CAL Green measures listed in above Sections A - P of the GreenPoint Rated checklist.	N	R					
	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.*							
TBD	1. CALGreen 4.106.2 Storm water management during construction.	N						
TBD	2. CALGreen 4.106.3 Design for surface water drainage away from buildings.	N						
TBD	3. CALGreen 4.303.1 As an alternative to perscriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	N						

Enter Project Name		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
TBD	4. CALGreen 4.406.1 Joints and openings. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	N						
TBD	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	N						
TBD	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	N						
TBD	7. CALGreen 4.505.3 19% moisture content of building framing materials	N						
TBD	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	N						
	Total Achievable Points in California Green Code = 0	0						
Summary								
	Total Available Points in Specific Categories		35	96+	44	110	56	
	Minimum Points Required in Specific Categories	50	0	30	5	6	9	
	Total Points Achieved	0	0	0	0	0	0	
		52						

Project has not yet met the following recommended minimum requirements:

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*

6" IC LED DOWNLIGHT NEW CONSTRUCTION

IC22LED RECESSED HOUSING

OPEN TRIMS

ORDERING INFORMATION: Housing, trim and accessories each ordered separately.

Example: **IC22LED-3K**

Housing	Color Temperature	
IC22LED	**3K**	3000K
IC22SLED	**35K**	3500K
Smaller footprint bar hangers (Real Nail® 2)	**41K**	4100K

Example: **24W-WH**

Trim/Description

Trim	Description
24W-WH	Conical White Baffle
24B-WH	Conical Black Baffle
24B-SC	Conical Black Baffle
24B-ABZ	Conical Black Baffle
24B-BL	Conical Black Baffle

Trim	Description
27C-WH	Conical Cone in Clear Alzak®
27G-WH	Conical Cone in Gold Alzak®
27B-WH	Conical Cone in Black Alzak®
27PT-SC	Conical Cone in Pewter Alzak®
27W-WH	Conical Cone in Gloss White
27HZ-WH	Conical Cone in Haze
27WHZ-WH	Conical Cone in Wheat Haze
27WHZ-ABZ	Conical Cone in Wheat Haze

9024W-WH White Octogonal w/ White Baffle

9324-SC Luminous Disc (Frosted)

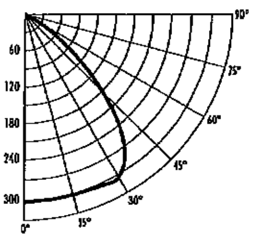
9524-SC Chrome Band

9702 Luminous Collar (Frosted)

Trim Size: 24, 27, 9324, 9524 - 7⅝" O.D.; 9702 - 7¾" O.D.; 9024 - 8" O.D.
Trim Finish: ABZ - Classic Aged Bronze, BL - Black, SC - Satin Chrome, WH - White.
Alzak is a registered trademark of Alcoa Corp.
Note: In Canada when insulation is present, Type IC fixtures must be used.

PHOTOMETRIC REPORT

Test Report #: UTL14387
Catalog No: IC22LED-35K with 24W-WH Trim
Luminaire Spacing Criterion: 1.5
Luminaire LPW: 49.1



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	303
5	303
15	301
25	305
35	280
45	186
55	61
65	17
75	10
85	4
90	0

Multiplier: 3K - 0.96
41K - 1.03

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	46	40	35
5.0'	30	26	22
6.0'	21	18	15
7.0'	17	14	12
8.0'	13	11	10
9.0'	10	9	8
10.0'	7	6	6

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	255	N/A	38.6
0-40°	429	N/A	65.0
0-60°	628	N/A	95.2
0-90°	660	N/A	100.0

INITIAL FOOTCANDLES (One Unit, 13.4W, 89.7° Beam)

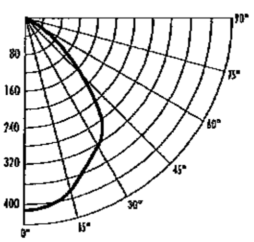
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	18.9	5.9'
6	8.4	8.8'
8	4.7	11.8'
10	3.0	14.7'

LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45	15790
55	6355
65	2371
75	2259
85	2459

PHOTOMETRIC REPORT

Test Report #: UTL14389
Catalog No: IC22LED-35K with 27C-WH Trim
Luminaire Spacing Criterion: 1.2
Luminaire LPW: 51.0



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	410
5	409
15	389
25	340
35	291
45	182
55	56
65	7
75	0
85	0
90	0

Multiplier: 3K - 0.96
41K - 1.03

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	48	41	36
5.0'	31	27	23
6.0'	21	18	16
7.0'	17	15	13
8.0'	14	12	10
9.0'	10	9	8
10.0'	8	7	6

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	305	N/A	44.5
0-40°	485	N/A	70.8
0-60°	676	N/A	98.8
0-90°	684	N/A	100.0

INITIAL FOOTCANDLES (One Unit, 13.4W, 86.1° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	25.6	4.9'
6	11.4	7.4'
8	6.4	9.8'
10	4.1	12.3'

LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45	15367
55	5796
65	[illegible]
75	[illegible]
85	[illegible]

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.

Juno Lighting Group by Schneider Electric
1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0084
Visit us at www.junolightinggroup.com

JUNO

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

6" IC LED DOWNLIGHT NEW CONSTRUCTION

IC22LED RECESSED HOUSING

OPEN TRIMS

PRODUCT DESCRIPTION

Dedicated LED, Air-Loc® sealed new construction housing with integral light engine • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 3 year warranty.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 65W BR30 incandescent while consuming 14W

EcoLEDgy Driven

PRODUCT SPECIFICATIONS

LED Light Engine Cast aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of the LED • Replaceable PC board with quick connector mounts directly to heat sink and incorporates the latest generation of high lumen output LEDs binned to Energy Star standards • 3000K, 3500K, or 4100K color temperatures available.

Optical System Computer-optimized internal reflector with specular finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that produces over 600 lumens using 14 watts of energy.

Aesthetic Trim Selections Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling.

LED Driver Universal voltage driver accommodates input voltages from 120 to 277 volts AC at 60Hz • Power factor > 0.9 at 120V input • Driver has integral thermal protection • Driver is dimmable with the use of Juno qualified 120V electronic low voltage wall box dimmers • Mounted between the j-box and housing for easy access and cool operation.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels Energy Star qualified when used with baffle and cone trims • UL listed for through-branch wiring, damp locations • Union made AFL-CIO, UL and cUL, RoHS complaint.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

HOUSING FEATURES

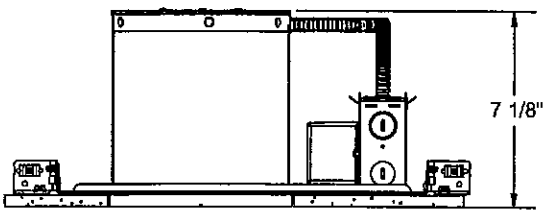
Housing Designed for use in IC (insulated ceiling) or non-IC construction • .032" aluminum housing sealed for Air-Loc compliance • Housing is vertically adjustable to accommodate up to a 1" ceiling thickness.

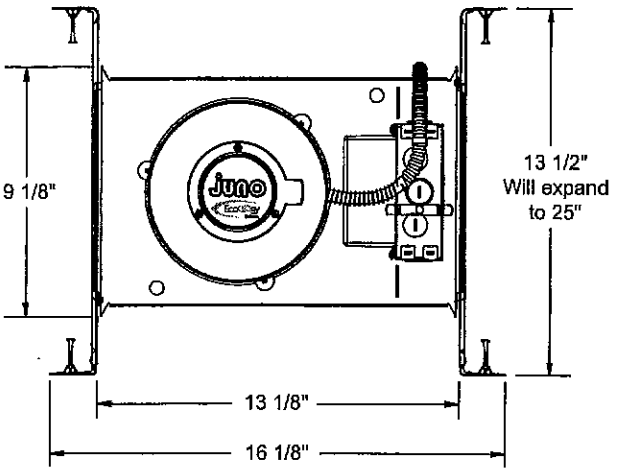
Junction Box Pre-wired junction box provided with (5) ½" and (1) ¾" knockouts and ground wire, UL listed and cUL listed for through-branch wiring, maximum 8 No. 12 AWG 90° C branch circuit conductors (4 in, 4 out) • Junction box provided with removable access plates • Knockouts equipped with pryout slots • Push-in electrical connectors supplied as standard for fast, secure installation.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

Real Nail 3 Bar Hangers Telescoping, patent pending Real Nail 3 system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings.

DIMENSIONS





6 7/8" CEILING CUTOUT

ELECTRICAL DATA

	120V	277V
Input Power	14.2W (+/-5%)	15.4W (+/-5%)
Input Current - Max	0.128A	0.069A
Frequency	60Hz	60Hz
EMI/RFI	FCC Title 47 CFR, Part 18, Class B (consumer)	FCC Title 47 CFR, Part 18, Class A (commercial)
Minimum starting temp	-20°C (-4°F)	-20°C (-4°F)

120V APPROVED DIMMERS

Electronic low voltage dimmers require a neutral wire in the wall box.

Lutron®:	Leviton®:
Model numbers -	Model number -
Skylark® SELV-303P	Acenti® ACE06-1LW
Skylark® SELV-300P	Monet® MNE04-1LW
Nova T☆® NTELV-600	Vizia+® VPE04-1LZ
Nova T☆® NTELV-300	Vizia+® VZE04-1LX
Diva® DVELV-300P	

Consult technical services or factory for additional dimmers.

JUNO LIGHTING GROUP by Schneider Electric

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES

Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

The zoning ordinance of the town allows one second dwelling unit on parcels of one acre or larger. All second units are limited to 750 square feet and must meet all conditions set forth in the zoning ordinance. Problems have arisen in determining what constitutes a second unit. For instance, what is the difference between a second unit and a cabana? In order to administer this provision it is therefore necessary to set forth guidelines as to what constitutes a second unit as opposed to other normal accessory buildings. The guidelines contained in this policy statement are to be followed by town staff in administering the zoning regulations.

Features	Second Unit	Workshop, Studio, or Entertaining Room	Pool House or Cabana
Toilet	yes	yes	yes*
Wash basin (in bathroom)	yes	yes	yes*
Shower or tub	yes	no	yes*
Regular sink	yes	yes	no
Bar sink	yes	yes	yes
220 wiring	yes	yes	yes
More than one main room**	yes	no	no

* All doors to bathroom facilities must be from outside of the building. Also, plumbing facilities must be located on the wall common with the rest of the building and arranged so as to make any construction of an internal doorway very difficult.

** Baths, closets and other rooms in order not to be considered as a main room must each have a floor area less than 75 square feet.

ACCESSORY STRUCTURES

Potential problems exist if accessory structures (roofed and enclosed structures) are constructed with floor areas in excess of 750 square feet. Examples include pressures on the Town at a later date for conversion to a second unit (allowing the building to remain at the same size) or using a combination of rooms in one structure as a second unit in excess of 750 feet. While accessory structures larger than 750 square feet may be permitted, care will need to be exercised to minimize future problems. Therefore, if the ASCC determines in its reasonable judgment, that either of the following conditions exists, then it shall require that the accessory structure, or structures, be limited to a maximum of 750 square feet:

1. The configuration and relationship of portions of the proposed accessory structure are such that they can be converted or connected, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

2. Two separate accessory structures, one of which could be a conforming second unit, can be connected and the structures otherwise modified, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

A conforming 750 square foot second unit and an accessory building may be combined in one structure larger than 750 square feet if the ASCC finds that Condition 1 *does not* exist.

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Steve Padovan, Interim Planning Manager

DATE: January 28, 2013

RE: Architectural Review for an addition to an existing single-family dwelling and cabana/guest house at 230 Shawnee Pass - Gurtner Residence

PROPOSAL

This is a request for review by the ASCC of a 1,448 square foot (sq.ft.) single-story addition to an existing 2,784 sq.ft., single-story dwelling, along with an 82 sq.ft. addition to the garage and a new detached 581 sq.ft. pool cabana/guest house on a 1.007 acre lot at 230 Shawnee Pass. The expansion of the dwelling results in the removal of an existing detached garage structure and includes a new 1,025 sq.ft. basement that will be located directly under the main dwelling. The addition to the main structure consists of a two bedroom wing on the northeasterly side, an enclosed front courtyard, and an expanded great room and conservatory in the rear with a clerestory element over these rooms. The additions, along with the removal of 65 sq.ft. of floor area from the existing home, will result in a 4,232 sq.ft. primary residence with a 1,025 square foot basement (by definition, the floor area of a basement that is directly under the first floor of a building above is not counted as floor area). The 581 sq.ft. cabana contains a bedroom, full bath and kitchen area and an existing deck and hot tub in the rear yard will be removed to accommodate the new building. Other site improvements consist of the addition of decks along the rear of the dwelling, a new pool, and decks at the front and rear of the cabana.

The exterior and roof materials on the addition and the cabana will match the existing structure and the clerestory section will only increase the height of the structure by approximately 3 feet. The rear of the main dwelling will be extensively remodeled with new multi-fold doors making up a large percentage of the wall.

The existing circular driveway will be retained which provides for the required guest parking spaces and only minimal changes are proposed for landscaping. A total of four trees will be removed, only two of which are significant. These are a live oak where the

bedroom addition is proposed and a maple where the cabana will be located. The applicant has contacted West Bay Sanitary about potentially connecting to the force main sewer in the street but the Town does not require that the dwelling be connected to sewer unless the existing septic system in not functioning adequately and needs repair.

The proposal is further described on the following plans dated "Received January 17, 2013" unless otherwise noted:

Sheet A-1: Architectural Site Plan (and Landscaping)
Sheet A-2a: Floor Plan, Main Residence
Sheet A-2b: Floor Plan Basement and Cabana
Sheet A-2c: Basement Section
Sheet A-3a: Exterior Elevations, 11/17/12
Sheet A-3aII: Exterior Elevations
Sheet A-3b: Exterior Elevations, 11/17/12
Sheet A-4: Roof Plan, 11/17/12

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

- Color Board, dated "Received 01/25/13", which includes exterior wall colors, cedar siding stain colors, window pane colors and stone veneer. The board will be available at the meeting;
- Exterior Material Specifications and lighting fixture types including "cut sheets" on the light fixtures;
- Completed "Build-It-Green Green Point Rated Project Checklist" with 116 points for the dwelling (target of 50). A checklist was not completed for the cabana.

The proposal will also require the removal of soils for the new basement, foundation footings and pool with the total amount of fill and excavation counted by code being only 10 cubic yards. The soil is proposed to be off-hauled.

BACKGROUND/EXISTING SITE CONDITIONS

The subject lot was developed in the 1960's as part of the Arrowhead Meadows Subdivision. Previous ASCC actions include the approval of a second unit in 1994 with related concerns regarding the use of the existing septic field for the 2nd unit, code enforcement violations on the property and the intensity of uses related to a home occupation for a contractor business. Building permits were not issued for the second unit. In 1998, the ASCC reviewed plans for a detached 16 x 20 storage shed on the northwesterly side of the main house and concluded that a formal review was not necessary as it met all zoning requirements. The construction of the building resulted in complaints from the adjacent homeowner due to a lack of notification from the Town and the belief that the new structure would lead to a further intensification of the contracting business. The most recent ASCC action occurred in 2005 for a bedroom and kitchen addition that was completed in January 2006. The geotechnical

investigation for the addition described the soils and seismic conditions on the site and recommended specific foundation designs which would support a single story addition. The ASCC approval letter and geotechnical report are attached.

