



TOWN OF PORTOLA VALLEY
REGULAR PLANNING COMMISSION MEETING
765 Portola Road, Portola Valley, CA 94028
Wednesday, July 17, 2013 – 7:30 p.m.
Council Chambers (Historic Schoolhouse)

AGENDA

Call to Order, Roll Call

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

Oral Communications

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

Regular Agenda

1. [Request for Extension of Life of Tentative Map X7D-210, 1260 Westridge Drive, 1260 Westridge Drive LLC](#)

Commission, Staff, Committee Reports and Recommendations

Approval of Minutes: June 19, 2013

Adjournment:

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

AVAILABILITY OF INFORMATION

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

Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley branch of the San Mateo County Library located at Town Center.

PUBLIC HEARINGS

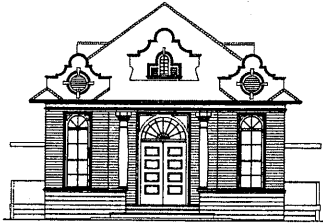
Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge a proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public

Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

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

Date: July 12, 2013

CheyAnne Brown
Planning Technician



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission
FROM: Tom Vlastic, Town Planner
DATE: July 17, 2013
RE: Request for Extension of Life of Tentative Map X7D-210,
1260 Westridge Drive, *1260 Westridge Drive LLC*

Request and Background

The *1260 Westridge Drive LLC*, successor in interest to original applicant Shorenstein Realty, has submitted the attached May 30, 2013 letter from Manager Thomas W. Hart requesting a three-year extension to the 24-month life of approved Tentative Map X7D-210. This Tentative Map provides for a three-lot subdivision of the 11.60-acre Shorenstein property on Westridge Drive (refer to attached vicinity map). The map was approved on August 3, 2011 along with PUD X7D-171. The approval was effective on August 19, 2013, i.e., 16 days after the commission action (i.e., pursuant to Section 17.20.185 of the subdivision ordinance). Pursuant to the subdivision and PUD approvals, the life of the PUD runs with the tentative map and if the tentative map expires the PUD also expires.

A reduced copy of the approved tentative map is attached, as is the approved PUD Statement. The attached August 5, 2011 memorandum to the applicant representatives confirms the August 3, 2011 planning commission actions. Section II.A of the PUD provides that the PUD runs with the life of the tentative map. Part of the subdivision and PUD provisions require extensive off site sewer extension and connections.

Pursuant to Section 17.20.320 of the Portola Valley subdivision ordinance, as authorized by the State Subdivision Map Act, the planning commission may grant up to a three-year extension to the life of the tentative map allowing for more time to record a final map. In this case, the property owner has been seeking one buyer for the entire property and would like to continue to pursue this effort before making final decisions to record the final map and complete the subdivision process.

Subdivision Ordinance Provisions and Evaluation

Section 17.20.310 of the subdivision ordinance requires that a final map be filed and recorded within 24 months of the effective date of tentative map approval unless the planning commission grants an extension to this time limit. Section 17.20.030 allows the planning commission to grant up to a three-year extension to the life of an approved

tentative map. A request for extension must be made in writing at least 30 days prior to the expiration of the 24 months. In this case, the request was made on May 30, 2013 and over two and a half months before the map was due to expire.

In acting on the request, the planning commission is not required to conduct a public hearing. Nonetheless, we have provided a courtesy notice and, as is normal, the public would have an opportunity to comment on the request.


In considering and granting the request, the planning commission "may require compliance with the requirements in effect at the time such extension is considered." This provision was to ensure that any significant changes to town ordinances could be considered and, if appropriate, used to modify provisions relative to the tentative map.

Since the 2011 approval, there have been no major changes to town ordinances that would impact the approved map or PUD provisions. Zoning, subdivision, site development and green building provisions remain in place as they existed in August of 2011. This is also the case for creek setback, fencing, and safe fire building standards (i.e., building code Chapter 7a.).

Based on the forgoing and extensive analysis that was completed relative to the approved subdivisions and PUD, we see no need for changes to the 2011 subdivision and PUD approvals. One item that should be noted, however, is that changes to the "FEMA" flood hazard maps for the property, that needed to be completed for the subdivision, were approved by the Federal Emergency Management Agency as set forth in the attached January 17, 2013 letter to the town.

Recommendation

Based on the foregoing information, and unless information at the July 17th meeting leads to other conclusions, it is recommended that the request for extension of the life of Tentative Map X6D-210 be approved as requested in the May 30, 2013 letter from Thomas W. Hart, Manager for 1260 Westridge LLC.

TCV 

attach.

cc. Town Council Liaison
Mayor
Assistant Planner

Deputy Town Planner
Town Manager

Town Attorney

1260 WESTRIDGE DRIVE LLC
235 Montgomery Street, 16th Floor
San Francisco, CA 94104
Tel. (415) 772-7147

May 30, 2013

Planning Commission
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028
Attn: Tom Vlastic, Town Planner

Re: Tentative Map Extension Application, 1260 Westridge Drive
Shorenstein Subdivision X6D-210 and PUD X7D-171

Dear Planning Commissioners:

Please accept this letter as an application for a 3-year extension of the time for recording a final map following the Town Council's approval of the above-referenced Tentative Map and PUD Statement on August 3, 2011. Under the Town's Municipal Code Section 17.20.320, upon application of the owner of the subject property, the time for recording a final map can be extended for a 3-year period, as requested herein.

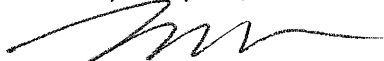
The current owner of the subject property is 1260 Westridge Drive LLC, the successor in interest to the property from the previous owner which processed the tentative map and PUD applications.

This request is for an extension upon all the terms and conditions of approval of the tentative map and PUD set forth in the Town's original approvals thereof, with no changes.

