

PORTOLA VALLEY TOWN COUNCIL REGULAR MEETING NO. 859 May 8, 2013

Mayor Richards called the meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Ms. Hanlon called the roll.

Present: Councilmembers Jeff Aalfs, Maryann Derwin and Ted Driscoll; Vice Mayor Ann Wengert, Mayor John Richards

Absent: None

Others: Sharon Hanlon, Town Clerk
Nick Pegueros, Town Manager
Tom Vlastic, Town Planner
Karen Kristiansson, Principal Planner
Leigh Prince, Assistant Town Attorney

ORAL COMMUNICATIONS

Mayor Richards congratulated the community for the great level of civic participation, although he mentioned some unacceptable behavior in the parking lot after the Council meeting on April 24, 2013.

CONSENT AGENDA

- (1) Approval of Minutes: Town Council Regular Meeting of April 24, 2013 [*removed from Consent Agenda*]
- (2) Ratification of Warrant List: May 8, 2013 in the amount of \$144,417.37.
- (3) Recommendation by Town Manager: Adoption of a Resolution Establishing a Flexible Benefits Plan Document (Resolution No. 2588-2013)
 - (a) Resolution of the Town Council of the Town of Portola Valley Adopting the Cafeteria Flexible Benefit Plan Document
- (4) Recommendation by Town Attorney: Adoption of Resolution Accepting a Gift of Open Space Lot in Blue Oaks Subdivision (Resolution No. 2589-2013)
 - (a) Resolution of the Town Council of the Town of Portola Valley Accepting the Grant Deed from Buck Meadow, LLC, and Authorizing the Execution of the Agreement and Declaration of Covenants Between the Town of Portola Valley and Blue Oaks Homeowners Association.
- (5) Request from the Emergency Preparedness Committee: Referral of the Emergency AM Radio Antenna to the Architectural and Site Control Commission for Comment

By motion of Councilmember Driscoll, seconded by Vice Mayor Wengert, the Council approved Consent Agenda Items 2-5 with the following roll call vote:

Aye: Councilmembers Aalfs, Derwin and Driscoll; Vice Mayor Wengert, Mayor Richards.

No: None

- (1) Approval of Minutes: Town Council Regular Meeting of April 24, 2013 [*removed from Consent Agenda*]

Councilmember Driscoll moved to approve the minutes of the April 24, 2013, Town Council meeting, as amended. Seconded by Councilmember Aalfs, the motion carried 5-0.

REGULAR AGENDA

- (6) Public Hearing: Town Council Review of the Amendment to Conditional Use Permit X7D-30, consisting of a parcel merger and expansion of athletic facilities with new track and artificial turf infill at the Woodside Priory School at 302 Portola Road and Initial Study/Mitigated Negative Declaration, specifically regarding only whether the proposed use of artificial turf will be in harmony with the general purpose and intent of the zoning ordinance [7:35 p.m.]

Ms. Kristiansson said the Town Council would consider the information in the Planning Commission record and the written staff report for tonight's meeting, as well as comments made during the public hearing, to determine whether the artificial turf proposed for the Priory's track and field project is consistent with the general purpose and intent of the Town's Zoning Ordinance and General Plan. As stated in the staff report, she said, this doesn't mean it must be consistent with every sentence of those documents, but whether it's consistent with the overall vision for the community they set forth.

According to Ms. Kristiansson, the applicant was advised early in the process that this issue could be a difficult one and including artificial turf in the application would likely increase the time needed to act on the application. As the staff report explains, at this point it isn't a technical question but a matter of value judgment and interpretation. Staff believes that either interpretation could be supported, given a reading of the General Plan.

After tonight's public hearing, Ms. Kristiansson continued, the Council will have to determine whether the majority of the Town Council support the interpretation that artificial turf would be consistent or inconsistent with the General Plan. The Town Council will then have three sets of actions to consider.

- If the majority believes artificial turf is consistent with the General Plan, the Council should affirm the decision of the Planning Commission, using the resolution in Attachment B of the staff report.
- If the majority believes artificial turf is not consistent with the General Plan, the Council will need to decide whether the environmental documents are adequate under CEQA. As explained in the Staff Report and previous meetings, the standards for CEQA differ from the Town's standards for conditional use permit (CUP) findings. CEQA standards are limited to environmental impacts only and are much narrower in scope than the Town's finding for consistency with the General Plan, Finding 6. As a result, the Town Council could adopt the environmental documents as adequate under CEQA, but determine that the Council could not make the required findings for a CUP for the project with the artificial turf. In that case, the Council could add a condition to prohibit the use of artificial turf to the CUP. The resolutions supporting these actions are in Attachment C of the staff report.
- The Town Council could determine the environmental documents aren't adequate and should be revised to indicate the artificial turf could have potentially significant impact under CEQA and that additional mitigation measures to prohibit the use of artificial turf are needed. If this were the direction of the Council, the environmental documents would need to be revised and publicly re-circulated for 30 days. The Town Council would then need to hold another public hearing to consider comments on the revised environmental document and on the artificial turf before acting on the environmental document and the project. The Council doesn't need a resolution for this course of action, but could simply direct staff to revise the environmental document. Ms. Kristiansson said Councilmembers have been provided with both Attachments B and C because the versions in the staff report had incomplete titles.

Regardless of the action the Town Council chooses, she continued, staff believes none of the possible actions would create a precedent that's likely to lead to using artificial turf on any other playing field in Town. Those fields are owned either by the School District or by the Town itself. Under state law, the Town can't regulate the School District. As for the Town fields, the Town has more control over them as the property owner and thus can set a higher standard. Additionally, each project is always considered on its own merits and has its own unique site conditions, she said.

Councilmember Derwin asked whether installation of a rainwater catchment system, either for an artificial turf field or a grass field, had been considered for the Priory. Ms. Kristiansson said she hadn't heard anything about that.

Mayor Richards introduced the applicant, Priory Head of School Tim Molak.

Mr. Molak said the majority of the Priory's 50 acres is green and they're asking for a small section of that to be an artificial turf field. He said in their experience artificial turf is the best playing surface for the students. They're often in situations where the fields are too wet and torn up and must be closed, requiring them to find other places to play, usually a school with an artificial turf field. In asking for the Council's affirmation of the Planning Commission approval, he pointed out the artificial turf was basically for a trial period of 10 years at the most. He said as he drives Portola Valley's scenic corridor, he sees unscreened tennis courts with lots of impervious surfaces and also other different types of facilities where allowances were made.

He said the Priory's field could be very well screened and landscaped, and would be changed according to any requests by the Planning Commission or the Town Center. He said as a private school and a business, the facilities are a key factor to the Priory's customers, whether from Portola Valley or other communities. He said the school tries to balance arts, athletics, academics and values. He pointed out that when the 400-seat Performing Art Center (PAC) was approved five years ago, people worried that the Priory would become like the Lucie Stern Community Center in Palo Alto, which was never their intention. With 350 students and 50 faculty, 400 seats made sense. He said the PAC has proven to be a wonderful addition to the school and the community.

He said now we're talking about the athletic facilities that affect the school's admissions and recruiting, certainly beyond Portola Valley. He said the Priory's approved master plan included the PAC, affordable housing for the Town, and another gymnasium in the future. He said with every other institution in Town, the Town has made specific allowances, whether a senior citizen home or tennis center, because it's good for business and helps these institutions remain competitive. He said they feel the time is now to make another decision in this spirit – for the Priory and for Portola Valley. He said the Priory feels its request is fair and that it's reasonable to allow it to continue operating as a competitive school.

Among the positives for the artificial turf that Mr. Molak cited are major water conservation, the ability to play soccer games any time, sustainability, and improved, regulated drainage. He said all the other schools in the Priory's league love the artificial turf. As for concerns about cleaning it and the presence of bacteria, he said those haven't been problems at these other schools and the surface is playable year-round. He emphasized they're asking for only one of their three fields to be artificial turf, and in terms of water conservation, Mr. Molak said one grass field requires well over one million gallons of water a year.

He said they believe artificial turf is in harmony with the Town and the Priory values and what they need as a school and business in this area. He said the Planning Commission decision was a positive one for Portola Valley youth who go to the Priory and others, and allows the Priory to stay up to par with some of the other schools.

SallyAnn Reiss, Golden Oak Drive, said she got involved with the project because she sees it as a land-use issue and because she has a son (who does not play sports) who goes to the Priory. She said she's always loved the Priory because of its values. Referring to Councilmember Derwin's earlier question regarding rainwater collection, she said it's a great idea but would require an enormous water collection

vehicle. She referred to a postcard sent to everyone in the Bear Gulch District that said, "Use water wisely; it's essential," noting how ironic the timing was. She said the question to be answered tonight, whether this project is in harmony with the General Plan, involves five issues, which she addressed one by one in a PowerPoint presentation:

Environmental Harmony: Ms. Reiss, pointing out that in 2005 there was discussion about putting turf at the Town Center but the Town was unwilling to pay for the environmental study, said thanks to the Priory, a third-party environmental study has now been completed. This study showed no negative impact to the environment. She said the General Plan states, "Water conservation should be of high priority" and "We should protect the watershed of the planning area." She pointed out that rubber pellets are not water-soluble and would be caught, but fertilizer, poisons and pesticides would enter the watershed. Thus, she said artificial turf at the Priory would help protect that watershed. She said lawnmowers consume a lot of fuel and produce a lot of fumes. The Bay Area Water Supply and Conservation Agency, in Measure 5, recommended limiting turf, which our Town has also adopted, so any new project in Town is limited to 1,000 square feet of irrigated grass. The Priory would need 100,000 square feet of irrigated grass for its field project. Measure 7, which has not been instituted yet, would provide an incentive to install artificial grass in at least one sports field a year per community. She believes this is a strong endorsement from a group that studied this issue as its specialty.