The existing property is relatively flat with a steeper four to six foot rise at the northeasterly corner of the property. A six foot high concrete block wall surrounds the rear yard. There is a large grove of redwoods along the rear of the property, a row of redwoods along the westerly driveway, and several large mature trees throughout which are not being disturbed by the proposal. The existing circular driveway, a common feature among the homes along Shawnee Pass, is being retained.

Surrounding development consists of single family dwellings, which are mainly single-story, ranch style homes. The properties most directly affected by the proposed development are the two lots on either side of the property.

SITE DEVELOPMENT CRITERIA

The property is zoned R-E (Residential Estate), 1 acre minimum, Slope Density Table 1a, with an average slope of 6.7% and is subject to the following development criteria:

Maximum Adjusted Floor Area Permitted Single-Story Structure	5,435 sq.ft
Proposed Total Floor Area	5,429 sq.ft.
Maximum Single Structure Floor Area (Maximum adjusted floor area x 85%)	4,620 sq.ft.
Proposed Main Dwelling Total Floor Area	4,848 sq.ft. (89%)
Maximum Impervious Surface Area	7,808 sq.ft.
Proposed Impervious Surface Area	7,615 sq.ft.
Setbacks: Front Side Rear	 50 feet 20 feet 20 feet
Maximum Building Heights	28 feet main dwelling 18 feet accessory building
Proposed Building Heights	18 feet main building 13 feet cabana/guest house
Parking Required	5 total - 2 covered; 3 guest spaces
Proposed Parking	5 total including 2 covered

Based on the above listed criteria, the proposed dwelling meets the maximum floor area and impervious surface area requirements with the exception of the maximum single structure area, which exceeds the requirements by 228 square feet. The Zoning Code allows the ASCC to increase the 85% threshold if the following findings can be made:

A. *Any one of the following:*
   1. *The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.*
   2. *The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*
   3. *The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.*

B. *The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.*
C. *The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.*
D. *The building will be in keeping with the character and quality of the neighborhood.*

The architect provided a brief letter dated January 24, 2013, stating that the building as proposed is compliant in spirit and architectural character of the neighborhood. In general, the additions to the structure will not result in significant impacts to the views from neighboring properties in that the structure will remain single-story, the largest portion of the addition is located on the northeasterly side of the house which is screened from the neighboring house by a concrete block wall, heavy vegetation and the finished floor of the neighboring house is several feet above the proposed addition. Furthermore, existing vegetation limits the views from the neighboring properties and the scale of the new building would be similar to those on adjacent properties.

Regarding setbacks, the proposed additions and cabana are within the required front and side setbacks and the proposal will remove the detached garage/storage building that appears to encroach slightly into the side yard.

The guest house as designed qualifies as a second unit and meets the second unit ordinance requirements, including the use of matching exterior materials, structure height, floor area, driveway access, light reflectivity, and parking.

ARCHITECTURAL DESIGN

The additions and cabana building are designed to match the architecture, exterior colors, and materials of the existing dwelling. The most dramatic design change is the

clerestory windows in a central vaulted roof over the great room and conservatory. This design allows for significant amounts of natural light into the interior of the dwelling and only increases the height of the existing structure by about 3 feet. The other substantial change will be the introduction of folding doors across the rear of the structure.

Exterior walls will consist of treated wood shingles painted to match the blue grey tone of the existing dwelling, a matching rustic style brick veneer on the bedroom wing, and stained cedar siding on the walls of the enclosed front courtyard, on the rear of the dwelling, and on the clerestory level. Stone veneer will be applied to the chimney elements and to several lower height walls adjacent to the structures.

Story poles have been installed to depict the envelope of the new structures and these will provide the opportunity for individual ASCC members and neighbors to consider and react to the proposal.

LANDSCAPING

The proposal will result in the removal of four trees and several substantial shrubs throughout the property. The maple, with a diameter of approximately 14 inches, is considered a significant tree but the live oak does not qualify (about 8 inches in diameter). In any event, the site is covered with a significant number of large native trees and the removal of two trees would not have a detrimental effect.

The proposed landscape plan (Sheet A1) indicates the types of plants and gallon sizes that are proposed. The plantings will primarily occur in the enclosed front courtyard and along the paths to the cabana. The remainder of the existing landscaping and trees will not be changed.

Staff has received three e-mails from the neighbor at 234 Shawnee Pass (abutting the rear yard of the subject property) requesting that a landscape screen be planted along the rear property line (see attached). The redwood trees along the rear property line have been thinned which has increased the visibility of the dwelling from their property. They are specifically requesting that a living fence planted in a staggered "V" type design be placed up against the existing wall or along the edge of the drainage ditch.

LIGHTING

Proposed exterior lighting is shown on Sheet A-1 with a cut sheet for the path lights fixtures included in the packet and a drawing of the custom made wall fixtures. The path lights are 2.5 watt LED lights which are fully shielded. The custom wall mounted fixtures consist of 6 watt bulbs with front shielding. The proposal includes lining both sides of the driveway with the path lights, path lighting around the side of the new bedroom addition, lighting along the paths to the cabana, and lighting around the back side of the cabana. The amount of path lighting in the circular driveway, could be reduced along with the lighting on the side of the addition to preserve nighttime views.

OTHER SITE CONSIDERATIONS

As stated above, the applicant is considering connection to the existing force sewer main in the public road. The Town does not require that the existing dwelling be connected to sewer as long as the existing septic field is operating properly and can handle the additional load. A standard condition will be included that requires the septic system to be evaluated and if necessary, to require connection to the public sewer.

In addition, access to the site is currently provided by a circular driveway, which is a common feature in this neighborhood. Section 15.12.300(j) states that double-access or "loop" driveways are no longer permitted by the Town unless determined necessary for safety reasons. The ASCC has the ability to request that the loop driveway be removed as part of this review process.

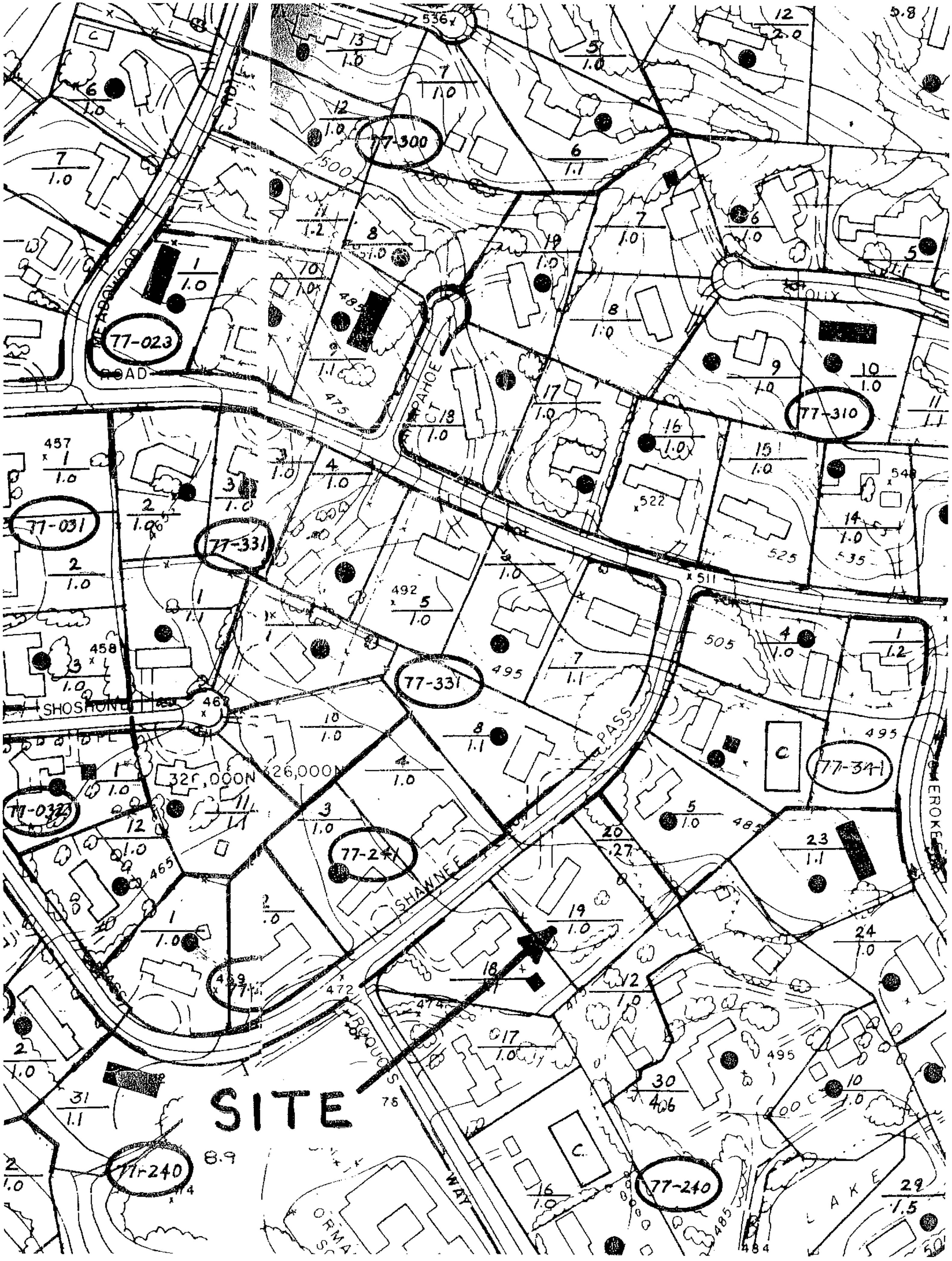
RECOMMENDATION

Staff recommends that the ASCC review the staff report, visit the project site and consider any new information presented at the ASCC meeting before acting on the project.

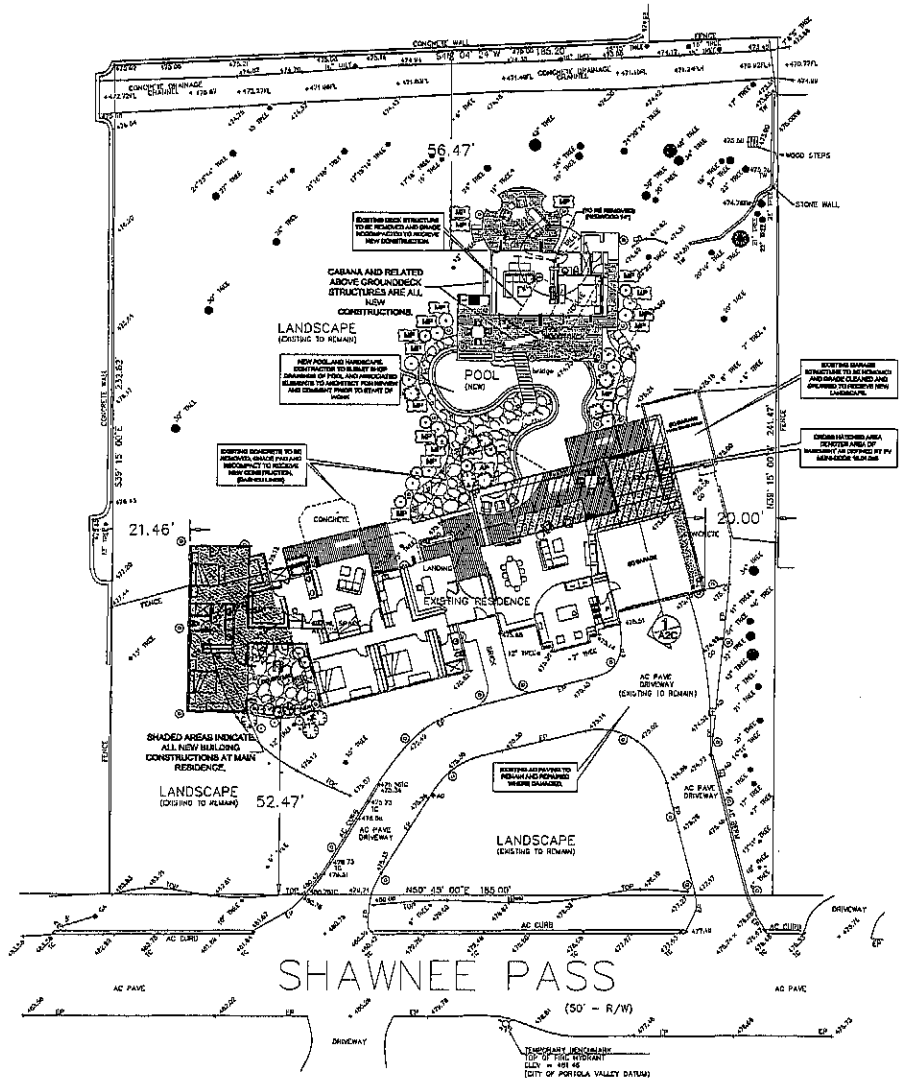
ATTACHMENTS

1. Vicinity Map
2. Reduced Plan Set
3. Exterior Lighting cut sheets
4. January 24, 2013 letter from the architect
5. December 7, 2012 letter from West Bay Sanitation District
6. Previous ASCC approval letter and Geotechnical Study from 2005
7. E-mails from adjacent neighbor at 234 Shawnee Pass
8. GreenPoint Rated Checklist for the Main Dwelling

c: Planning Commission Liason
Town Council Liason
Town Manager
Mayor
Town Planner
Applicant/Owner
Planning Technician



77-300
77-023
77-310
77-031
77-331
77-331
77-341
77-032
77-241
77-240
77-240
MEADOWOOD
ROAD
TAHOE CT
SIOUX
SHOSHONE
PASS
SHAWNEE
IROQUOIS
WAY
LAKE
CHEROKEE
326,000N
SITE