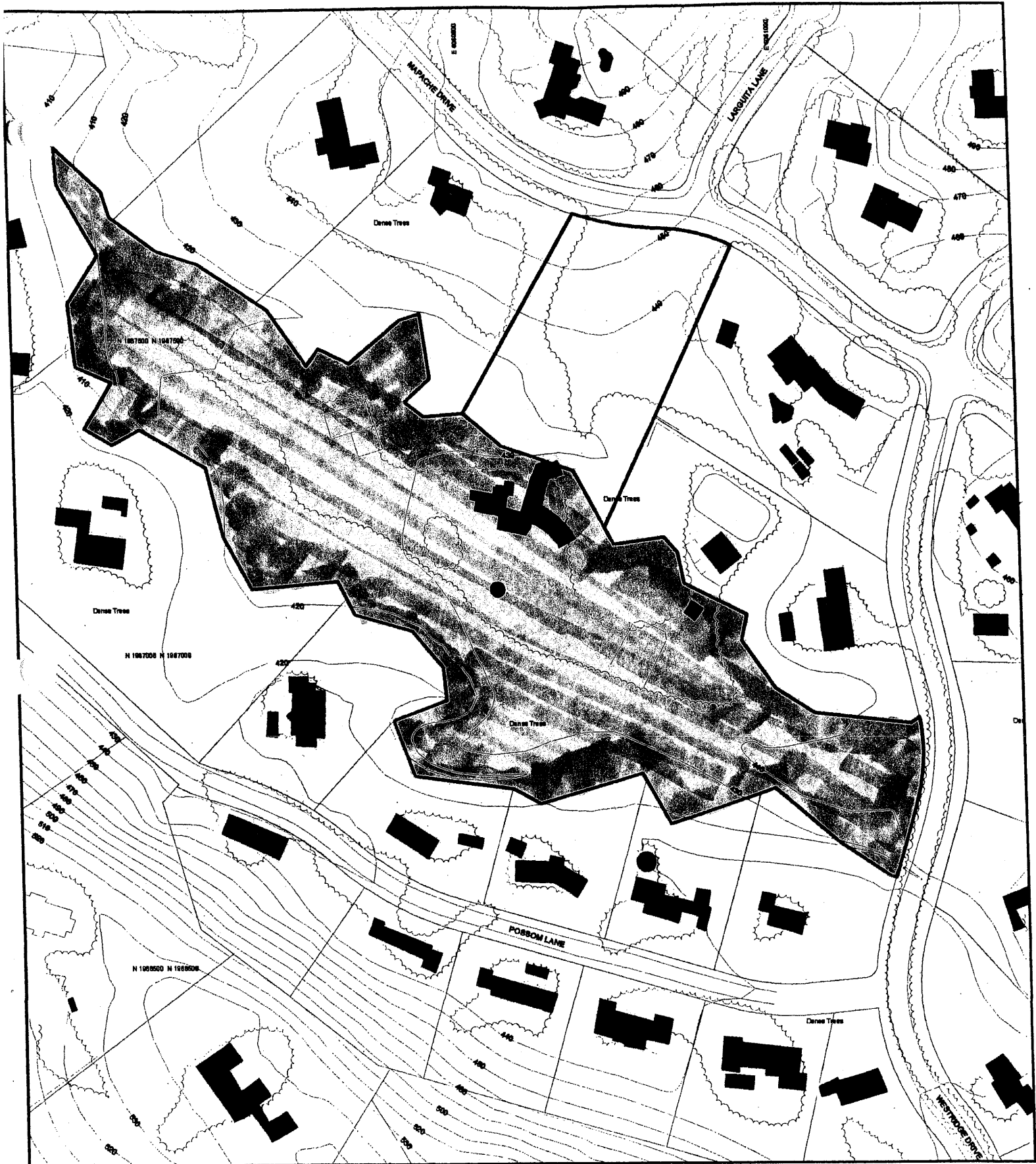
Please place this on your agenda at your earliest opportunity, as we would like to confirm this extension before the original 2-year term of the tentative map expires on August 3, 2013.

Thank you for your consideration of this request and please notify the undersigned at the above address when a date for hearing this matter has been set. Please also notify our attorney, Kent Mitchell, Law Office of Mitchell Herzog at 550 Hamilton Avenue, Suite 230, Palo Alto, CA 94301.

Very truly yours,



THOMAS W. HART
Manager



Vicinity Map

scale: 1" = 200 feet

Shorenstein Parcels

1260 Westridge Drive, Town of Portola Valley

July 2010



Area subject to Tentative Map X6D-210, Shorenstein
 Approved 8/3/11.

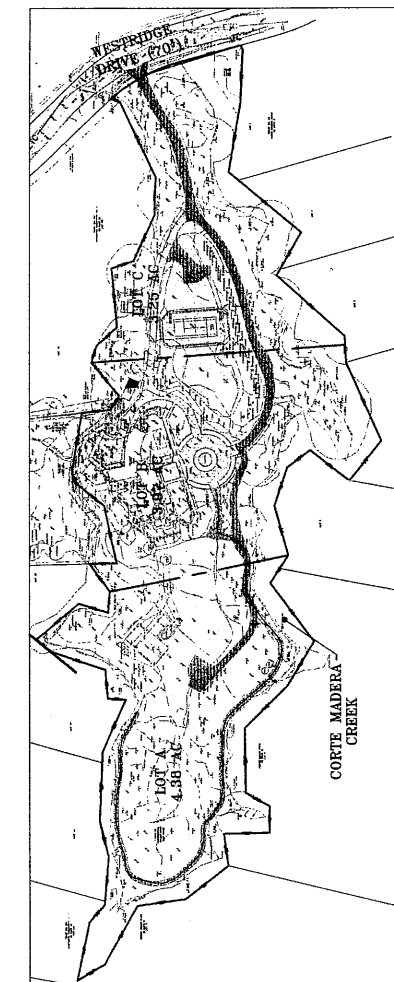
PRELIMINARY PARCEL MAP 1260 WESTRIDGE DRIVE PORTOLA VALLEY, CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
2555 CALIFORNIA AVENUE WEST
SAN RAYMOND, CALIFORNIA 94583
(916) 867-4086
(916) 867-4088
(916) 867-4089
WWW.LEABRAZE.COM

**1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA**

TITLE SHEET

DATE	DESIGN BY	SHEET NO.
APR. 07-09-200	JR	1 OF 4 SHEETS
JOB NO.	DATE	DESIGN BY
2100274	12-1-10	JR
DATE	DESIGN BY	SHEET NO.
12-1-10	JR	1 OF 4 SHEETS



NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
GROUND LEVEL.

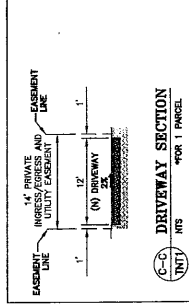
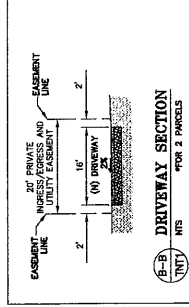
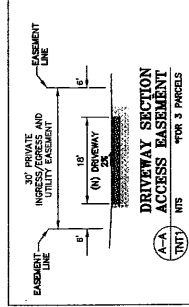
EASEMENT NOTE
FROM FIRST AMERICAN TITLE COMPANY RECORDS, COUNTY OF SAN MATEO, DATED JUNE 23, 2010 4102-3063546, DATED JUNE 23, 2010

BENCHMARK NOTE
BENCHMARK "TNT-1" IS A MONUMENT BELL STAMPED "U.S. BARS" IN A CONCRETE PILE, 422 NORTHWEST CORNER OF LOT A, AT THE INTERSECTION OF POSSUM LANE AND WESTRIDGE DRIVE. ELEVATION = 446.17 (NGD 1929) - SHOWN ON SHEET S04