Scenic Corridors: Ms. Reiss defined scenic corridors as "broad linear bands of open space along major roads in which recreational uses are acceptable when compatible with the open character of the corridor." She said while a lot of people expressed concern about "open character," residential and institutional plans include considerable screening. She said Section 2160-1 talks about how a scenic corridor should be unified in design. Section 2160-3 says, "The Portola Road Corridor should be developed so that the character of the existing orchards and open fields will be maintained." She showed photos of how the corridor looks today, with highly screen residential property. She said the Priory project is completely consistent with the scenic corridor. The Town approved the Sequoias' two-story Alzheimer's wing, added so the facility could be competitive, but required screening, Ms. Reiss claimed, adding that the Town itself has been putting in redwood trees to screen it from the road. She said the Town allowed the C1 trail to be paved because it's consistent with the road beside it. Screening along Alpine Road blocks view of the hills from the road, and there have been attempts to screen the tennis courts at Alpine Hills.

Open Space: Ms. Reiss defined open space as "unimproved and devoted to being an open space." She said the Priory was already improved space; there's no change to it, and it's still an open field. She quoted Section 2201: "Open spaces intended primarily for intensive recreation, such as parks and playfields, are addressed in the Recreation Element." She said that in going through the General Plan, she found nothing out of compliance.

Rural Harmony: Ms. Reiss said she reviewed the qualifications of what makes something rural and found nothing out of compliance. She said the qualification is "material, color and form are planned to blend in with the surrounding area." She said in our Town property, we have a mound of artificial turf and from the gate you can't tell the difference between the artificial turf and the water-irrigated lawn behind it.

Same Values as in General Plan: She said the Town was founded on the values of conservation and open space and this project is still about that. She said the General Plan was written in the 1960s and although it was supposed to be revisited every 10 years, she doesn't know when it was last reviewed. She said nothing in the project plan falls outside the rural checklist. She said that we absolutely value open space and the Priory has a lot of dedicated open space, including the field.

Ms. Reiss said she has personally researched the purchase of an electric car. Building it took a lot of energy and resources, but the end result – the ability to save fuel – made it worth it. She said, likewise, it would take resources to make the artificial turf, and everything else around it is in harmony with the General Plan. She said, as when we put little "bouquets" on the Town roof, conservation isn't always pretty but it's a necessity.

Carter Warr, Project Architect, CJW Architecture, said he's been assisting the Priory with its planning. He said the Priory, a great steward of the land, came to him to look for opportunities as they were planning a new 300-meter track. At the same time they had the opportunity to add the one-acre parcel, the Fromhertz House, to their property. As they discussed the athletic field, he said it was clear that schools compete for students, so the facilities they offer are important. The choice of the Priory over another college prep school is based on many things, including what opportunities the facilities provide for students. He said the Priory is one of the few schools without a 400-meter track and artificial turf field. All the other schools Mr. Molak mentioned offer artificial turf as a competitive advantage.

Mr. Warr said when the property got larger with the addition of the Fromhertz House, they took out the artificial elements and features to the design to make the site look more natural. He said values the Priory brought forth in planning improvements to its facility were rooted in its stewardship of the students, ethics, education, conservation and environmentalism. The artificial turf is a very good way to be a good environmental steward of the land, Mr. Warr said. He said an athletic field is artificial by definition – it may be living grass, but it's artificial and requires an enormous amount of water, fertilizer and pesticides to make a playable surface. He said the water reduction on the fields is the most responsible thing the Priory can do. The area where the artificial turf field is planned is zoned as athletic fields in the General Plan, and the Priory proposes no change in use, only a change in material.

He said there's no inconsistency with the General Plan, and the Council is to find whether artificial turf is consistent with the General Plan, not whether it is *more* or *less* consistent.

With regard to rural character, Mr. Warr said that everything about the planned project as designed is the same scale, the same color, the same form, and with the mitigations developed with the Planning Commission, the visual character is preserved. He said we shouldn't deal with this property differently than other open-space properties along the scenic corridor, many of which have activities and manmade improvements, some of which are beautiful and completely rural in character and others that aren't. He gave examples such as at Glen Oaks stables with horse packs, riding rings, heavy semi trucks and manure bins visible from the scenic corridor; Alpine Hills and its nine tennis courts and parking lot, which adds up to 2.5 acres of paved area, all visible and hardly screened from Portola Road; the Nathhorst Triangle, which provides enormous services to the community with offices and commercial areas; PV Fuel, which obviously isn't rural; and the fire station, which of course provides enormous use and function for the Town, but isn't particularly rural and not particularly natural with the parking lots and the driveway.

In addition to the facilities Ms. Reiss discussed, he added the stables, Town Center, three churches and the Village Square, most of which are less natural and more artificial and have a much larger percentage visible from the scenic corridor than the Priory's athletic field. Mr. Warr said he believes the Priory shouldn't be treated differently because there's grass on the field now. He said they only want an artificial field due to its sustainability and the scale of its use. It essentially comes down to a choice between two evils – the evil we know (grass with the chemicals and petroleum used to mow and the enormous amount of water used to maintain it) and the evil we don't know (artificial turf that the community may see as leading edge, but it's really just a state of use with schools that are competitive with the Priory).

In summary, Mr. Warr asked if the Council could find consistency for artificial turf where all the appropriate sections of the General Plan are supported and remain consistent with the current approval of the Planning Commission, instead of going back to a living grass field and the stupid waste of water and stupid use of chemicals it would require.

Mayor Richards asked for questions from the Council. There were none. He opened the Public Hearing.

Dorian Dunne, Ramona Road, said playing on artificial turf it literally makes her sick, so she's passionate about not having it in this Town. She said just as the grass field is now closed when it's too wet, the artificial turf field would be closed when it's too hot. When she played on artificial turf, it started with a bad odor, went to a bad taste in her throat, and then into a sore throat that lasted about two days. She said on hot days, she's asked to be taken off the field because the headache was immediate and intense.

According to Ms. Dunne, we don't yet know the long-term effects of artificial turf, but she's experienced the short-term effects personally, and so have her teammates.

Ms. Dunne said she read that some schools prohibited children from the fields at certain times of day and in certain weather conditions for the same reasons. Even though the Planning Commission and the Priory have spent a lot of time on this, she said it's still at best inconclusive. She said sustainability is defined as "healthy ecosystems and environments necessary to the survival and flourishing of humans and other organisms," but she hasn't heard anyone mention other organisms. She said the artificial turf is not a water-free solution; it has to be rinsed, and when you have high temperatures, the field must be misted to protect the players. She said life takes resources to maintain, but is worth it in the end.

Andy Browne, Santa Maria Avenue, said he's lived here 55 years and wanted to point out that all decisions are subjective. He asked the Councilmembers to remember what it was like as children rolling down grass-covered hills, how they felt doing it, how the grass smelled, and vote accordingly.

JoAnn Loulan, Los Trancos Circle, said she's lived in Portola Valley 26 years. She said while we have a bipartisan group here, she hopes we'll respect and be nice to each other. She said what she's been reading on the Forum hurts her feelings for people on both sides. A two-time breast cancer survivor, she said she's prejudiced against anything artificial, including pesticides and fertilizers on grass. She said 5% of breast cancers are genetic and 95% are environmental and she doesn't want more things introduced into our environment that cause more cancers. She said we have no idea what's in the artificial turf and just because someone else wasted water to make this product doesn't mean water wasn't wasted. She said many of us have quit drinking out of plastic, so why would we want our kids playing on plastic? She also noted there are now new ways to take care of grass.

Ms. Loulan said she loves the Priory and everyone there, but we need to consider the runoff to Corte Madera Creek, the misting, the cleaning of animal feces and other maintenance. She said her main concern is the chemicals used to make the artificial turf and the off-gasses from it. She said it's not real and not part of a rural environment.

Brenda Munks, Westridge Drive, said she supports the Priory's proposed artificial turf project. Although she said she hadn't planned to get involved and doesn't like public speaking, comments she read on the PV Forum about what her parents thought about this project compelled her to come forward. A Portola Valley native who's lived here most of her life and also a Priory parent, she said her dad, Bill Lane, loved this Town and dedicated much of his time and energy to promoting the thoughtful and considerate discourse that is the cornerstone of local government. While no one can say for sure what he would think of this project, she said she knows he would smiling down from heaven, happy to see so many people participating in this democratic process.

Ms. Munks said her mother, Jean Lane, signed a letter she thought concerned open space but at this stage in her life, she didn't understand what she was signing. This issue is not open space. There are sports fields at the Priory now; there will be sports fields there when this project is completed. She said the school's been there for 50 years. Referring to a letter she sent to the Council, she said she supports the project because the Priory has presented a well-thought out plan that won't have a harmful effect on the environment. She said she's an environmentalist and doesn't know what goes into making artificial turf, but she feels the Priory has complied with every step in this process and it's time to allow it to move forward. She said the Priory is a thoughtful and considerate member of the community, every bit as concerned about our local environment as anyone in this room. She said her dad was involved in many environmental causes locally as well as throughout the state and the nation, dedicating much of his time, energy and resources to protecting our environment.

Noting that Mr. Lane's name has been brought up a few times and we don't know specifically what he'd have to say about this project, she said that during a severe drought period about 17 years ago, he replaced a large natural grass lawn area on his property under some Heritage oaks with an artificial turf lawn to cut down on water use. He let the rest of his lawn die, and was proud of what he called his "fake

grass," joking with his grandkids and friends about it looking so great. That artificial turf lawn remains there, Ms. Munks said, and the oak tree is thriving. It's on her parents' property, which was inspected and certified by the National Federation in Washington D.C. as a Backyard Wildlife Habitat Site.