MATERIALS LEGEND

SYM.	BOTANICAL NAME / SPECIMEN TREES	COMMON NAME	SIZE	REMARKS
	SHRUBS			
	SCREENING SHRUBS:			
	ARCTOSTAPHYLLOS	MANZANITA	24" BOX	SPECIMEN MULTI
	PODOCARPUS MACROPHYLLUS	YEW PINE	24" BOX	PER PLAN
	LIGUSTRUM JAPONICUM	WAX-LEAF PRIVIT	15 GAL	PER PLAN
	GARRYA ELLIPTICA 'JAMES ROOF'	SILK TASSLE	15 GAL	PER PLAN
	CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	5 GAL	PER PLAN
	CEANOTHUS 'EL DORADO'	WILD LILAC	5 GAL	PER PLAN
	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	PER PLAN
	PRUNUS LICIFOLIA	ISLAIS CHERRY	15 GAL	PER PLAN
	FOUNDATION SHRUBS:			
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	3' O.C.
	PHORMIUM 'SEA JADE'	NEW ZEALAND FLAX	5 GAL	4' O.C.
	PHORMIUM 'YELLOW WAVE'	HYBRID FLAX	5 GAL	3' O.C.
	AGAVE ATTENUATA	FOXTAIL AGAVE	10AL	2' O.C.
	MASSING SHRUBS:		1 GAL	5' O.C.
DP	BACCHARIS 'PIGEON POINT'	COYOTE BRUSH	5 GAL	2.5' O.C.
PC	PITTOSPORUM CRASSIFOLIUM 'NANA'	PITTOSPORUM	5 GAL	3' O.C.
BD	BARBERRY	BARBERRY	5 GAL	2' O.C.
WD	PITTOSPORUM 'WHEELER'S DWARF'	DWARF PITTOSPORUM	5 GAL	4' O.C.
CH	CEANOTHUS 'HORIZONTALIS'	CEANOTHUS	BARE ROOT	3' O.C.
R	ROSA 'ICE BURG'	WHITE SHRUB ROSE	1 GAL	3' O.C.
	ACCENT SHRUBS:		1 GAL	2' O.C.
	SALVIA GRISSI	AUTUMN SAGE	1 GAL	2' O.C.
	POLYSTICHUM MUNITUM	CALIF. SWORD FERN	1 GAL	3' O.C.
	CANNA 'TROPICANA'	CANNA LILY	5 GAL	
	ECHIVERIA 'VIOLET QUEEN'	PURPLE ECHIVERIA	1 GAL	2' O.C.
	PHORMIUM	NEW ZEALAND FLAX	1 GAL	3' O.C.
	CUVIA MINIATA	KAFFIR LILY	1 GAL	2' O.C.
	BOUGAINVILLEA	BOUGAINVILLEA	1 GAL	2' O.C.
	RIBES	GOOSBERRY	1 GAL	3' O.C.
	EQUISETUM HYMENALE	HORSETAIL	1 GAL	3' O.C.
	GROUNDCOVERS:			
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	2' O.C.
HC	HEUCHERA 'CRIMSON CURLS'	CORAL BELLS	1 GAL	18" O.C.
RM	ROSEMARINUS OFFICINALIS	ROSEMARY	1 GAL	3' O.C.
MP	MYOPORUM 'PUTAH CREEK'	MYOPORUM	1 GAL	6' O.C.
FR	FESTUCA RUBRA	RED FESCUE	FLATS	6" O.C.
DM	DYMONDIA	DYMONDIA	FLATS	2.5' O.C.
FG	FESTUCA GLAUCA	CLUMPING BLUE FESCUE	1 GAL	3' O.C.
EV	ECHIVERIA 'VIOLET QUEEN'	PURPLE ECHIVERIA	6" POTS	18" O.C.
HI	HEDERA 'SUNSET'	IVY	FLATS	1' O.C.
	ARCTOSTAPHYLOS 'PACIFIC MIST'	CREEPING MANZANITA	FLATS	6' O.C.
	VINES			
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	ESPALIER
	FICUS REPENS	CREEPING FIG	1 GAL	ESPALIER
	TURF			
	DWARF TALL FESCUE	SOD		
	LIGHTING			
	LOW VOLTAGE LANDSCAPE LIGHTS INCLUDING PATHWAY, AND WALL LIGHTS.			
	AURORALIGHT LPLBK "KALAHARI" LED PATH LIGHT. COPPER WITH FULL CAP SHROUD.			
	"BETHANY" WALL MOUNTED CUSTOM WROUGHT IRON SHIELDED SCONCE LT. W/ 8 WATT LED BULB.			
	PAVING			
	BROOM CONCRETE, SEE NOTES			
	FLAGSTONE PAVERS, SEE NOTES			
	DECOMPOSED GRANITE, SEE NOTES			
	SITE FEATURES/HARDSCAPE			
	MOW CURB-6" CONCRETE			
	FLAGSTONE PAVERS WITH GROUNDCOVERS-SEE NOTES			

DATA:
(ZONE:R-E/1A/SD-1A)
A.P.N. 077-240-190
OWNER:
Geoff and Kathy Gurtner

PROJECT ADDRESS:
230 Shawnee Pass, Portola Valley, CA

BUILDING AREAS:
ALLOWED 5435 S.F. (17' HT.)

MAIN HOUSE	4232 S.F.
CABANA	581 S.F.
GARAGE	616 S.F.
TOTAL	5429 S.F.
BASEMENT	1025 S.F.

IMPERVIOUS AREAS:
ALLOWED 7808 S.F.

DRIVEWAY AND ENTRY:	4048 S.F.
DECKS, PATIOS AND POOL:	3567 S.F.
TOTAL:	7615 S.F.

LOT AREA
= ± 43,871 SQ. FT.
= ± 1.007 ACRES

RECEIVED
JAN 17 2013
TOWN OF PORTOLA VALLEY

UTILITY NOTE:
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

Architectural Site Plan

Scale: 1/16"=1'-0"
INCLUDES MINOR LANDSCAPE PLAN (AT ADDITION)
NOTE: ONLY ONE TREE PROPOSED FOR REMOVAL 14"DIA. NOTED. NEAR NEW CABANA.

MasterWork DEFINITIVE
Architecture and Construction
330 A Street, Suite 141
San Diego, CA 92101
Tel: 858.564.0721
Fax. 858.764.0585
www.masterworksarc.com

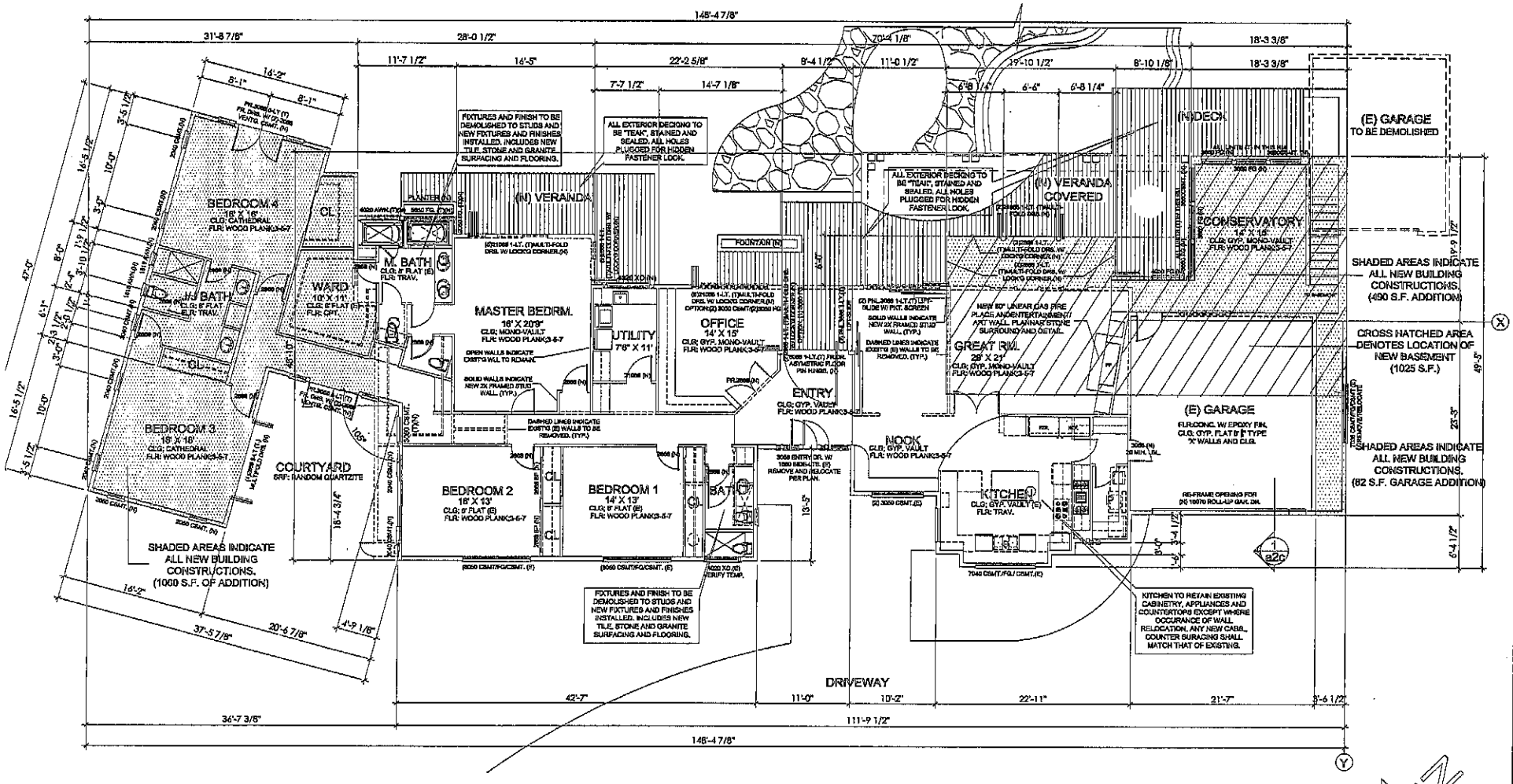
A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Construction Documents Pre-Permit 01.14.13

PROJECT NO: 1202
PROJECT: Gurtner Residence

DRAWN BY: B.D.D.
FLOOR PLAN(S) Scale: 1/16"=1'-0"

a
1



ADDITION AND REMODEL TO EXISTING RESIDENCE

FLOOR PLAN - MAIN RESIDENCE

2784 S.F. (EXISTING) -65 S.F. ADJUSTMENT FOR REMOVAL
1448 S.F. (MAIN HOUSE GRADE LEVEL ADDITION)
4232 S.F. MAIN RESIDENCE TOTAL

534 S.F. (EXISTING GARAGE)
82 S.F. GARAGE ADDITION
616 S.F. TOTAL GARAGE

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C-25627

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Portola Valley, CA

Construction Documents Pre-Permit
01.14.13

PROJECT NO. 1202
PROJECT: Gurner Residence

DRAWN BY: B.D.D.
FLOOR PLAN(S) Scale: 3/16"=1'-0"

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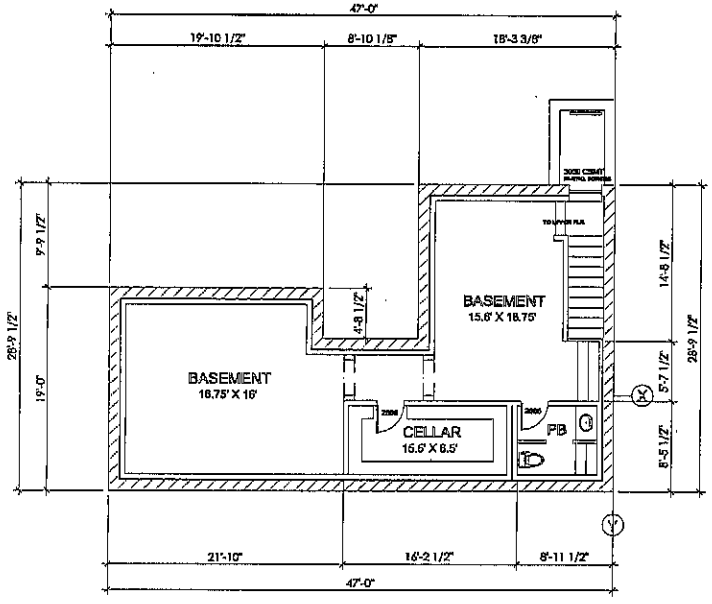
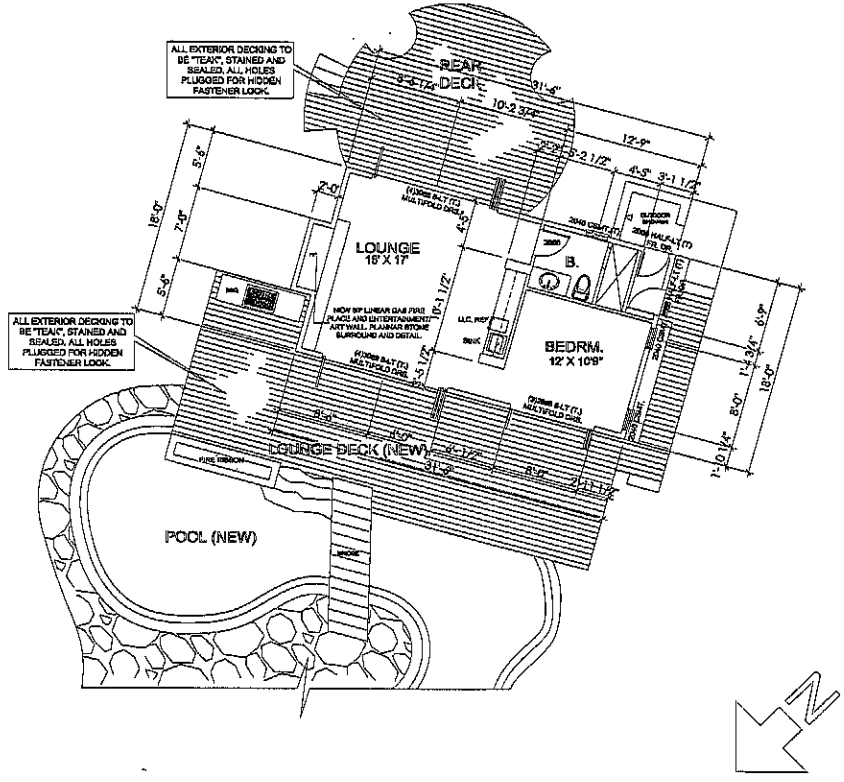


ALL NEW CONSTRUCTION UNDER EXISTING RESIDENCE

FLOOR PLAN - BASEMENT

1025 S.F.



ALL NEW CONSTRUCTION

FLOOR PLAN - CABANA

581 S.F.

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C-25827

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Portola Valley, CA

Construction Documents Pre-Permit
01.14.13

PROJECT NO. 1202
PROJECT: Gurmer Residence

DRAWN BY: B.D.D.
FLOOR PLAN(S) Scale: 3/16"=1'-0"

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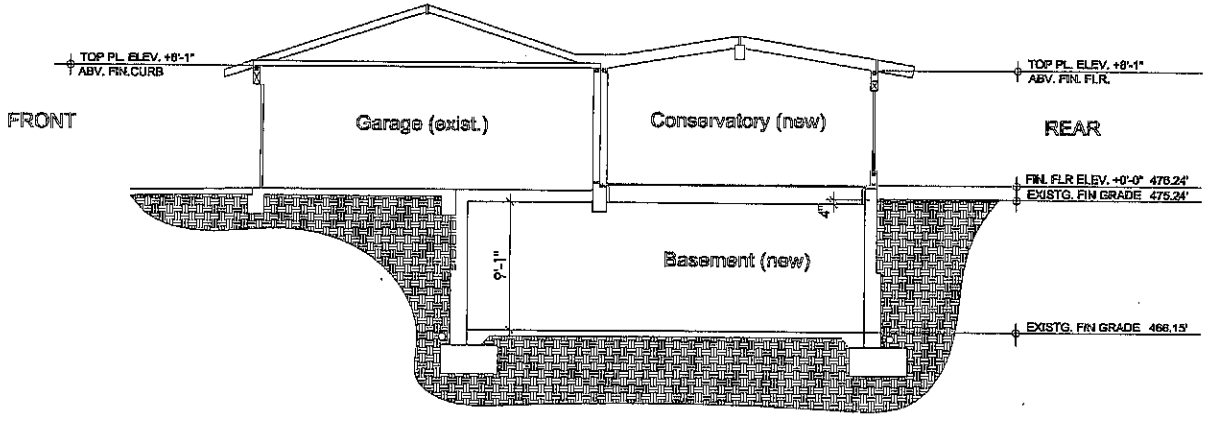

1 BUILDING SECTION

SCALE: $\frac{1}{4}$" =1'-0"

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A proposed Remodel and Addition for:
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Portola Valley, CA

Preliminary Bld/ Design Development
01.14.13

PROJECT NO.
1202

PROJECT:
Gurner Residence

DRAWN BY:
B.D.D.