OWNER'S INFORMATION
SUBSCRIBER: REALTY SERVICES
OWNER: REALTY SERVICES
233 MONTAGNARY STREET
SAN FRANCISCO, CA 94104
APR. 07-09-200

REFERENCES
THE DRAINAGE AND PLAN IS SUPPLEMENTAL TO:
1. THE PRELIMINARY PARCEL MAP FOR 1260 WESTRIDGE DRIVE, PORTOLA VALLEY, CALIFORNIA, DATED 12-1-10, JOB# 2100274

SHEET INDEX
TNT-1 TITLE SHEET
TNT-2 PRELIMINARY GRADING & DRAINAGE PLAN
TNT-3 PRELIMINARY GRADING & DRAINAGE PLAN
TNT-4 PRELIMINARY GRADING & DRAINAGE PLAN



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

PROPERTY INFORMATION
EXISTING ZONING: RE-2.5
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: RE-2.5
MINIMUM REQUIRED SETBACKS: CREEK: 50' (FROM TOP OF BANK)
PROPERTY LINES: 20' SIDE AND REAR

WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY
GAS/ELECTRICAL POLE
CABLE CONDUIT
SEWERAGE: WEST BAY SANITARY DISTRICT (S.D.) (PROJECT USE SHALL BE BY SINGLE FAMILY SEPTIC TANK EFFLUENT TREATMENT SYSTEM (SEPT) PER 1925)

STORM DRAINAGE: TOWN OF PORTOLA VALLEY
FIRE PROTECTION: WOODSIDE FIRE DISTRICT (ALL PROPOSED IMPROVEMENTS WILL CONFORM TO WOODSIDE FIRE DISTRICT)

PROPOSED	AREAS	AREAS
TOTAL EXISTING AREA	502,274 SF (11.00 AC)	13.9%
PROPOSED LOT A	180,701 SF (4.38 AC)	14.2%
PROPOSED LOT B	172,750 SF (3.97 AC)	11.2%
PROPOSED LOT C	147,750 SF (3.35 AC)	16.3%

FLOOD ZONE: ZONE X (NO FLOODING PER MAP #0601 C (015))
(NEW RESIDENCES SHALL BE ELEVATED TO BE OUTSIDE OF 100-YR FLOOD ZONE)
NOTE: 100-YR FLOOD LINE (ADJUSTED BASED) ON ACTUAL FIELD ELEVATION AND DATUM ADJUSTMENT

EXISTING NUMBER OF LOTS: 3
REAR YARD SPACES: (SEE CODE SECTION 16.6.10)
2 PARKING SPACES FOR EACH DWELLING HAVING 2 OR MORE BEDROOMS
MINIMUM SPACES (IN RESIDENTIAL DISTRICTS REQUIRING 1 ACRE OR MORE OF LAND PER DWELLING UNIT)

LEGEND

PROPERTY INFORMATION

EXISTING ZONING: RE-2.5
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: RE-2.5
MINIMUM REQUIRED SETBACKS: CREEK: 50' (FROM TOP OF BANK)
PROPERTY LINES: 20' SIDE AND REAR

WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY
GAS/ELECTRICAL POLE
CABLE CONDUIT
SEWERAGE: WEST BAY SANITARY DISTRICT (S.D.) (PROJECT USE SHALL BE BY SINGLE FAMILY SEPTIC TANK EFFLUENT TREATMENT SYSTEM (SEPT) PER 1925)

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TOTAL EXISTING AREA 502,274 SF (11.00 AC) 13.9%
PROPOSED LOT A 180,701 SF (4.38 AC) 14.2%
PROPOSED LOT B 172,750 SF (3.97 AC) 11.2%
PROPOSED LOT C 147,750 SF (3.35 AC) 16.3%

FLOOD ZONE: ZONE X (NO FLOODING PER MAP #0601 C (015))
(NEW RESIDENCES SHALL BE ELEVATED TO BE OUTSIDE OF 100-YR FLOOD ZONE)
NOTE: 100-YR FLOOD LINE (ADJUSTED BASED) ON ACTUAL FIELD ELEVATION AND DATUM ADJUSTMENT

EXISTING NUMBER OF LOTS: 3
REAR YARD SPACES: (SEE CODE SECTION 16.6.10)
2 PARKING SPACES FOR EACH DWELLING HAVING 2 OR MORE BEDROOMS
MINIMUM SPACES (IN RESIDENTIAL DISTRICTS REQUIRING 1 ACRE OR MORE OF LAND PER DWELLING UNIT)



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 2445 INDUSTRIAL PARK WEST
 SACRAMENTO, CALIFORNIA 95833
 (916) 987-4288
 (916) 987-4289
 (916) 987-4298
 (916) 987-4299
 (916) 987-4300
 WWW.LEABRAZE.COM

