TOWN OF PORTOLA VALLEY
ARCHITECTURAL AND SITE CONTROL COMMISSION (ASCC)
Monday, January 13, 2014
Special Field Meetings (time and place as listed herein)
7:30 PM – Regular ASCC Meeting
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

SPECIAL ASCC FIELD MEETING*

2:00 p.m. 5050 Alpine Road (Convene at 2:00 p.m. at the parking lot in front of the Historic Schoolhouse at the Town Center, 765 Portola Road) Field meeting for consideration of Site Development Permit application X9H-666. (ASCC review to continue at Regular Meeting)

4:00 p.m. 7 Veronica Place (time is approximate) Field meeting for preliminary consideration of plans for new residential development of this vacant Woodside Priory subdivision parcel. (ASCC review to continue at Regular Meeting)

7:30 PM - REGULAR AGENDA*

1. Call to Order:

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

3. Oral Communications:

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

4. Old Business:

   a. Continued Preliminary Review of Proposed Amendment to Conditional Use Permit (CUP) X7D-161, Modifications to Existing Wireless Communication Facilities Adjacent to 4115 Alpine Road, AT&T Mobility

5. New Business:

   a. Site Development Permit X9H-666, Erosion Control Work to Stabilize A Slope Impacted by Unauthorized Clearing Above Jones Gulch, 5050 Alpine Road, Monte Leon LLC

   b. Preliminary Architectural Review for New Residence and Site Development Permit X9H-665, 7 Veronica Place, Waissar

   c. Architectural Review for Residential Additions and Remodeling, 315 Grove Drive, Feldman

6. a. Discussion and Report, Proposal for Prohibition of the Use of Wood Roofs

   b. Study Session – Planning Commission Referral of Possible Housing Element Changes Relative to the Second Unit Program

c. Commission and Staff Reports:

7. Approval of Minutes: December 9, 2013

8. Adjournment:

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

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

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

ASSISTANCE FOR PERSONS WITH DISABILITIES

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

PUBLIC HEARINGS

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

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

Date: January 10, 2014

CheyAnne Brown
Planning Technician

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Tom Vlasic, Town Planner

DATE: January 9, 2014

RE: Agenda for January 13, 2014 ASCC Meeting

NOTICE: A special ASCC field meeting has been scheduled for Monday, January 13, 2014. The meeting will consider two requests. The meeting will convene at 2:00 p.m. at the parking lot in front of the Historic School House at the town center, 765 Portola Road. From there ASCC members, staff and other meeting attendees will carpool to the Villa Lauriston property, 5050 Alpine Road, for consideration of Site Development Permit application X9H-666, ***agenda item 5a.***, Monte Leon LLC. It is anticipated that this site meeting will take approximately 1.5 to 2 hours.

Following the 5050 Alpine Road site meeting, ASCC members and staff will carpool to 7 Veronica Place for preliminary consideration of plans for new residential development of this vacant Woodside Priory subdivision parcel. This site meeting is expected to begin at approximately 4:00 p.m. and the proposal for the property is discussed under **agenda item 5b.**, Waissar.

The following comments are offered on the items listed on the January 13, 2014 ASCC agenda.

4a. CONTINUED PRELIMINARY REVIEW OF PROPOSED AMENDMENT TO CUP X7D-161, MODIFICATIONS TO EXISTING WIRELESS COMMUNICATION FACILITIES ADJACENT TO 4115 ALPINE ROAD, *AT&T MOBILITY*

On December 9, 2013, the ASCC initiated a preliminary review of this application and the planning commission conducted a preliminary review at its December 18, 2013 meeting. The ASCC continued its review to the regular January 13, 2014 meeting.

At both the ASCC and planning commission meetings in December it was noted that the neighbor at 50 Bear Gulch Road had concerns with the project and asked that town representatives consider these concerns during a visit to his property. As a result, a joint ASCC and planning commission site meeting has been scheduled for 4:00 p.m. on Wednesday, January 15, 2014. Thus, on Monday night, the ASCC should consider the

comments and information offered below and then continue the preliminary review to the January 15th site meeting. The 1/15 meeting will start at the project site and then continue at 50 Bear Gulch.

The staff report prepared for the December 9th ASCC meeting is attached and the meeting minutes are enclosed. A supplemental report to the planning commission was prepared after the ASCC meeting. This December 12, 2013 report is also attached for reference. At the December 18th commission meeting no significant issues were identified and the only new comment had to do with the need to control invasive plants/weeds at the antenna site.

Since the December meetings the applicant's representative, David Haddock, has been working with the project team to develop responses to the ASCC comments noted in the 12/9 meeting minutes and the 12/12 supplemental report to the planning commission. He has also been in contact with Mr. Chris Raanes, the neighbor at 50 Bear Gulch. While revised plans from Mr. Haddock are anticipated to be provided in time for inclusion in the ASCC meeting packets, they were not received in time for evaluation in this report. Staff will, therefore, report on the revised plans on Monday night and also at the 1/15 site meeting.

The ASCC should consider the above comments and information provided herewith as well as new information presented on Monday night and as may be acquired at the 1/15 site meeting. Thereafter, ASCC members should develop comments and recommendations to the planning commission relative to the aesthetic elements of the project. If such comments cannot be finalized at the 1/15 meeting, then ASCC review should be continued to the 1/27 meeting to complete the comment process.

5a. SITE DEVELOPMENT PERMIT X9H-666, EROSION CONTROL WORK TO STABILIZE A SLOPE IMPACTED BY UNAUTHORIZED CLEARING ABOVE JONES GULCH, 5050 ALPINE ROAD, *MONTE LEON LLC*

As noted at the head of this memorandum, review of this project will begin with a 2:00 p.m. site meeting on Monday afternoon. The application is discussed in the enclosed January 9, 2014 staff report prepared by Deputy Town Planner Kristiansson. The ASCC should consider the report, conduct the site meeting and continue project review at the regular evening ASCC meeting. Thereafter, action should be considered as set forth in the staff report.

5b. PRELIMINARY ARCHITECTURAL REVIEW FOR NEW RESIDENCE AND SITE DEVELOPMENT PERMIT X9H-665, 7 VERONICA PLACE, WAISSAR

The following report was prepared by Planning Assistant Borck and she will be presenting the project and staff review of it at the January 13, 2014 site and evening meetings. This is a preliminary review and after the site and evening meetings, review should be continued to the January 27th regular ASCC meeting.

This is a preliminary review of a proposal for residential development of the subject vacant 5.82-acre Woodside Priory subdivision property. The parcel was created with the 1999 approval of the three-lot Priory subdivision, town file X6D-180. Parcel development is regulated under the specific provisions set forth in the "Woodside Priory" Planned Unit Development Statement, approved concurrently with the subdivision, and modified through June 2000.

The project proposes construction of a single-story residence with attached 3-car garage, a detached guest unit, driveway and auto court area and outdoor use spaces. The plans also note a "future pool" for which details have not been provided. The proposed residence and garage would have a floor area of 3,968 sf, which is 56.2% of the total allowed floor area for the parcel. The proposed guest house would have a floor area of 662 sf, bringing the total proposed floor area for the site to 4,630 sf, or 65.6% of the total floor area allowed for the site. Further, no basement areas are proposed with this project.

The plans call for 990 cubic yards of grading counted pursuant to site development ordinance standards. The proposed grading is to develop the driveway, parking court, landscape areas, and portions of the building pads. Of this, 820 cubic yards would be cut and 170 cubic yards fill. The scope of grading therefore requires a site development permit from the ASCC.

The project is shown on the following enclosed plans:

Civil Plans, BKF Engineers, 12/10/13:
Sheet C2.1, Grading Plan
Sheet C3.1, Utility Plan

Landscape Plans, Lutsko Associates, 12/10/13:
Sheet L2.1, Materials Plan and Lighting Diagram
Sheet L2.2, Impervious Surface Diagram
Sheet L5.1, Planting Diagram
Sheet L6.1, Irrigation Diagram

Survey Plans:
Sheet SU-0, Reference Subdivision Plan
Sheet SU-1, Topographic Survey, BGT Land Surveying, 2/13

Architectural Plans, Feldman Architecture, 12/10/13:
Sheet G0.00, Cover Sheet
Sheet G0.01, Build-It-Green Checklist for New Residence
Sheet G0.02, Build-It-Green Checklist for Guest House
Sheet A1.00, Site Plan
Sheet A1.01, Enlarged Site Plan (with exterior lighting)
Sheet A2.00, Garage Plan
Sheet A2.01, Main House Plan
Sheet A2.02, Roof Plan
Sheet A2.03, Guest House Plan
Sheet A3.00, Exterior Elevations
Sheet A3.01, Exterior Elevations
Sheet A3.02, Guest House Exterior Elevations
Sheet A4.01, Building Sections

In support of the plans, the applicant has provided the following materials that are attached unless otherwise noted:

- Outdoor Water Use Efficiency Checklist, 10/30/13
- Cut sheets for the proposed exterior and landscape lighting received 10/30/13 and 12/10/13
- Colors and materials board, received 10/30/13, (to be presented at the 1/13/14 meeting and discussed below)
- Letter from BKF Engineers concerning drainage design and wetland preservation, 11/25/13
- Letter from Feldman Architecture responding to staff preliminary comments, 12/10/13

The preliminary review is to begin with a site meeting that is scheduled to take place at 4:00 p.m. on Monday, January 13th. Story poles have been installed to facilitate the field evaluation. Following the preliminary review, project consideration should be continued to the next regular ASCC meeting to take place on January 27, 2013.

The following comments are offered to assist in the preliminary review of the request.

1. **Background/existing conditions, project description, and grading.** The 5.82-acre parcel, identified as Lot 3, is one of three lots created with the Woodside Priory subdivision in 1999. Currently, all lots remain undeveloped, although Lot 1 received ASCC approval for a new residence on September 26, 2011. Staff understands that Lot 1 has been sold, and the current owners are in the process of preparing a new ASCC submittal for property development.

   The attached vicinity map provides an overview of site and area conditions. The property is accessed from Nathhorst Avenue by way of the Veronica Place extension and an access easement over Lot 2. The driveway was installed to the site's primary building envelope boundary with the required subdivision improvements. Sheet SU-0 shows the subdivision Plan of Development that identifies the parcel's topography, primary and secondary building envelopes, and open space easement. These building envelopes, along with the attached PUD "Zoning and Development Standards" and "Architectural and Site Development Criteria" set the framework for parcel development and, in particular, state what can be located in the primary and secondary building envelope areas.

   The site is characterized by open, grass-covered slopes, reaching their highest elevations in the western portion of the primary building envelope. Properties with the most immediate views to the site are those located on upper Hillbrook Drive, opposite of the parcel's open space easement, and those at the end of Antonio Court. Clumps of younger oak trees shown on the topographic survey, Sheet SU-1, were planted with the required subdivision improvements at the corners of the primary building envelope. Other oaks and vegetation on the parcel are primarily located downslope in the secondary building envelope and open space easement. Under the PUD, the open space easement serves to protect the wetland and natural drainage swale through the property, and no structures are permitted in the easement area.

The proposed residence would be located in the northwest area of the primary building envelope where elevations are highest. The cut for the house pad would be as deep as approximately four feet for the master wing. The pad for the proposed attached garage would be cut down as much as eight feet. The total volume of cut for the project is 1,390 cubic yards. Of this, 570 cubic yards of cut for building pads would not count under the site development ordinance, while 15 cubic yards of fill for these pads does count. Total volume of site grading, that includes the driveway and landscape areas and does count under the site development ordinance, is 990 cubic yards.

Grading for the 12-foot wide driveway involves re-contouring of the slope to provide a more accessible approach to the garage. The cut for the hammerhead/parking court at the garage would be as deep as approximately seven feet. The "hammerhead" is needed to meet fire district emergency access standards.

A retaining wall with maximum height of approximately 10.5 feet constructed at the western side of the auto court would help cut the improvements into the site and maintain a low profile and also support the existing slope above the court. The wall would extend approximately three feet above finished grade on the west side. The plans do not specify railing for this wall and, if building code requires a railing, then a detail will need to be provided. Alternatively, a design with some steps in the wall might be considered to lower the apparent height and allow for some planting between wall sections. This could be explored during discussion at the site meeting. In any case, the approach to cutting development into the site is a positive response to site and area conditions.

Proposed site drainage is presented on Sheet C2.1 and includes an on-site stormwater detention system as required under the PUD to mitigate runoff from new impervious surfaces. A number of swales with adjacent low site walls are to be constructed around the building site, directing water to area drains and energy dissapators. A letter from the project civil engineer is attached describing how the design measures will limit impacts to the existing wetland located within the open space easement. This plan has been reviewed and conditionally approved by the Public Works Director as noted below. As shown on Sheet C3.1, the project would connect to the sanitary sewer that was installed with the subdivision improvements.

All structures and site improvements are to be located completely within the primary building envelope. The total proposed floor area for all structures would be 4,630 sf, or 65.6% of the total 7,059 sf floor area allowed for the site. No fencing is proposed, and the only significant retaining wall is the parking court wall noted above. The project does propose three other very low retaining walls with maximum height of approximately 2.5 feet that serve to guide sheet flow to the drainage swales. The proposal to grade the house pad and garage down and into the slope is supported by PUD objectives of providing a design that is responsive to site slope and terrain. Overall, the approach to site development appears appropriate and consistent with town and PUD guidelines.

2. **Site Development Committee review**. To date, written comments have been received from the town geologist (attached report dated 11/19/13), Fire Marshal (attached report dated 11/14/13), public works director (attached report dated 12/17/13), and the conservation committee (attached report dated 11/30/13).

There is a 15-foot trail easement on the northern end of the property, and no comments have been received from the trails committee. The conservation committee expressed concern over the amount of proposed impervious surface area and the need for keeping the existing, uncultivated hillside area undisturbed to prevent further growth of invasive plants. The committee also noted the importance of minimizing building heights and lightspill from the proposed clerestory windows.

The public works director has provided standard conditions for site development permit approval. The town geologist, in review of the proposed plans, recommends approval of the site development permit. The Fire Marshal's review includes all standard conditions concerning fire code and driveway requirements.

While the above reviews do not raise significant issues, the ASCC should carefully consider the proposed glazing and building design. There will, however, need to be a balance between a low profile contemporary design with some larger window areas to enhance indoor/outdoor relationships common to living in town, with the scope of screen landscaping which the ASCC typically seeks to minimize. This is an open site and the main issues primarily revolve around building colors and materials as well as the scope of exterior lighting.