BASEMENT SECTION
Scale: 1/4"=1'-0"

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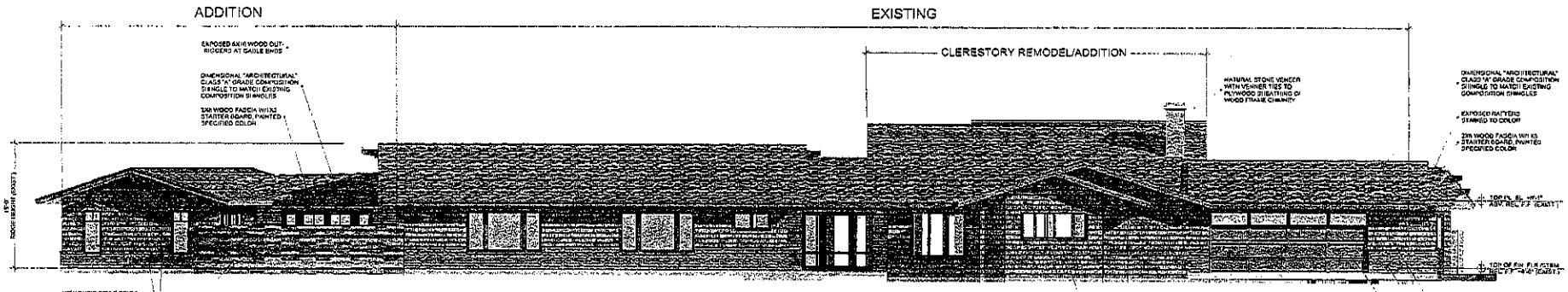
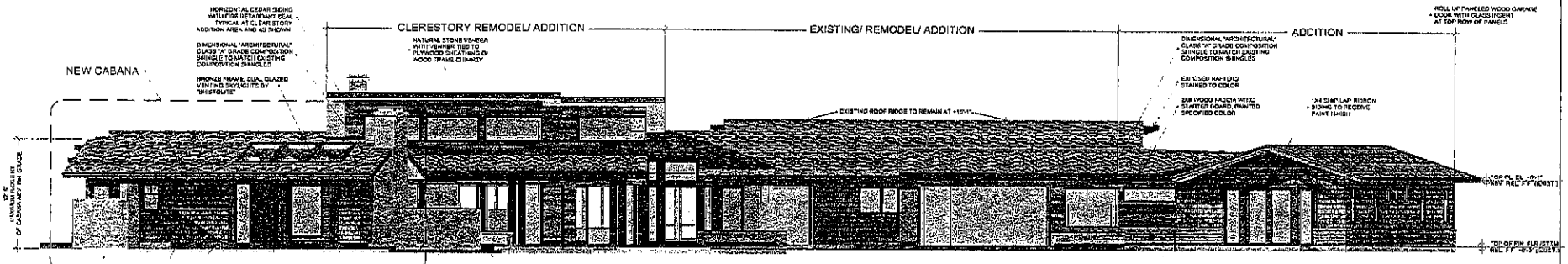
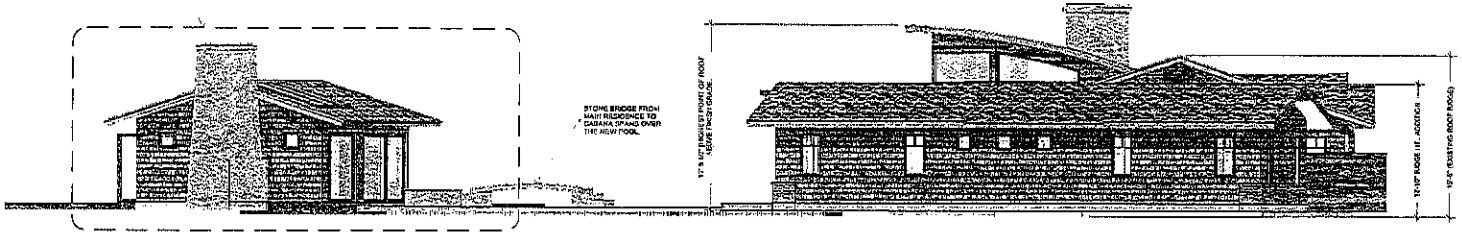


FRONT ELEVATION (NORTH-WEST FACING)



REAR ELEVATION (SOUTH-EAST FACING)



LEFT ELEVATION (NORTH-EAST FACING)

EXTERIOR FINISH ELEMENTS ARE THE SAME AS NOTED IN THE OTHER ELEVATIONS ABOVE.

EXTERIOR ELEVATIONS

SCALE:3/16"=1'-0"

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A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Preliminary Bld/ Design Development
11.17.12

PROJECT NO. 1202
PROJECT Gurtner Residence

DRAWN BY B.O.D.
EXTERIOR ELEVATIONS Scale: 3/16"=1'-0"

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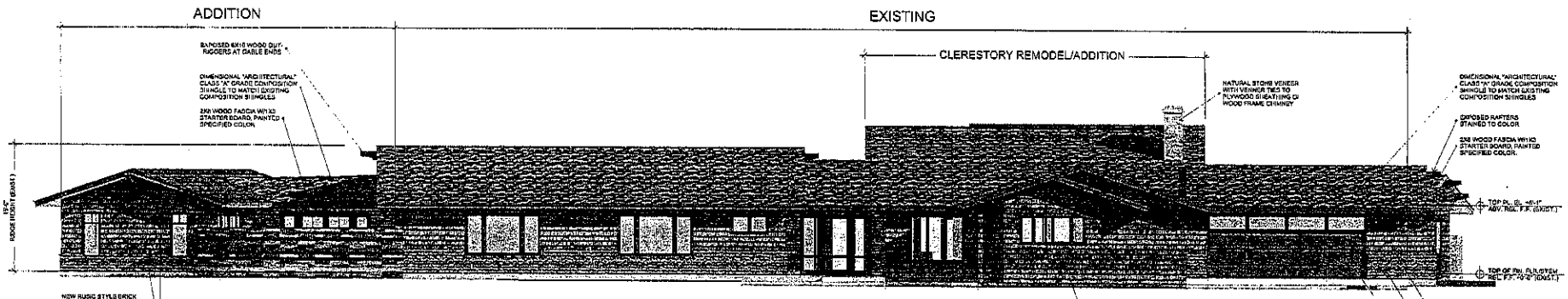
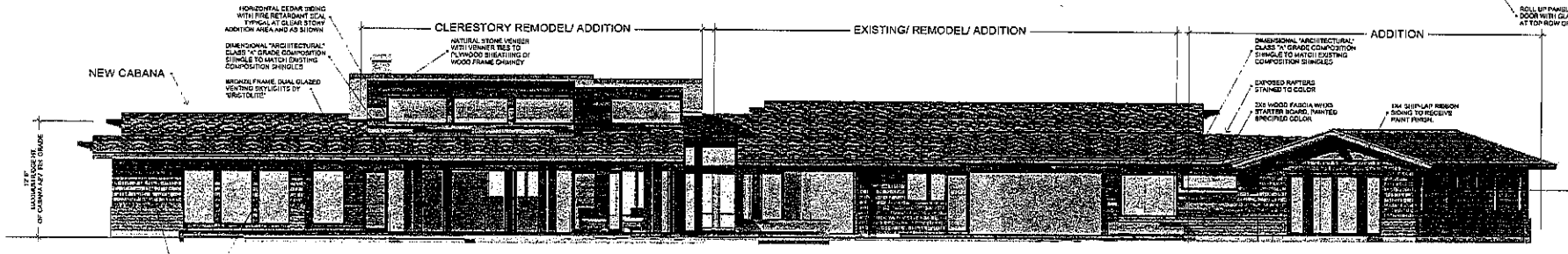
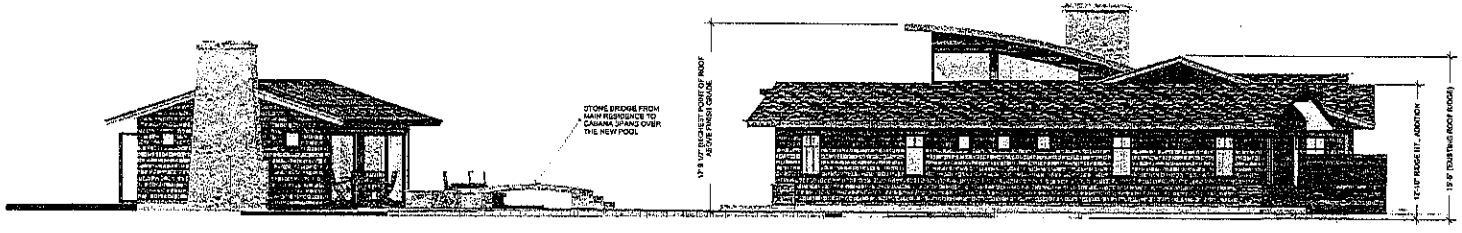


FRONT ELEVATION (WEST FACING)



REAR ELEVATION (EAST FACING)
CABANA NOT SHOWN FOR CLARITY



LEFT ELEVATION (NORTH FACING)

EXTERIOR FINISH ELEMENTS ARE THE SAME AS NOTED IN THE OTHER ELEVATIONS ABOVE.

EXTERIOR ELEVATIONS

SCALE:3/16"=1'-0"

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A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

ASRB REVIEW 1
01.14.13

PROJECT NO.
1204

PROJECT
Gurtner Residence

DRAWN BY
B.D.D.

EXTERIOR ELEVATIONS
Scale: 3/16"=1'-0"

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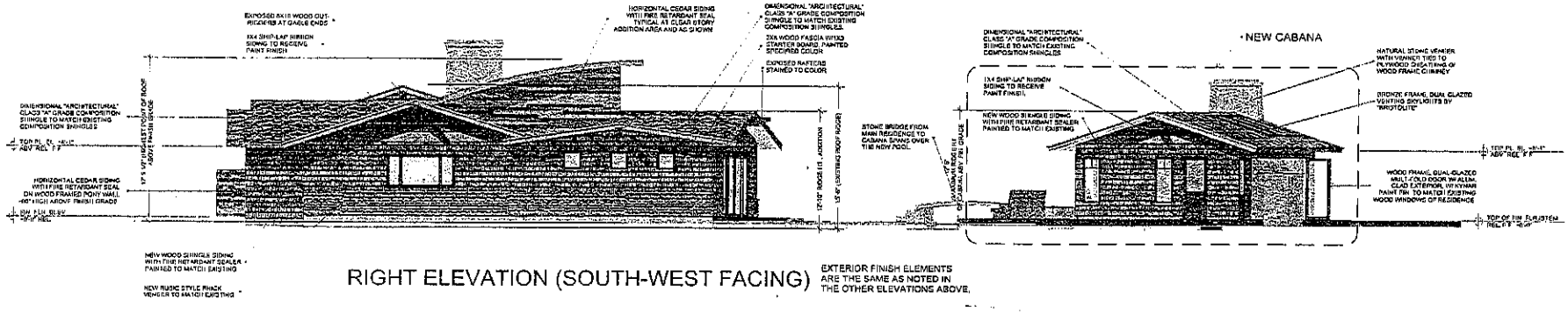
3aII

Birds-eye view of rear of house.

No scale.



RIGHT ELEVATION (SOUTH-WEST FACING) EXTERIOR FINISH ELEMENTS ARE THE SAME AS NOTED IN THE OTHER ELEVATIONS ABOVE.

EXTERIOR ELEVATIONS

SCALE:3/16"=1'-0"

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A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Preliminary Bid/ Design Development
11.17.12

PROJECT NO. 1202
PROJECT Gurtner Residence

DRAWN BY B.D.D.
EXTERIOR ELEVATIONS Scale: 3/16 =1'-0"

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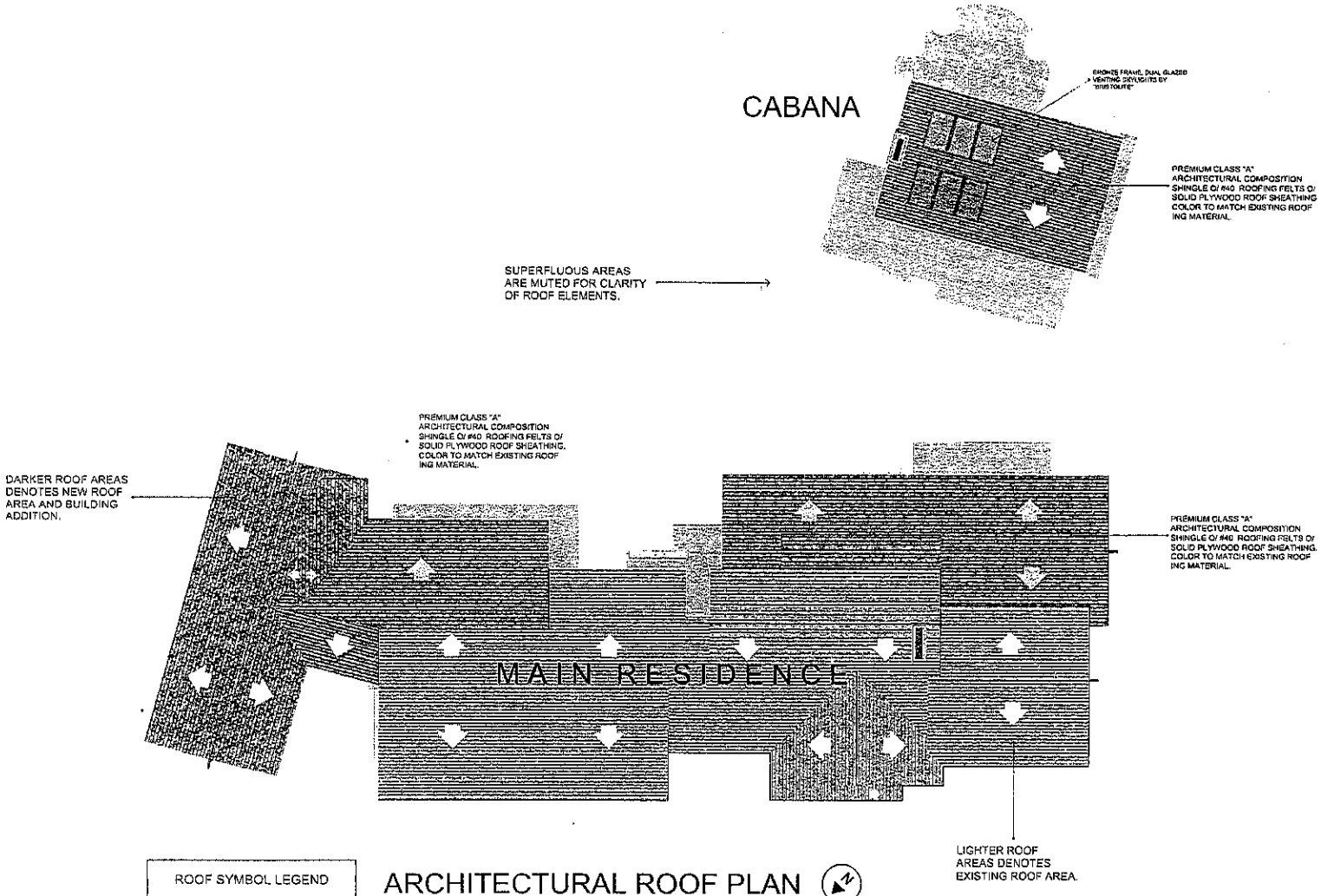

ARCHITECTURAL ROOF PLAN

SCALE:1/8"=1'-0"

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A proposed Remodel and Addition for:
Geoffrey and Kathryn Gurtner
230 Shawnee Pass
Portola Valley, CA

Preliminary Bid/ Design Development
11.17.12

PROJECT NO. 1202
PROJECT Gurtner Residence

DRAWN BY B.D.D.
EXTERIOR ELEVATIONS
Scale: 3/16"=1'-0"

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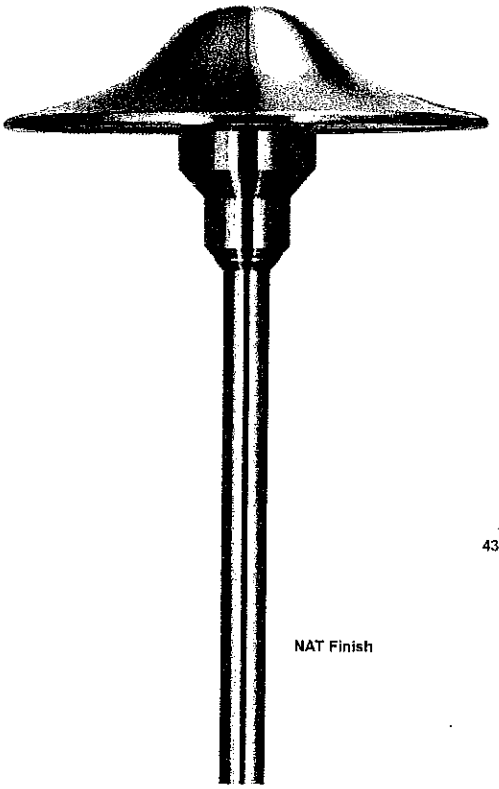
auroralight™

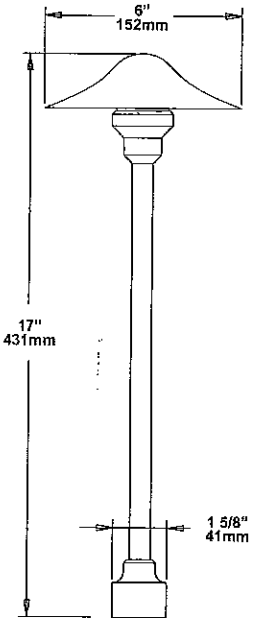
LIFETIME LIGHTING SOLUTIONS... GUARANTEED

TYPE:
CAT. #: LPL6K

LPL6K KALAHARI



12 VOLT
Remote Transformer Required



The Kalahari's flowing copper shade and crisp LED bring the outdoors to life after dark. Proportioned for garden pathways and smaller scale paved areas, recommended spacing is 10' to 18' on center. Adding a frosted lens accessory will diffuse the light for a softer glow with no shadowing. Shipped complete with a high output LED and integrated circuitry allowing it to operate on standard 12 systems with no additional hardware needed. The Kalahari is manufactured in the USA exclusively by Auroralight and like all our estate quality luminaires, is backed by our Lifetime Warranty.