Ms. Munks said the Portola Valley community has a long tradition of supporting the schools that have contributed to the excellent quality of life here, and urged the Council to approve this worthwhile project without further delay.

Virginia Bacon, Golden Oak Drive, who's lived here about 41 years, said the Priory's proposal for artificial turf is just another way of saying land use is in the eye of the beholder. She said it's as if athletic uses don't have to be natural because they're for human use and only human uses are important and need not be connected with any other. She said the Priory's rationale is that an artificial surface is needed so rain or creatures living in or on the land won't make it inconvenient for humans. Some say it would be safer for humans, she said, even though it destroys habitat. Some say it would use less water and chemicals, but it requires disinfectants and water to cool it down for longer periods than just for occasional games. She said these fields will produce heat even when there isn't a game.

According to Ms. Bacon, the jury is still out on which alternative is better in the long run. She said dirt alone would probably be the best answer because it would certainly require less care and has biodegradable properties, but it also would mean less field use. She said she doesn't think the General Plan intended creating a superset of land use, such as athletics, that sits above all others. The General Plan says that human uses need to be subservient to the land. Our plans and policies don't exclude our ecosystem and neither should athletic use. Although some would say it's only one small space, Ms. Bacon said the Priory's athletic field is larger than most home sites in Portola Valley artificial turf there would remove a significant amount of land from the natural ecosystem in a very central Portola Valley location. We don't need this island of inconsistency and can't afford to not recognize that we're connected in a global space, she said.

She said some feel private property rights are more important than property values, which encompass so much more. She said if we didn't invoke community standards, this community could be one junkyard after another. She said that fortunately, by Town ordinance, every home seller in Portola Valley has to provide a buyer with a residential data report, which clearly outlines standards by which we all abide and which have been forged over many decades. She said we have a long history of supporting open space and eliminating barriers to the natural environment. She said we have something special in Portola Valley and shouldn't throw it away. We should allow the Portola Road Corridor to be opened up and have this field be more a part of it, not smothered in vegetation like a fence. She said there's so much pressure to consider only human needs at the expense of nature, but she asked the Council to take courage and make the right choice for our Town, to be true to the values of the General Plan and the reasons it was created and reject artificial turf because it doesn't belong in Portola Valley.

Patty Murray, Redberry Ridge, thanked the Council for their terrific job listening to everyone and ensuring the democratic process is alive and well in Portola Valley. She said she understands the staff report to say the Priory's proposal is consistent with the General Plan. Citing Hovey Clark's important work on conservationism in particular, she said the Priory has been a tremendous steward of the land and values of Portola Valley, an important community member and important business to support in Town. She said we shouldn't talk about how it's been done for a zillion years, but about being a Town that supports our youth who want to play on these fields and families who want their children to enjoy the pleasures that other schools and communities have. Other communities seem to survive just fine with artificial turf.

Lindsay Bowen, Portola Road, thanked Ms. Reiss and Mr. Molak for their review of the consistency of the project with the General Plan. He said on the wall at Roberts there's a picture of a stagecoach going through Portola Valley, and if we went with the idea that picture portrays, the Town would be a much different place than we have now. There would be no paved roads and no utility poles. It would be very natural and lovely, but we would not be able to get on the Internet either. Mr. Bowen said there was an uproar about the fence put up at the Town Center to protect people at the softball field, but it no longer

seems to bother anyone and seems very natural. Cutting down some trees to rebuild the soccer field allowed us to actually see the hills better. He said the Priory's proposal would be a plus for Portola Valley.

Tom Kelley, Franciscan Ridge, said he moved here in 1972 and did most of his volunteer work during the first 25 years, when he served on the School Board and the Parks and Recreation Committee. He said his children and grandchildren played ball on all the diamonds. He said he knew Bill Lane, Tom Ford and Bob Brown – the George Washington, Thomas Jefferson and Benjamin Franklin of Portola Valley. They were developers and businessmen, but they didn't want that in Portola Valley. The whole reason the Town was incorporated wasn't so we could have a police force and a fire department, he said, but to maintain a rural, natural environment and not become like Menlo Park and Palo Alto.

Mr. Kelley said Town Councils through the years have done a great job of protecting that idea and Portola Valley feels pretty much the same as it did in 1971. He said he was at meetings when Mr. Bowen pushed for plastic grass at Ford Field and it was discouraged. He said despite what the Assistant Planning Manager says, allowing artificial turf at the Priory would make it difficult to deny Mr. Bowen when he wants to put it in Ford Field. Mr. Kelley also said that if discussions with the Priory have been going on for two and a half years, at least two years of that was out of public view. He said this issue came into public view only three or four months ago. While the Priory is very organized with PowerPoint presentations and such, he said, the people of the Town are less organized on how to deal with this issue. He said a Planning Commissioner who adamantly opposed plastic grass retired and was replaced by a new person who cast the swing vote in his second meeting on the Commission, when he voted in favor of the artificial turf. He said in the new Commissioner's first meeting, he was going to vote against the plastic grass but in the second meeting he voted for it. As Mr. Kelley pointed out, the Planning Commission's decision was not unanimous.

Even with the toxicity and science issues about polymers and plastics that he knows about, he said the issue is about values, not science – what you think is good and what you think is bad. He said our history says nature and a rural environment is good. The Priory is good, but it's a successful growing business and to attract good athletes and to participate in their leagues, it feels it needs plastic grass. He said he thought businesses that want to open in Portola Valley are required to have at least 50% of their business come from within Portola Valley; but only 22% of the Priory's students come from Portola Valley.

Mr. Kelley concluded by saying that as elected officials, Councilmembers are responsible for this decision, not the hired Town Planner or appointed Planning Commissioners.

Hugh Cornish, Wyndham Drive, a 20-year resident and Priory parent who supports the artificial turf installation, said he's concerned about the direction the Town is going with regard to property rights and that a minority of residents can have such an impact. He said he's been in the residential real estate business for more than 20 years and has watched Woodside go down this path, becoming rigid and arbitrary in handling policy decisions concerning property rights. It has directly affected property values, he noted, with average home values in Woodside declining over the past three years. Woodside has earned a reputation as a difficult place to build or remodel a home. He said he owns his home in Portola Valley and never plans to leave this wonderful place, but as a property owner, he worries that property values would fall as owners' property rights shrink.

Peter Draeger, Applewood Lane, is a grateful resident of Portola Valley since 1993. He said there's an inordinate fear about things made of plastic. He pointed out many plastic things in the room, yet people say plastic in a playing field makes us unwell. He said he sent an email in support of the Priory project to the Council and is disappointed that some in the community have pushed the public process to deny the Priory the ability to make a well-intentioned, properly-vetted choice in designing the turf field.

He said the able Planning Commission had already decided that the proposed artificial turf is in agreement with the General Plan, and now it's up to the Council to decide on the same issue. Because others have influenced the Council's involvement on the grounds that democratically elected officials should review the actions of the appointed Commissioners, he also wishes to weigh in. Mr. Draeger said

he believes the turf field is very appropriate to the General Plan guidelines and its appearance and use are appropriate to a wide audience. Broadly speaking, he said its legitimate purpose comes under the simple realm of things humans do to live. We are spending unnecessary effort and resources micromanaging a benign property decision. He said this fact is well-established in the Planning Commission hearings with an elaborate environmental review.

As Mr. Draeger noted, we don't enjoy our rural community without the aesthetic compromise of roads and trails; we don't come to live here without shelter consisting of various unnatural materials. We shouldn't disingenuously disregard humans as a part of the ecology. He said the Priory has given careful attention to mitigating needs versus nature and has chosen the least impactful course of action. He said they have a reasonable goal of existing as any complete school does, with a viable playing field. He said the sounds of happy, healthy children, joyously growing and competing and playing on that field is also an important aesthetic to consider. He said this has largely been absent because the field's rarely available for the winter and early spring season sports it was developed for. He said he's personally shocked there's such a need to debate this issue so ardently when the Town has "bigger fish to fry." He asked the Council to approve the field tonight so they can leave Council chambers embarrassed and apologetic that it took so long to reasonably and amicably decide this issue.

Linda Elkind, Hawkview Street, said she agrees that the key question before us tonight involves the values you bring and emphasize as you interpret the General Plan with respect to maintaining a natural environment. She said plastic turf would kill all ecological functions in the soil underneath, the migratory corridor that organisms travel through. She said the letter she signed detailed arguments she totally agrees with. She said every Council decision involving a project's consistency with the General Plan marks a milestone, a basis on which future decisions would be made. She said Mr. Warr noted all the instances along the scenic corridor that are not natural, and if the Council decides that plastic turf on a playing field is consistent with our ideas of natural and open space, that's a new marker against which future decisions in interpreting the General Plan would fall. She said that's a key issue for her.

Stephan Dolezalek, Hillbrook Drive, said he's lived here 22 years. Although he started his career as a city planner, he said he ultimately left that for a career in law due to growing frustration over seeing too many decisions that reflected the personal desires of a very vocal few rather than adherence to the principles of good city planning and to the city's own ordinances. He said he then left a legal career in 2000 to pursue a career as a venture capitalist and has since been running one of the country's largest funds dedicated to clean energy. Thus, he said, he speaks to this issue with a background in city planning and caring very much about environmental issues. Looking out the window of the Historic Schoolhouse, he said, you see tennis courts. In our own Town Center, we decided to pave paradise, he said. We could have chosen clay or grass courts, but we chose asphalt and oil. That set a standard that said we made a choice and decided that it was okay to put in asphalt for the environmental reasons of not wanting to use the water we would have needed for grass or bear the expense of maintaining clay courts. That decision made it okay to use asphalt when the viable alternatives included grass.