3. **Compliance with floor area (FA), impervious surface area (IS), height and yard setback limits.** The total proposed floor area, including the detached guest unit, is 4,630 sf and well under the 7,059 sf FA limit for the property. The proposed floor area of the main house with the attached garage is 3,968 sf and also well under the 6,000 sf 85% floor area limit. The proposed guest house would have a floor area of 662 sf and conforms to town second unit regulations (attached).

   Sheet L2.2 indicates the total proposed impervious surface (IS) area is 6,580 sf and well under the 12,729 sf IS limit. The bulk of the site IS area is for the driveway, fire truck hammerhead, and required parking. The landscape plans show all proposed impervious surfaces and samples will be available at the site meeting.

   The PUD calls for single story development which limits the building height to 18 feet and the maximum building height to 24 feet. These limits can be exceeded if approved by the ASCC, in which case, the maximum heights of 28 and 34 feet would be permitted by ordinance. The proposed maximum height of the residence is 21-feet 8-inches and complies with the PUD. However, the proposed building height on Sheet A3.01 is approximately 19 feet and will need to be approved by the ASCC, although given the overall design approach this is viewed as a minor issue. The guest house fully conforms to the single-story height requirements as shown on Sheet A3.02 and has a maximum height of just over 14 feet.

   The site plan, Sheet A1.00, demonstrates that the proposal conforms to required PUD setbacks with all structures being located within the primary building envelope. The development is also well-removed from existing structures on the neighboring Applewood Lane properties.

4. **Project design and exterior materials**. The architectural style of the proposed house is of a modern, contemporary design with flat roofs that would be surfaced with crushed gravel over the living areas and a green roof proposed over the

garage. Clerestory windows are proposed for the south, west, and east elevations of the residence and significant areas of glazing are proposed on the west elevation off the dining and living room areas. The guest house also proposes extensive glazing for the south and north elevations. The ASCC should consider potential lightspill from these areas, but again, with the house design, such window areas should be expected and are consistent with a design that embraces the more native site and area conditions.

Exterior materials include dark gray horizontal T&G wood siding and gray "Silversmoke" integral colored concrete. Windows and doors are proposed to be black gray powder coated metal, and trellising would be a warm stained redwood. Proposed hardscape surfaces are noted on Sheet L2.1 and range from gray "Silversmoke" to tan "Sandstone" and "Outback." However, samples of the proposed "Sandstone" and "Outback" materials have not yet been provided.

The proposed finish treatments for the house, guest house, and site include:

- Horizontal T&G siding in dark gray wood (LRV 10)
- Integrated "Silversmoke" color concrete for walls, curbs, and siding (LRV 30)
- Windows/doors/fascia/garage doors in black gray powder coated metal (LRV 10)
- Warm stained redwood for interior of trellising
- Crushed gravel roofing
- Chip seal paved driveway in warm gray to tan
- Concrete paving, steps, pavers, and seat wall in "Silversmoke" gray to tan "Sandstone" or "Outback"

As mentioned above, samples will need to be submitted for proposed tan hardscape surfaces. Additionally, roof gravel and any railing that will be required for the parking court retaining wall or green roof need to be specified.

While the proposed colors and materials appear to conform to town guidelines, staff suggests a warmer color palette be considered that will allow the structures to blend more harmoniously into the natural landscape of this exposed, rolling hillside site. Our primary concern is that the darker gray colors could call more attention to the buildings in a manner not consistent with the design objectives of the PUD.

5. **Landscaping and fencing**. There are no fences or gates proposed with the project. The conceptual planting plan is presented on Sheet L5.1. In general, the planting schedule is in conformance with town and PUD planting guidelines. The proposed plantings will be located close to structures and include a mix of low-growing natives and low-water using species. Areas disturbed by grading will be re-seeded with the town-recommended native seed mix and will not be irrigated. Of some concern are the 15 coast live oaks proposed to screen the new structures. While the PUD does support screening of structures, it also requires careful selection and placement of plant species to preserve the visual character of the subdivision lands. Consideration should be given to both reducing the massing of evergreen oaks around the building site and including some deciduous oaks to provide visual variation.

6. **Exterior lighting.** The proposed house and guest house wall lights are shown on the enlarged site plan, Sheet A1.01 and A2.03 respectively, and cut sheets for the fixtures are attached. These plans are incomplete in regards to the building code requirement for one light at each door that exits to grade. Additional exterior lighting will therefore need to be proposed for the home's bedrooms one and two, as well as the patios off of the den, kitchen, and dining areas and for the guest house patio. The proposed sconce fixture is copper, accommodates a 20-watt bulb, directs light downward and conforms to Town lighting guidelines.

   Landscape lighting is shown on Sheet L2.1 and includes 2-inch diameter "mini-bollard" style pathlights to be located along the steps between the house and guest house (cut sheets attached). The fixture conforms to Town lighting guidelines, will have a bronze finish, diffused glass, a capped top, and accommodates an 8-watt LED bulb. Nine of these pathlights are proposed along the steps leading from the house down to the guest house, and consideration should be given to reducing this number by one or two lights.

   The adjustable 8-watt LED Staff Star lights with black finish (fixture cut sheet is attached) proposed for the fire pit patio meet town guidelines and are appropriate for the location.

7. **"Sustainability" aspects of project**. The Build It Green checklists are noted on Sheet G0.01 and G0.02, and the total targeted BIG points for the proposed residence and guest house are 126 and 127 respectively. As you are aware, the Town's Green Building Ordinance is in flux, and as of January 1, 2014, the Town began enforcing the CalGreen 2013 code. Staff will be working with the Town Council in March to determine if a new green building ordinance should be developed.

The ASCC should conduct the 1/13/14 preliminary review, including the site visit, and offer comments, reactions and directions to assist the applicant and project architect make any plan adjustments or clarifications that members conclude are needed before the ASCC considers final action on the application. Project review should then be continued to the regular January 27th ASCC meeting.

5b. ARCHITECTURAL REVIEW FOR RESIDENTIAL ADDITIONS AND REMODELING, 315 GROVE DRIVE, FELDMAN

The following report was prepared by Planning Assistant Borck and she will be presenting the project and staff review of it at the January 13, 2014 ASCC meeting.

This proposal is for a 692 sf addition to and remodeling of the existing single-story residence and remodeling of the existing pool on the 1.5-acre Stonegate Meadows subdivision property. As seen on Sheet A1.01, the front half of the parcel is narrow and rectangular in shape and widens somewhat towards the rear half. A section of Corte Madera Creek passes through the rear yard, and the parcel shares its rear boundary with Ormandale School.

Currently, the house with attached garage is the only structure on the site, and it contains 79% of the allowed floor area for the property. The current proposal for additions to the east and west wings of the residence would bring the floor area in the house to 91% of the allowed floor area for the site, which is over the Town's 85% limit.

The project is presented on the following enclosed plans, prepared by John Richards, Architect, and dated November 7, 2013, unless otherwise noted:

Sheet: A1.01, Existing and Proposed Site Plans, dated 1/08/14
Sheet: A1.02, Existing and Proposed Floor Plans
Sheet: A2.01, Existing and Proposed Exterior Elevations
Sheet: A6.01, Build it Green Checklist

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

- Setback averaging calculations (attached)
- Colors/Materials/Exterior Lighting Board (to be available at ASCC meeting). Photographs on the board show the existing composition shingle roofing and exterior light fixtures to remain as existing. Existing siding is medium brown (LRV 23) and new proposed trim is dark brown (LRV 9).

The following evaluation is provided to assist the ASCC consider and act on this application:

1. **Background and Project Description**. The 1.5-acre property is relatively level with the exception of moderate sloping along Corte Madera Creek in the rear of the property. The existing house is single-story with an attached garage and is well-screened from Grove Drive and neighboring properties by existing hedges and redwoods.

   The proposal involves a 284 sf addition to the rear of the home's west wing and a 438 sf addition to the east wing, with remodeling to both wings. The project would involve adding an office to the front of the east wing and expansion and reconfiguration of existing spaces in both wings. Additionally, the existing pool would be remodeled and will include a spa. The pool equipment vault location is indicated on the site plan; however, elevation details will need to be provided.

   Existing vegetation and fencing along the property lines provides substantial screening of the home, and the proposed additions will have minimal visual impact to neighbors. The proposed site plan identifies a temporary living trailer within the western side yard setback area. Staff has been informed that a temporary trailer is no longer being proposed as part of the project and will be eliminated with the building permit plan submittal.

2. **Compliance with floor area, impervious surface, height, and setback standards.** The project proposes a floor area of 5,285 sf concentrated in the main structure which is 91% of the allowed floor area for the property. The ASCC will therefore need to make the findings discussed below in order to grant approval of this proposal.

The existing impervious surface (IS) area is 6,159 sf and will be reduced to 5,545 sf, which is well under the 8,325 sf IS limit. This reduction will be achieved with the removal of patio area and work associated with the pool reconfiguration.

The maximum height of the existing house is approximately 17 feet, and this will not change with the proposed additions. The maximum height of the addition is approximately 13 feet and well under the 28- and 34-foot height limits.

The proposed east wing addition utilizes the zoning ordinance averaging provision. The corner of the new office would encroach a distance of 2 feet 6-inches into the 20-foot side yard setback, while the overall average setback of 20 feet is maintained. Averaging calculations are shown on the attached diagram provided by the project architect. All yard setbacks are maintained by the proposed west wing addition, pool, and pool equipment. In addition to yard setbacks, the proposal also meets the required 45-foot setback from the top of creek bank as required for parcels of 1 to 2.5 acres in size.

3. **Findings for main building floor area in excess of the 85% limit.** In order to grant the request to allow 91% of the total floor area to be in the main building, the ASCC must make the four findings required under Section 18.48.020.A-D of the Zoning Ordinance as listed:

A. Any one of the following:

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

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

C. The building will not in any substantial way negatively affect neighboring properties to any greater extent than would a design for the project without the increased floor area.

D. The building will be in keeping with the character and quality of the neighborhood.

The ASCC needs to determine that the proposed project design is superior to one that would involve potentially constructing a detached building in the rear yard. Construction of a detached accessory building would be difficult due to the location of existing septic leach lines, existing mature oak trees, and the 45-foot top of creek bank setback. As currently proposed, the objective of the additions is to increase the functionality of interior spaces and provide for the additional office. The addition, divided between the east and west wings, creates minimal impact on the

property and to neighboring properties. Therefore, it appears that findings B through D can be made and that sub-finding A.1 could be made.

4. **Exterior materials and finishes, exterior lighting, and landscaping.** The existing home's wood siding is finished in a dark tan with cream trim and dark bronze windows. The project proposes to match the existing siding color, light reflectivity value (LRV) of 23, and bronze windows. The proposed trim color would be a medium brown with LRV of nine. The new trim color will also be applied to the existing pergola and chimney caps. The existing roof is asphalt composition shingle, and the additions would match the existing roofing. All proposed colors and materials conform to town guidelines.

   Existing and proposed lighting is shown on Sheet A1.02, and fixtures are depicted on the color board (to be available at the meeting). Most existing lighting is proposed to remain in place; one light at the western addition will be removed and one light at the eastern addition will be reused. The Arroyo Craftsman light fixtures are closed-top with frosted glass and meet town lighting guidelines. Upon visiting the site, staff noted a floodlight at the side door to the garage. This and any other flood-type lighting will need to be removed and replaced with a conforming fixture as part of the building project. Pool lighting has not been specified and will need to be with the building permit submittal.

   The existing residence currently has six existing skylights as shown on Sheet A1.01. With the proposed additions and remodeling, three of the existing skylights will be relocated in generally the same locations and three new skylights are proposed. Two of the new skylights are proposed to be located over the west wing hallway and the other new skylight would be located over the new office in the east wing.

   No new landscaping or fencing is proposed with the project. The property currently has domestic fencing located within the eastern side yard setback that will be relocated to connect to the proposed addition as shown on Sheet A1.01. There is a large area of irrigated lawn in the rear yard that extends toward the creek bank, and while no landscaping improvements are proposed, staff suggests that the applicant consider minimizing the area of turf and installing native or no-mow grasses, particularly towards the creek bank zone. This would bring the property more into compliance with the Town's water efficiency ordinance, which limits the amount of irrigated turf to 1,000 sf.

5. **"Sustainability" aspects of project**. The project architect has provided the attached Build-It-Green checklist for existing homes that targets 39 points for the project. As you are aware, the Town's Green Building Ordinance is in flux, and as of January 1, 2014, the Town began enforcing the CalGreen 2013 code. Staff will be working with the Town Council in March to determine if a new green building ordinance should be developed.

6. **Conclusion.** Prior to acting on this request, ASCC members should visit the site and consider the above comments and any new information that is presented at the January 13, 2014 ASCC meeting.

The following conditions are recommended if the ASCC finds it can act to approve the project:

1. A final detailed lighting plan shall be submitted that identifies all flood-type lights and indicates that they shall be removed or replaced with conforming fixtures. The plan shall also include lighting and fixture specifications for the pool.
2. Pool equipment vault details and elevations shall be provided.
3. A construction staging and tree protection plan shall be provided.

These conditions should be to the satisfaction of planning staff.

6a. DISCUSSION AND REPORT, PROPOSAL FOR PROHIBITION OF THE USE OF WOOD ROOFS

On January 30, 2014, the town council, as part of the Firewise Advisory Group process, will be participating in a joint meeting with the Woodside town council and representatives of the Woodside Fire Protection District, including fire marshal Denise Enea. The meeting will, among other things, be considering the attached report prepared by Ms. Enea entitled "**The Wood Shake and Shingle Roof Hazard.**" The town council is interested in the ASCC's input on the report prior to the 1/30 meeting. The following comments are offered to assist the ASCC in its report review and development of any comments members wish to share with the town council.

1. **Scope and objective of the report.** Fire Marshal Enea's report is well developed and presents a strong case for local ordinances to be amended to prohibit wood roofs. From a practical perspective, it is clear that wood roofing is a significant contributor to the high fire risk of a structure. The town has been aware of the issue for some time and has also received input from residents and insurance company representatives that support some comments in the fire marshal's report.