ORDERING GUIDE: LPL6K

L (LED) PL (PATH LIGHT) 6 (6" SHADE SIZE) K (KALAHARI)

RED INDICATES REQUIRED FIELD

EXAMPLE: LPL6-WW-G/S-F-BLP

LED (2.5W)

- **[WW]** 2900K
- **[NW]** 4500K
- **[CW]** 5600K

ALSO AVAILABLE IN HALOGEN SEE: PL6K

MOUNT

- **[1/2]** 1/2" MALE THREAD
- **[G/S]** GROUND STAKE INCLUDED*
- **[D/S]** DELUXE STAKE
- **[T/R]** TRIDENT SPIKE 6", 9" or 12"
- **[P/S]** POWER STAKE 120V/12V
- **[JB3S]** BURIAL J-BOX W / STAKE
- **[JB3]** BURIAL J-BOX NO STAKE
- **[SM3]** 3 1/4" SURFACE MOUNT
- **[SM2]** 2 1/4" SURFACE MOUNT

LENS

- **[F]** FROSTED LENS
- **[C]** CLEAR LENS

FINISH

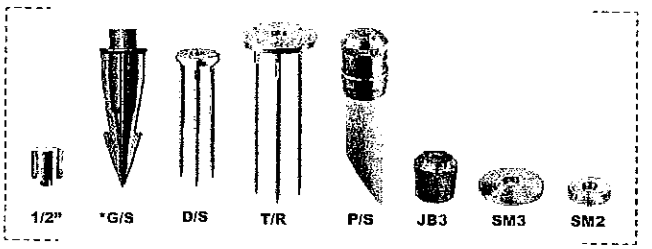
- **[NAT]** NATURAL
- **[BLP]** BRONZE LIVING PATINA

SSL SPECIFICATIONS:

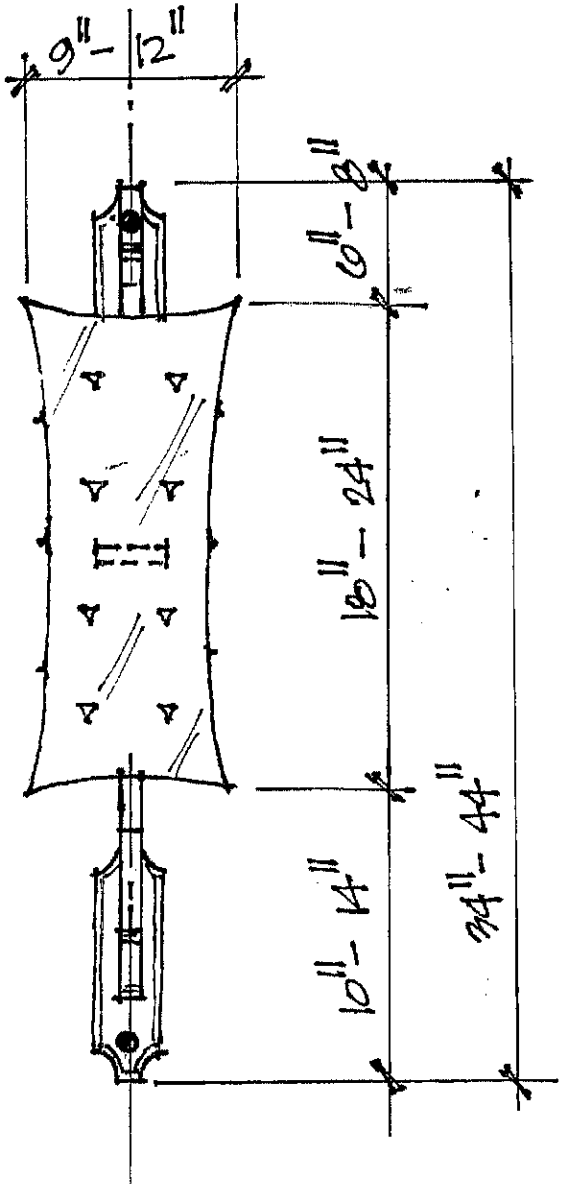
Light Source:	Cree XPG, Q4 min.
LED Driver:	Integral, Micro controller based
Dimming:	Triac dimmable to below 5%
Voltage, Current Protection:	Integrated Surge Suppression
Operating Temperature:	-13 to 140F (-25 to 60C)
Over-Temp Protection:	Temperature control with Power Trim
Source Compatibility:	Electronic or Magnetic 12-15v
Current Rating:	700ma (.7 Amps)
LED Life (L70):	50,000 hours average*
Input Voltage:	10 to 15V AC, Self Regulating
Efficiency:	90% Typical

*LED life is defined as the time to 70% lumen maintenance (L70)

Engineered to comply with all international EMI/RFI emissions standards



CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM

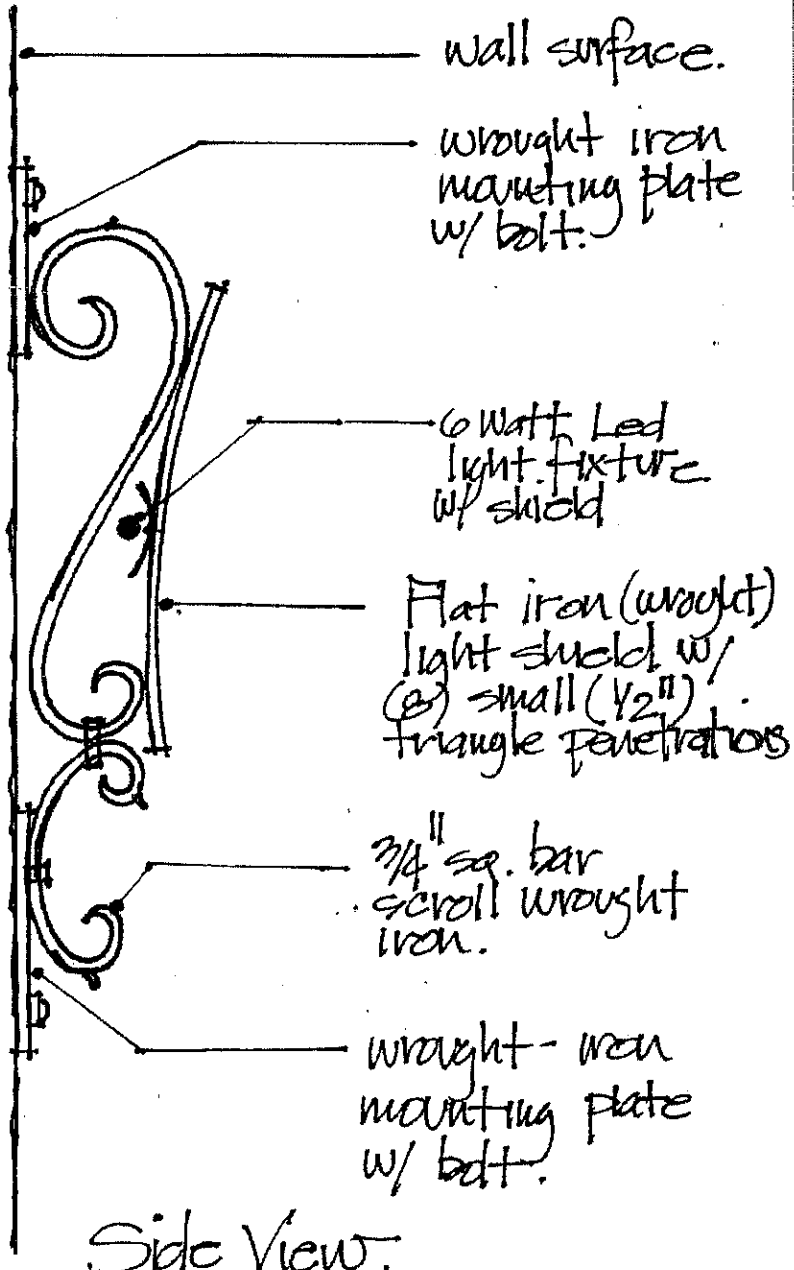


Front View

Bethany

exterior wall sconce shielded.

no scale.



Side View

MasterWork
Definitive Architecture

TRANSMITTAL

January 24, 2013

Portola Valley Planning Department
Attn: Steve Padovan
765 Portola Road
Portola Valley, CA 94028

Re: ASCC Review
230 Shawnee Pass: Single level addition to existing Single Family residence.

Dear Steve,

As you know, we are slightly exceeding the 85% AMFA for the main dwelling and garage (89% or 4,848 requested vs. 85% or 4,620 allowed). The project is compliant in spirit and architectural character of the neighborhood. The small amount of overage should be allowed based upon meeting the following Portola Valley Municipal Code section:

18.48.020 - Maximum adjusted floor area.
The architectural and site control commission may allow the eighty-five percent figure stipulated in Line 7 of Table 1A to be increased up to a maximum of one hundred percent when it can make all of the findings set forth below:

A. Any one of the following:

1. The larger building will result in a superior design for the property in terms of grading, tree removal and use of the property than would be possible without the requested increase.

2. The larger building is appropriate because steep slopes, areas of unstable geology or areas subject to flooding so limit development of the property that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.

3. The larger building is appropriate because the reduction in permitted floor area caused by steep slopes, unstable geology and/or areas subject to flooding so reduces the floor area permitted for any single building that in order to develop a reasonable plan for the property it is necessary to concentrate more than eighty-five percent of the floor area in a single building.

B. The building will not impact significant views enjoyed by neighboring properties to any greater extent than would a design for the project without the increased floor area.

Masterwork Definitive
P.O. Box 910725
San Diego, CA. 92191
P. 858.554.0731 F. 858.764.0586
www.masterworkarc.com

C. The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.
D. The building will be in keeping with the character and quality of the neighborhood.
(Ord. 1998-312 § 3, 1998; Ord. 1995-285 § 1 Exh. A (part), 1995)

Please call me if you have any questions.

Sincerely,

Brian Darnell,
Director of Design
Masterwork Definitive

WEST BAY
SANITARY DISTRICT

Serving Our Community Since 1902

500 Laurel Street, Menlo Park, California 94025-3486 (650) 321-0384 (650) 321-4265 FAX

PHIL SCOTT
District Manager

In reply, please refer to our
File No.

1156.1

December 7, 2012

Hal Nelson
Via Email: halnelson@aol.com

RE: ANNEXATION INQUIRY / 230 SHAWNEE PASS, PORTOLA VALLEY
APN: 077-240-190

Dear Mr. Nelson:

This letter is in response to a recent inquiry you made to the District about the process and costs of establishing sanitary sewer service for the referenced parcel. The following is required before sanitary sewer service to the property can be established.

The parcel will need to be annexed into the West Bay Sanitary District (WBSD). As part of the application, the applicant will need to provide a detailed map and legal description of the parcel as prescribed by State Board of Equalization requirements. The applicant will need to hire a civil engineer to prepare the map and legal description, and to design the sewer system.

For the annexation processes to begin, the applicant or the property owner would have to annex the property into the West Bay Sanitary District through the San Mateo Local Agency Formation Commission (LAFCo). There is a requirement for an environmental review per the California Environmental Quality Act (CEQA) regulations, and a processing fee for the annexation set by LAFCo. This is usually a two to three month process. Please contact Ms. Martha Poyatos of LAFCo at (650) 363-4224 for further information. The District cannot guarantee when LAFCo will approve the annexation request. A $500 processing fee is to be paid to the West Bay Sanitary District and refer to Ms. Poyatos for the fee schedule of fees to be collected by LAFCo.

Next, the parcel also needs to be annexed into the District's On-Site Wastewater Disposal Zone (OWDZ), which requires public notice; written approval from LAFCo, the County of San Mateo Health Officer, and the Regional Water Quality Control Board; a public hearing; as well as publication of a resolution of intent to annex the parcel into the OWDZ, which will be administered by the District. This is a three to four month process and is dependent upon annexation by LAFCo, a completed application to the OWDZ and a complete, preliminary engineered design accepted by the District. District staff will review the application and California Environmental Quality Act (CEQA) requirements for the proposed project. The resolution of intent to annex into the zone also requires publication. A $1,400 publication deposit for this cost must be paid with a $500 zone annexation fee at the time the application for annexation into the OWDZ is submitted. If the publication costs are less than $1,400, the District will credit the difference to the cost associated with the required Class 3 Sewer Permit for the construction of the Grinder Pump System. If the publication costs are greater than $1,400, the District will invoice the balance.

Upon satisfactory completion of this part of the process, the property owner or their agent will need to apply at the District's office for a Class 3 Sewer Permit to construct the Grinder Pump system. The applicant will need to have a Grinder Pump system installed on the property to be served and

connect to the force main along Shawnee Pass. The construction of the pumping system (Grinder Pump); force main connection; and the building sewer are the applicant's responsibility. The applicant will need their registered Civil Engineer to design the pumping system (Grinder Pump system), which will need to be reviewed and approved by District staff. District staff will review the design, a plan and profile of the proposed systems, specifications, and the engineering calculations submitted by your engineer. Construction of the system may not be started until the District accepts the engineering design, and the Class 3 Sewer Permit is issued. The District Board must approve the application for the Class 3 Sewer Permit and accept the work done under the permit before connection of the parcel is made. Note that prior to the District Board accepting the completed work done under the permit, a one-year guarantee of the work in the form of a maintenance bond or cash deposit is required. The Class 3 Sewer Permit fee is $200, and a deposit of $2,000 is required for administration, plan review and inspection costs. If actual costs exceed the deposit, the District will invoice the applicant for the difference. If the actual costs are less than the deposit, a credit will be made toward the Class 1A Sewer Permit and connection fees.