Mr. Dolezalek said we confuse what we actually call artificial. The General Plan talks about natural environment, but a grass field is not a meadow and is not part of our natural environment. In the Priory's case, we would be taking out a different form of manmade material that happens to start as grass, but the way we maintain, cut and fertilize it makes it a simple choice between a different kind of environmental impact than an artificial turf field would. He said we've also heard that as we think about the health, safety and welfare of the community; children playing on these fields sustain fewer injuries, which is something else important for the Council to consider because it is very much a safety factor.

Mr. Dolezalek also pointed out that Portola Valley has only this one high school, which competes for students with all the surrounding towns, virtually all with artificial turf sports fields. As a parent of children who would like to stay in this community, he wants to make sure this one school would be a viable choice. For those concerned about setting a precedent with artificial turf at the Priory, he noted a significant safeguard against that is that the parcel is unique. Not only is it the only high school in Town, but nothing else in Town looks like this piece of property.

Annaloy Nickum, Willowbrook Drive, said she's lived here 37 years and one of the things she loves about it are groundbreaking decisions made by the Council, Planning Commission and ASCC, decisions that have been driven by strong environmental and preservationist ethics, such as the green, state-of-the-art Town Center which has won many awards, planned-used developments with large expanses of property preserved for open space with the housing clustered, sustainability committees organized through the Town, focusing on green technologies that are available to residents, water conservation, energy conservation, etc. She said the Town has encouraged and sometimes required the use of native plants or at least drought-tolerant plants, and use policies based on geological restrictions have been copied all over the world. She said recently the Town Council added Portola Valley to the list of communities banning the use of plastic bags in businesses, which she finds ironic given the issue tonight. In other words, she said, Portola Valley has a reputation for taking dichotomous thinking and expanding it to third, fourth and fifth levels to resolve issues.

To her consternation and disappointment, Ms. Nickum said, recent Planning Commission decisions abandoned this expansive approach, falling back into a dichotomy of thinking artificial turf versus traditional grass turf. The artificial turf has been touted as saving water and doing away with pesticides and herbicides needed for traditional turf management, but we know that artificial turf does use water and chemicals and contributes to global warming. Falling away from expansive thinking, a third way of approaching playing field management has been ignored although she and others have brought it up in various public hearings, she said. This third way, which was not discussed or reviewed in any serious way in any of the environmental studies, requires no chemical fertilizers or pesticides. It uses state-of-the-art irrigation controllers that replace water as needed without creating mushy, over-watered surfaces.

According to Ms. Nickum, all of the pieces for this third alternative are available now. Paul Sachs, author of *Managing Health Sports Fields*, and Chip Osborne, founder and president of Osborne Organics, are just two of the many professionals who have used organic techniques to manage sports fields for decades in other parts of the country, she said. When she was in school studying landscape design in the 1990s, Ms. Nickum recalled her turf management class touring local communities (Sunnyvale and Campbell) to see what were then state-of-the-art irrigation controllers for community parks and fields. The driving philosophy was to apply precisely the right amount of water at the right time to maintain the fields in healthy, playable condition. She said Delta Blue Grass is working on a lower-water-use grass for playing fields. Communities such as Palo Alto and Redwood City use reclaimed water for landscape needs. She said the bar is set high to clean the water through filtering systems so as to eliminate toxic-exposure risks. She said all these pieces are waiting to be put together by a community with a reputation for forward thinking like Portola Valley.

Instead, Ms. Nickum said, the Town Council is poised to take a major step back by covering 2.5 acres of Portola Valley with plastic. She urged the Council not to allow the artificial turf, but if that's the direction it takes, she asked their pledge that artificial turf begins and ends with the Priory and that any future renovations of playing fields use the tools and techniques she's mentioned for the environmentally sound and efficient use of water. She asked the Council to not ban plastic bags and then allow 2.5 acres of plastic to be placed on our precious earth.

George Stromeyer, Longspur Street, said it's great to see democracy in action and he appreciates the opportunity to hear from his fellow Townspeople from whom he's learned a tremendous amount tonight. He said he believes his comments are relevant for three reasons.

- He's lived in Portola Valley twice, 10 years in the late 1960s and early 1970s and moved back here 35 years later. He said he likes being able to tell people from around the world how little the Town had changed. He congratulated the Council and the Townspeople for that.
- He's an environmentalist. Having initiated one of the first recycling projects in Town and being among the first proponents of keeping Windy Hill from becoming a development project, he's now active in the Peninsula Open Space Trust (POST). He grew up in Portola Valley in a time of

radical environmentalism, just two houses away from our own radical environmentalist, Martin Litton, who influenced him greatly, Mr. Stromeyer said.

- He played AYSO soccer in his youth, attended the Priory, has sent two of his sons there and also has enjoyed the Priory as a community member.

Mr. Stromeyer encouraged the Council to take the high road and high view. He said he didn't come to the meeting with any prepared comments, just with an open mind and having read some of the materials provided. He said it's a subjective decision and the Council will have to achieve some balance. As a radical environmentalist in the 1970s he said, he protested vehemently against the Portola Valley Ranch development. He said today he's the world's biggest hypocrite, living there very, very happily. But he pointed out that the Ranch today is the kind of community it is because the tension it created at the time resulted in a development that achieved a very successful balance.

He also made a point about where the community and the Council put time and energy in their leadership roles for the community. Mr. Stromeyer said he agrees with Mr. Draeger, his friend and former classmate, that bigger issues warrant that focus. Noise pollution, open-space acquisition and preservation, air pollution, and traffic on weekends from all kinds of vehicles are much more relevant to achieving our values as a community. He said since he's had the opportunity to revisit the Priory as a parent – after many years of being in many different countries with different types of education – he's extremely impressed, to observe what Mr. Molak and the Benedictine leaders have accomplished in creating a unique forum for educating outstanding citizens. He highly prefers that residents send their children to this school, so he asked the Council to give the Priory the opportunity to be as competitive as possible in attracting them.

Dale Pfau, Alpine Road said Mr. Draeger and Mr. Dolezalek have already expressed most of what he had to say. The Priory field we're talking about has been an athletic field since before the Town existed, he noted, and as an athletic field it's no longer natural and no longer open space. It's inherently unnatural because of the way it's been treated and the way it's used. Mr. Pfau noted that Stanford has replaced the grass on its football fields four times since installing it six years ago. Those fields are used for football games only, not even practice, he said, and during wet winters they're unusable after three games. Mr. Pfau said it would probably take more than the Portola Valley's Town budget for a year to keep a natural field in playing condition through the wet winters we sometimes experience.

As for safety, Mr. Pfau said studies have shown that safety on artificial turf fields is much improved and the safety of our children trumps almost all other issues. He also finds it hypocritical to hear people talk about covering 2.5 acres with artificial turf when we continue to pave the Town with asphalt. He said if you add up the surface areas of new trails being covered with asphalt, it's larger than the Priory field. He said when the road collapsed in the El Niño years and the Town replaced Upper Alpine with asphalt, the creek he lives near smelled of asphalt for two years during the winter from the runoff. He said the environmental impact of a plastic turf pales in comparison to the negative impacts of asphalt, which apparently the Town feels is completely natural since it's all over the scenic corridor.

Laird Cagan, Alamos Road, said he loves living here, loves the rural nature, and his wife has two horses. An athlete all his life and a long-time soccer player, he said he favors the artificial turf field. Since playing soccer in high school and at Stanford, he's been playing adult soccer for 30 years. At age 55, Mr. Cagan said he still plays two to four times a week, and has played on all the fields in Portola Valley. He's in the Portola Valley Soccer Club, whose home field is Zot's. They play there in the fall and spring, but that field – like the others in Town – is closed most of the winter, so they have to play out of Town most of the time from November through March. He said he enjoys playing on artificial turf fields in winter because those fields are in great shape.

When Mr. Cagan was growing up on the East Coast, he played year-round soccer, and artificial turf in those days was a piece of carpet over cement. He said those fields were terrible and you got hurt when you fell, but innovation and technology have dramatically improved and now he loves playing on artificial

turf. He said a new sports house in Redwood City has two fantastic indoor fields and his whole team loves playing there. He said he's played on dozens of different artificial turf fields and has never had a health issue, nor have any teammates mentioned them.

Mr. Cagan said heat's not been an issue on an artificial turf field, either. He's played in the dead of summer and never had a problem sitting on the field during halftime in his shorts. He said he's read about many problems with artificial turf fields in the PV Forum but doesn't think those people actually play on them. He said it would be very valuable to have an artificial turf field in Portola Valley. He said we don't have to turf all the fields, but having one field that can be used in the middle of winter would be terrific.

Cindie White, Portola Road, said it's amazing to see so many people involved in this democratic process, and disagrees that it's been a waste of time. Although it's taken a lot of the Council's valuable time, she appreciates the opportunity to hash it out. She said she's come to all the Town Council and Planning Commission meetings since November 2012 and the rooms aren't always this full. She encouraged Townspeople to come out for more topics besides artificial turf and then it would truly be a democratic community. She hopes this somehow gets us all more involved in the community.