   While the town building code has mandated Class A fire resistant roof assemblies for some time, it still allows for use of wood roofs when such assemblies are achieved. Nonetheless, the maintenance of the wood surface to the Class A standard is difficult to ensure. With time, the fire risk associated with the lack of maintenance likely increases significantly.

2. **Current roofing trends in the town**. Town staff has done an inventory of roofing materials used in projects over the past 5-10 years or so. Of the 64 projects reviewed, only 7 made use of wood roof materials and most of these were in the earlier rather than more current time period. Almost all of the projects that have been considered over the past few years make use of the types of roofing encouraged in the fire marshal's report. From staff's perspective we conclude that a wood roof prohibition would not present a significant burden to designers or applicants and many materials are now available that would meet design objectives consistent with town aesthetic guidelines and certainly within town sustainability and fire safety objectives. Our only concern would be where a house still has a viable wood roof and is going through a remodel or addition process where only a small portion of the existing roof is impacted. There should be some provision for continued use of wood in such situations. This could be addressed through any ordinance amendment process. Consideration would also need to be given to

historic structures where wood roofing may be significant to the historic character of the building. There is, however, likely to be provisions in the state and federal historic preservation guidelines and standards that have allowances for alternative materials when enhanced safety and reduced risk are critical issues.

In addition to the above, we did contact a local architect who has been, over time, arguably the most vocal supporter of the continued use of wood roofs. He advised that now there are so many options to satisfy even his critical design objectives that he no longer has a strong reaction to the idea of prohibiting wood roofing.

The ASCC should consider the report from the fire marshal and the above comments and then offer any reactions or recommendations for town council consideration prior to the January 30, 2014 joint meeting.

It is noted that the fire marshal's report is focused on wood roof materials. It does not comment on use of wood for siding, trim etc. Such uses of wood do not appear as risky, but in time there may be pressure to consider additional restrictions on the use of wood over any large exterior surface. Such additional restrictions would likely, at least under current conditions, present more design issues and problems.

6b. Study Session – Planning Commission Referral of Possible Housing Element Changes Relative to the Second Unit Program

As reported at the December 9, 2013 meeting, the planning commission has asked the ASCC to consider and provide comments and reactions to possible changes to the town's second unit program. The attached report dated January 9, 2014, prepared by Deputy Town Planner Kristiansson, explains the referral and provides a framework for ASCC discussion and development of comments that would be forwarded to the planning commission.

6c. Commission and Staff Reports

Staff will report on agenda items anticipated for the upcoming ASCC meetings, including the election of Chair and Vice Chair for 2014. Also, we will report on the status of the recruitment and interview process for the new ASCC member to fill the seat vacated when Craig Hughes moved to the town council. The council interviewed two ASCC applicants on January 8th and is scheduled to continue the interview process on January 22nd. Appointment of a new ASCC member is also scheduled to take place after the interviews on January 22nd. At the 1/8 council meeting, the council did select Judith Hasko to fill the planning commission seat that was vacant with the retirement of Chip McIntosh.

TCV

encl.
attach.

cc. Planning Commission Liaison
Town Council Liaison
Town Manager
Mayor
Deputy Town Planner Kristiansson
Assistant Planner Borck
Applicants

CONTINUED REVIEW
PROPOSED AMENDMENT TO CUP X7D-161
AT&T MOBILITY

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: December 12, 2013

RE: Supplemental Report -- Preliminary Review, Proposed Amendment to Conditional Use Permit X7D-161, AT&T Mobility, 4115 Alpine Road

This report is a supplement to the December 5, 2013 report provided to the planning commission on the subject preliminary review of the proposed amendment to AT&T's conditional use permit (CUP) X7D-161 for wireless facilities adjacent to 4115 Alpine Road. It is assumed that commission members still have the December 5th report. If this is not the case, it can be obtained from Assistant Planner Carol Borck in the planning department at town hall. In addition, an electronic version is available online at the town's website with the agenda and packet for the December 9, 2013 ASCC meeting.

The supplemental report provides an update of the status of application review based on the December 9, 2013 ASCC meeting and also recommends that preliminary planning commission application review be continued to a site meeting with the ASCC during the week of January 13, 2014. We are attempting to arrange the meeting for either the afternoon of January 13th or 15th and hope to have the date finalized at the time of the December 18th planning commission meeting.

Update on status of application review

The ASCC initiated its preliminary review at a site meeting on December 9, 2013 with staff and project representatives. After offering comments and reactions, summarized below, during discussion at the evening 12/9 meeting, the ASCC continued preliminary review to a second site meeting, tentatively scheduled for the afternoon of January 13, 2014.

The 12/9 site meeting was noticed as a joint session of the ASCC and planning commission, however, only commissioners Gilbert and McIntosh were able to attend. A quorum, therefore, was not available and the commission meeting could not be convened.

Prior to the 12/9 site meeting, Mr. Chris Raanes, 50 Bear Gulch, called the town to express his concerns with the application. Mr. Raanes is the neighbor immediately to the west and uphill of the subject facilities. He shared his concerns in a telephone conservation with the town planner and they include:

- Negative impacts of existing and proposed new antennas and ground mounted equipment relative to views from his property.
- Incremental growth of the scope of equipment associated with the wireless facilities.
- Frequency of site maintenance with levels of activity disturbing to the normal residential use of the property. He was particularly bothered by the emergency work that took place at the site over the Thanksgiving Holiday period. This work is discussed in the December 5th staff report.

Mr. Raanes requested that town officials consider views from his property as well as his other concerns during the application review process. Unfortunately, view consideration was not possible on December 9th as Mr. Raanes had work conflicts and wanted to be present when ASCC and Planning Commission members came to his property. After discussions with him and the applicant, it was determined that the best time for a second site meeting that would accommodate Mr. Raanes' schedule and needs would be the January 13th week referenced above.

In follow-up to the conversation with Mr. Raanes, we advised AT&T representative David Haddock to contact Mr. Raanes directly. This became more important as AT&T made another request for right of way encroachment for the weekend of December 13-15, as more emergency work was needed to keep the facility in operation. The public works director did authorize the encroachment permit for the emergency work.

In any case, the project review process needs to consider the concerns of the neighbor and staff will be contacting ASCC and planning commission members to confirm a time for the site meeting during the week of January 13th.

ASCC Comments offered at the Conclusions of the December 9th meeting

ASCC members conducted the site inspection, questioned AT&T representatives, and considered the staff report as well as the comments from Mr. Raanes as reported by the town planner. After discussion at the 12/9 evening meeting, the following preliminary comments were offered by ASCC members and focused on the aesthetic aspects of the project:

- Eliminate proposed chain link security fence. AT&T representatives advised that security had not been a problem at the site and that other such facilities in Portola Valley and towns like it have few if any actual security issues. Based on this input, ASCC members asked that the proposed security chain link fencing be removed from the proposal.

- Reconsider the plan for placement of ground-mounted equipment. The plan needs to be modified to protect all existing screen plants around the equipment. Additional planting should only be as needed to fill gaps. The direction was to rearrange the site plan taking into account the spaces available out of conflict with the existing, well established screen vegetation.

- Pull the four antennas into the pole as much as possible. The intent is to minimize the length of the "H" frame extension on the east side of the pole and attempt to reduce the profile of the top of the pole with antennas, particularly relative to views from the uphill neighbor.

- Control the visual impact of the cables, wires and other necessary pole mounted equipment. The direction was to control the scope of visual clutter on the utility pole below the antennas, particularly the amount of visible unshielded wires and cables.

During the site discussions, AT&T representatives advised that the two existing antennas are needed to accommodate existing 4G service that will be phased out as LTE service is fully implemented. They clarified that transition to LTE services would not be finished until 2017 or later. AT&T representatives also clarified that installation of the new facilities would need to include use of a crane, particularly for the larger battery cabinet backup power unit and that, after installation of the new facilities, site maintenance should be on a more normal basis and, particularly, not like the recent emergency events.

Next Steps

At this time, the planning commission should consider the above information and the December 5, 3013 staff report and then continue preliminary review to a site meeting to be confirmed for some time during the week of January 13, 2014. Prior to the continuance, any public testimony should be received and commissioners should offer any initial reactions or questions that may need to be considered before the January site meeting. In any case, we are anticipating receiving new information from AT&T prior to the next review addressing the comments and reactions of the ASCC as noted above.

TCV

encl.
attach.
cc. Town Council Liaison
Town Manager
Mayor
Deputy Town Planner Kristiansson
Assistant Planner Borck
Town Attorney Prince
Applicant

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Tom Vlasic, Town Planner

DATE: December 5, 2013

RE: December 9, 2013 Preliminary Review, Proposed Amendment to Conditional Use Permit X7D-161, AT&T Mobility, 4115 Alpine Road

On Monday, December 9, 2013, the planning commission is scheduled to join the ASCC in conducting a preliminary review of the subject request for CUP amendment. This joint preliminary review will be a site meeting beginning at 2:00 p.m. at the Alpine Road right of way adjacent to 4115 Alpine Road. *(Due to limited space along Alpine Road, meeting attendees may want to consider parking along Creek Park Drive or other side streets off of Alpine Road or arranging to carpool from the town center.)*

The following report, providing a preliminary evaluation of the CUP amendment request, is essentially the same as provided to the ASCC for the 12/9 meeting. The ASCC will continue its preliminary discussion at the regular evening ASCC meeting on Monday. The planning commission preliminary review is also scheduled to continue during its regular December 18, 2013 meeting.

5b. PRELIMINARY REVIEW OF PROPOSED AMENDMENT TO CUP X7D-161, MODIFICATIONS TO EXISTING WIRELESS COMMUNICATION FACILITIES ADJACENT TO 4115 ALPINE ROAD, *AT&T MOBILITY*

This is a preliminary review of AT&T Mobility's request to amend its existing subject CUP to allow for modifications and additions to its existing subject Alpine Road facility to support upgraded wireless services in the town. (See attached vicinity map for site location.) As noted at the head of this memorandum, the preliminary review will start with a site meeting at 2:00 p.m. on Monday, December 9th. Since the planning commission will be the approving authority relative to the CUP amendment, the site meeting has been noticed as a joint session of the ASCC and planning commission. Following the site meeting, the ASCC will continue its preliminary review at the regular evening ASCC meeting. Continued planning commission review is tentatively scheduled to take place at the December 18, 2013 regular commission meeting. Eventually the planning commission will conduct a formal public hearing on the

amendment request and, prior to the hearing, the ASCC should forward specific aesthetic recommendations to the planning commission on the project.

The proposed amendments are explained and described in the materials listed below which are attached, unless otherwise noted. Some preliminary comments on the proposed plans and materials are provided with the following list.

- **June 27, 2013 letter from AT&T representative David Haddock, Wireless Acquisition Resources, Inc**. The letter describes the project and responds to a number of application requirements set forth in the town's wireless communications ordinance and questions raised by staff.
- **Project Plan Set (enclosed), revised through October 1, 2013**. This 17-sheet, "full size" plan set details the proposed ground mounted equipment changes including the equipment pad and fenced area, and plans for the new antennas on the existing joint utility pole. Two new antennas would be added to the two existing and all four antennas would be mounted on an "H-Frame" extension on the Alpine Road side of the pole.
- **Photo simulations for ground mounted equipment changes, 4/9/13.** These do not specifically show the proposed new antennas on the existing power pole. However, the attached simulations received August 31, 2011 provided with a previous preliminary design, give a fairly good indication of the view changes with the added antennas extending toward Alpine Road. The existing west side antennas shown in the 8/31/11 simulation would, however, be removed with the current proposal.
- **Permanent Site Propagation Map-CCL05918, June 18, 2013**. This six page document shows the existing and proposed service areas with the objective being enhanced LTE service coverage. As discussed and explained in the June 27th application letter, the project objective is not to fill gaps in existing service, but to increase capacity and provide enhanced performance. *A black and white copy of the coverage data is attached and a more usable color version is enclosed.*
- **Executed Tower/Structure/Equipment removal bond.** This bond, dated 2/6/13, was provided as called for in existing CUP conditions.
- **ATT RF EME Compliance Report, EBI Consulting, October 8, 2013**. This report provides the required analysis of RF exposure relative to Federal standards. The report concludes no public issues with the RF conditions and only notes that under worst case conditions, workers above ground level and within 11 feet of the antenna could face exposure to power densities above FCC occupational limits. The report also advises of the safety signage that would be needed for the site.

  It should be noted that during communications with other AT&T representatives relative to the site, and as required by current CUP conditions, staff did receive earlier reports from the project consultants verifying continuing compliance with Federal RF standards. It is also noted that the report is typical of the type we have received in the past and evaluated through a peer review process. There has never been an issue with the review process or compliance with the FCC RF standards and the town does not have any ability to require more restrictive RF standards.

- **Environmental Noise Assessment Report, EBI Consulting, October 17, 2013.** The report evaluates the projected noise from the proposed equipment cabinets against town noise standards and ambient conditions. It concludes that the changes in noise will be less than 3dBA and have "no appreciable impact" on existing noise levels and would also be in compliance with town noise ordinance standards. While we don't take issue with this conclusion, given the proximity to Alpine Road traffic, we would appreciate a more complete understanding of the factors contributing to the current ambient conditions and, particularly, how the existing facility equipment influences the ambient noise.

In addition to the above comments, the following are offered to assist in the preliminary application review process.

1. **Existing CUP, background and recent "emergency" repairs.** The existing CUP provisions are attached. The permit was originally granted in 2005 and amended on September 15, 2010 to allow for antenna and equipment upgrades. The amended permit has a life of five years from its effective date, i.e., until October 16, 2015. (More comments are offered relative to permit life in a later section of this report.)

   The existing facility is an important part of the AT&T wireless service to the town, which includes the subject site, a utility pole site adjacent to 945 Portola Road (CUP X7D-161), and a facility at The Priory (CUP X7D-138). The Priory antenna facility is being modified with those of Verizon Wireless (CUP X7D-132) to be a collocation "monopine" antenna as required by the AT&T and Verizon CUPs for their Priory facilities.

   Over the past two to three years, staff has had a number of discussions with various AT&T representatives relative to all three of its facilities in the town. In particular, we have had a number of discussions with different representatives for the changes desired at the subject site. As noted in the application letter, Mr. Haddock is now the responsible person for the site and all upgrade plans and processing of them through the town. This, hopefully, will ensure that we can get through the process with minimum confusion, but it is recognized that it is difficult for AT&T's consultants, let alone the town, to keep pace with the changes in the wireless industry, particularly given the nature of the competition in the industry.