1260 WESTRIDGE DRIVE
 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

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

TNT-2
2 OF 4 SHEETS

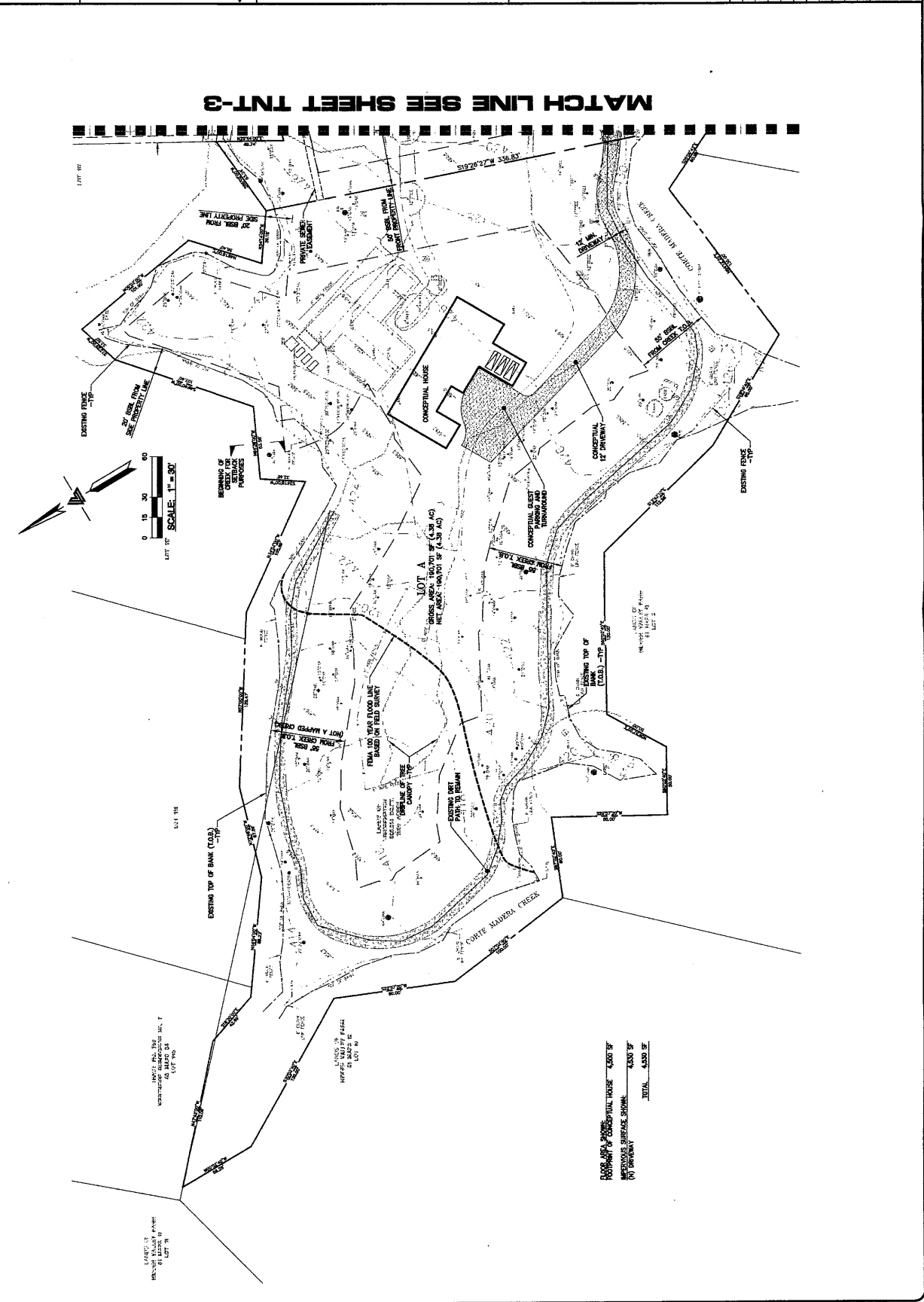


Figure 5. Preliminary Parcel Map, Sheet 2

PRELIMINARY
GRADING &
DRAINAGE PLAN

1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
245 ADEL REICH ROAD
SAN FRANCISCO, CA 94133
(415) 887-4066
WWW.LEABRAZE.COM



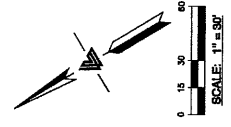
DATE:	5-2-11
SCALE:	1" = 30'
DESIGN BY:	JR
DRAWN BY:	TB
SHEET NO.:	
REVISIONS:	BY
200 SQ	2000 SQ
1000 SQ	10000 SQ
5000 SQ	50000 SQ
10000 SQ	100000 SQ
50000 SQ	500000 SQ
100000 SQ	1000000 SQ
TOTAL	1000000 SQ

NOTE: AREA OF BUILDINGS TO BE REMOVED: 200 SQ

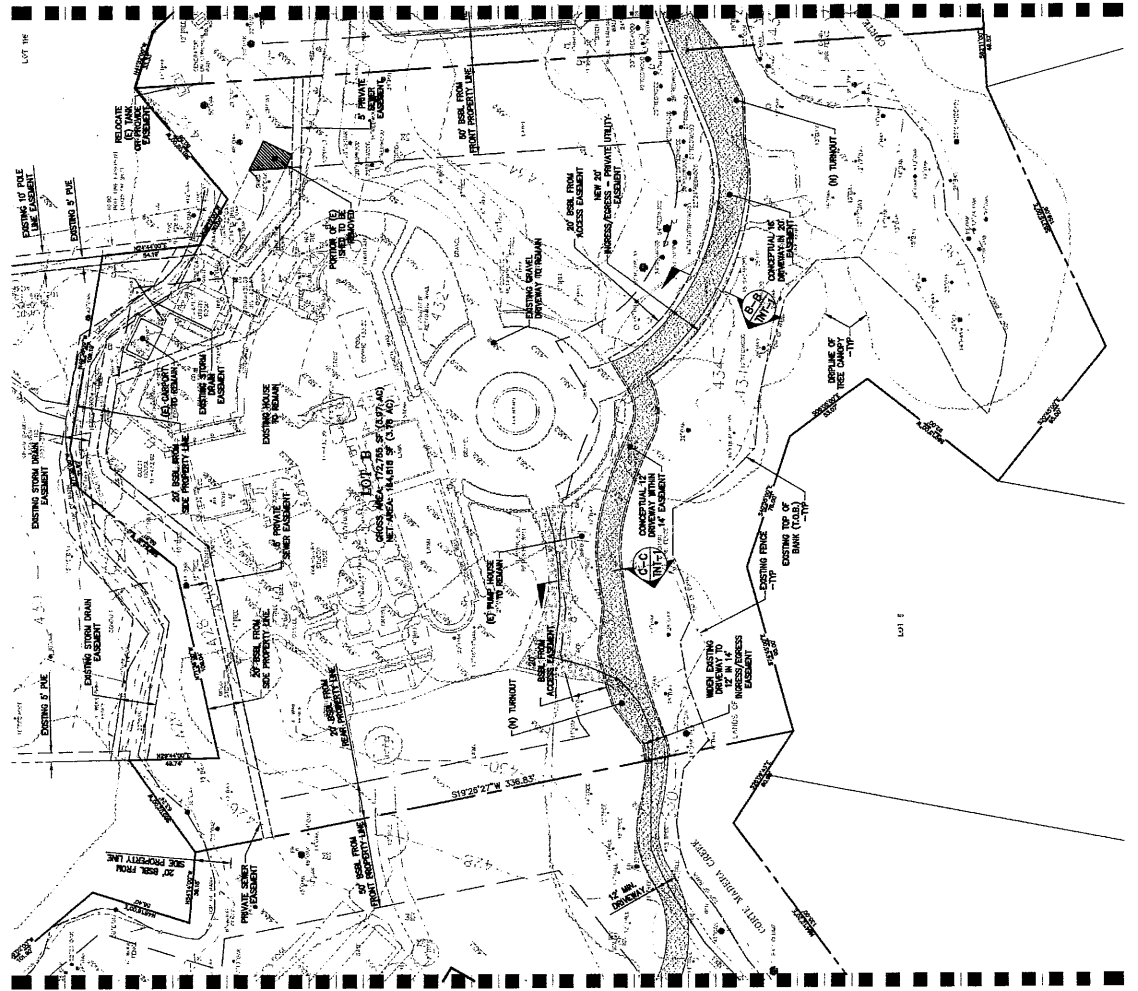
FLOOR AREA:
EXISTING HOUSE TO REMAIN: 6000 SQ
EXISTING GARAGE TO REMAIN: 800 SQ
EXISTING GUEST HOUSE TO REMAIN: 200 SQ
EXISTING DRIVEWAY TO REMAIN: 200 SQ
EXISTING PATIO TO REMAIN: 400 SQ
TOTAL: 8000 SQ