Ms. White said she wanted to speak from a place of discernment, not competition and not judgment. She said at the last Planning Commission meeting Commissioner Targ said, "Saying that science has no role in values would misstate the issue, particularly in Silicon Valley." At the time, she understood him to mean that Portola Valley is Silicon Valley and we should be competitively edged, but in her opinion Portola Valley is on the fringe of Silicon Valley, and the fringe of societies is where you find the gold. She said she used to be a mover and shaker with her husband on the other side of the freeway, where lots of companies and people create amazing, leading-edge, competitive products that greatly improve the lives of people all over the world. But, Ms. White said, she's one of the movers and shakers who came to Portola Valley to get away from that, to go inward, to rejuvenate, to connect deeply with nature. She doesn't think we should be held to the same standards of leading-edge technology as Silicon Valley.

She said the issue of personal property rights has come up a lot. She and her husband own a considerable amount of property, she said, and she's a strong proponent of personal property rights. She said freedom is a huge word that means many things, and there are many ways to express freedom on your property without putting plastic grass on the scenic corridor. She said freedom also has a dark side – without some rules and values in place, there's chaos. She values our government and values the rules and the essence and the values that are in place and thinks we need to honor them. Like a family, she said that just because a child is good doesn't mean you give him everything he wants. She said the Priory is an amazing citizen in our community and she values them and the way everything looks there, but she feels since her family has been here for 41 years, other people may feel the same way she does.

Ms. White said they own Jelich Ranch on Portola Road, part of the scenic corridor, and they have an option to subdivide. She said if she came to the Town government asking to parcel it off and build, right on Portola Road, a two-story Tudor mansion for her daughter when she comes of age, they probably wouldn't allow it. She said she wouldn't want to do it because that's not why she came to Portola Valley; it wouldn't align with Portola Valley and wouldn't feel right. But if she wanted to and the Council said no, she said she wouldn't take it as a personal offense to her personal property rights. She said she'd understand that it doesn't align with the values and that certain rules need to be respected. There are so many other things they can do with their property to express their freedom.

As Ms. White sees it, the Council can decline the artificial turf and still feel as if they're allowing personal property rights. She said it feels like a lot of competition, and she's also guilty of being a competitive mom of athletes. She said she and her friends were wrapped up in their school and its image, SAT scores and whether their children were topnotch athletes – but the problem with that competitive phase in your life is always having winners and losers. When you're competitive, you're looking out for yourself and not always at the big picture because you have to win.

But she said Portola Valley is different, a rural community that values a throwback in time, a throwback way of living. We're not competitive, we're not leading-edge, trying to be the tip-top town, number one, let's get in all the rankings. She said we're about connection and community and knowing people. She said that, yes, we're going to change; nature changes and that's normal – but she feels our value is to change slowly, in line with core values because that's our soul. She said this is an emotional issue, not scientific, not technical, not a matter of right or wrong.

She said she's speaking for the 78% of students and families who don't live in Portola Valley. She respects the 22% and that they want the artificial turf, but for the 78% of families who don't live in Portola Valley, she worries that once they leave and are no longer in the competitive mode, it's residents like her who will be stuck with the long-term consequences of sacrificing Portola Valley's soul. She said it's only fair to consider that a lot of people who don't live in Town may not be here long-term to feel those effects.

Jon Silver, Portola Road, said he can't top what Ms. White just said so he just wanted to add that he agrees with the sentiments she expressed so eloquently. Mr. Silver said he also agreed with Ms. Loulan and Ms. Munks regarding democracy and hearing each other's ideas and how Bill Lane would be smiling down from heaven seeing democracy at work. He said he's heard comments that the Council shouldn't even be hearing this matter, but that reflects a fundamental misunderstanding as to the way our government functions. He said as legislature-passed bills are vetoed, the precedent is the same. Courts can review pieces of legislation signed into law for legality, enforcement, interpretation and constitutionality. He said it's a basic part of our system of checks and balances and that when people petition – which is a right protected by the First and Fourteenth Amendments – the Council has a proper role to hear them and consider what they say.

The fact that the Planning Commission decision was very close also justified a review, he said. In addition to two of five Planning Commissioners voting against artificial turf, he said four ASCC members are on record as saying that artificial turf doesn't belong on Portola Valley's scenic corridor. Although he said he's heard only a small number of vocal people oppose artificial turf, the elections may ultimately decide that. According to Mr. Silver, the last seriously contested election in Portola Valley was in 2005, when the candidates favoring the greener positions won.

He said we'll see, because that can change, that's democracy and that's what we strive for. He said the most restful vacation he ever had was two weeks in the Soviet Union in 1985. "It was so restful not to have to do democracy," he said, but he's glad he could come back here where he really had to work hard, because "democracy is hard work." He said it's also important to listen to each other with respect. He said when we put our minds together and share ideas, we find the best solutions, but that can't happen if there's anger or disrespect, when people just stop hearing each other.

He said people talk about there being a lot of plastic around and it's not a problem, but that depends on the plastic. We were told MTBE would make our gas cleaner and safer and the EPA required it, but it ended up polluting groundwater and being a very bad move for California. He said we have to be careful about not making mistakes. He said talking about artificial turf being made of TPEs, thermoplastic elastomers is like saying your car is made of metal. It's generic. What are the metals? If it's lead, maybe it's not so good. Without knowing the composition of a particular TPE, he said we don't have a way to evaluate it. He said the proposed artificial turf was never tested by any chemist who knows what's in it, at least not publicly.

When he was a physics major in college, Mr. Silver recalled, a professor told him the hardest thing sometimes wasn't answering the questions but knowing what question to ask. If we're looking for clues about TPEs in artificial turf, it would sure help a chemist or an environmental scientist to know what to look for. He said Condition 14 (in the CUP amendment the Planning Commission voted on) required vigorous water testing, which would have been useful if the material proposed was the last generation of artificial turf, but not this unknown one that hasn't yet been tested.

Mr. Silver said it's been stated that the visual thing isn't a problem but four out of the five members of ASCC disagree with that. It's also been stated that grass isn't totally natural, but that confuses the issue of what's native and natural with what's highly unnatural. He said our General Plan does not state that the Priory campus or any other place that isn't open space or a nature preserve should be returned to a pre-Columbian condition. He said it was to be developed in a way that's consistent with nature and the natural environment, allowing us to be at harmony. He said when we have a better option, a real grass field done with sustainable techniques, that's the method to use. It might mean re-scheduling six or seven games a year, he said, but you don't build a business, home or institution in Portola Valley and expect the same conveniences you'd find in Sunnyvale. As for falling property values, Mr. Silver said it's really a red herring; the artificial field at Woodside Elementary has not buoyed up property values in Woodside.

He also said the Council should not approve the Initial Study. He said the firm that prepared it never met an artificial field proposal they didn't like, which is why they were hired. They had experience in doing such studies, mostly for government agencies, and the way to get that work is to find it's not a problem.

If we care about our children and our environment, Mr. Silver said, we try not to expose them to toxins we don't have to.

Dennis Lachman, Willowbrook Drive, said he's a big supporter of the Priory. His daughter, who had a great tenure there, graduated a long time ago. He said the scientific studies are not always right. He said he remembers in the 1970s, when he testified against nuclear power, companies such as Bechtel and General Electric all said that nuclear power was absolutely safe. Unfortunately we had events like Three Mile Island to show us there was a real problem, so we now know what they said wasn't correct, he stated, but they were able to say so because they had the power and influence.

Mr. Lachmann said with artificial grass a lot is being overlooked environmentally and physically, and there's not enough experience to know the dangers, problems or long-term effects. He said the few benefits of artificial grass don't justify putting it in without that knowledge. He also said some acquaintances who play professional sports hate artificial turf; they don't dislike it, they hate it, and aesthetically it's a bad deal.

Ms. Reiss, speaking as a mom and not a Priory representative, said she didn't expect so much talk about personal experiences, because she thought the discussion would stick to General Plan concepts. She said no one who's spoken against this project has a child at the Priory. These are our kids and our friends' kids, she said, and we're not going to put them in danger. She said it's very sad that another of her sons will be going to the Priory without his best friend. Even though this friend was accepted at the Priory, he plays soccer and the Priory doesn't have a proper soccer field so he'll go to another school. It hurts to lose friendships and good students, smart and well-rounded kids, just because the Priory doesn't have an athletic facility that meets their needs.

A lot of people have talked about the bucolic qualities of natural grass, and how we roll and play in it, she said, but her personal experience is that mowing her own lawn is a chore, pushing a heavy gas-powered mower through itchy grass. She also said she's played in a lot of different leagues and has had no issue with artificial turf. Ms. Reiss said it was interesting how people were saying we'd have to wash artificial turf to remove animal feces. She said dogs aren't allowed on school property by state law, and the only animals on the field would be the coyotes that come to feed on stray cats, rabbits or gophers. She said anyone who walks the back fields of the Priory, which she does daily, would know that unlike mushy dog poop, within 12 hours coyote feces is dry as a bone and can be swept up.

She said artificial turf is a green solution, an incredibly environmental solution, and she doesn't know why we're on different sides of the fence. Talking about plastic bags and bottled water in the same context as artificial turf is unfairly converging different issues, Ms. Reiss stated. Plastic bags have been banned because they're mobile and end up in oceans and trees because people don't recycle them properly.

She said she can give substantial statistical information, but probably no one in the room except maybe the Town Planner is an expert in any of this. So she asked the Council to go back to the reports and look at what the experts say. She said she'd also defer to the Priory for its own expertise and for knowing what its customers need, the same way The Sequoias runs its business and needed the Alzheimer's Unit.

She said the Council is asked to review this project and determine whether it's in harmony with the General Plan, if it's environmentally sound. She said the experts say yes. In citing the ways it's in line with the General Plan, she said it would:

- Protect our watershed from fertilizers and pesticides
- Reduce the use of power mowers and the accompanying fumes and sound
- Fit the design of the scenic corridors (as the pictures earlier showed)
- Retain open space – it's an open field now and it will be an open field when it's done

In addition, Ms. Reiss said, the Priory's proposal meets the rural guidelines as described in the General Plan; it's consistent with the color and form of the things around it; and it's in consistency and harmony with General Plan values. She said the project is about conservation and open space and respect for each other and the way we live here.