   Within the past month, some emergency work was necessary at the subject facility as explained in the attached letter from Mr. Haddock dated November 19, 2013. With this letter, Mr. Haddock explained the necessary emergency repairs that were completed and additional necessary repairs. At the time of the letter, AT&T had intended to wait to complete the remaining work until this permit was processed. This, however, was not possible and in order to keep the facility active, the remaining emergency work finished under town review and approval.

2. **Project description.** The proposal includes the addition of two new pole mounted antennas for a total of four on the existing pole. The antennas would be mounted as shown on the plans and all antennas and equipment would be painted in the dark brown color used on the existing facilities. The antennas would add some visual "clutter" to the top of the pole, but would not be significantly different from existing conditions. Further, the antennas would be on the east side of the pole

degree, screened by the pole to views from the uphill residence to the west. The view impacts would also need to be considered with the other existing utility facilities in the area, including power and communication wires and equipment boxes. At one point, it was assumed that some of these elements would be undergrounded sooner than later and this is no longer the case as discussed below.

The major visual change would likely be the enlarged ground based equipment area with surrounding six-foot high chain link fencing. Currently, the ground equipment is relatively limited with a footprint of roughly 3 by 6 feet. It is not enclosed with fencing and screen shrubs have been installed as required by the CUP conditions and these do provide some screening to the existing equipment.

The proposed fenced equipment area is 8 by 17 feet. Some grading would be needed for a concrete pad, but the other equipment would be frame mounted and likely can be installed with minimum ground disturbance. The "aesthetic solution" for the ground equipment is to paint it all dark brown, and this includes the proposed six-foot high chain link fence. The landscape plan Sheet L-1 proposes use of Dr. Hurd Manzanita and coyote brush for screening. The ASCC will need to consider the proposed equipment design, painting and planting to determine if the screening is adequate for this location in the Alpine Road scenic corridor. Options for cabinet location might be considered, and the applicant should advise if some of the equipment could be buried in a vault to minimize the size of above ground conditions, particularly the need for the relatively large fenced area. At the same time, due to the slope conditions, the amount of grading that might be acceptable is limited. If this fencing is absolutely necessary, and the enclosure can't be significantly decreased in size, then larger size and/or more screen plant materials should be considered.

The landscape plan suggests that existing screen planting will not be disturbed by the project. We wonder if this is possible and how it will be accomplished. This matter should be addressed by the applicant during the site meeting.

Proposed warning signs are shown on plan Sheet A-1.1. The size and colors should be defined for ASCC review and consideration and should be no larger than required to meet FCC standards.

It is noted that the antenna plan view on the landscape plans is not consistent with the views shown on the technical plan sheets. This inconsistency should be explained and corrected as appropriate.

3. **CUP life.** Under state regulations, the town must grant a wireless facility a minimum permit life of 10 years unless there are special aesthetic conditions that impact the antenna site. When the subject permit was amended in 2010, the site was part of the town's formal Alpine Road utility undergrounding district and the permit was granted only a five-year life with the assumption that some undergrounding would move ahead in the district that could include the antenna site. This year, however, the undergrounding district was modified to cover only a small area between Nathhorst Avenue and Hillbrook Drive. Thus, the subject site is no longer in the undergrounding district and that leverage relative to a shorter permit timeframe no longer exists. As a result, any action to grant the amendment would be likely need to be for a minimum 10-year life.

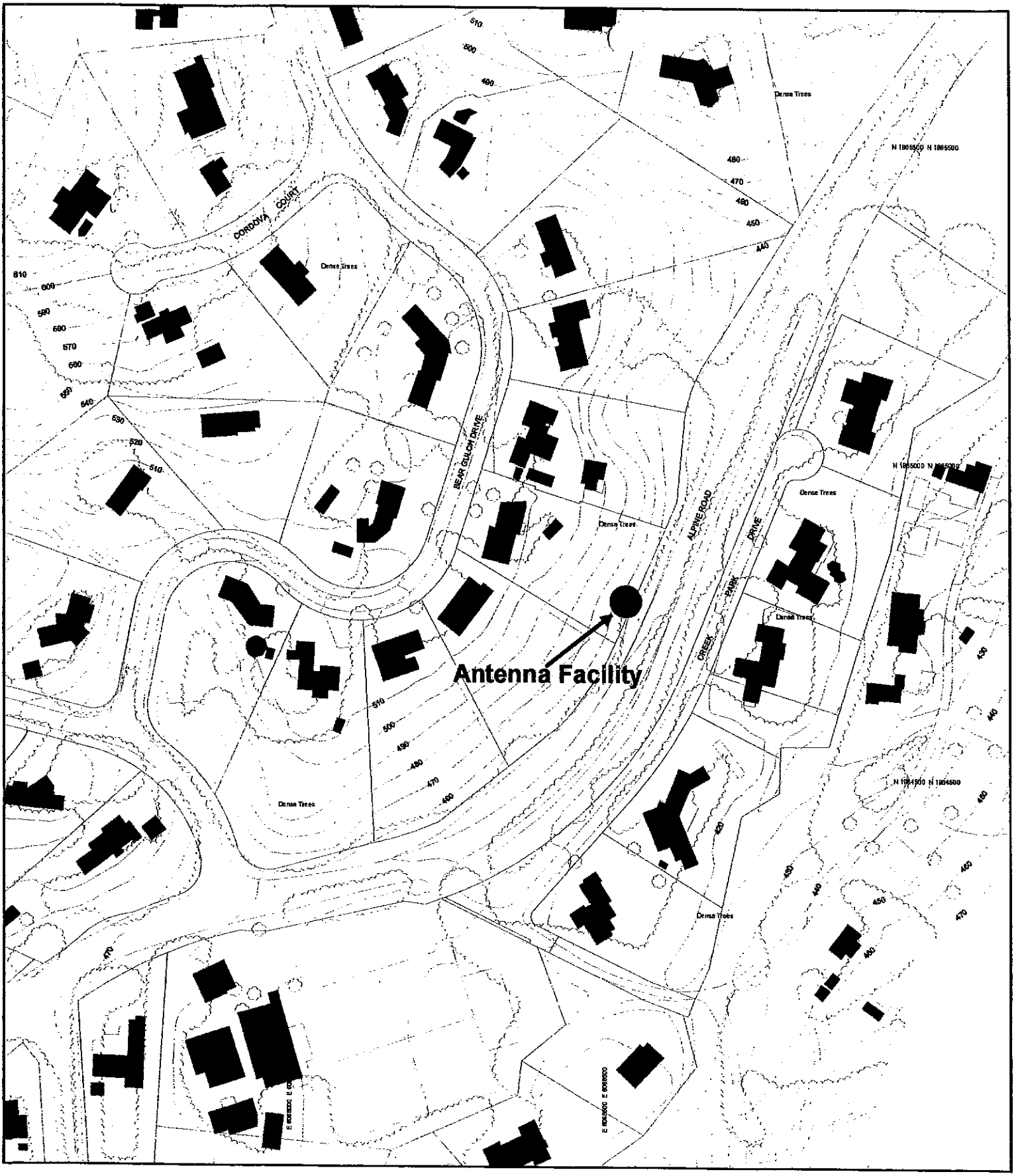
Also, since undergrounding is now not a possibility in the 10-year life, the existing overhead wires will remain. Thus, the overhead visual changes would not be as great as would be the case with the elimination of the overhead wires. And now the pole will remain, and alternatives for the pole for mounting of the antennas would not need to be considered.

4. **Key issues beyond aesthetics**. A number of the provisions of the town's wireless ordinance call for exploration of optional sites and peer review of technical data. Given the scope and objectives of the current amendment request, and the experience with the 2010 amendment, at this point we believe the key issues are associated with the potential aesthetic impacts of the added ground equipment and not filling of service gaps or installation of a major *new* service facility. Thus, unless data from the preliminary review process leads to other conclusions, we would likely not push for the full scope of review that, for example, was required with the expired proposal for the T-Mobile application for the Peak Lane site.

ASCC members should conduct the December 9th preliminary review and offer comments and reactions for consideration by the project team. Review should then be continued to the January 13th regular ASCC meeting to allow time for response to ASCC and planning commission comments as may be offered at the site meeting or at the regular December 18th planning commission meeting.

TCV

encl.
attach.
cc. Town Council Liaison
Town Manager
Mayor
Deputy Town Planner Kristiansson
Assistant Planner Borck
Town Attorney Prince
Applicant



Vicinity Map

Scale: 1" = 200 feet

Conditional Use Permit X7D-161, AT&T Mobility

Adjacent to 4115 Alpine Road, Town of Portola Valley

August 2010

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Leslie Lambert, Planning Manager

FROM: Tom Vlasic, Town Planner

DATE: September 27, 2010

RE: Approval Conditions, Conditional Use Permit X7D-161
AT&T Wireless Antenna Facilities, 4115 Alpine Road

Provided below are the conditions for the subject use permit as approved by the planning commission on September 15, 2010. The action was completed based on evaluations in the September 9, 2010 staff report on the request. The planning commission action is effective on October 16, 2010 and any conditions setting compliance time frames would be from the effective date of the permit. For example, this permit is valid for a period of five years and the expiration date, unless actions are otherwise taken, is October 16, 2015.

Conditions of Approval
AT&T Wireless Facilities, 4115 Alpine Road
Conditional Use Permit X7D-161
September 15, 2010

1. This amended conditional use permit is issued to AT&T for modification to the existing AT&T facilities at the subject property in accordance with the following plans received by the town on August 18, 2010 and the other conditions set forth herein:

   Photo Simulations, two sheets, Artistic Engineering
   Technical Plans and Specifications, 10 Sheets, prepared by Jeffrey Rome & Associates

   The permit shall run with the site and be binding on any future owner of the wireless facilities. The permit shall be valid for a period of 5 years, but shall be reviewed, unless otherwise noted, every two years by the planning commission for conformity with the conditions of the permit. AT&T or any future owner of the facilities shall be responsible for any town costs associated with the periodic review of the permit or any other town reviews required by permit conditions.

2. Prior to installation of the new facilities, the applicant shall apply for and receive an encroachment permit from the town's public works director. In addition, prior to issuance of the encroachment permit or installation of the facilities, the final access plan and landscaping plans, as recommended by the ASCC in its August 30, 2010 project review, shall have been developed and approved by the town.

3. AT&T or a future owner may request an extension of the 5-year life of this permit if the request is made at least six months before the expiration date. The planning commission shall consider the request at a duly noticed public hearing and shall consider changes in technology that would permit alternative means of providing comparable wireless services with less aesthetic impacts. The commission reserves the right to require replacement of the facilities if less intrusive service alternatives are available as a condition of extending the life of the use permit. In addition, the commission will take into account the underground district and my elect not to grant any permit extension if it would conflict with implementation of the plans for undergrounding utilities along Alpine Road.

4. If the wireless facilities are transferred to another owner, the town shall be notified as soon as the transfer has been recorded. No additional carrier to AT&T shall be permitted on the existing utility pole. The planning commission may, however, permit AT&T to be replaced by a different carrier if it determines that the new carrier provides similar services and coverage to AT&T, or provides other or additional wireless services serving the needs of the town. Any replacement carrier shall be subject to the conditions of this permit and shall so acknowledge in a written statement or agreement to the satisfaction of the town attorney.

5. Within three months of the effective date of this use permit, AT&T and shall enter into an agreement with the town guaranteeing maintenance of the site and facilities and removal of the wireless facilities if they are no longer used. This agreement shall be to the satisfaction of the town attorney and shall be binding on all future owners of the property and wireless facilities. Further, the agreement shall provide for removal of the facilities at the end of the 5-year use permit life unless the permit has been extended by the planning commission as provided for in condition 3. Bonds or other sureties shall be provided to cover the guarantees called for in this condition to the satisfaction of town staff.

6. On an annual basis, the permittee shall furnish data to the satisfaction of town staff verifying compliance with town noise ordinance standards and all FCC requirements including radio frequency emission standards. If standards are exceeded, the permittee shall advise of the steps to be taken to bring the facilities into compliance, and the town shall then be advised when compliance has been achieved. Unless compliance is achieved within 60 days, the town may take steps to revoke or modify the conditions of this permit. In addition to the foregoing, within 30 days after the new equipment is in operation, noise measurements shall be taken at the site verifying the calculations provided in the September 8, 2010 noise evaluation by Hammett & Edison, Inc.

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

8. As new technology becomes available, the permit holder shall upgrade the facility as feasible to minimize impacts upon the community, including aesthetic impacts. If the facility is not upgraded, as feasible, within a reasonable amount of time, the town may take steps to revoke or modify the conditional use permit. The provisions of this condition shall be considered by the planning commission at the time of each required two-year review. Specifically, the applicant shall provide a report to the commission on the state-of-the-art as to wireless service and less intrusive technology that is available. If the information demonstrates that less intrusive technology is readily available or becoming available, and feasible to employ at the site, the report shall set forth a time frame for site conversion. The framework for determining feasibility of conversion shall be as set forth by the town attorney and shall also be considered in light of the progress being made relative to utility undergrounding in the Alpine Road undergrounding district.

9. If AT&T or any future holder of this permit desires to make physical changes to the approved facilities, such changes shall be submitted to the town planner for review. If the town planner finds the changes to be of a minor nature and consistent with the general provisions of this permit, he may approve them. If he considers the changes to be more significant, but not of a magnitude to require conditional use permit amendment, he may refer them to the planning commission for review. If the commission determines the changes are consistent with the general provisions of the permit, it may approve the changes.

TCV

cc. Sandy Sloan, Town Attorney
Mike Mangiantini, AT&T

ireless cquisition esources, Inc.