The applicant shall be required to enter into an "Agreement Creating Covenants Running with the Land". All property owners will need to sign and date the Covenants, present it before a Notary Public, and return a completed document to the District. This document will need to be recorded with the County Recorder's Office which will be processed by the District.

The applicant or their agent will need to provide the District with an easement for access to the pumping system (Grinder Pump system) for routine maintenance. This easement must meet the requirements of the District's Code of General Regulations, be recorded in the official records of the County of San Mateo, and accepted by the District's Board. The District must have all-weather full vehicle access to the system. Since the property is already developed, the location of the wastewater discharge system will require special consideration. The location should be determined jointly by you and the District in the early stages of the design.

Upon District Board's acceptance of the work done under the Class 3 Sewer Permit, the applicant or their agent will need to apply for a Class 1 Sewer Permit for the connection of a single-family residence to the District's main facilities. The permit fee is $100.00 and the connection fee for a single-family residence is currently $7,972.00. There are reimbursement fees associated with this route and is estimated at approximately $10,000.00 for each residential unit. As these fees must be paid at the time of application for the Class 1A Sewer Permit, the property owners should call immediately prior to making payment for the exact amount due. In addition to the aforementioned costs, the applicant is responsible for the construction of the pumping system (Grinder Pump system), and connection to the District's facilities. The pumping system (Grinder Pump system) costs include the wastewater discharge system, control equipment, telemetry with a dedicated phone line, pipelines, and electrical power connection. It will also be the property owner's responsibility to pay annual sewer service charges, and monthly electrical power and telephones charges for the system.

The applicant will need to consult with San Mateo County Environmental Health as to the requirements for abandonment of the existing septic tanks. The District will not sign off on the Class 1 Sewer Permits until the applicant provides the District with a copy of the finaled septic tank abandonment permits. The applicant will also need to obtain building and street opening permits from the Town of Portola Valley.

Attached to this letter is an information sheet to assist the applicant in completing the annexation application. Please call me at (650) 321-0384, if you have any technical questions about the specifications for construction of the wastewater discharge facilities or if you have questions regarding the annexation application or processes.

Very truly yours,

WEST BAY SANITARY DISTRICT

Bill Kitajima
Projects Manager

BHK/tmr

Enclosures: OWDZ Application, Information Sheet, WBSD Fee Schedule, Agreement Creating Covenants Running with the Land

cc: PLS, SXR, RHH – WBSD
Martha Poyatos, SMCO LAFCO
Carol Borck, Town of Portola Valley

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APPROVED ASCC PROJECT

Project Name: Geyer

Project Address: 230 Shawnee Pass

Project Description: Kitchen & Bedroom Addition/Remodel

Project Details:

Colors/Materials: To match existing.

Driveway/Guest Parking: Remains as existing.

Grading/Drainage: N/A

Exterior Lighting: The **existing master bedroom access door light** shall be relocated and no other new exterior lighting is proposed or approved. **Existing floodlights** at garage to be replaced with Town-approved fixtures.

Fencing: No new fencing is proposed or approved.

Landscaping: Some landscaping to be removed in area of addition and transplanted. Three (3) camellias at north end of house to be relocated along north setback. No other new landscaping is proposed.

Vegetation & Tree Protection: Three (3) olive trees in front of kitchen addition to be fenced at or beyond driplines with 4' orange mesh fencing. **This protective fencing shall be installed prior to start of construction and must be maintained in place throughout the duration of the project.**

Construction Staging Plan None provided. All materials and equipment shall be maintained on-site. Porta-potty shall be screened from view. Do NOT park on Trail Easement.

Erosion Control: N/A

TOWN of PORTOLA VALLEY

Town Hall: 765 Portola Road, Portola Valley, CA 94028 Tel: (650) 851-1700 Fax: (650) 851-4677

August 8, 2005

Mr. John Geyer
230 Shawnee Pass
Portola Valley, CA 94028

Re: Building Permit #12111

Dear Mr. Geyer,

Building Permit #12111 for an addition/remodel at 230 Shawnee Pass has been reviewed and approved subject to the following conditions:

1. Geotechnical Field Inspection – The geotechnical consultant shall inspect, test (as needed), 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 and retaining walls prior to the 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 two letters for Staff Review, one prior to foundation pour, and one prior to final (as-built) project approval.

2. All construction vehicles and equipment (including workmen's trucks) shall adhere to parking requirements and **shall not park on Town Trails and Paths at any time** per Municipal Code section 12.08.020.

3. All construction sites shall be kept in an orderly fashion. Litter and debris shall be cleaned up daily. The scattering of mud and debris onto a street is prohibited. Roads and rights-of-way shall be litter and debris free per Municipal Code 8.10.

4. Construction Sanitary Facilities shall be located entirely on the construction site and shall be kept out of the Town road rights-of-way. The facility shall be shielded and screened from roadway and neighboring properties when possible.

5. All surfaces disturbed by grading shall be seeded with a native grass mix as soon after grading as possible, and **erosion and sediment controls shall be installed and maintained continuously between October 1 and May 1**, until construction is completed or permanent erosion and sediment controls are established, whichever is later.

19. **Prior to obtaining a final inspection from the Building Official,** the General Contractor must call for final inspections from the Planning Manager, submit the final letter from the project geotechnical consultant, and submit a subcontractor list.

20. Construction Activities shall be conducted **Monday through Friday only, between the hours of 8:00 a.m. and 5:30 p.m.** per Municipal Code Section 9.10.020. There shall be no work on weekends or holidays.

21. Building and Engineering inspections are requested to the Planning Technician at (650) 851-1700, extension 11.

If you have any questions or comments regarding the above conditions, please contact me directly at (650) 851-1700, extension 11.

Sincerely,

Carol Borck

Carol Borck
Planning Technician

WAYNE TING & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

Project No. 2282
23 June 2005

Mr. John Geyer
230 Shawnee Pass
Portola Valley, CA 94028

Subject: **GEOTECHNICAL INVESTIGATION**
Proposed On-Story Addition
230 Shawnee Pass
Portola Valley, CA 94028

Dear Mr. Geyer:

In accordance with your authorization, **Wayne Ting & Associates, Inc. (WTAI)** has completed a geotechnical investigation for a proposed addition at the subject site. The purpose of this study was to investigate the subsurface conditions and obtain geotechnical data for use in the design and construction of the proposed improvements. The scope of this investigation included the following:

a. A site and area reconnaissance by the Project Engineer.
b. An excavation, logging and sampling of one exploratory boring.
c. Laboratory testing of the selected soil samples.
d. An engineering analysis of the data and information obtained.
e. Preparation and writing of this report which presents our findings, conclusions, and recommendations.

Our findings indicate that the proposed improvements are feasible from a geotechnical engineering standpoint provided the recommendations in this report are carefully followed.

SITE LOCATION AND DESCRIPTION

The subject site consisted of an existing one-story addition is located at 230 Shawnee Pass, Portola Valley, California. The proposed one-story addition is constructed onto the south and east existing structure. The relative flat site is about 3 to 5 feet lower than the street level. Trees and bushes were observed on the site.

FIELD INVESTIGATION

WTAI conducted the field investigation on June 7, 2005. The field investigation consisted of a site reconnaissance by the Project Engineer and an excavation of one exploratory boring. The boring were excavated using a minuteman drill-rig with 3.5-inch stem augers. The approximate location of the boring is shown on the Site Plan, Figure 1.

Soils encountered during the excavation operation were continuously logged in the field. Relatively undisturbed samples were obtained by dynamically driving 18 inches using a 3.0-inch outside diameter Modified California Sampler with a 140-pound hammer free falling 30 inches. Blow counts were recorded for every 6-inch penetration interval, and reported corresponding to the last 12 inches of penetration. These samples were then sealed and returned to the laboratory for testing. The classifications, descriptions, natural moisture contents, dry densities, and depths of the obtained samples are shown in the Boring Log, Figure 2 of Appendix A.

LABORATORY TESTING

CLASSIFICATION

The field classification of the samples was visually verified in the laboratory in accordance with the Unified Soil Classification System. These classifications are presented in the Boring Log, Figure 2.

MOISTURE-DENSITY

The natural moisture contents and/or dry weights were determined for selected soil samples obtained during our field investigation. These data are also presented in the aforementioned Boring Log.

ATTERBERG LIMITS

The Atterberg Limits were determined for the selected surface soil sample to classify, as well as to obtain an indication of the expansion potential (shrink and swell with variations in moisture content) of this soil. The liquid limit and plasticity index of the soil were found to be:

Sample	*Liquid Limit*	*Plasticity Index*
Dark brown silty clay	40%	21

UNCONFINED COMPRESSION

Unconfined Compression Test was performed on an undisturbed sample to evaluate the ultimate compressive strength of the soil. The test result is presented in the Boring Log.

SUBSURFACE SOIL CONDITIONS

The following soil descriptions were derived from our site reconnaissance and information obtained from our exploratory boring samples. Detailed descriptions of the materials encountered in the exploratory boring and results of the laboratory testing are shown in the Boring Log.

Soils encountered in boring one consist of dark brown sandy clay, very moist and soft to stiff, to the depth of about 4 feet, followed by yellowish brown, medium brown silty sand, medium danse and very moist, to the maximum depth of 13.5 feet.

SEISMIC CONSIDERATIONS

The significant earthquakes which occur in the Bay Area are generally associated with crustal movements along well defined active fault zones. According to the published maps by International Conference of Building Officials (I.C.B.O.), in February 1998, the nearest active fault to the subject site is the San Andreas Fault which is located approximately 0.5 kilometers southwest. Therefore, the potential for surface fault trace rupture is considered to be negligible. We anticipate the proposed structure will subject to strong ground shaking during the lifetime of the building structure.

Damage resulting from earthquakes is not necessarily related directly to the distance from the fault. More important than distance, are the foundation materials upon which structures are to be built. If structures are not located across the trace of the fault, are located on structurally competent materials, and are designed with state-of-the-art seismic considerations, the probability of continued usefulness after an earthquake is relatively good.

UNIFORM BUILDING CODE SITE CHARACTERIZATION

Based on the geologic information and the distance to the seismic source, the San Andreas fault is the controlling fault of the property. Therefore, according to chapter 16 of the 2001 California Building Code (CBC), the site seismic design values have been provided as follows:

According to chapter 16 of the 1997 CBC, the site seismic design values have been provided as follows:

UBC Category/Coefficient		Design Value
(Figure 16-2)	Seismic Zone	4
(Table 16-I)	Seismic Zone Factor	0.4
(Table 16-J)	Soil Profile Type	Sd
(Table 16-U)	Seismic Source Type	A
(Table 16-S)	Near Source Factor, Na	1.50
(Table 16-T)	Near Source Factor, Nv	2.00

The above-described acceleration and design values should only be considered best estimates. There can be significant deviations and variations from the indicated values due to various uncertainties, geologic factors and other specific conditions at the site.

LIQUEFACTION EVALUATION

Liquefaction is a phenomenon in which saturated (submerged) cohesionless soils are subjected to a temporary loss of strength due to the buildup of pore water pressures, generally as a result of cyclic loadings induced by earthquakes or ground shaking. In the process, the soil acquires a mobility sufficient to permit both horizontal and vertical deformations, if not confined. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded, fine sands.

Based on our boring log data, soils susceptible to liquefaction were not encountered at the site. Therefore, it is our opinion that the probability of liquefaction at the site is low.

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

1. Based on the results of our investigation, WTAI concludes that the subject site is geotechnically suitable for the proposed improvements provided the recommendations presented in this report are incorporated into the project plans and specifications.

2. WTAI should review the foundation plans and specifications so that comments can be made regarding the interpretation and implementation of our geotechnical recommendations in the design and specifications.

3. It is recommended that WTAI be retained for observation during foundation construction phases to help determine that the design requirements are fulfilled. Our firm should be notified at least 2 working days prior to grading and foundation operations on the property.

4. The recommendations given in this report are applicable only for the design of the previously described structure and only at the location indicated on the site plan. They should not be used for any other purpose. Any work related to grading and/or foundation operations performed without the direct observation of WTAI will cause the recommendations of this report to be invalid.

FOUNDATION

5. Due to on-site moderately expansive clay and surface soft soils, the proposed additions can be supported on a deep footing foundation.

6. Footings should be designed for allowable bearing pressures of 1,600 p.s.f. due to dead loads plus design live loads, and 2,100 p.s.f. due to all loads which include wind or seismic forces. The bottom of footings should be founded at least 2.5 feet below the lowest adjacent pad grade (interior pad grade). The reinforcement should be determined by the Project Structural Engineer.

7. Resistance to lateral force may be provided by sliding resistance between the base of the footings and the underlying soils. Sliding resistance may be taken as a friction value of 0.30.

8. Settlements under the anticipated building loads are expected to be within tolerable limits for the proposed structure. We estimate that the total settlement will be less than 1.0 inch, and post-construction differential settlements across the building should not exceed approximately 1/2 inch during the life of the building following construction.

9. After the excavation of footings, the bottom of footings should be compacted to a minimum relative compaction of 90% and tested by WTAI.

CONCRETE SLABS ON GRADE

10. To reduce the potential cracking of the concrete slabs, the following recommendations are made:

a. Slabs-on-grade should be underlain by at least 4 inches of 3/4-inch crushed rock.

b. Concrete slabs-on-grade in the garage area should be reinforced using at least No. 4 bars at 18-inch on centers and should not be doweled into the perimeter foundation.

GENERAL CONSTRUCTION REQUIREMENTS

11. All finished grading must be adjusted to provide positive drainage to prevent ponding of water in or near the building.

12. Roof drainage should be collected by a system of gutters and downspouts and discharged by adequate piping to carry storm water away from the structures.

13. Flowerbeds and planting are not recommended along the building perimeter. Sprinkler systems should not be installed where they may cause saturation of the foundation soils. Landscape mounds or concrete flatwork should not block or obstruct the surface drainage measures.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

14. Our client should recognize that every effort made to evaluate the subsurface conditions at this site is based on the samples recovered from the test boring and the results of laboratory tests on these samples. The owner or his representative should be reminded that unanticipated subsurface conditions are commonly encountered and cannot be fully determined by taking subsurface samples, and frequently require that additional expenditures be made to attain a properly constructed project. Therefore, some contingency fund is recommended to accommodate these required extra costs.

15. The conclusions and recommendations contained in this report will not be considered valid after a period of two years unless the changes are reviewed, and the conclusions of this report are modified or verified in writing. This report is prepared for the exclusive use of this project. Our professional services, findings, and recommendations were prepared in accordance with generally accepted engineering principles and practices. No other warranty, expressed or implied, is made.

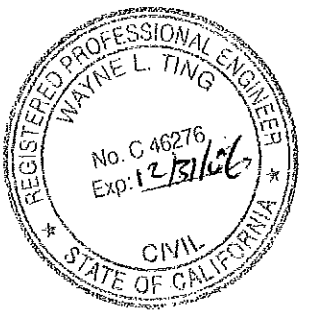
16. This report is issued with the understanding that it is the responsibility of the owner or his representative, to ensure the information and recommendations contained in this report are brought to the attention of the Architect, Engineer and Contractor. In all cases, the contractor shall retain responsibility for the quality of the work and for repairing defects regardless of when they are found. It is also the responsibility of the contractor for conforming to the project plans and specifications.

Should you have any questions relating to the contents of this report, please contact our office at your convenience.

Very truly yours,

WAYNE TING & ASSOCIATES, INC.