Bill Welling, Shoshone Place, said he doesn't consider this is an emotional or subjective process but rather a business process. He said the Planning Commission brought a business process to this matter, worked for a dozen or more sessions on it and rendered its opinion. He said we now seek the Council's approval in the context of the General Plan. He said it's not subjective, it's objective, and the Council should affirm the Planning Commission's recommendation.

Danna Breen, Alpine Road, said it's tough to see the community so divided. She said in her time on the ASCC, every Priory application has been considered carefully, deliberately and with thoughtful, supportive and helpful responses. Feedback on the PV Forum suggesting that the Priory has somehow been victimized by this process is troubling too, she said. This issue isn't just about the Priory, it's about Portola Valley and the environment in which we all live.

She said some sections of the General Plan bring tears to her eyes. She asked where else does a Town espouse seeing the stars at night, and so value its creeks, watersheds and animal habitat. She said there's poetry in the General Plan, poetry in the language of the Portola Road Corridor, which is the heart.

Ms. Breen thanked the Council for hearing the matter; with both the Planning Commission and ASCC divided, the Council's guidance was needed. She said she feels the content has been exhausted and she personally looked under every rock for a solution. She's talked to principals of schools, urban planners, turf people, soil people, landscape architects, chemists, and is overwhelmed by the content. She said she passed a fair amount of her research on to the Council. Ms. Breen considers it imperative to know the chemical compounds on this proposed generation of artificial turf, as they may end up in the creeks and/or the lungs of our children.

She said no matter the outcome tonight, the discussion gives the Portola Valley School District an opportunity to work on their grass seed choices and maintenance protocols. She said grass fields are water hogs because they've been trained that way by too much water and fertilizer. She said she's learned a lot and says Bermuda grass seeding with rye grass is being used in communities that choose not to go with plastic. She said there are huge water savings for protocols such as composting three times a year and new mowing practices, which are here now and being further developed. She said as a mother of Sausal Creek, she wants to see maintenance of the Town fields change, even if the fields aren't the greenest, because she wants our creeks to stay healthy.

Ms. Breen said it boils down to leadership for her. She's served in Town government for 22 years, including 12 years on the Conservation Committee and 10 on the frontlines of the ASCC, which has done a great job. She said most of the reason for her service stems from a deep commitment to democracy and freedom, and also because the Council inspires her. She said she remembers when John Kerry was running for President and Barack Obama came to Portola Valley, how important it was to her that the members of her Town Council were there to talk about our government. She said the Town Council inspires her and she thanks them for all they do and for this difficult decision tonight. She said their leadership is why everyone wants to be here.

She said leadership is difficult and we experience discomfort meeting by meeting, application by application. We drive to Town Center in the cold and the rain when we want to be with our families because we love this place. She said we don't always agree but we leave room for dissent and we listen; it's a good thing. She said she's a better person for her service and she knows the Council is, too. She said tonight she needs to feel the Council is representing her.

Jennifer Youstra, Cervantes Road, said that having moved to Portola Valley in 2000, she's relatively new compared to many people here. People told her it was the volunteers who really made the difference in this Town that people really stepped up. She thanked the Council for stepping up and listening tonight, and also the Planning Commission and the ASCC for the work they do. She said this process is important because it respects the roles of those volunteers. Ms. Youstra said she works for the School District and does a lot of volunteering there.

When you overturn a business process, Ms. Youstra said, there must be a really good reason, because those people take a lot of time to do what they do, to step up, to make a difference. She said in this case, the group that looked at this issue was the Planning Commission, which made a controversial decision. She said the Council also needs to think about protecting the volunteerism aspect of Portola Valley, which is as critical to our democracy as everyone showing up for tonight's meeting.

Mayor Richards closed the public hearing and declared a 10-minute break.

Mayor Richards said that as of several weeks ago, the Council has seen the massive record of what had gone on during all the ASCC and Planning Commission meetings. Developments over the last few days and comments going back quite some time brought forth interesting and rather compelling arguments from people he respects on both sides of the issue. It would be a lot less complicated if water were the only issue. He said he's trying to focus on the issue as it relates to the General Plan, which he considers aesthetics and values of the Town, how we see ourselves as a Town, how we developed as a Town from the very beginning in the early 1960s.

He said that as issues arise over the years and come to the ASCC and the Planning Commission, they spend most of their time finding mitigations to make our human footprint coexist a little better and minimize our impact on our beautiful valley. He said the most common theme that's come up, with the ASCC especially, favors the living environment over the manmade. When you have a house, a driveway, a retaining wall, or whatever, you need to accommodate your living space in some way and make it work. He said the ASCC and Planning Commission have done a fabulous job over the years of adopting and adapting rules to minimize impacts as much as possible so we can still live here and function in our modern society. He said you can see over the years their insistence of the living quality of the land.

Mayor Richards said he reads into the General Plan that not only do we preserve the natural environment; we also preserve the natural living environment. He said in trying to get a feel for a better way for him to look at it personally, he thought of a hypothetical example – what if there was currently a sport de jour or some kind of roller blade hockey sport that required an asphalt field? He said you could use the newer porous asphalt products, so you could put down a porous asphalt field on three acres with a large drainage system beneath. He said the situation would be virtually the same as with the proposed artificial turf. We could even paint it green and glancing at it from a distance; you might think it was grass. He said you'd have these two three-acre parcels of petroleum product – one flat and smooth and one

fuzzy, but other than that, they're virtually the same thing. He asked himself if we had that situation before us, would it be consistent with the living natural take on our Town. He said he could not honestly say it would be. We have to maximize our habitat, minimize the amount we cover it up, keep our human footprint as small as possible and be true to our roots.

Vice Mayor Wengert said tonight's meeting has left a very positive feeling for this Town and for our future. She said she feels a lot better regardless of how the decision comes down tonight, because Townspeople are participating more and she hopes to see a lot more of all the people here tonight in the future. She said the Council benefits from residents' input. She thanked everyone on both sides of this discussion because it's been very positive in a lot of ways. It makes her optimistic about the future and grateful she lives here. She said she moved here because she's spent as much of her free time as possible outside, hiking, biking, mountaineering and running.

As Vice Mayor Wengert put it, there's a lot more commonality in a situation like this than one might think. She said she's optimistic because the core of why everyone lives here and is here tonight is that we all hold similar values. We attach high appreciation and high value to our natural environment and the living environment in which we participate every day. Despite differences of opinion relative to this specific issue, she'd like to tap into that huge core value going forward.

She said this decision is subjective – there is no right or wrong, good or evil. It's really a matter of applying our own experiences and judgment to the issue at hand. She said she's also looking to what the Priory's constituents, the children and youth of the community, need. She thinks it's reasonable to have a playing field that's competitive with what's in our environment today. Nothing is more important to her than her environment, she said, but one of her highest values in her role on the Council is to apply her best judgment. To do that, she said she must prioritize things that may not always be her personal choices, but rather what's required in the role that Councilmembers play as the final stop in this decision-making process.

In that regard, she continued, the priorities relate to our regulations, zoning, General Plan and the processes we follow to ensure conformity. A lot of subjective input goes into that process, she said, and she has the greatest respect for what the Planning Commission did, assisted by staff and the work of a lot of other individuals. She said she finds in favor of the Planning Commission's decision, believes the Council should confirm that decision and move forward with the artificial turf that the Priory has included in its project. She said it would be reasonable, consistent and fair, and it's clearly an existing use and not a conversion of open space to a field.

Vice Mayor Wengert said huge amounts of time and money have been spent on this, and she agrees with the speakers who pointed out that we have other issues to address, including the challenges of the open-space issues on the western hillsides as some of the large and significant properties there change hands in the future.

She said she believes she's adhering to the right set of priorities in supporting the Priory application as approved by the Planning Commission.

Councilmember Driscoll, indicating that this is one of the more controversial issues he's been involved with, said he's received dozens of emails about it, all from people who are environmentalists in some way or another but about evenly split on opposite sides. He said he's in a difficult position because he's not getting a clear picture whether the people he represents favor or oppose the Priory's proposal. He said he moved to a ranch here 30 years ago because he never wanted to mow a lawn again. He specifically didn't like grass because all the maintenance was a big pain. From an environmental point of view, it just didn't seem right to have a bright green lawn in a place that turns naturally brown in August. Councilmember Driscoll said he doesn't like artificial turf, either, wouldn't put it on his property and would never vote for it at the Town Center.

The problem he had as he tried to determine whether artificial turf was consistent with the spirit of the General Plan, Councilmember Driscoll said, was finding some apparent inconsistencies in the General Plan. In asking himself whether irrigated grass was consistent with the General Plan, he likewise found inconsistencies, he said. Both surfaces have aspects that are somewhat unnatural, particularly the water conservation issue with the grass. He said the result of all this is he cannot find grounds in his mind to overrule the Planning Commission, and has difficulty saying that the Priory, this fine institution, a great steward of the land and a great neighbor, can't have artificial turf on this one small portion of its property.

Councilmember Derwin said she has been on the Town Council for seven and one-half years, elected in 2005 in a contested election. At the time, Ms. Breen, who was on the Planning Commission then, introduced her to a fellow Commissioner, Leah Zaffaroni. Ms. Zaffaroni introduced her (Derwin) to the Town General Plan, a complex document that provides a set of policy statements to guide the growth and development in Portola Valley. She said Ms. Zaffaroni explained to her that she was passing on the wisdom she had received about the General Plan and its embodied Town values from its framers, including Ms. Munk's father, Bill Lane, and our illustrious former Town Planner, George Mader.