November 19, 2013

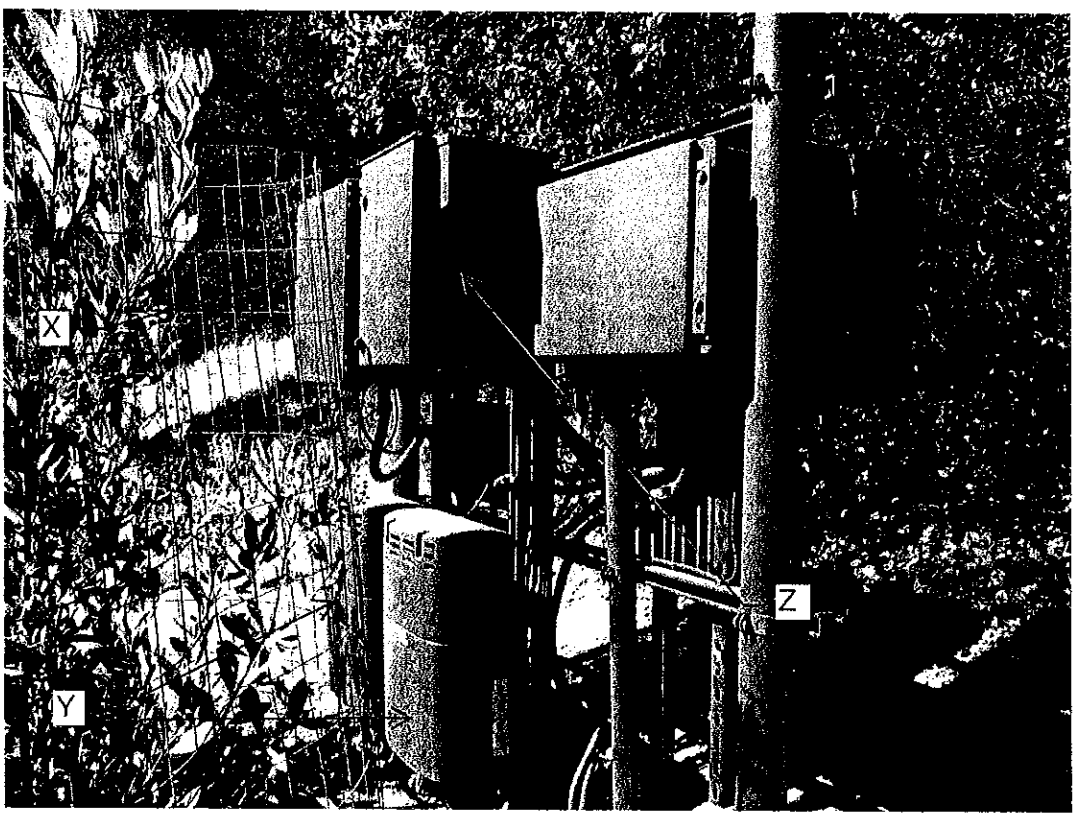
Tom Vlasic
Town Planner
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Re: AT&T Modifications of Existing Wireless Telecom Facility
Near 4115 Alpine Road, Portola Valley
AT&T#: CNU5918
Previously Approved Permit #X7D-161

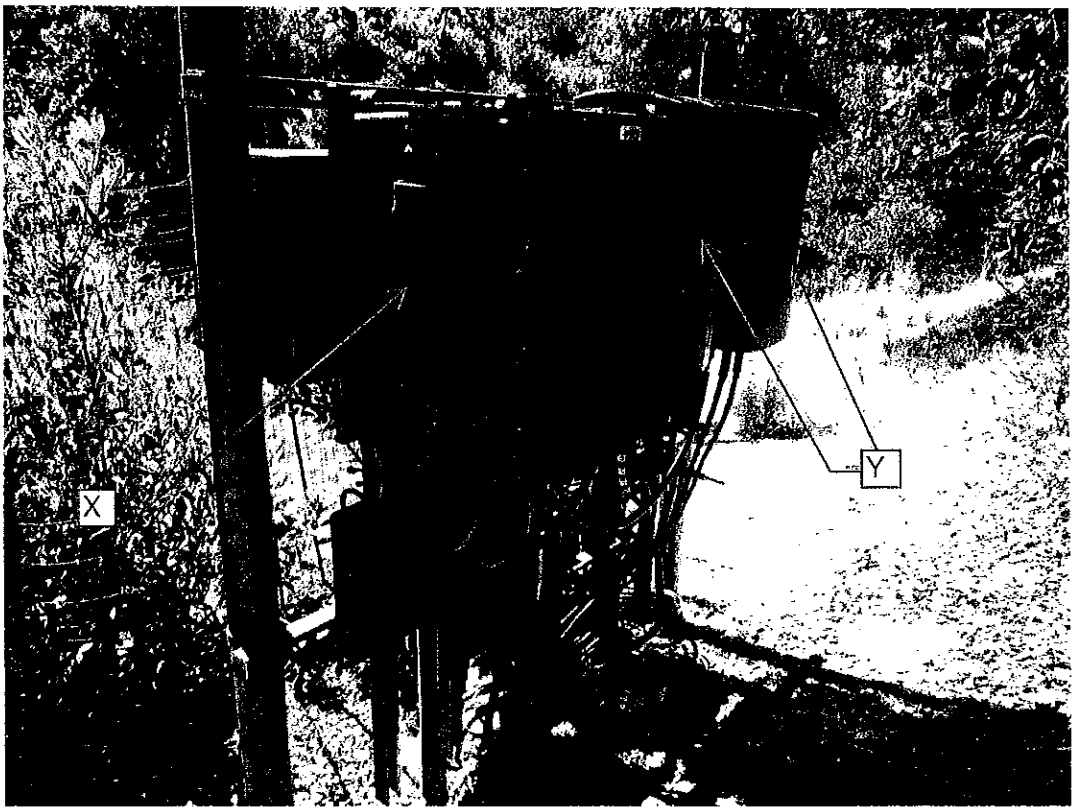
Dear Mr. Vlasic,

You had previously asked about the work AT&T was doing during the first week of November at its wireless telecom facility located near 4115 Alpine Road. This letter is an effort to explain what was being done, and the current condition of the site.

Ground equipment at the site is currently mounted on an H-frame. Before recent work, the H-frame looked like this, from the front:



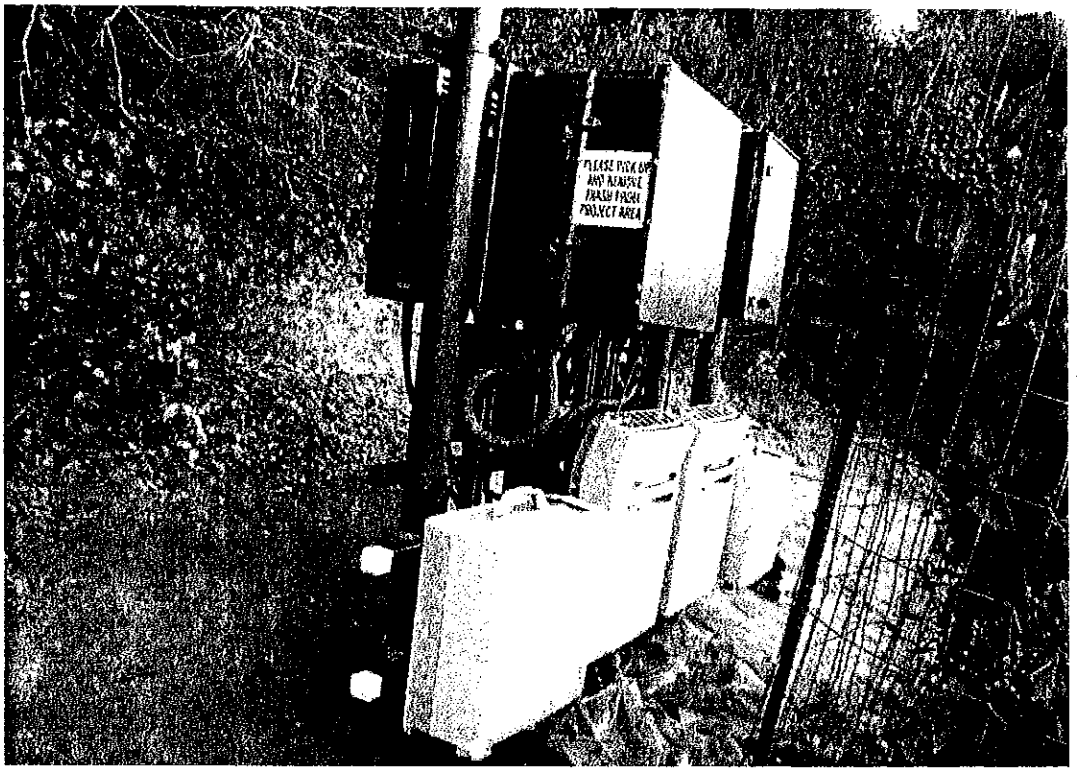
From the back, the H-frame looked like this:



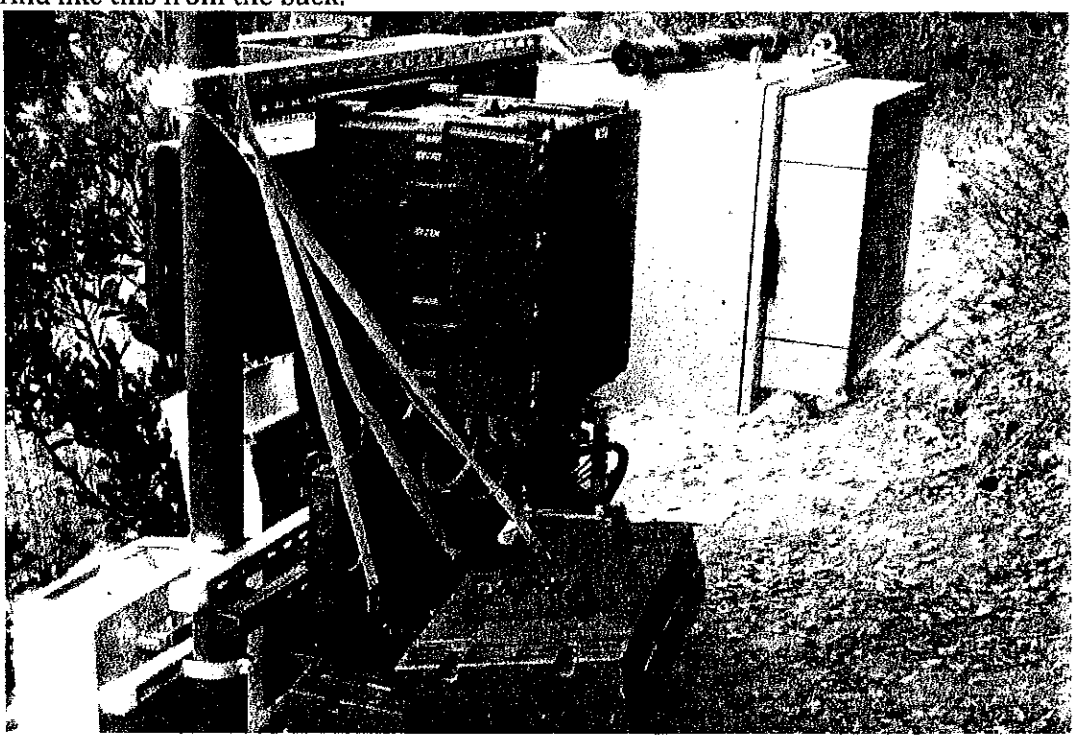
The large boxes on the ends, marked with an "X," are "PBC-02" units that provide power to the other equipment. The four boxes with rounded edges, two on each side of the H-frame, marked with "Y," are RRU-22 "remote radio units." The large box in the middle of the side facing the road, marked with a "Z," is an RBS 3818 cabinet. This is a radio base station. The particular RRUs and the RBS installed here are designed to work as a team to process, send and receive data from the antennas that are installed on the adjacent pole.

AT&T remotely monitors the performance of its equipment. Early in November, AT&T noticed that this site was not performing properly. Technicians that were dispatched to the site discovered that the existing RRUs were malfunctioning. The site had not entirely failed, but performing at less than full capacity. Technicians determined that in order to restore functionality the existing RRUs needed to be replaced with newer models. As the RRUs are designed to work as a team with the RBS, this also meant that AT&T needed to install a new RBS that is designed to work with the new RRUs.

Following this work, the site looked like this from the front:



And like this from the back:

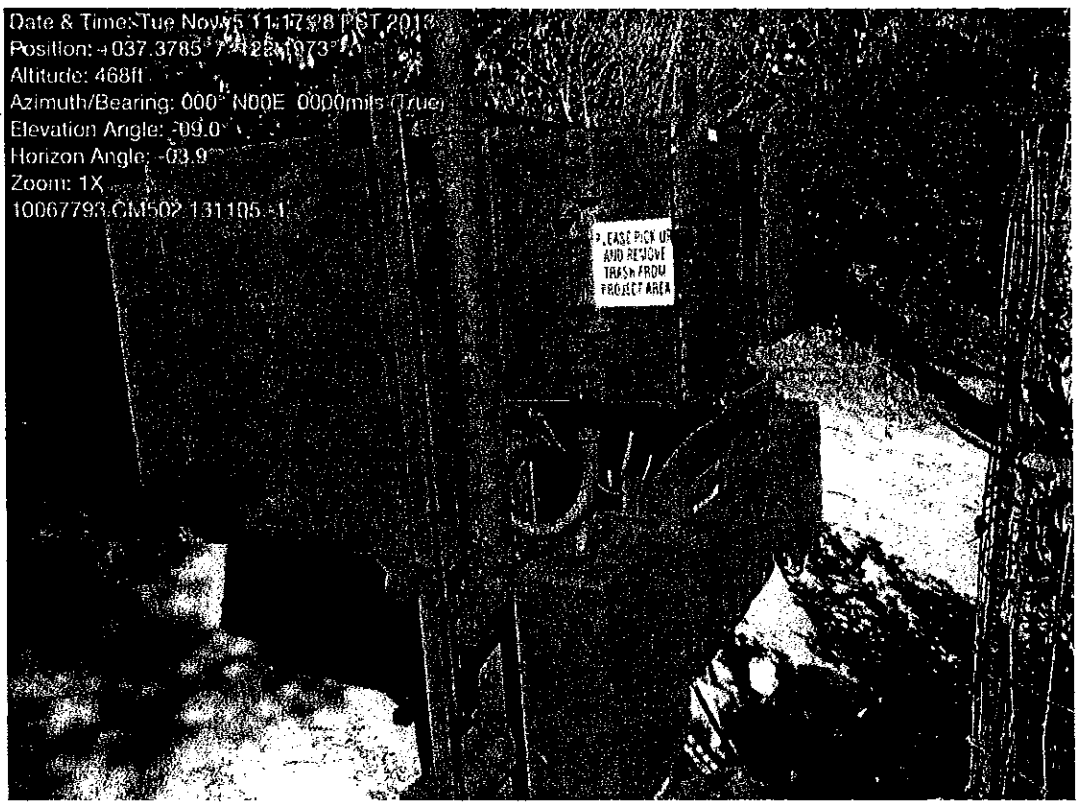


The front view shows four new RRU's (two each of two different models). These four RRUs take the place of the two old RRUs that were mounted on the front of the H-frame.