MEANS/SURVEY:
EXISTING DRIVEWAY TO REMAIN: 200 SQ
EXISTING DRIVEWAY TO UPHAM: 200 SQ
EXISTING PATIO TO REMAIN: 400 SQ
TOTAL: 800 SQ

NOTE: DOES NOT INCLUDE COMMON DRIVEWAY



MATCH LINE SEE SHEET TNT-4



MATCH LINE SEE SHEET TNT-2

Figure 5. Preliminary Parcel Map, Sheet 3



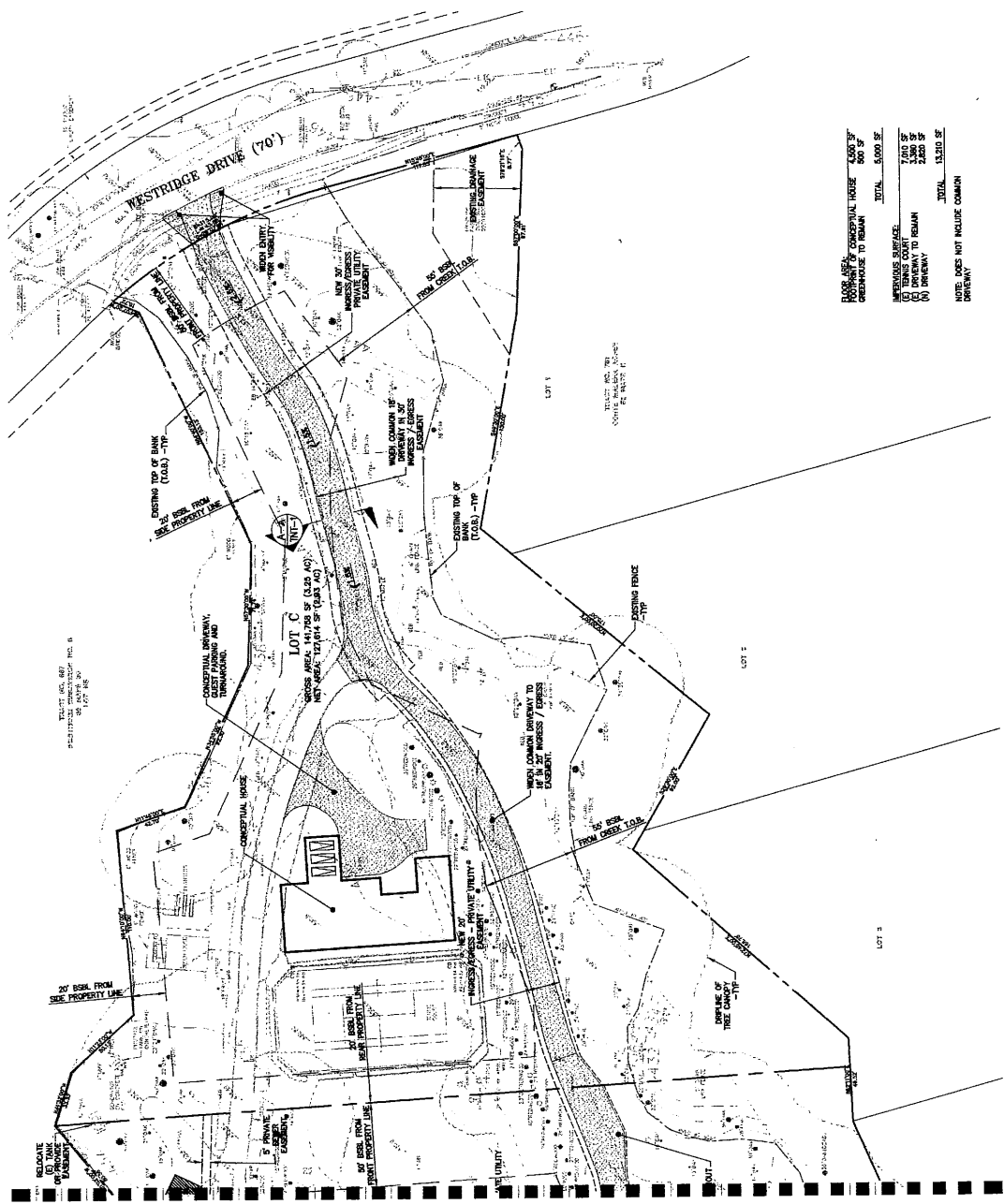
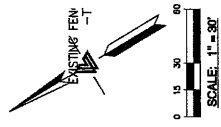
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1541 WILSON AVENUE, SUITE 200
 BOSTON, CALIFORNIA 94024
 (415) 947-4000
 (415) 947-4001
 (415) 947-4002
 (415) 947-4003
 (415) 947-4004
 (415) 947-4005
 (415) 947-4006
 (415) 947-4007
 (415) 947-4008
 (415) 947-4009
 (415) 947-4010
 (415) 947-4011
 (415) 947-4012
 (415) 947-4013
 (415) 947-4014
 (415) 947-4015
 (415) 947-4016
 (415) 947-4017
 (415) 947-4018
 (415) 947-4019
 (415) 947-4020

1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA
 APR 07 09:00-200
 SAN MATEO COUNTY

PRELIMINARY
GRADING &
DRAINAGE PLAN

JOB NO.	0100273
DATE	5-3-11
SCALE	1" = 30'
DESIGN BY	JR
DRAWN BY	TB
SHEET NO.	
TOTAL SHEETS	4

TNT-4
 4 OF 4 SHEETS



ROUGH AREA CONCEPTUAL HOUSE - EXISTING
 CONCEPTUAL HOUSE - EXISTING
 CONCEPTUAL HOUSE - EXISTING

TOTAL	5,000 SF
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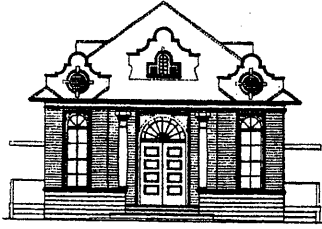
INTERIORS SURFACE
 (A) DRIVEWAY TO REMAIN
 (B) DRIVEWAY TO REMAIN
 (C) DRIVEWAY TO REMAIN
 (D) DRIVEWAY TO REMAIN

TOTAL	13,210 SF
-------	-----------

NOTES: DOES NOT INCLUDE COMMON
 POINTS

MATCH LINE SEE SHEET TNT-3

Figure 5. Preliminary Parcel Map, Sheet 4



MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Betty Irvine, Applicant Representative
Kent Mitchell, Applicant Representative

FROM: Tom Vlastic, Town Planner

DATE: August 5, 2011

RE: Confirmation of Planning Commission August 3, 2011 actions to approve Proposed Mitigated Negative Declaration, Proposed Subdivision X6D-210 & Proposed PUD X7D-171, Shorestein Realty, 1260 Westridge Drive

This memorandum is to confirm that on August 3, 2011, the Portola Valley planning commission closed the public hearing on the subject proposals and acted to approve the project applications. The commission considered public hearing input as well as the information presented in the May 25, 2011, July 14, 2011 and August 3, 2011 staff reports on the project. After closing the public hearing and considering the staff reports and other information developed through the hearing process, including comments received in response to circulation of the proposed mitigated negative declaration, the Commission took the following actions, each approved 5-0.