Councilmember Derwin said that since Council approved the Mayor's Climate Protection Agreement and formed our first Climate Protection Task Force in 2006, she's been at the center of every sustainability initiative in Town. She's been proud to represent Portola Valley in the greater community, which includes Washington D.C., where the Town has been recognized and lauded for its forward-thinking work in this realm. She said our commitment to the environment and sustainability makes us different from every other community in San Mateo County, and she knows this because she knows every Councilmember on every Council in San Mateo County.

As Councilmember Derwin sees it, when people move to Portola Valley, whether they know it or not, they enter into a social contract. For the privilege of living in a beautiful place, you cannot cut down any old large tree in your yard without consulting Town staff; paint window trim bright white, build a gate at the street or put up an eight-foot solid fence at the front border of your property, up-light trees, run weed-whackers at 6:00 a.m. or build a guest house 20 feet from the creek that runs through your backyard.

In Portola Valley, Councilmember Derwin continued, it's all about the small details and the details always circle back to the General Plan in a lengthy public vetting process for those who wish to challenge established policies. She said for decades our General Plan has served us well, judging by the hoards of bicyclists whirling through Town on weekends, hikers leaving their vehicles parked on Portola Road overflowing the Windy Hill parking lot, and the many people who want to live here. Strict adherence to General Plan principles has allowed modern-day Councils to hold the line and keep the Town beautiful.

She said tonight we're right up against that social contract and the General Plan as we try to answer the question, "Is the artificial turf component of the project consistent with the general purpose and intent of the Town's Zoning Ordinance and General Plan?" To answer that question, she said she's read the entire General Plan again. She also reread all the materials provided, including all the residents' letters. She did her own research and visited all nine artificial turf fields and installations on the list. She said she then made her own lists of facts about artificial turf fields and grass fields, weighing each alternative on its own merits and demerits. In doing so, she said she pulled out the issues of water, fertilizer, herbicides, playability, effects on ecosystem and climate change, aesthetics, and a catchall "gut reaction" category.

Councilmember Derwin commended the Priory on bringing our critical water problems to the attention of the community. She said Bear Gulch District residents are some of the highest residential water users in the County, probably in the region, and most likely in the state, due to their large landscapes. She said she's as guilty as anyone else, and over the last four to five years has worked on reducing her water use, installing a 30,000-gallon rainwater capture system, redoing her irrigation, removing three lawns, replacing one with native sod and two with meadows. She's been constantly replacing many non-native perennials with natives. These steps made an appreciable dent in her water bill and use, she said, but she still uses too much water.

Councilmember Derwin said there's no question that an artificial turf field uses far less water than a traditional grass field, but if you compare turf to what Ms. Nickum is calling the third way, an organic field using drought-tolerant grass, a sustainable maintenance protocol, possibly recycled water, and even a rainwater capture system, the gap shrinks. She said the same argument can be made for fertilizer and herbicides because organically maintained fields require significantly less chemicals.

She said an artificial turf field unquestionably increases playability – no rained-out games, and teams and individuals can play almost 24 hours a day, seven days a week on an even surface. Anything that gets children and adults outside and exercising supports physical and mental health and creates community, which are definite pluses for artificial turf.

She said a grass field provides habitat for insects, plants, and other organisms, and food for birds. It houses bazillions of beneficial organisms that break down and recycle organisms in inorganic products. Grass fields clean the air, produce oxygen, are net sequesterers of carbon dioxide and help control climate by absorbing radiation and converting it to food for growth during photosynthesis. She said grass surfaces reduce temperature extremes by absorbing the sun's heat during the day and slowly releasing it into the evening. She said a synthetic field provides no benefit to this category and can even act as a heat island, although she doesn't consider this much of an issue in Portola Valley.

Councilmember Derwin said aesthetics is an entirely subjective category. She said none of the nine turf field installations she visited looked like grass to her, mostly because they were too green or too perfect. She said the Castilleja turf circle, although not a playing field, was the best color green and the Crystal Springs field had the most grass-like texture. She said if the Council votes in favor of an artificial turf field, we should consider more intensive screening at the site since not everyone finds it aesthetically pleasing.

In her gut reaction category, she said the lack of consistency in the reported literature makes it difficult to draw conclusions about artificial turf, and she's uncomfortable with content she can't understand. She said we don't really know whether TPE is toxic, it's too early to tell. She said before TPE, crumb rubber was thought to be safe and now the thinking has changed. History is riddled with such examples, she said, including non-flammable children's nightgowns and asbestos.

Councilmember Derwin said she's uncomfortable about the recyclability of artificial turf, too. If in the end it can't be recycled, gets cut into 10x10-foot squares, she asked where it would go. Would it end up in communities of color or shipped to emerging nations? Would four-year-old Bangladesh children be sorting through discarded artificial turf along with our discarded computers in these invisible dumping grounds for our failed technologies?

Visiting the nine fields located from San Jose to Half Moon Bay to Burlingame, she said it bothered her to see all but two and the Castilleja circle fenced, with tons of signage saying what you could and could not do on the field. Her visits were on warm days, so no one was sitting on the fields because they were a little too hot. When she put her ear to the ground at a field in Cupertino to listen for signs of life, there was nothing, not one buzz of a bug.

When she totaled up scores for each category on her lists, Councilmember Derwin said she was torn between the social and health benefits of the increased playability of turf and the climate change ecosystem benefits of grass. She went back to the General Plan and eventually landed at the Sustainability Element. In the introduction, she read, "Sustainability in the broadest sense involves managing all aspects of our relationship with the environment so that survival of life on the planet as we know it will be sustained . . . The environment consists of air, water, land, plants and animals, each of which needs to be addressed when considering the sustainability of the earth." In Goals and Objectives, she read, "To strive for an optimum balance among the activities of residents, the built environment and the natural environment so as to maintain and improve the condition of life for future generations." She said it's been a long, hard road to get to this place tonight and no matter how she comes down on this issue, she will have made good friends, wonderful Town volunteers, and neighbors unhappy. Nonetheless, she said she must answer the question. She said that as a dedicated public servant who

has worked hard at the forefront of sustainability in both Portola Valley and San Mateo County, in good conscience she cannot find a 2.9-acre artificial-turf field on the scenic corridor in alignment with the intent and values of the General Plan.

Councilmember Aalfs said some people raised a point about the process. He said the Council is reviewing a Planning Commission decision, and as Ms. Youstra rightly noted, it's not a decision to reverse lightly. He said he agreed to hear this again because of the controversy surrounding the decision, but he wanted to make it clear that the Council appointed the members of the Planning Commission and trusts them. He said they're very good volunteers and he wants to be very careful and thoughtful before he even considers overturning something they've ruled on.

Councilmember Aalfs said that speakers also have addressed the issue of property rights. He said there's a difference between private property rights in a residential zone versus what the Priory has, which is a CUP. A CUP allows for uses that are non-residential and it's there because those uses serve a need, primarily of the community. In the Priory's case, although the majority of students come from out of Town, this playing field area is an important contribution to the community. He said he wasn't sure the distinction between the Priory's property rights versus residential property has always been clear. The field is a public resource.

Councilmember Aalfs said he read and reread the General Plan very carefully, taking into account specific lists of points from arguments from both sides. He said he read every message, heard every phone call, and listened to every person he ran into at Roberts or Alpine Hills or his backyard. He said he agrees with the Planning Commission's finding that artificial turf is consistent with the General Plan, but considers a grass field more consistent. While this inclines him slightly to overturn the Planning Commission's decision, he reiterated his reluctance to do that. He said he also recognizes the Priory's needs, and Mr. Cagan brought up an important point about how unplayable its grass fields are. That's a concern because he doesn't want to take away something that's important to the Priory and its students – and the Town. After looking at all the tradeoffs that can be made in parsing the General Plan in this context, he said he continues to lean slightly toward a grass field but would appreciate more discussion.

Vice Mayor Wengert said Councilmember Aalfs might consider a statement on page 3 of the staff report: "The General Plan does not intend for every corridor in Portola Valley to be completely natural." She said the General Plan is designed to set an overall direction. She said we can clearly find it both ways.

Councilmember Driscoll said he didn't want to say we would today be approving artificial turf forever. He asked Ms. Kristiansson if the Council accepted the Planning Commission's decision and the Priory installed artificial turf with a 10-year lifespan, whether the Priory would come back for the CUP when it came time to replace that turf at the end of the decade. The way it's currently written, she said it would go back to the Planning Commission. Based on the experience with the artificial turf, she also confirmed that the Planning Commission could have the Priory install grass to replace the artificial turf.

Vice Mayor Wengert said 10 years is a long time and asked whether the Priory would be willing to review it in a shorter time period – if there were negative impacts, bring it back to the Planning Commission earlier than 10 years.

Mayor Richards said that as he understands it, artificial turf fields at other schools have been replaced in less than 10 years, more like six to eight years. Councilmember Derwin said she's heard that Woodside is replacing its field after six years. Councilmember Driscoll said it depends on usage, which wouldn't be as intense at the Priory.

Vice Mayor Wengert suggested there may be a way the Council can move forward and have the ability to bring it back for review sooner if data gathered along the way indicates any of the negative outcomes that people fear. She said that's not ideal from the Priory's perspective, but it might be a way to bridge the gap to make sure that all the mitigations are in place and all the testing that's required is being done, from drainage to the heat issue.

Vice Mayor Wengert said trying to get to an earlier review clearly addresses some of the concerns that have been raised and that would be monitored, as provided for in the Planning Commission's decision.