The back view shows a Purcell cabinet that is mounted in the space previously occupied by two of the old RRUs. This cabinet houses a new 6601 RBS. This radio base station is designed to work with the new RRUs. Both are necessary for proper operation of the site.

The back view also shows old RRUs that are temporarily suspended from the H-frame. The front view also shows that the RBS 3818 has not yet been removed. Both the old RRUs and the old RBS 3818 would have been removed once the installation of the new equipment had been completed, and the technicians had verified that the new equipment was operating properly.

The new equipment was painted brown to match the older equipment after these photos were taken:



The net result of this emergency maintenance work would have been the replacement of four old RRUs with four new RRUs of similar size and function. In addition, AT&T would have replaced one old RBS with a new RBS of similar size and function.

As I mentioned in my prior e-mail, as the technicians were attempting to bring the new equipment online they discovered that it was not working properly. Troubleshooting suggested that there was a problem with one or more of the lines that connect the equipment shown here with the antennas mounted on the adjacent pole. Locating the bad line would require technicians to access the pole, which would require a lift, and would likely require two days of active work at the site, including closure of one lane of Alpine Road.

Because of the discovery of bad lines at the site, the cut-over to new equipment could not be completed. Consequently, the old equipment is still mounted temporarily on the H-frame, and is necessary for the site to operate. AT&T intends to go to the site in the next few days to turn the old equipment upright so that it is not damaged by rain.

AT&T's original intention had been to make the necessary repairs as quickly as possible in order to restore the site to full operation. However, given that we are already seeking permits to move the site slightly closer to the road, and to rebuild it from scratch, AT&T determined that it would be wasteful to also seek a second permit to complete these short term repairs. Our preference is to limp along with the site partially operational until permits are received to complete all the work at once. Our hope is that these permits can be received in a matter of weeks, rather than months.

Leaving the site as-is while the permitting process is underway will likely reduce high speed internet access, and limit the use of some modern services. But we believe that basic voice calling and text messaging will not be significantly interrupted, and health and safety impacts will not be substantial. However, if additional system failures occur at the site, a "dead zone" may develop such that cell phone service will not be available on this portion of Alpine Road.

Sincerely,

David Haddock
Wireless Acquisition Resources, Inc.
An Authorized Representative of AT&T Mobility
324 Riverside Avenue
Roseville, CA 95678
916-420-5802
dh@sacq.net

Wireless Acquisition Resources, Inc.

June 27, 2013

Steve Padovan
Interim Planning Manager
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Re: Revisions to Application to Modify Existing AT&T Wireless Telecom Facility
Near 4115 Alpine Road, Portola Valley
AT&T#: CNU5918
Previously Approved Permit #X7D-161

Dear Mr. Padovan,

Please accept these revisions to the planning application, previously submitted, which proposes modifications to an existing AT&T wireless telecommunications facility near 4115 Alpine Road, in Portola Valley. The wireless facility is currently operating under the amended conditional use permit # X7D-161, which was effective on October 16, 2010.

In recent months, AT&T has been working on two separate projects at this location. One of them involves the UMTS upgrades mentioned below. The other involves work and equipment that would interconnect this wireless facility with the AT&T telecommunications network using fiber optic cables. Currently, there is a third project to add two (2) additional antennae the existing pole. These separate projects have now been combined into this single proposal. Please change the name of the applicant on the prior application to AT&T Mobility and myself David Haddock as agent for AT&T Mobility, and correct the contact info so that it matches the info included at the bottom of this letter.

This project proposes to replace some existing wireless telecommunications equipment, and to add additional wireless equipment, in the equipment space on the ground, near the JPA utility pole where the antennas are mounted. This proposal also includes the addition of two (2) antennae. This proposal is part of an AT&T project to provide UMTS services in and near Portola Valley, and throughout its wireless network. Details describing the work proposed are included with the drawings submitted with this application.

UMTS (Universal Mobile Telecommunications System is a third generation mobile cellular system for networks based on the GSM standard. UMTS offers significant advancements over prior networks in terms of data rates, network latency, and mobile reliability. These advancements will allow users to stream their favorite movies with less buffering, download documents and presentations in seconds, load websites quickly, etc.

The Planning department requested several particular pieces of information. Requests and responses are included below.

1. *Provide a map depicting coverage at maximum power and design capacity identifying any significant gaps in coverage.*

A coverage map, showing all AT&T wireless facilities near the Town of Portola Valley, is included with this application. However, please bear in mind that the purpose of this proposed project is not to fill gaps in coverage. AT&T is proposing to make upgrades to an existing facility that has been operating for many years. At this time, AT&T is reasonably satisfied with the coverage provided by the facility in its current location. Accordingly, this proposal is not designed to fill gaps in coverage, but is rather designed to provide upgraded performance and services. For this reason, the coverage maps that are included with this proposal do not show any significant changes in coverage.

2. *Description of the proposed approach for screening the existing and new equipment from public view including plans for installation and maintenance of landscaping, and sample exterior materials and colors.*

AT&T is proposing to modify an existing wireless communications facility that has been operating for many years. The site is currently screened through the use of landscaping. AT&T proposes to maintain similar landscaping in future years as the primary approach for screening the equipment. The project proposes a chainlink fence, painted to blend with the environment, in order to secure the equipment. AT&T is willing to install a more opaque fence, such as one made from redwood, or to add slats to the proposed chainlink fence, if the Town prefers that the equipment be more completely screened.

3. *A narrative description of the service providers existing coverage area and of the proposed coverage area of the specific site that is the subject of the application.*

AT&T proposes to modify an existing wireless communications facility that has been operating near 4115 Alpine Road for many years. AT&T is not proposing to move the facility from its current location. The modifications are not proposed for the purpose of accomplishing any new coverage objectives; the wireless facility already provides adequate coverage for the areas it is designed to serve. Rather, the modifications are proposed in order to increase capacity, and provide enhanced performance and services to AT&T's customers. This proposal will offer substantial benefits to the residents of Portola Valley.

Because of dramatic changes in technology over recent decades, the "capacity" of a telecommunications facility is no longer measured by how many copper wires are attached to a telephone switch, or even by how many simultaneous telephone calls may be processed. Modern telecommunications networks treat all traffic simply as "bits" – small pieces of data that may be part of a telephone call, a text message, an Internet web page, a video, or any number of other things. All traffic is simply data. There are of course limits to the amount of data that a single facility like this one can handle. Wireless delivery of a video, which typically uses a large amount of data, has a much greater impact on the capacity of a wireless facility than does the wireless delivery of a text message. Because of this, the number of telephone calls that can be handled at any given moment depends upon what other users are doing – how many e-mails are being retrieved, how many web pages are being delivered, how many videos are being watched, etc. Thus, it is impossible to describe "capacity" in terms of total calls, etc.

What we can say is that the proposed work will essentially double the amount of traffic that can be handled by the facility at any given moment. To analogize, AT&T is proposing to increase the size of this information highway from two lanes to four lanes. This should lead to a substantial increase in the facility's ability to provide modern telecommunications services. Because the "capacity" of the site at any given moment depends upon the mix of services being provided, it is safe to say that all services will benefit.

In addition to increasing the number of lanes on the information highway, the proposed upgrade will also increase the speed limit for traffic using those lanes. The proposed upgrades to the wireless facility will allow maximum data transfer speeds of approximately 10 times the rate possible with the facility in its current state. This means web pages will load much more quickly, e-mail will arrive faster, internet videos will load more quickly and play more reliably. The faster a given e-mail, or internet video, can be delivered, over time, the sooner the wireless facility will be free to carry other data, which benefits all users.

In short, AT&T proposes to make substantial improvements to its wireless facility, by essentially doubling capacity for the site, by increasing data speeds by approximately 10 times, and by improving coverage. These are substantial benefits. On the other hand, AT&T is not proposing any increase in the height of the antennas, and is proposing only a modest increase in the overall size of the facility compared to what had been previously permitted. This is a considerable amount of benefit, with little cost to the Town of Portola Valley or its residents.

4. *A visual analysis to assess the effects on views and aesthetics from public areas and from private residences and to address cumulative impacts of the proposed facility and other existing and foreseeable wireless communications facilities, including foreseeable co-location facilities.*

Photographs showing the wireless facility in its current state, and photosimulations showing the likely appearance of the facility after the proposed work is completed, are included with this application. AT&T proposes to continue to screen the facility from public view mainly through the use of plants and shrubs. However, AT&T would provide an opaque fence (or would perhaps install slats in the proposed chainlink fence) to more completely screen the facility from view, if requested by the Town.

5. *A report by an approved radio frequency expert estimating the cumulative radio frequency emissions and compliance with FCC OET Bulletin 65 that would result if the proposed facility is approved.*

Radiofrequency emissions analysis is included with this application. The report includes cumulative analysis, and indicates that the facility will meet FCC emissions standards.

6. *An alternative site analysis, submitted by the applicant and subject to independent expert review by the Town.*

Alternative site analysis is typically required when wireless carriers are proposing to build a new wireless facility, and must explain the reasons why a particular location was chosen. For this proposal, AT&T is not proposing to locate a new wireless facility in Portola Valley, but rather to modify a facility that has been operating in Portola Valley for many years (alternative site analysis was likely provided before the site was constructed, years ago). Because a new facility is not being proposed, the Planning Department agreed via e-mail to waive the alternative site analysis. At this time, AT&T is satisfied that the location of this facility adequately meets its coverage objectives, and with the modifications proposed, will achieve AT&T's objective of increasing capacity and providing enhanced services to its customers in the vicinity of the facility. Because this facility works in concert with other AT&T wireless facilities to cover a large geographical area, moving this facility to a significantly different location would make achieving coverage objectives difficult. It would also likely create new aesthetic issues in any new location.

7. *Provide a written narrative showing how the applicant has complied with all previous Use Permit conditions on the site.*

The prior use permit conditions required AT&T to apply for and obtain an encroachment permit prior to installing new facilities. AT&T applied for and received encroachment permit number 1868 in July, 2011. The prior permit also required AT&T to enter into an agreement to maintain the wireless facility, to remove equipment that is no longer used, and to post a bond to guarantee this obligation. Although AT&T has not complied with these requirements previously, a bond guaranteeing AT&T's obligation to maintain or remove the wireless facility is included with this application. The prior permit requested data verifying

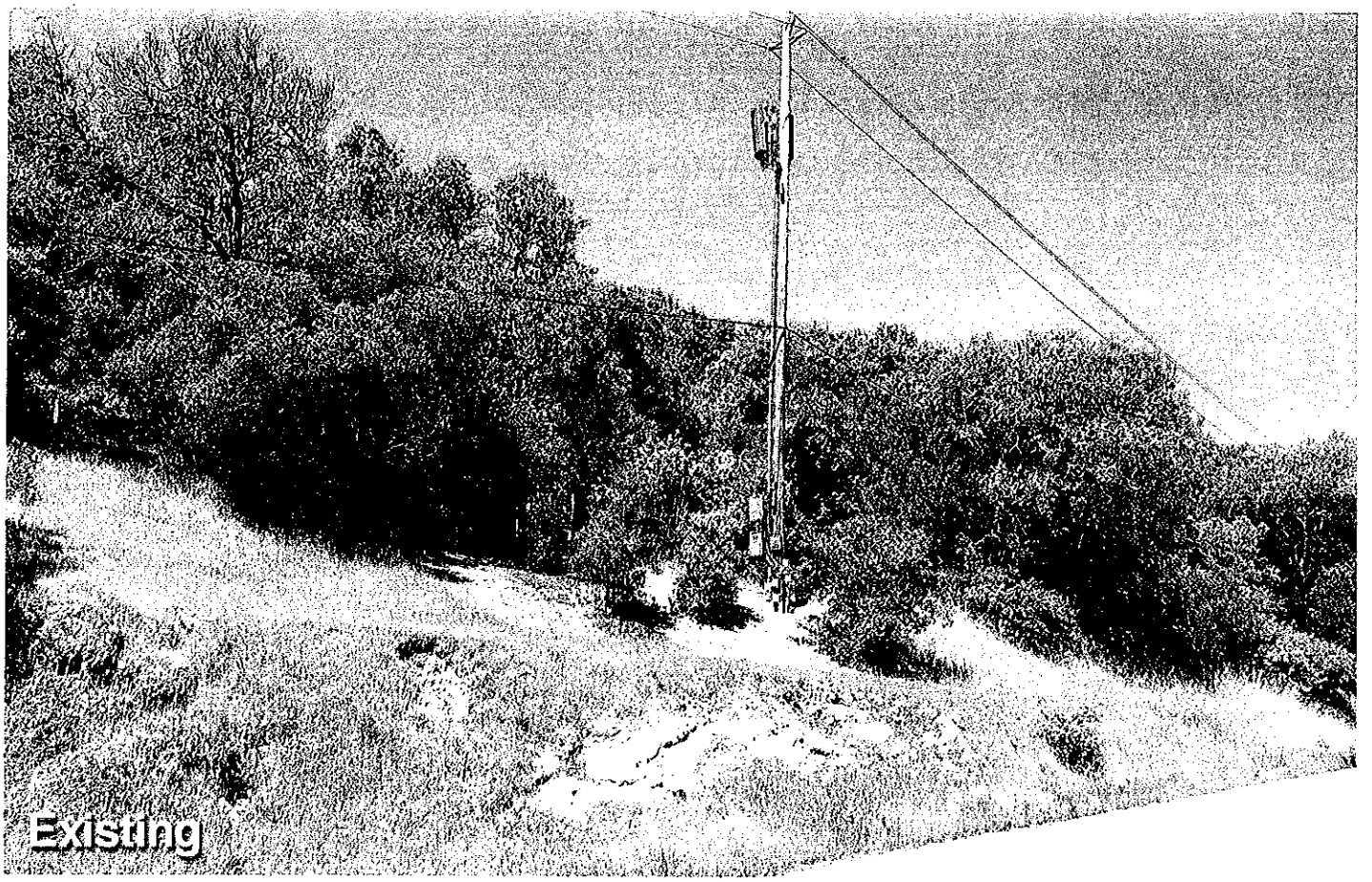
compliance with the Town noise ordinance, and with FCC radio frequency emission standards. Appropriate reports covering each of these subjects are included with this application. The prior permit required AT&T to upgrade the facility as new technology becomes available. AT&T is complying with this obligation via the present application. The prior application required AT&T to submit proposed physical changes to the facility to the town planner for review. AT&T is also complying with this obligation via the present application.