- A. **Proposed *Mitigated Negative Declaration*.** Approved the proposed May 2011 *Mitigated Negative Declaration (MND)* prepared by TRA, including the July 12, 2011 TRA response to comments.
- B. **Planned Unit Development X7D-171.** Made the required PUD findings as evaluated in the May 25, 2011 staff report and approved the proposed Planned Unit Development (PUD) Statement as revised through July 11, 2011, including the Index to Mitigation Measures, also dated July 11, 2011. The approval was granted subject to the following understandings and conditions:
1. The PUD plan that is included by reference in the PUD Statement is the proposed tentative parcel map sheets (i.e., TNT-1, TNT-2, TNT-3 and TNT-4, dated 5/3/11, prepared by Lea & Braze Engineering, Inc.) These map sheets, along with the "Madrones Near Creek" map, prepared by Lea & Braze and received by the Town June 13, 2011, constitute the specific PUD Plans of the PUD Statement.
 2. A number of exhibits in the May 2011 Initial Study (IS) are recognized in the PUD Statement with inclusion of the specific mitigation monitoring measures that rely on the IS exhibits.

3. The PUD Statement specifically provides that the PUD expires if the tentative map expires before a final map can be recorded.
4. Modify PUD Section II.E.2 to read as follows (changes identified by ~~strikeout~~ for deleted text and underlining for text additions):

II.E.2. Floor Area and Impervious Surface Limits.

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

5. Modify PUD Section II.H to eliminate the redundant sentence at the end of section II.H.1 as follows (changes identified by ~~strikeout~~):

II.H. Geology Provisions.

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

6. Change PUD Section II.O to read as follows:

II. O. Historic

If the Owner applies for a permit or permits to make exterior physical changes to the existing main residence or accessory structures on Lot B such applications shall be evaluated by Town

officials pursuant to the Town ordinances and guidelines then in effect and/or pursuant to the requirements of the California Environmental Quality Act (CEQA) to determine if the residence or accessory structures have potential historic significance. If it is determined that the residence or accessory structures do have potential historic significance, then additional studies may be necessary as called for in Town ordinances or guidelines and/or CEQA requirements.

7. Add a new section to the PUD as follows:

II. Q. Existing Wells

The existing wells identified on the tentative map sheets on Lot A may continue to be used as they have been historically until Lots A and C, after recording of the final subdivision map, are developed for separate residential use, each with a primary residence as defined in the Town's zoning ordinance. When such separate development takes place, the well use shall be modified as follows:

1. **Separate residential development of Lot C.** When Lot C is developed, the water well lines shall be disconnected to the lot to the satisfaction of Town officials prior to "finaling" of the building permit for occupancy of the new residence. This disconnection shall be required whether or not well use on Lot A is permitted to continue after development of that lot as provided for in following item 2. of this section.
2. **Separate residential development of Lot A.** When Lot A is developed, the water wells shall be decommissioned to the satisfaction of the health department prior to "finaling" of the building permit for occupancy of the new residence on Lot A. Alternatively, however, the owner of Lot A may conduct appropriate hydrological studies to the reasonable satisfaction of the town geologist and public works director demonstrating that the continued use of the wells does not in any significant way impact the water flows in Corte Madera Creek. If such studies are conducted and accepted by the town geologist and public works director, well use may continue pursuant to the requirements of the well permits issued by San Mateo County. It is understood that such continued use would be for Lot A.

C. Tentative Subdivision Map X6D-186. Approved the Tentative Map prepared by Lea & Braze Engineering, Inc., dated May 3, 2011 consisting of the following sheets:

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

Approval of the Tentative Map was subject to the following conditions:

1. The final subdivision map and final improvement plans shall be consistent with the Tentative Map and the provisions set forth in the July 11, 2011 PUD Statement. In particular, but not limited to, the final map shall not be recorded until the revised flood plain boundary as shown on the tentative map has been approved by FEMA. If this boundary is not approved by FEMA, the applicant shall process a request for revision to the Tentative Map and the PUD Statement prior to any request for processing of a final subdivision map.

2. The subdivider (or any successor) shall defend, indemnify and hold harmless the town, its agents, officers and employees from any claim, action or proceeding against the town, its agents, officers and employees to attack, set aside, void or annul approval of the subdivision. Pursuant to this condition, the town shall promptly notify the subdivider of any claim, action or proceeding regarding the subdivision and the town shall cooperate fully in the defense of such claim, action or proceeding.
3. The following specific improvements, as detailed in the July 11, 2011 PUD Statement, shall be included in the subdivision improvement plans and the subdivision improvement agreement and shall be covered by bonds or other sureties as called for in the subdivision ordinance and required by the Public Works Director and Town Attorney. Further, specific time frames for completion of work shall be provided for in the subdivision improvement agreement:
 - a. The curb cut entrance to Westridge Drive and the paved apron area of the entrance way shall be widened and improved as shown on the proposed Tentative Map. The driveway entrance re-design shall address sight lines in addition to the required setback from the front property line, which shall include removing brush of moderate height and a clump of 8-inch bay trees near the right of way. To the south, there are a few oak saplings (approximately 2-inches in diameter) that shall be trimmed or removed to provide for adequate sight distance. Enough ivy shall be removed from the fence to improve visibility for drivers. This achieves sight distances of 400 feet and 500 feet, to the north and south, respectively. Subdivision improvement plans shall include provisions for construction controls, including advance construction signage and flaggers being present on Westridge Drive to warn drivers that slow moving vehicles are present and assist those vehicles when entering and exiting the property. Such signage and controls shall also provide for the safety of pedestrians, equestrians and cyclists.
 - b. The entrance gate and its pillars and lighting shall be relocated to conform to gate setback, lighting and other entrance gate and pillar construction standards then applicable under Town regulations. The pavement width from Westridge Drive to the relocated gate shall be widened to 18 feet as shown on the Tentative Map.
 - c. From Westridge Drive to the location shown on the proposed Tentative Map where the separate driveway begins to serve Lot C only, the driveway easement shall be widened to at least thirty (30) feet in width, and thereafter at least twenty (20) feet in width to serve Lots B and A. The common driveway improvements as shown on the Tentative Map within the easements west of the relocated entry gate may be delayed and completed when needed in specific relationship to plans for development of Lot A and/or Lot C, but bonding or other sureties to the satisfaction of the town council guaranteeing the common driveway improvements shall be established at the time the final map is recorded.
 - e. All easements required for future new common driveways and private utilities as shown on the Tentative Map shall be shown on the final map. Further, driveway easement documents with joint maintenance provisions, to the satisfaction of the town attorney, shall be recorded concurrently with the final subdivision map.