Wayne L Ting, C.E.
Principal Engineer

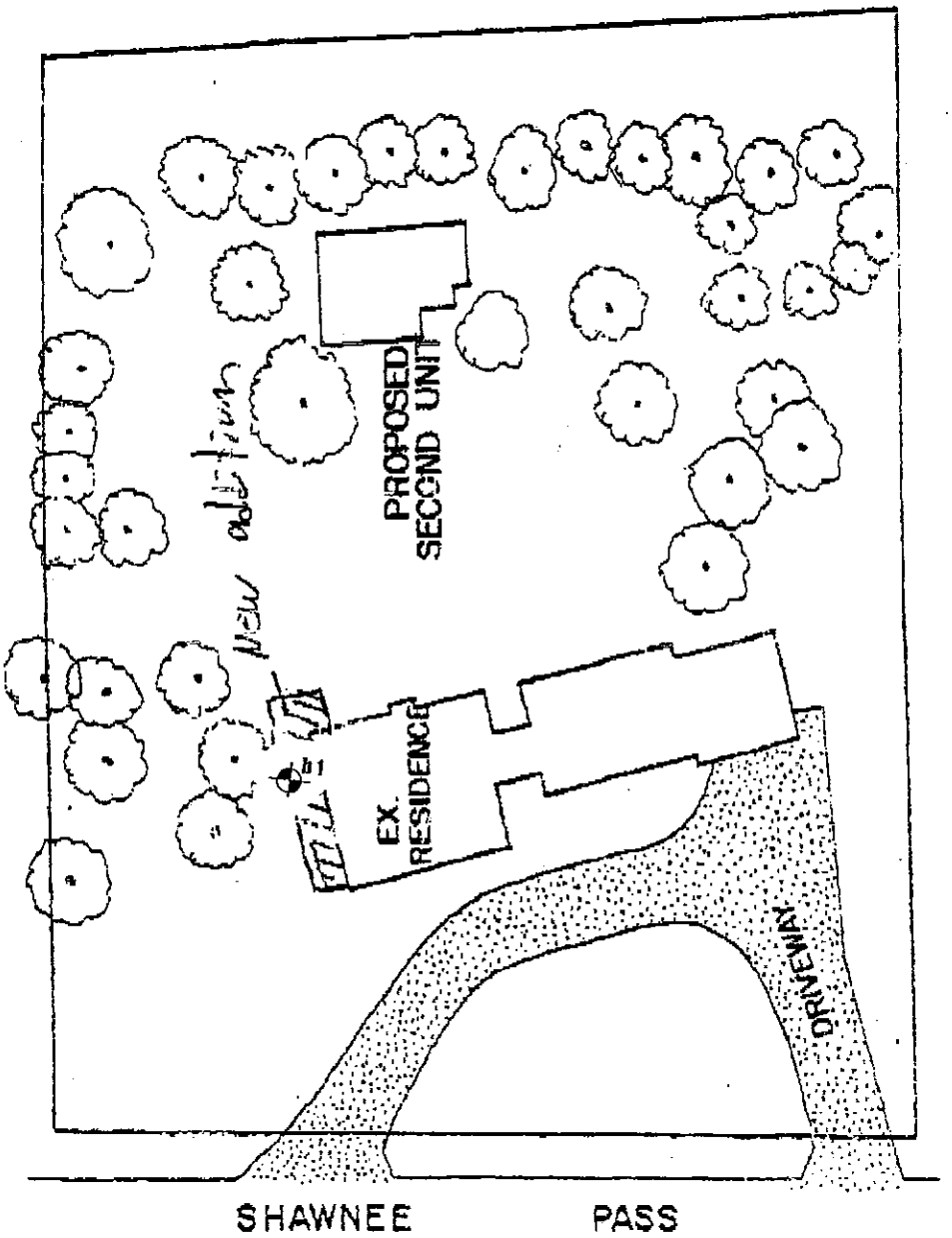


Copies: 3 to Mr. John Geyer

APPENDIX A

Site Plan, Figure 1

Boring Log, Figure 2



WAYNE TING & ASSOCIATES, INC. GEOTECHNICAL ENGINEERS	*SITE PLAN*	*Figure No. 1*
	Scale: 1"=40'	*Page No. 8*

230 Shawnee Pass. Portola Valle, California Project No. 2[illegible]2 23 June 2005

Depth (Feet)	Description	Sample No.	Unified Soil Classification	Blows/Foot (350 Ft.-Lbs)	Dry Density (P.C.F)	Moisture (% Dry Density)	Pocket Penet. (T.S.F)	Remarks
1	Dark brown sandy clay, very moist and soft		CL					
2	firm							LL=40 PI=21
3	stiff	1-1		8	102.5	22.0	2.5	Qu=2,800 p.s.f.
4	Yellowish brown silty sand with clay, medium dense and very moist		SM					
5								
6								
7								
8		1-2		28	125.1	16.9		
9								
10								
11								
12								
13	(Water at 13.0 feet)	1-3		22		18.8		
14	Boring terminated at 13.5 feet. Groundwater encountered at 13.0 feet							
15								
16								
17								
18								
19								
20								
21								
22								
23								
24								
25								

WAYNE ING & ASSOCIATES, INC.
GEOTECHNICAL ENGINEERS

BORING LOG NO. 1

Figure No. 2

Date Drilled: June 7, 2005 By: Ali

Page No. 9

Carol Borck

From: Alison Krausz <akrausz@gmail.com>
Sent: Monday, January 21, 2013 3:17 PM
To: Carol Borck; TownCenter
Subject: Re: Screening issues pertaining to the Geyer property addition/remodel

Hi Carol: We were able to put a note on our new neighbors car over the weekend welcoming them to the neighborhood and they called us on Friday. They are not occupying the home now but saw a car parked in the driveway. We met with the new owners of 230 Shawnee Pass at 1:30pm.. The Gurtners walked over to our property and were very surprised that the view from our side to their structure was quite different than the view from their vantage point looking on to our property. They wholeheartedly agreed to plant a living fence along the wall consisting of laurels or whatever will grow well with the redwoods. The plantings will ultimately reach a minumum of 15-20 feet although 18 inch pots planted will probably be about 6 feet to start. The plantings will be in a "V" or staggered for maximum screening. The plantings will be either up against the existing wall or on the other side of the existing drain ditch - depending upon the potential for covering the ditch.

They are hopeful to cover the ddrain pipe creek inserting a large pipe for runoff. The current open drain area serves many properties, so the engineering crew will have to be cognizant of that issue.

We also mentioned that there needed to be control for noise/sound-boarding for any pull equipment or generator - if such is intended.

As long as the plantiing plan along the wall is indicated on the plans submitted to the town (or revised for the town), we are comfortable with the project.

We will come in next week to take a look at the plans.

Many Thanks,
Alison and Steve Krausz

On Mon, Jun 6, 2005 at 12:15 PM, alison krausz <akrausz@gmail.com> wrote:
Carol: Thanks, Alison

On 6/6/05, Carol Borck <cborck@portolavalley.net> wrote:
> Alison,
> since the ASCC has already approved the project and did not require any further landscaping, what I will do is place a copy of your email with the approved plans so that when the building permit application comes in for review, perhaps we can talk with Mr. Geyer about getting some planting along the driveway for the Young's and around your property line.
>
> Carol
>
>
> -----Original Message-----
> From: alison krausz [mailto:akrausz@gmail.com]
> Sent: Monday, June 06, 2005 8:51 AM
> To: Carol Borck
> Subject: Re: Screening issues pertaining to the Geyer property

Carol Borck

From: Alison Krausz <akrausz@gmail.com>
Sent: Friday, January 18, 2013 9:33 AM
To: Carol Borck
Subject: Re: Storypoles at 230 Shawnee Pass

I should clarify - 15 feet in height - the length is probably approaches 300 feet.

Many Thanks,
Alison Krausz

On Fri, Jan 18, 2013 at 9:30 AM, Alison Krausz <akrausz@gmail.com> wrote:
Dear Carol,

We want to notify the town of our concern with the building project at 230 Shawnee Pass. Apparently this property is now owned by a Geoffrey Gurtner, according to the town. We do not know if the property is occupied, but we are happy to talk to the homeowner. Nonetheless, we respectfully request that the town require that the substantial screening be replaced prior to commencement or approval of any project. The lower branches of the redwood trees and shrubbery have been consistently cut and removed, infringing on privacy and causing objectional sight-lines. We have not received notice of the project, although we understand notices may be sent out today. Unfortunately, due to the lack of screening the story poles and structures are enormously visible. The screening needs to be 15 feet at a minimum and is necessary.

Please make certain our concern is part of the file for this project.

Many Thanks,

Alison and Steve Krausz
234 Shawnee Pass
Portola Valley, CA 94028
650-529-1642

Carol Borck

From: TownCenter
Sent: Thursday, January 24, 2013 8:48 AM
To: Carol Borck
Subject: FW: Story Poles at 235 Shawnee Pass - Confidential communication

Sharon Hanlon
Town Clerk
Town of Portola Valley
shanlon@portolavalley.net
(650) 851-1700 ext. 210

From: Alison Krausz [mailto:akrausz@gmail.com]
Sent: Friday, January 18, 2013 9:34 AM
To: TownCenter
Subject: Re: Story Poles at 235 Shawnee Pass - Confidential communication

Please excuse my typo. This issue involves the project at 230 (not 235 Shawnee Pass). We understand from the town that the new property owner is Geoffrey Gurtner.

Many Thanks,
Alison Krausz

On Thu, Jan 17, 2013 at 8:32 PM, Alison Krausz <akrausz@gmail.com> wrote:
As residents of 234 Shawnee Pass, we respectfully request that the ASCC require screening to be replaced prior to approval of any project at 235 Shawnee Pass. The shrubbery and lower branches of the redwood trees bordering 234 and 235 Shawnee Pass have been systematically removed, hence, infringing on privacy and resulting in objectional sight-lines.

We have not received any notice of intent to build new structures, but assume that a permit is being considered given the story-poles.

Many Thanks,

Alison and Steve Krausz
234 Shawnee Pass
Portola Valley, CA 94028
650-529-1642

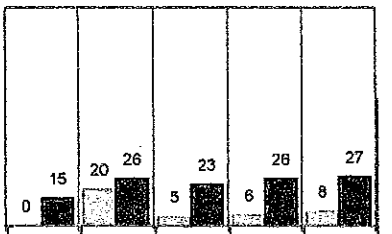
GreenPoint Rated Existing Home Checklist

Build It Green
Smart Solutions From The Ground Up

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.

Enter Label: **Whole House**

Points Achieved: **116**



This checklist is used to track projects seeking a Whole House or Elements Label using the GreenPoint Rated Existing Home Rating System. The minimum requirements for each lable are listed in the project summary at the end of this checklist. Selected measures can be awarded points allocated by the percentage of presence of the measure in the home. The measure or practice must be found in at least 10% of the home to earn points.

Column A is a dropdown menue with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the apropriate points will appear in the yellow "points acheived" column.

The criteria for the green building practices listed below are described in the GreenPoint Rated Existing Home Rating Manual, available at www.builditgreen.org/greenpointrated

GreenPoint Rated Existing Home Checklist version 2.1

Gurtner residence, 230 Shawnee Pass

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
AA. COMMUNITY			Possible Points				
Yes	**1. Home is Located within 1/2 Mile of a Major Transit Stop**	2	2				
	2. Compact Development & House Size						
	a. Density of 10 Units per Acre or Greater (Enter units/acre)		2			2	
No	b. Home Size Efficiency (5 points is average, points awarded based on home size)					1--9	
	3. Pedestrian and Bicycle Access/ Alternative Transportation						
	a. Site has Pedestrian Access Within ½ Mile of neighborhood services:						
	TIER 1: 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: 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 of Major Employer 12) Full Supermarket						
No	5 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
No	10 Services Listed Above (Tier 2 Services count as 1/2 Service Value)		1				
Yes	b. Access to A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/2 Mile	1	1				
Yes	c. At Least Two of the Following Traffic-Calming Strategies Installed within 1/4 mile:	1	1				
	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						
	4. Safety & Social Gathering						
Yes	a. Front Entrance Has Views from the Inside to Outside Callers	1	1				
Yes	b. Front Entrance Can be Seen from the Street and/or from Other Front Doors	1	1				
Yes	c. Porch (min. 100sf) Oriented to Streets and Public Spaces	1	1				
	5. Diverse Households						
TBD	a. Home Has at Least One Zero-Step Entrance (prerequiste for 5b. And 5c.)		1				
TBD	b. All Main Floor Interior Doors & Passageways Have a Min. 32-Inch Clear Passage Space		1				
TBD	c. Home includes at Least a Half-Bath on the Ground Floor with Blocking for Grab Bars		1				
TBD	d. Lot Includes Full-Function Independent Rental Unit		1				
	Total Points Available in Community = 26	7					
A. SITE			Possible Points				
Yes	**1. Protect Existing Topsoil from Erosion and Reuse after Construction**	2	1				1
	2. Divert Construction and Demolition Waste						
N/A	a. Divert All Cardboard, Concrete, Asphalt and Metals (Required for both Whole House and Elements, if Applicable)	N/A				R	
Yes	b. Divert 25% C&D Waste Excluding All Cardboard, Concrete, Asphalt and Metals	2				2	

Gurtner residence, 230 Shawnee Pass		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
No	3. Construction IAQ Management Plan				2		
	Total Points Available in Site = 6	4					
B. FOUNDATION			**Possible Points**				
	1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
TBD	a. Minimum 20% Flyash and/or Slag Content					1	
TBD	b. Minimum 30% Flyash and/or Slag Content					1	
Yes	2. Moisture Source Verification and Correction (Required for Whole House)	Y			R	R	
	3. Retrofit Crawl Space to Control Moisture						
TBD	a. Control Ground Moisture with Vapor Barrier				2		
TBD	b. Foundation Drainage System					2	
Yes	4. Pest Inspection and Correction	1				1	
	5. Design and Build Structural Pest Controls						
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers	1				1	
Yes	b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	1				1	
TBD	6. Radon Testing and Correction or Radon Resistant Construction				1		
	Total Points Available in Foundation = 10	3					
C. LANDSCAPE			**Possible Points**				
No	Is the landscape area <15% of the total site area? (only 3 points available in this section for projects with <15% landscape area)						
	1. Resource-Efficient Landscapes						
Yes	a. No Invasive Species Listed by Cal-IPC Are Planted	1					1
TBD	b. No Plant Species Require Shearing					1	
Yes	c. 50% of Plants Are California Natives or Mediterranean Climate Species	3					3
Yes	2. Fire-Safe Landscaping Techniques	1	1				
	3. Minimal Turf Areas						
Yes	a. Turf Not Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide	2					2
Yes	b. Turf is <25% of Landscaped Area	2					2
TBD	c. Turf is <10% of Landscaped Area or eliminated						2
Yes	4. Shade Trees Planted	3	1	1			1
No	5. Plants Grouped by Water Needs (Hydrozoning)						2
	6. High-Efficiency Irrigation Systems Installed						
Yes	a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers	2					2
Yes	b. System Has Smart Controllers	3					3
TBD	7. Compost and Recycle Garden Trimmings on Site						1
TBD	8. Mulch in All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement						2
TBD	9. Use Environmentally Preferable Materials for Non-Plant Landscape Elements and Fencing					1	
Yes	10. Light Pollution Reduced by Shielding Fixtures and Directing Light Downward	1	1				
	11. Rain Water Harvesting System (1 point for ≤ 350 gallons, 2 points for > 350 gallons)						
TBD	a. Cistern(s) is Less Than 750 Gallons						1
TBD	b. Cistern(s) is 750 to 2,500 Gallons						1
TBD	c. Cistern(s) is Greater Than 2,500 Gallons						1
TBD	12. Soil Amended with Compost					1	1
	Total Points Available in Landscape = 32	18					