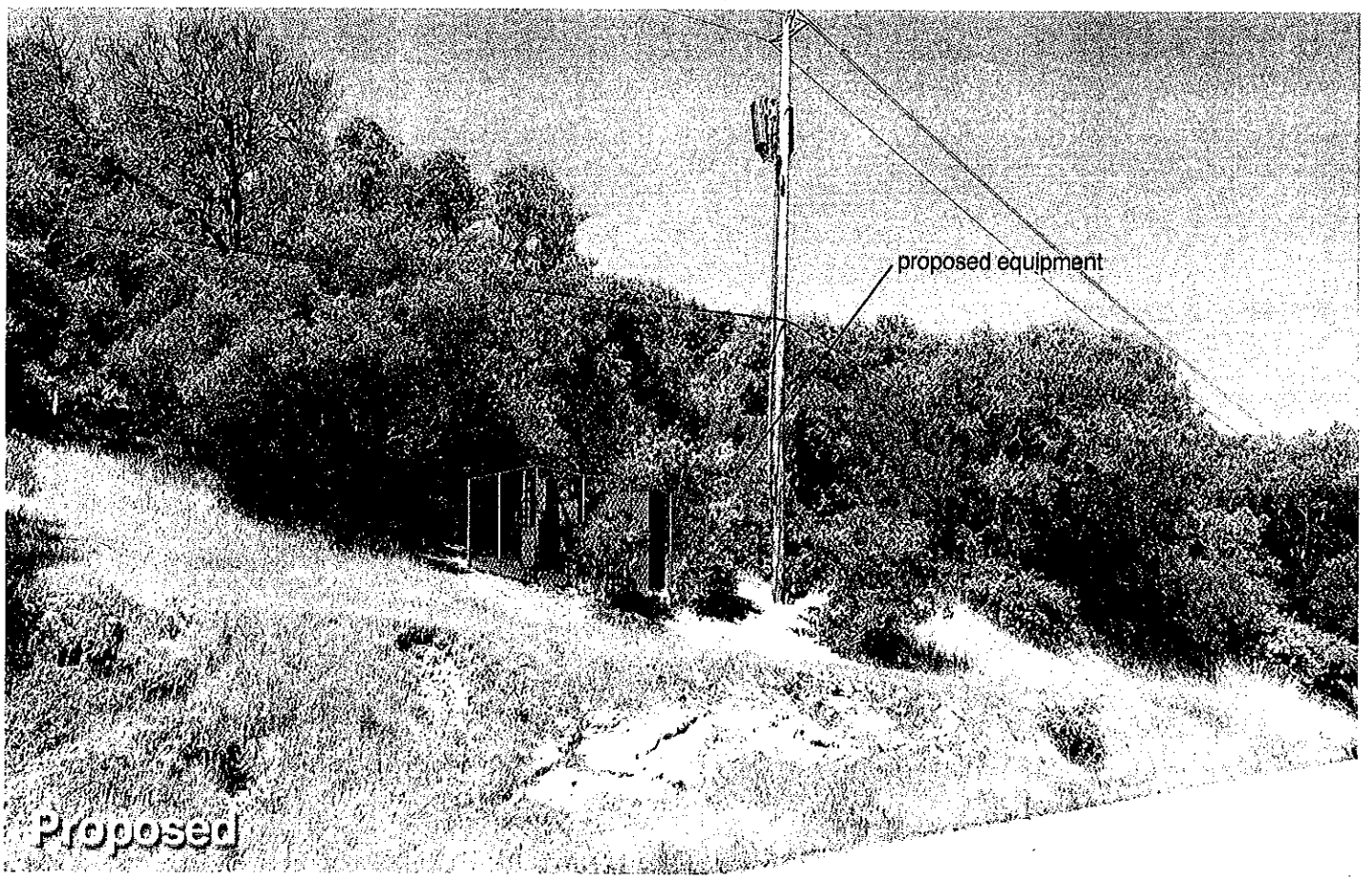
AT&T will provide such other documents and information as may be requested by the town to make the necessary determinations.

Thank you for your consideration of this matter.

Sincerely,

David Haddock
Wireless Acquisition Resources, Inc.
An Authorized Representative of AT&T Mobility
324 Riverside Avenue
Roseville, CA 95678
916-420-5802
dh@sacq.net





at&t

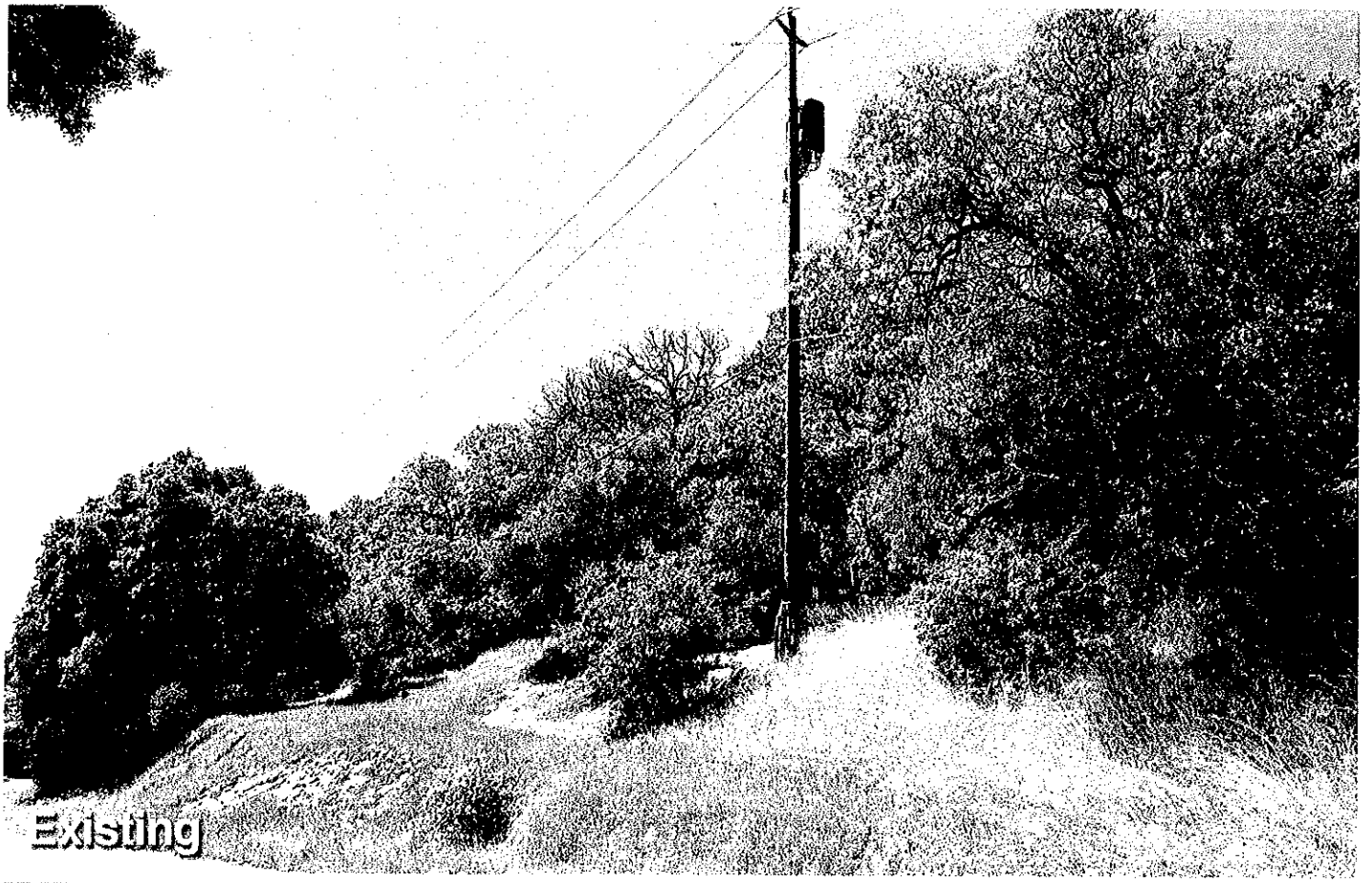
Alpine Road JPA | Site # CNU5918 | Looking North from Alpine Road

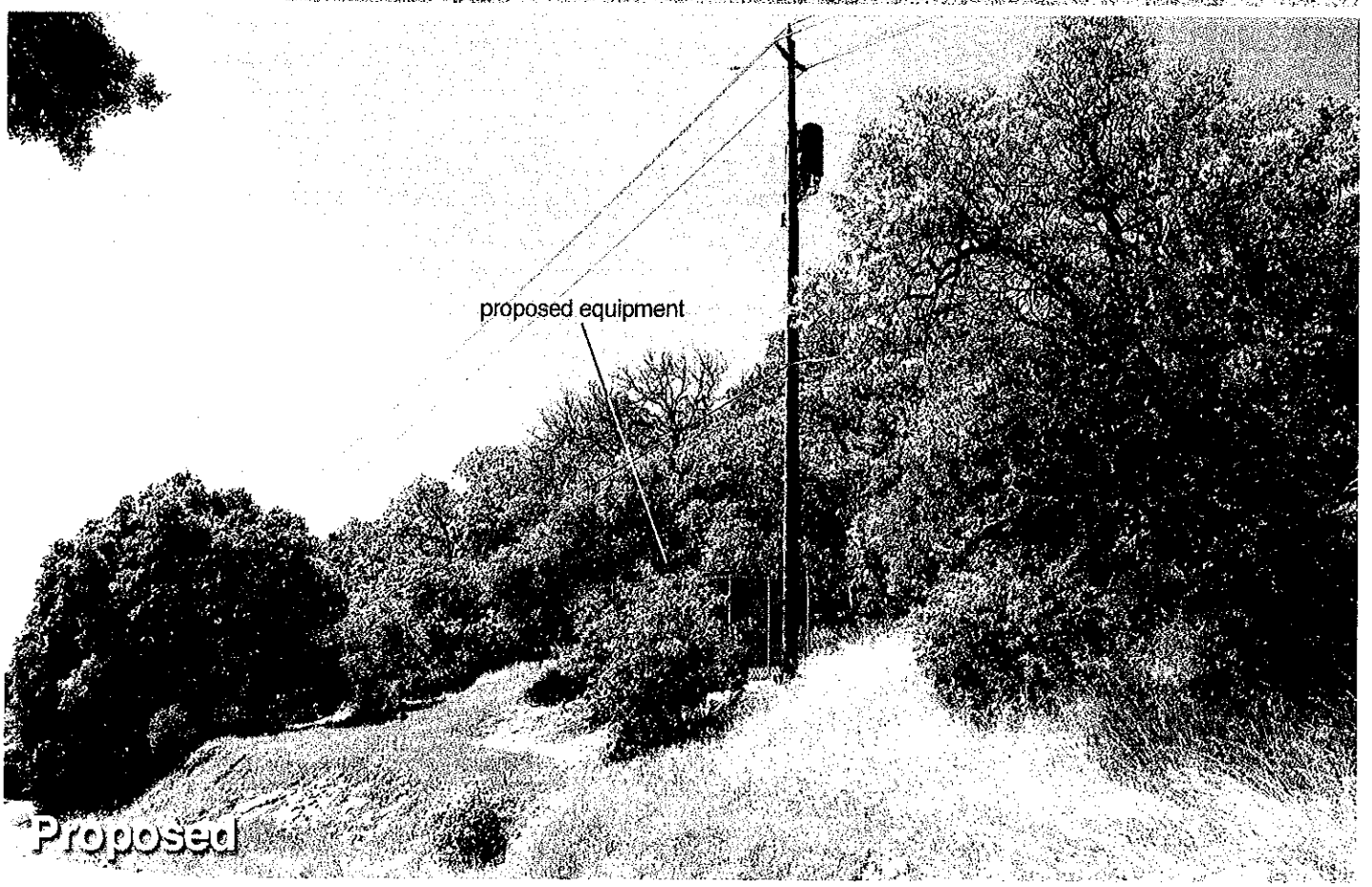
4115 Alpine Road
Portola Valley, CA 94028