- f. The materials placed on the surface of the new entrance way and the common driveways shall be of permeable asphalt creating a pervious surface, shall be inspected for 95% compaction, and shall not be a paved cobblestone surface.
 - g. Landscaping shall be installed as part of the subdivision improvement plans and subdivision improvement agreement in those areas of visual sensitivity as identified in the initial environmental study for the project and called for in the approved mitigation monitoring program. Such landscape improvement plans shall be to the satisfaction of the ASCC.
4. The subdivision improvement plans shall provide for driveway widths and fire hydrant locations as called for in the January 25, 2011 memorandum from the fire marshal. (*Note: The tentative map as revised May 3, 2011 does meet these conditions.*)
 5. The existing septic tank system shall be abandoned when the project is connected to the West Bay Sanitary District to the satisfaction of the health department, and this abandonment shall be provided for in the subdivision improvement plans and improvement agreement.
 6. A cash deposit, certificate of deposit, or letter of credit in the name of the town to the satisfaction of the town attorney in an amount not less than 5% of the cost of the subdivision improvements shall be deposited with the town before approval of the final map, so this money is available to the town upon demand to correct an error made by the applicant while constructing the subdivision improvements that cause environmental damage. If the deposit is drawn upon by the town, it must be replenished before work on the subdivision improvements can continue. The deposit will be released upon completion of the warranty period for the subdivision.
 7. If the public works director finds any improvement work is not undertaken in accordance with a specific condition or specific permit issued for that work, a stop work order shall be placed on all subdivision improvements. This stop work order shall not be lifted until the work undertaken is corrected to the satisfaction of the town planner and town engineer.
 8. The existing pathway along the subdivision's Westridge Drive frontage shall be kept clear of vehicles and building materials during the subdivision improvement construction and improvement phases and returned to its original condition upon completion of the project to the satisfaction of the public works director. Further, the surface of the driveway where the pathway crosses shall be roughened as required by town trail standards.
 9. The site shall be annexed to the West Bay Sanitary District and the design and location of the sanitary sewers shall be to the satisfaction of the district and the public works director. (Note: this process is underway and already partially completed.) In particular, subdivision sewer improvements shall be consistent with the following Sanitary Sewer Extension Plans, dated 2/18/10 (the date should be 2/18/11) to the satisfaction of the West Bay Sanitary District:

Sheet C-1, Title Sheet

Sheet C-2, Sanitary Sewer Extension Plan

Sheet C-3, Sanitary Sewer Extension Plan
Sheet C-4, Sanitary Sewer Extension Plan
Sheet C-5, Sanitary Sewer Extension Plan
Sheet C-6, Sanitary Sewer Extension Plan
Sheet C-7, Sanitary Sewer Extension Plan
Sheet C-8, Sanitary Sewer Extension Plan

10. The following fees shall be paid as required by the subdivision ordinance: park and recreation fees per Section 17.20.200, storm drainage fees per Section 17.48.090, and affordable housing in-lieu fees per Section 17.20.215.
11. Prior to recordation of the final map, the private street shall be named to the satisfaction of the town council upon recommendation of the town fire marshal and town historian.
12. At the time of construction of subdivision improvements, all construction vehicles and equipment shall be parked on the subdivision lands and not on the public streets.

TCV

cc. Carol Borck, Planning Technician
Leslie Lambert, Planning Manager
Sandy Sloan, Town Attorney
Howard Young, Public Works Director
Angela Howard, Town Manager
Ted Driscoll, Mayor
Nate McKitterick, Planning Commission Chair

SHORENSTEIN SUBDIVISION

INDEX OF INCORPORATION OF MITIGATION MEASURES INTO PUD STATEMENT LOCATION

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

SHORENSTEIN SUBDIVISION

Town of Portola Valley

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

For Lots A through C

Of

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

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

I. DEFINITIONS

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I. DEFINITIONS

Owner

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

Lot

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

Subdivision Unit

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

ASCC

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

Land

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

Shorenstein Residence Improvements

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

PUD

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

Statement

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

Town

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

II. DEVELOPMENT REQUIREMENTS

A. Intent and Life of PUD

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

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

B. General Description of the Development

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

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

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

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

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

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

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

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

C. Access and Circulation

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

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

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

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

D. Open Space Easements and Trails

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

E. Zoning and Site Development Standards.

1. Building Setbacks/Envelopes.

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

2.. Floor Area and Impervious Surface Limits.