Gurtner residence, 230 Shawnee Pass		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME & BUILDING ENVELOPE			**Possible Points**				
	1. Optimal Value Engineering						
50%	a. Place Rafters & Studs at 24-Inch On Center Framing	0.5				1	
≥90%	b. Size Door & Window Headers for Load	1				1	
≥90%	c. Use Only Jack & Cripple Studs Required for Load	1				1	
	2. Use Engineered Lumber						
25%	a. Engineered Beams & Headers	0.25				1	
No	b. Insulated Headers			1			
25%	c. Engineered Lumber for Floors	0.25				1	
10%	d. Engineered Lumber for Roof Rafters	0.1				1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
50%	f. Oriented Strand Board for Subfloor	0.5				1	
50%	g. Oriented Strand Board Wall and Roof Sheathing	0.5				1	
	3. FSC Certified Wood						
50%	a. Dimensional Lumber, Studs, and Timber	2				4	
No	b. Panel Products					2	
	4. Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
No	a. Floors			2		2	
No	b. Walls			2		2	
No	c. Roofs			2		2	
	5. Reduce Pollution Entering the Home from the Garage						
Yes	a Tightly Seal the Air Barrier between Garage and Living Area	1			1		
Yes	b. Install Garage Exhaust Fan OR Have a Detached Garage	1			1		
50%	**6. Energy Heels on Roof Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**	0.5		1			
	7. Overhangs and Gutters						
TBD	a. Minimum 16-Inch Overhangs and Gutters					1	
≥90%	b. Minimum 24-Inch Overhangs and Gutters	1		1			
	8. Retrofit/ Upgrade Structure for Lateral Load Reinforcement for Wind or Seismic						
Yes	a. Partial Lateral Load Reinforcement Upgrades/ Retrofits	1				1	
No	b. Lateral Load Reinforcement Upgrades/ Retrofits for Entire home					2	
Yes	**9. Sound Exterior Assemblies (Required for Whole House)**	Y				R	
	Total Points Available in Structural Frame & Building Envelope = 36	**10.6**					
E. EXTERIOR FINISH			**Possible Points**				
≥90%	**1. Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**	2				2	
50%	**2. Rain Screen Wall System Installed**	1				2	
50%	**3. Durable & Noncombustible Cladding Materials**	0.5				1	
50%	**4. Durable & Fire-Resistant Roofing Materials or Assembly**	1				2	
	Total Points Available in Exterior Finish = 7	**4.5**					
F. INSULATION			**Possible Points**				
	1. Install Insulation with 30% Post-Consumer Recycled Content						
50%	a. Walls and Floors	0.5				1	
50%	b. Ceilings	0.5				1	
	2. Install Insulation that is Low-Emitting (Certified CA Residential Section 01350)						
50%	a. Walls and Floors	0.5			1		
50%	b. Ceilings	0.5			1		
75%	**3. Inspect Quality of Insulation Installation before Applying Drywall**	0.75		1			
	Total Points Available in Insulation = 5	**2.75**					

Gurtner residence, 230 Shawnee Pass		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING			**Possible Points**				
	1. Distribute Domestic Hot Water Efficiently						
≥50%	a. Insulate All Accessible Hot Water Pipes (prerequisite for 1b. and 1c.)	2		1			1
No	b. Locate Water Heater Within 12' Of All Water Fixtures, as measured in plan			1			1
Yes	c. Install On-Demand Circulation Control Pump	2		1			1
≥90%	**2. High-Efficiency Toilets (Dual-Flush or ≤ 1.28 gpf)**	2					2
	3. Water Efficient Fixtures						
Yes	a. All Fixtures Meet Federal Energy Policy Act (Toilets: 1.6 gpf, Sinks: 2.2 gpm, Showers: 2.5 gpm) **(Required For Whole House)**	Y					R
≥90%	b. High-Efficiency Showerheads Use ≤ 2.0 gpm at 80 psi	3					3
≥90%	c. Bathroom Faucets Use ≤ 1.5 gpm	2		1			1
Yes	**4. Plumbing Survey (No Plumbing Leaks) (Required for Whole House and Elements)**	Y					R
	Total Points Available in Plumbing = 13	11					
H. HEATING, VENTILATION & AIR CONDITIONING			**Possible Points**				
	1. General HVAC Equipment Verification and Correction						
Yes	a. Visual Survey of Installation of HVAC Equipment **(Required for Whole House and Elements)**	Y		R			
Yes	b. Conduct Diagnostic Testing to Evaluate System	2		2			
Yes	c. Conduct Flow Hood Test and Assess Delivery of Air	1		1			
Yes	d. Air Conditioning Compressor Operates Properly and Refrigerant Charge is Optimal	1		1			
Yes	**2. Design and Install HVAC System to ACCA Manuals J, D and S**	4		4			
	3. Sealed Combustion Units						
Yes	a. Furnaces	2			2		
TBD	b.Water heaters				2		
≥90%	**4. Zoned, Hydronic Radiant Heating**	2		1	1		
Yes	**5. High Efficiency Air Conditioning Air conditioning with Environmentally Responsible Refrigerants**	1	1				
	6. Effective Ductwork Installation						
Yes	a. New Ductwork and HVAC unit Installed Within Conditioned Space	1		1			
Yes	b. Duct Mastic Used on All Ducts, Joints and Seams	1		1			
Yes	c. Ductwork System is Pressure Relieved	1		1			
Yes	**7. High Efficiency HVAC Filter (MERV 6+)**	1			1		
TBD	**8. No Fireplace OR Sealed Gas Fireplaces with Efficiency Rating ≥60% using CSA Standards**				1		
	9. Effective Exhaust Systems Installed in Bathrooms and Kitchens						
≥90%	a. ENERGY STAR Bathroom Fans Vented to the Outside	1			1		
TBD	b. All Bathroom Fans are on Timer or Humidistat				1		
Yes	c. Kitchen Range Hood Vented to the Outside	1			1		
	10. Mechanical Ventilation System for Cooling Installed						
Yes	a. ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms	1		1			
No	b. Whole House Fan			1			
	11. Mechanical Ventilation for Fresh Air Installed						
Yes	a. Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6)	1			1		
Yes	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1			1		
TBD	c. Outdoor Air Ducted to Bedroom and Living Areas of Home			1	1		
	12. Carbon Monoxide						
Yes	a. Carbon Monoxide Testing and Correction **(Required for Whole House)**	Y			R		
Yes	b. Carbon Monoxide Alarm(s) Installed	1			1		
Yes	**13. Combustion Safety Backdraft Test (Required for Whole House and Elements)**	Y			R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 30	23					
I. RENEWABLE ENERGY			**Possible Points**				
	1. Offset Energy Consumption with Onsite Renewable Generation (Solar PV, Solar Thermal, Wind) Enter % total energy consumption offset, 1 point per 4% offset			25			
	Total Points Available in Renewable Energy = 25						

Gurtner residence, 230 Shawnee Pass		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
J. BUILDING PERFORMANCE			**Possible Points**				
Yes	**1. Energy Survey and Education (Required for Elements or Meet J3)**	Y		R			
	2. Energy Upgrades (Available for Elements Rating Only, Mutually Exclusive with J3. 2 point minimum and 6 point maximum credit required)						
	TIER 1: Practices in Tier 1 Are Worth Full Value (1 point)						
TBD	a) Attic Insulation up to or Exceeding Current Code			1			
TBD	b) Crawl Space Insulation up to or Exceeding Current Code			1			
TBD	c) Wall Insulation up to or Exceeding Current Code			1			
TBD	d) High Efficiency Furnace (90% AFUE Minimum)			1			
TBD	e) Seal Ducts and Duct Leakage is <15%			1			
TBD	f) 14 SEER, 11.5 EER Air Conditioning Unit (in climate zones 2,4,8-15)			1			
TBD	g) House Passes Blower Door Test With ≤0.5 ACH or a 50% Improvement			1			
	TIER 2: Practices in Tier 2 Are Worth Half Value (0.5 points)						
TBD	h) High Efficiency Water Heater ≥.62EF			0.5			
TBD	i) Radiant Barrier in Attic			0.5			
TBD	j) Windows Upgraded to Current Code Requirements, Which are Typically Dual Pane			0.5			
TBD	k) Duct Insulation to Code			0.5			
TBD	l) Programmable Thermostat			0.5			
TBD	m) 14 SEER, 11.5 EER Air Conditioning unit (in climate zones 1,3,5,6,7,16)			0.5			
	3. Meet Energy Budget for Home Based on Year (Based GreenPoint Rated Index, Includes Blower Door Test) (Required for Whole House, Available for Elements)			10+			
TBD	**4. Design and Build Zero Energy Homes**			5			
TBD	**5. Comprehensive Utility Bill Analysis**			1			
	Total Points Available in Building Performance = 16+						
K. FINISHES			**Possible Points**				
TBD	**1. Entryways Designed to Reduce Tracked in Contaminants**				1		
	2. Low/No-VOC Paint						
≥90%	a. Low-VOC Interior Wall/Ceiling Paints (<50 gpl VOCs regardless of sheen)	1			1		
TBD	b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (flat))				2		
TBD	**3. Coatings Meet SCAQMD Rule 1113 for Low VOCs**				2		
75%	**4. Low-VOC Caulks & Construction Adhesives (Meet SCAQMD Rule 1168)**	1.5			2		
TBD	**5. Recycled-Content Paint**					1	
	6. Environmentally Preferable Materials for Interior Finish: A) FSC Certified Wood B) Reclaimed Materials C) Rapidly Renewable D) Recycled-Content E) Finger-Jointed or F) Local						
50%	a. Cabinets	0.5				1	
50%	b. Interior Trim	0.5				1	
50%	c. Shelving	0.5				1	
50%	d. Doors	0.5				1	
TBD	e. Countertops					1	
Yes	**7. For Newly Installed Products, Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (Required for Whole Building & Elements) (EPA IAP)**	Y			R		
	8. Reduce Formaldehyde in Interior Finish - Exceed Current CARB ATCM for Composite Wood Formaldehyde Limits Prior to Mandatory Compliance Dates						
≥90%	a. Doors	1			1		
50%	b. Cabinets and Countertops	1			2		
50%	c. Interior Trim and Shelving	0.5			1		
Yes	**9. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**	3			3		
	Total Points Available in Finishes = 21	10					
L. FLOORING			**Possible Points**				
75%	**1. Environmentally Preferable Flooring: A) FSC-Certified Wood B) Reclaimed or Refinished C) Rapidly Renewable D) Recycled-Content, E) Exposed Concrete F) Local** ***Flooring Adhesives Must Have <70 gpl VOCs and sealer must meet SCAQMD Rule 1113.***	3				4	
25%	**2. Thermal Mass Floors**	0.25		1			
25%	**3. Flooring Meets CA Section 01350 or CRI Green Label Plus Requirements**	0.5			2		
	Total Points Available in Flooring = 7	3.75					

Gurtner residence, 230 Shawnee Pass		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
M. APPLIANCES AND LIGHTING			**Possible Points**				
TBD	**1. ENERGY STAR Dishwasher (Must Meet Current Specifications)** (Mutually Exclusive with J3)			1			1
	2. ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
Yes	a. Meets CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0)	3		1			2
Yes	b. Meets CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5)	2					2
	3. ENERGY STAR Refrigerator Installed						
TBD	a. ENERGY STAR Qualified & < 25 cu.ft.Capacity (Mutually Exclusive with J3)			1			
TBD	b. ENERGY STAR Qualified & < 20 cu.ft Capacity (Mutually Exclusive with J3)			1			
	4. Built-In Recycling & Composting Center						
TBD	a. Built-In Recycling Center					2	
TBD	b. Built-In Composting Center					1	
Yes	**5. Electrical Survey (Required for Whole House)**	Y				R	
Yes	**6. Verification of Entire Electrical System**	2				2	
75%	**7. Energy Efficient Lighting**	0.75		1			
No	**8.Low- Mercury Lamps (Linear and Compact Flourescent)**					1	
50%	**9. Lighting Controls Installed**	0.5		1			
	Total Points Available in Appliances and Lighting = 13+	**8.25**					
N. OTHER			**Possible Points**				
Yes	**1. Incorporate GreenPoint Checklist in Blueprints Or Distribute Checklist (Required for Whole House and Elements)**	Y		R			
TBD	**2. Develop Homeowner Manual of Green Features/Benefits**			1			1
	3. Hazardous Waste Testing						
TBD	a. Lead Testing Interior, Exterior and Soil				1		
TBD	b. Asbestos Testing and Remediation				1		
TBD	**4. Gas Shut Off Valve (motion/ non-motion)**				1	1	
	Total Points Available in Other = 6						
P. INNOVATIONS			**Possible Points**				
	AA. Community: No Innovation Measures At This Time						
	A. Site						
TBD	1. Cool Site		1				
	B. Foundation: No Innovation Measures At This Time						
	C. Landscaping						
No	1. Irrigation System Uses Recycled Wastewater						1
	D. Structural Frame and Building Envelope						
	1. Design, Build and Maintain Structural Pest and Rot Controls						
TBD	a. Locate All Wood (Siding, Trim, Structure) At Least 12 Inches Above Soil					1	
TBD	b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
Yes	2. Use Moisture Resistant Materials and Practices in Wet Areas of Kitchen, Bathrooms, Utility Rooms, and Basements	1			1		
	3. Use FSC-Certified Engineered Lumber						
50%	a. Engineered Beams and Headers	0.5				1	
No	b. Insulated Engineered Headers					1	
50%	c. Wood I-Joists or Web Trusses for Floors	0.5				1	
No	d. Wood I-Joists for Roof Rafters					1	
No	e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
25%	f. Roof Trusses	0.25				1	
	E. Exterior Finish						
≥50%	1. Green Roofs (25% or Roof Area Minimum)	4	2	2			

Gurtner residence, 230 Shawnee Pass		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
	F. Insulation: No Innovation Measures At This Time						
	G. Plumbing						
No	1. Graywater Pre-Plumbing (Includes Clothes Washer at Minimum)						1
No	2. Graywater System Operational (Includes Clothes Washer at Minimum)						2
No	3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
No	4. Composting or Waterless Toilet						1
No	5. Install Drain Water Heat-Recovery System			1			
	H. Heating, Ventilation and Air Conditioning (HVAC)						
Yes	1. Humidity Control Systems (Only in California Humid/Marine Climate Zones 1,3,5,6,7)	1			1		
	I. Renewable Energy: No Innovation Measures At This Time						
	J. Building Performance						
Yes	1. Test Total Supply Air Flow Rates	1		1			
Yes	2. Energy Budget Analysis (J3) Completed By CEPE	1		1			
	K. Finishes: No Innovation Measures At This Time.						
	L. Flooring: No Innovation Measures At This Time.						
	M. Appliances: No Innovation Measures At This Time.						
	N. Other						
No	1. Homebuilder's Management Staff Are Certified Green Building Professionals		1				
Yes	2. Comprehensive Owner's Manual and Homeowner Education Walkthroughs	1	1				
	3. Additional Innovations: List innovative measures that meet green building objectives. Points will be assessed by Build It Green and the GreenPoint Rater.						
TBD	a. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	b. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	c. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	d. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	e. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	f. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	g. Describe Innovation Here and Enter Possible Points in Columns L-P						
TBD	h. Describe Innovation Here and Enter Possible Points in Columns L-P						
	Total Points Available in Innovation = 26+	**10.25**					
Summary							
	Total Available Points	224+	25	83	46	76	47
	Minimum Points Required (Whole House)	50		20	5	6	8
	Minimum Points Required (Elements)	25		8	2	2	4
	Total Points Achieved	**116**	**15.0**	**25.8**	**22.5**	**25.9**	**27.0**