Mayor Richards said perhaps we should look at a better way to use grass that has less of an impact. Extreme water usage, fertilizers and chemicals can be mitigated to a large extent.

Councilmember Derwin said you have to sacrifice playability for grass. They wouldn't be able to play on grass as much as they would on artificial turf.

Councilmember Driscoll said he's concerned about the Town Center fields, just to change the subject very slightly. He noticed that since daylighting the creek, it doesn't look natural, and he asked whether we could do a better job of managing our fields. Mayor Richards said the third way Ms. Nickum described is certainly a possibility.

Referring to the Council's approval of a trial period for a farmers' market at its meeting on April 24, 2013, and noting concerns over the unknowns of artificial turf, Councilmember Driscoll asked whether there's a way to address some of these unknowns by having a trial period – although the capital cost associated with artificial turf wouldn't be comparable with the farmers' market trial. Mayor Richards agreed that the capital cost of replacing the fields and tearing out the entire sub-base would be high.

Ms. Prince asked whether the Council could make Finding 6 with respect to the artificial turf.

Councilmember Driscoll said he was trying to determine whether artificial turf at the Priory was any more inconsistent with the General Plan than the solar panels on his roof or anything in front of his house.

Mayor Richards said at this point we have two Councilmembers clearly on each side of the issue and one undecided.

Mr. Vlasic said he wanted to make sure the Council understood the Planning Commission's condition on timeframe, because it says 10 years at outset, but if they have to replace the artificial turf sooner than that, they'd have to go back to the Planning Commission.

Vice Mayor Wengert asked what determines when it needs to be replaced. Mr. Vlasic said it would be when the Priory finds the surface can't meet its needs for play. He said 10 years is a maximum, but if it's six or seven years, when it's not functioning, which really comes down to the safety factors of the use of the surface, they can't keep it at the level they want it. Vice Mayor Wengert said the Priory was clearly in the best position to make that decision because their students play on those fields. She said she'd expect the Priory to be vigilant, with safety being a primary concern.

Councilmember Derwin said she believes converting a once-turf field to grass takes a long time; it's neither easy nor inexpensive. Mayor Richards said it's not so much time as money to replace it, to take out the drainage system below it, and put in new soil.

Councilmember Aalfs asked whether Attachment C and an unlabeled attachment would be what the Council would adopt if it accepted the CEQA documents but add the condition of the turf. Ms. Kristiansson said yes, adding that Attachment C contains two resolutions. The first affirms the Planning Commission's decision on the environmental document and the second amends the conditions the Planning Commission approved to prohibit the use of artificial turf.

Councilmember Aalfs moved to approve the resolution in Attachment C, finding the artificial turf component not consistent with the general purpose and intent of the Zoning Ordinance and General Plan, affirming the adoption of the environmental documents with the addition of a condition of approval to the CUP requiring that living grass be substituted for the artificial turf. Councilmember Derwin seconded.

Ms. Prince asked to clarify that the Council could not make Finding 6 with respect to the artificial turf when it comes to General Plan conformance. Councilmember Aalfs confirmed. Motion carried 3-2. (Aalfs, Derwin and Richards voted for; Driscoll and Wengert against).

COUNCIL, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

(7) Reports from Commission and Committee Liaisons [10:38 p.m.]

Councilmember Derwin:

(a) Housing Element

Assemblyman Rich Gordon hosted an interesting Housing Element Committee meeting attended by representatives from Los Altos Hills, Los Altos, Sunnyvale, Mountain View, Atherton, Menlo Park, Palo Alto and Portola Valley. They discussed their common struggle to get RHNA numbers together and also whether the process really results in building any more affordable housing. They talked about finding a more productive process for getting to the RHNA numbers, she said, and Palo Alto Mayor Gregory Scharff suggested a bottom-up process, with a committee of residents talking about it. Councilmember Derwin indicated that Portola Valley's doing that right now. It was noted that Sunnyvale said they've got many new lower-paying jobs but need and want housing for these new employees. Conversely, the hill communities say they don't have room for it.

She said the group would meet again in July 2013, and the former director of California Housing and Community Development Department, who says the system is broken, would come to provide her insights. Councilmember Derwin said that if a legislative fix seems viable, Assemblymember Gordon's goal would be to start working on a bill in the fall and introduce it in January 2014.

(b) Council of Cities

YouTube's Director of Planning and Operations spoke at the April 26, 2013 meeting, talking about how politicians can use YouTube to help their cities.

(c) Poet Laureate Selection Committee

The Committee met on May 6, 2013, working on a timeline and a process for soliciting nominations and choosing the first San Mateo County Poet Laureate. (In addition to Councilmember Derwin, Committee members include California Poet Laureate Juan Felipe Herrera, East Palo Alto Poet Laureate Kalamu Chaché, San Mateo County Library Director of Library Services Anne-Marie Despain, Peninsula Arts Council President Julie Fellers, Skyline College Dean of Language Arts Mary Gutierrez, Clark Kepler of Kepler's Books, San Mateo County Fair Literary Coordinator Bardi Rosman Koodrin, San Mateo County Arts Commissioner Donald Mulliken, California Writers Club San Francisco-Peninsula Branch President Christopher Wachlin, Notre Dame de Namur University English Department Chair Marc Wolterbeek and *San Jose Mercury News* Arts Columnist Bonny Zanardi.)

(d) Library JPA Governing Board

The Board met on May 6, 2013, with discussion focused on the budget and the possibility of pursuing partnerships with Silicon Valley businesses. The JPA must tap into some donor city funds for maintenance, she said, noting that Portola Valley has nearly \$500,000 in its fund, Atherton has more than \$6 million and Woodside has about \$2.5 million. In discussing donor cities, it was noted the richer communities take in more property taxes than they spend and have

a lot of excess money whereas Pacifica struggles just to keep its library open. The Board is planning a study session to discuss flexibility in how those donor funds are used.

(e) Housing Endowment and Regional Trust (HEART) of San Mateo County

Councilmember Derwin thanked Mayor Richards, Councilmember Aalfs, Mr. Pegueros, Ms. Kristiansson and Ad Hoc Affordable Housing Committee member Susan Dworak for attending the HEART's "Investing for Good" benefit luncheon on May 6, 2013.

Councilmember Aalfs:

(f) Special Nature and Science Committee

During a special meeting on April 29, 2013, the Nature and Science Committee discussed the proposal to Town Council regarding proceeding with efforts to establish a Nature Center at the Woods Estate (Hawthorns) on Midpeninsula Regional Open Space District (MROSD) property. Members have started collecting signatures to gauge interest in donating. He said he believes Committee member Treena Joi Diehl is heading up the effort. Councilmember Aalfs noted that Committee member Paul Heiple has been selected by MROSD to take part in its Imagine Project.

Mr. Silver said Committee Chair Yvonne Tryce approached him at Safeway. She made it clear the Council hadn't heard this idea, that she was a private individual who happened to be active on this Committee. Councilmember Aalfs said members made a point of acknowledging that they couldn't officially collect money for donations at this point.

(g) Planning Commission

The Planning Commission approved its proposed budget for FY 2013-2014 at its May 1, 2013 meeting,

Vice Mayor Wengert:

(h) Bicycle, Pedestrian & Traffic Safety Committee (BP&TS)

At the May 7, 2013 meeting, attended by 12 residents in addition to BP&TS Committee members, topics of discussion included the Corte Madera School crossing, hiring some crossing guards and the traffic chokepoint at the drop-off/pick-up area (corner of Corte Madera and Alpine Roads). She said parents were very vocal about the traffic issues, challenges, speeds and the difficulty of their children walking on those roads. They pushed the Committee hard to restrict traffic access on Corte Madera Road for 45-minute periods in the mornings (7:30 to 8:15 a.m.) and afternoons (2:30 to 3:15 p.m.). Vice Mayor Wengert said the BP&TS Committee is likely to make a recommendation along those lines for the Town Council's consideration.

The Committee also discussed:

- The parking issue at Windy Hill, where they're experimenting with different techniques for signage. They feel there's been some improvement in the parking situation, although some people are disregarding the signs.
- Bike Ride Home Day on May 9, 2013; an energizer station will be set up at Ladera Community Church.

WRITTEN COMMUNICATIONS [10:53 p.m.]

(8) Town Council April 26, 2013 Weekly Digest

- (a) #7 – Memo from Stacie Nerdahl, Administrative Services Manager, re Website Questions regarding website domain name change – April 26, 2013

After reviewing Ms. Nerdahl's report to Mr. Pegueros and discussing the costs and feasibility of changing the Town's website address, the Council agreed to keeping the website address as it is.

- (9) Town Council May 3, 2013 Weekly Digest – None

AFFORDABLE HOUSING [10:57 p.m.]

In response to Councilmember Derwin's request for an update on the Ad Hoc Affordable Housing Committee, Mr. Pegueros said the group is in the homestretch of their efforts. Two of the three subcommittees established have completed their assignments. The first subcommittee focused on community outreach and the second looked at the Town's existing housing programs and their effectiveness.

The final subcommittee intended to look at opportunities the Town can eventually evaluate to either increase the effectiveness of existing programs or identify new ones as part of the next Housing Element. He said he thinks the group's direction is contrary to what the Town Council wanted, in that they're likely to recommend that the Town Council focus almost all its efforts in the production of second units.

Mr. Pegueros announced that Ms. Kristiansson has been appointed Deputy Town Planner. She will wrap up her assignment with Spangle Associates and her first day with the Town will be July 1, 2013.

ADJOURNMENT [11:01 p.m.]

Mayor

Town Clerk