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

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

3. Building Heights.

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

4. Gates and Entryways.

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

5. Fences and Site Walls.

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

6. Exterior Lighting.

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

F. ARCHITECTURAL AND SITE DEVELOPMENT CRITERIA

1. Siting of Buildings.

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

2. Tennis Court Use on Lot A.

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

G. Landscape and Planting

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

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

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

H. Geology Provisions

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

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

I. Hydrology Provisions.

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

J. Fire Management Provisions.

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

K. Utilities.

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

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

L. Construction Schedule and Staging.

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

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

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

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

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

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

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

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

M. Environmental Impact and Mitigation Monitoring.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N. Enforcement.

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

O. Historic

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

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

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

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

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

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

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

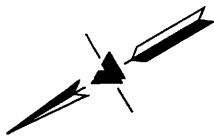
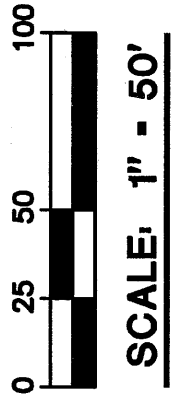
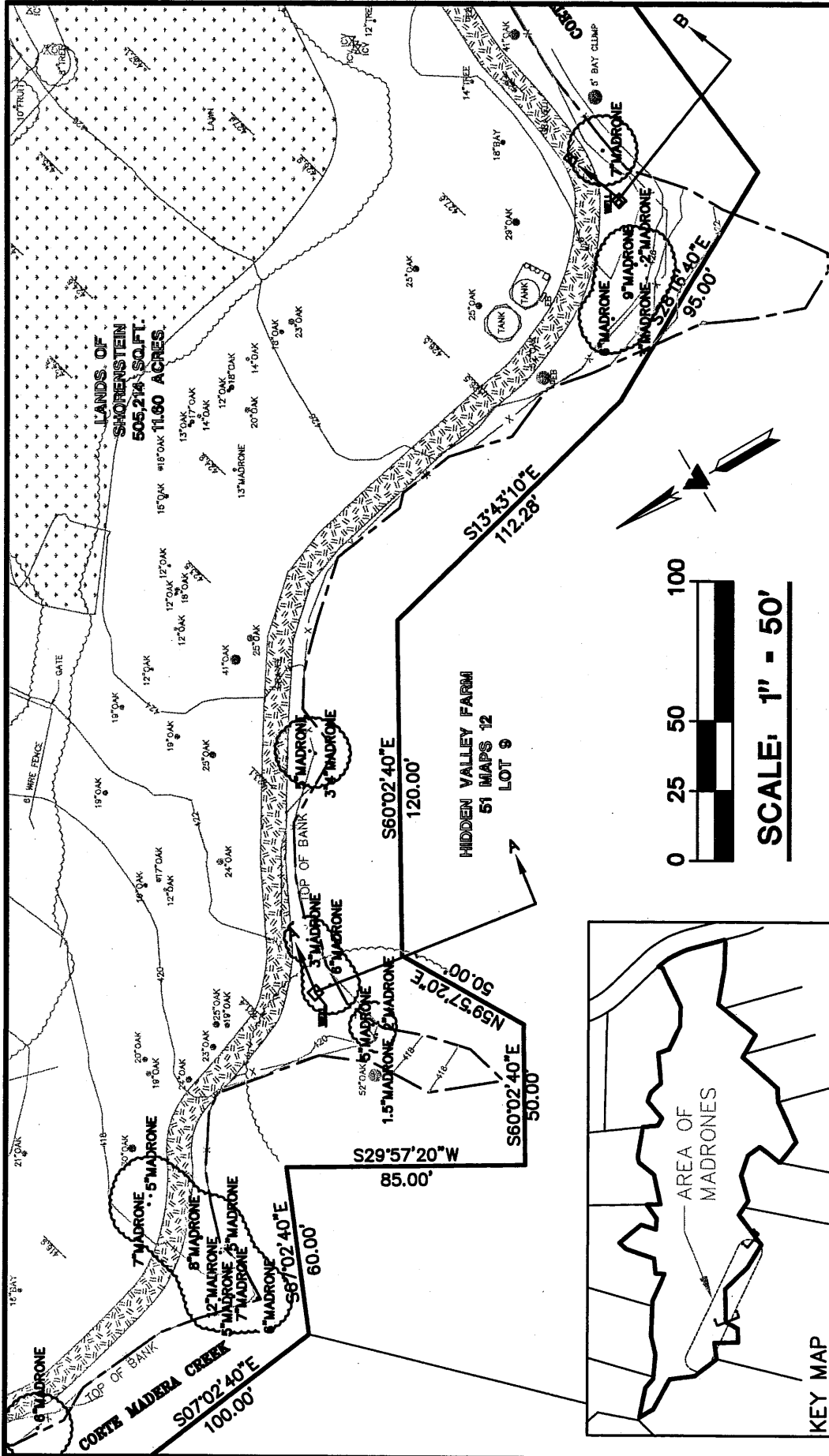
The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.

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

P. Habitat Preservation.

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

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



Received 6/13/11

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

APN: 077-050-190 & 200

SCALE: 1" = 50'

JOB NO 2100274



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
FAX (510) 887-3019
WWW.LEABRAZE.COM

DRAWN BY: MF



545 Middlefield Road, Suite 200
Menlo Park, CA 94025-3472
Tel: (650) 327-0429
Fax: (650) 327-4024
www.TRAenviro.com

Memo

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

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

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

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

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

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

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

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

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

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

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

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



EDMUND G. BROWN JR.
GOVERNOR

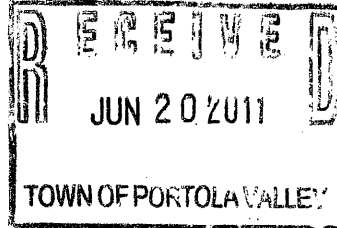
STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

June 17, 2011

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



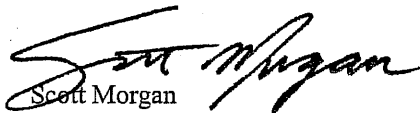
Subject: 1260 Westridge Drive Shorestein Subdivision and Planned Unit Development Project
SCH#: 2011052050

Dear Tom Vlastic:

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

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

Sincerely,


Scott Morgan
Director, State Clearinghouse

RECEIVED

JUN 22 2011

SPANGLE ASSOC.

**Document Details Report
State Clearinghouse Data Base**

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

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

Lead Agency Contact

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

Project Location

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

Proximity to:

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

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

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

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

RECEIVED

JUN 22 2011

SPANGLE ASSOC.



Federal Emergency Management Agency

Washington, D.C. 20472

January 17, 2013

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JAN 22 2013
LEA & BRAZ ENGINEERING, INC.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:

Case No.: 12-09-1477P

The Honorable Maryann Moise Derwin
Mayor, Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Community Name: Town of Portola Valley, CA
Community No.: 065052
FIRM Panel Affected: 06081C0313E

116

Dear Mayor Derwin:

In a Letter of Map Revision (LOMR) dated August 23, 2012, you were notified of proposed flood hazard determinations affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the Town of Portola Valley, San Mateo County, CA. These determinations were for Corte Madera Creek - from approximately 1,720 feet downstream of Westridge Drive to approximately 100 feet upstream. The 90-day appeal period that was initiated on September 12, 2012, when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed Flood Hazard Determinations in *The Almanac* has elapsed.

FEMA received no valid requests for changes to the modified flood hazard information. Therefore, the modified flood hazard information for your community that became effective on January 10, 2013, remains valid and revises the FIRM and FIS report that were in effect prior to that date.


The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. The community number(s) and suffix code(s) are unaffected by this revision. The community number and appropriate suffix code as shown above will be used by the National Flood Insurance Program (NFIP) for all flood insurance policies and renewals issued for your community.

FEMA has developed criteria for floodplain management as required under the above-mentioned Acts of 1968 and 1973. To continue participation in the NFIP, your community must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP. The modified flood hazard information will also be used to calculate the appropriate flood insurance premium rates for all new buildings and their contents and for the second layer of insurance on existing buildings and their contents.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, please contact the Mitigation Division Director, FEMA Region IX, in Oakland, California, either by telephone at (510) 627-7100, or in writing at 1111 Broadway, Suite 1200, Oakland, California, 94607-4052.

If you have any questions regarding the LOMR, the proposed flood hazard determinations, or mapping issues in general, please call the FEMA Map Information eXchange, toll free, at (877) 336-2627 (877-FEMA MAP).

Sincerely,



Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

cc: Mr. Howard Young
Director of Public Works
Town of Portola Valley

Mr. Paul T. Nagengast, P.E.
Deputy Town Manager/Town Engineer
Town of Woodside

Mr. Jeffrey C. Lea, P.E.
Chairman, Lea & Braze Engineering, Inc.

Mr. Patrick Weber, PLS
Land Surveyor
Lea and Braze Engineering, Inc.