4/9/13

View #1

Applied Imagination 510 914-0500





at&t

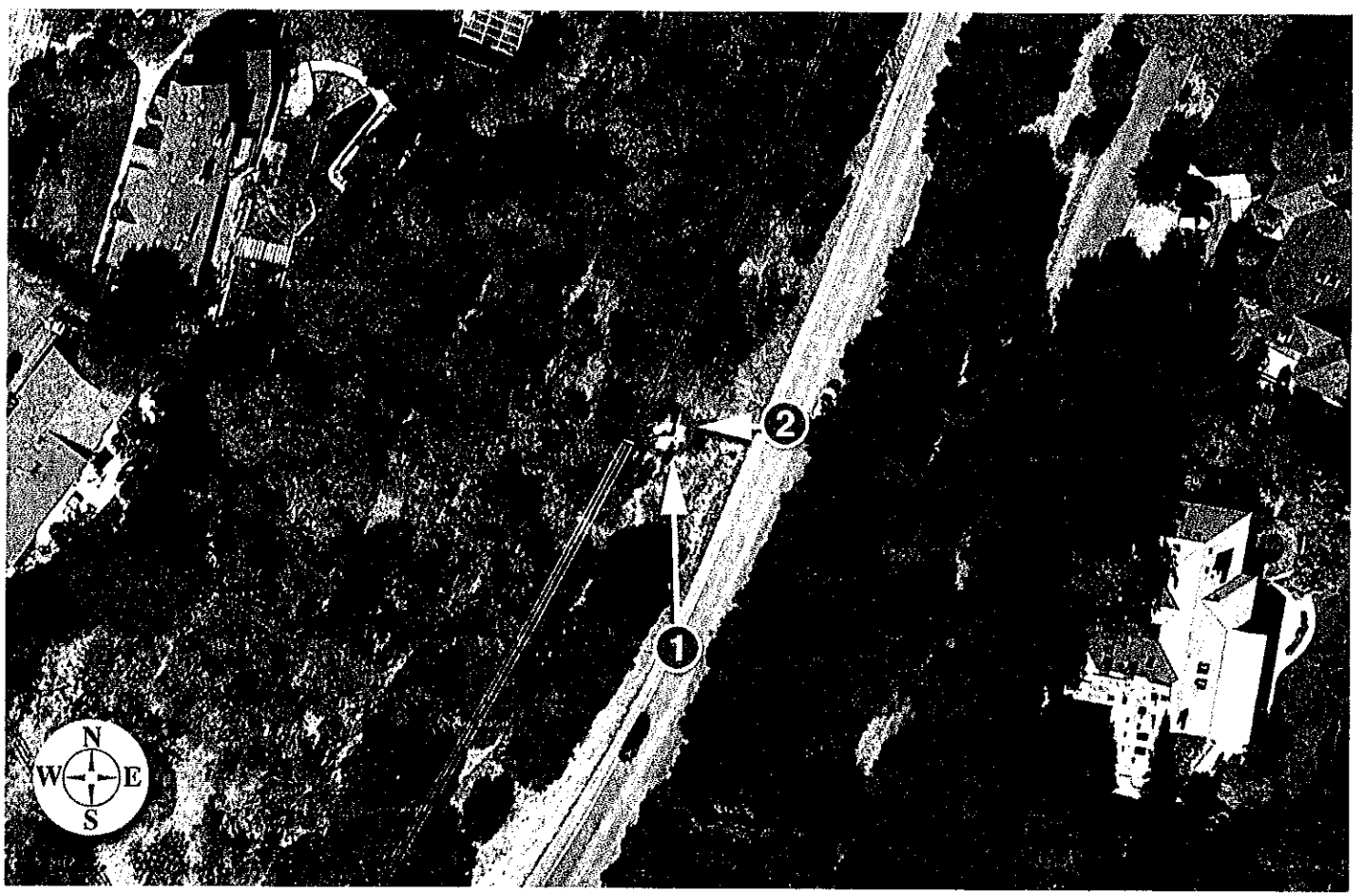
Alpine Road JPA Site # CNU5918 Looking North from Alpine Road

4115 Alpine Road
Portola Valley, CA 94028

4/9/13

View #2

Applied Imagination 510 914-0500



at&t **Alpine Road JPA** **Site # CNU5918** **Aerial Map**

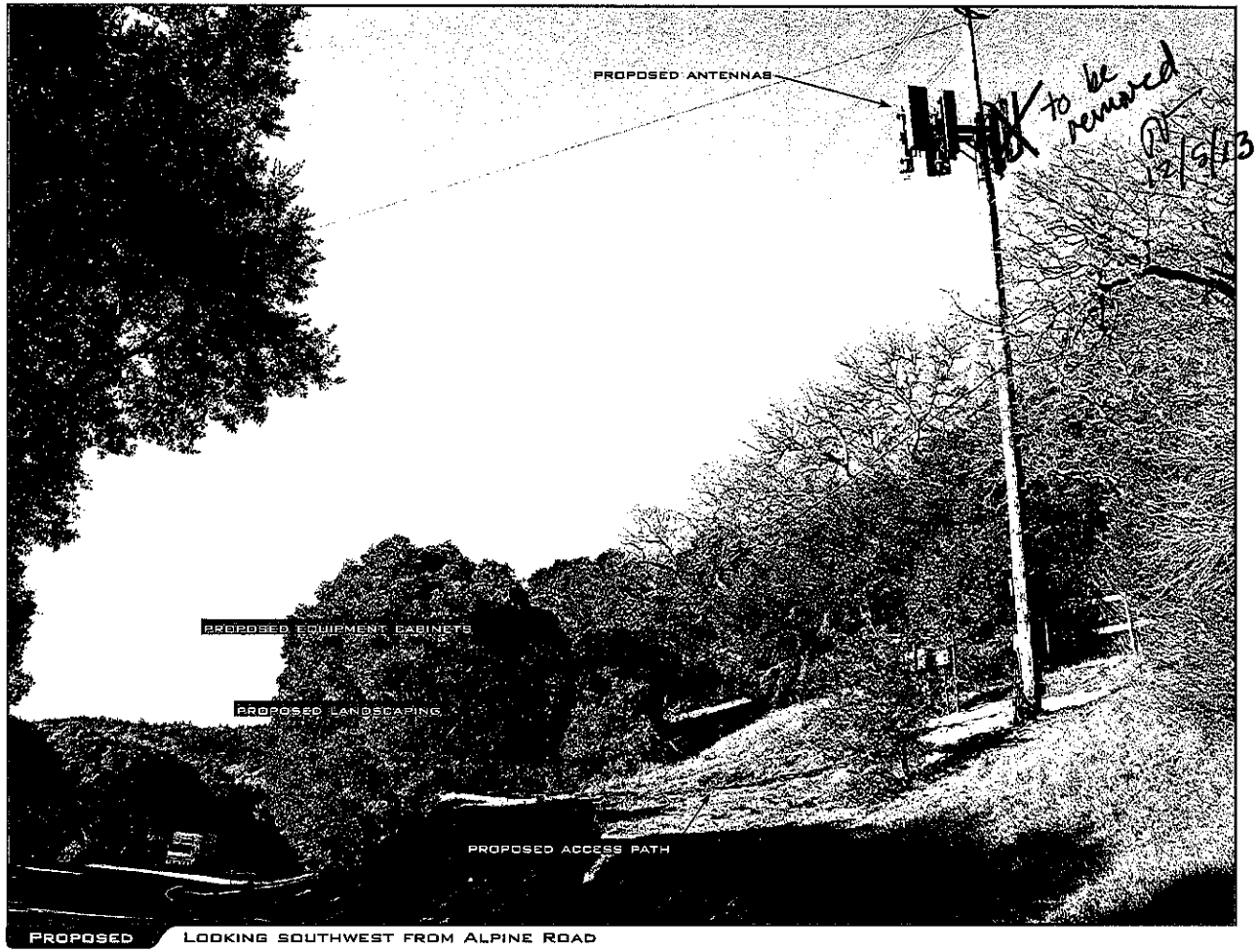
4115 Alpine Road
Portola Valley, CA 94028

4/9/13

Applied Imagination 510 914-0500

CN5918
ALPINE

ALPINE ROAD PORTOLA VALLEY CA 94028



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

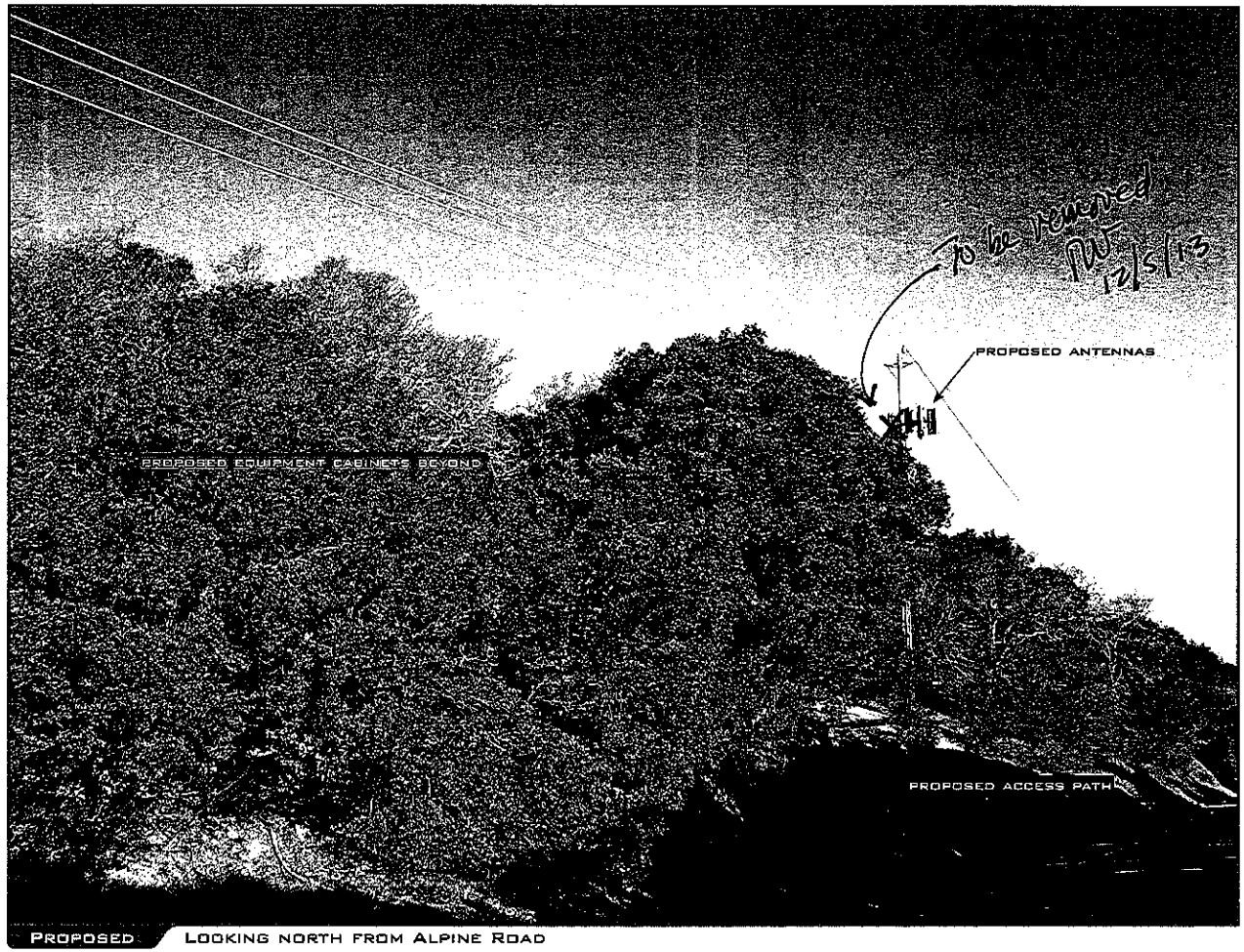
CN5918

ALPINE

ALPINE ROAD PORTOLA VALLEY CA 94028

LOCATION

EXISTING



PROPOSED LOOKING NORTH FROM ALPINE ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

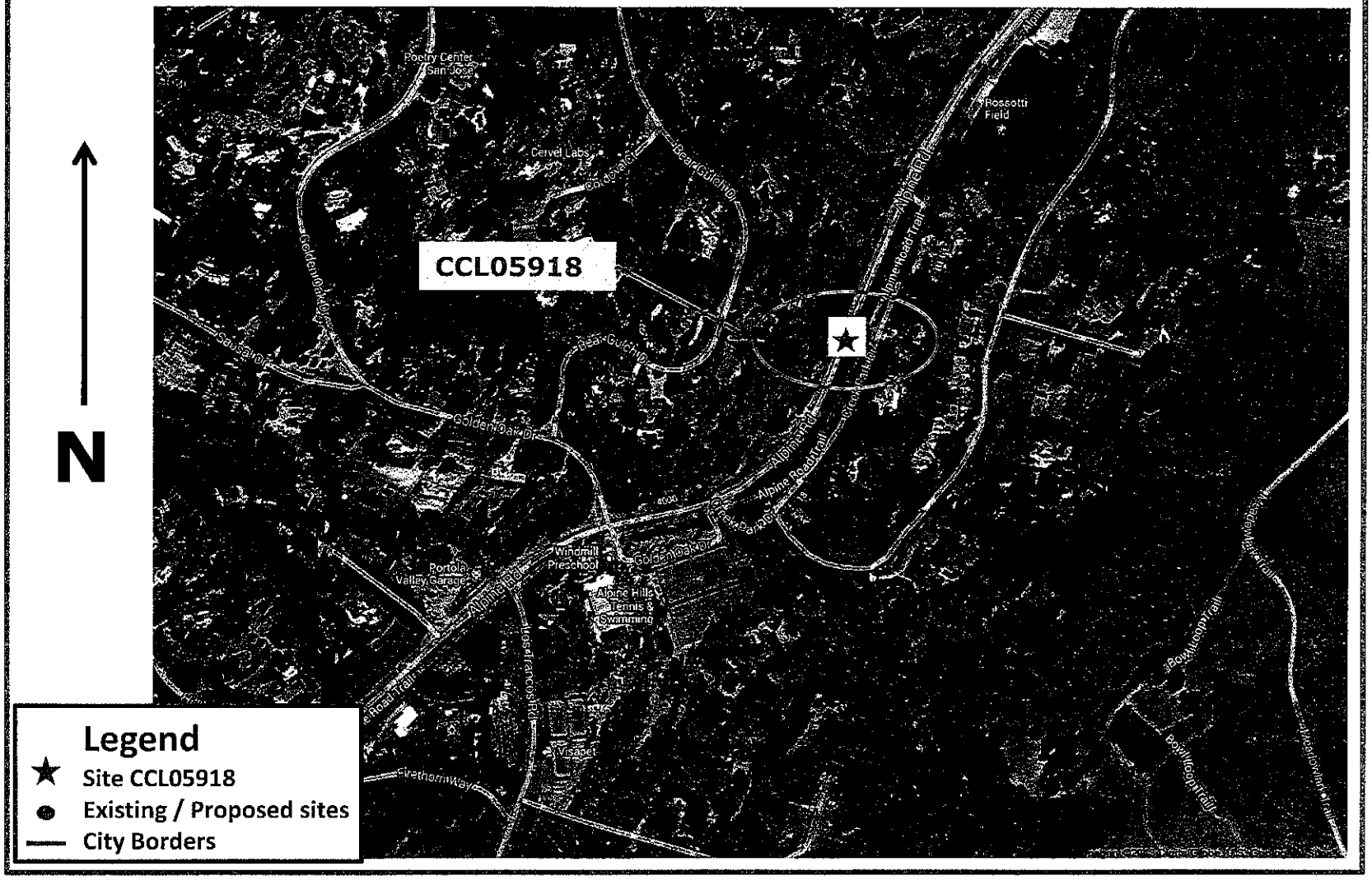
CCL05918 Permanent Site Propagation Map

June 18, 2018

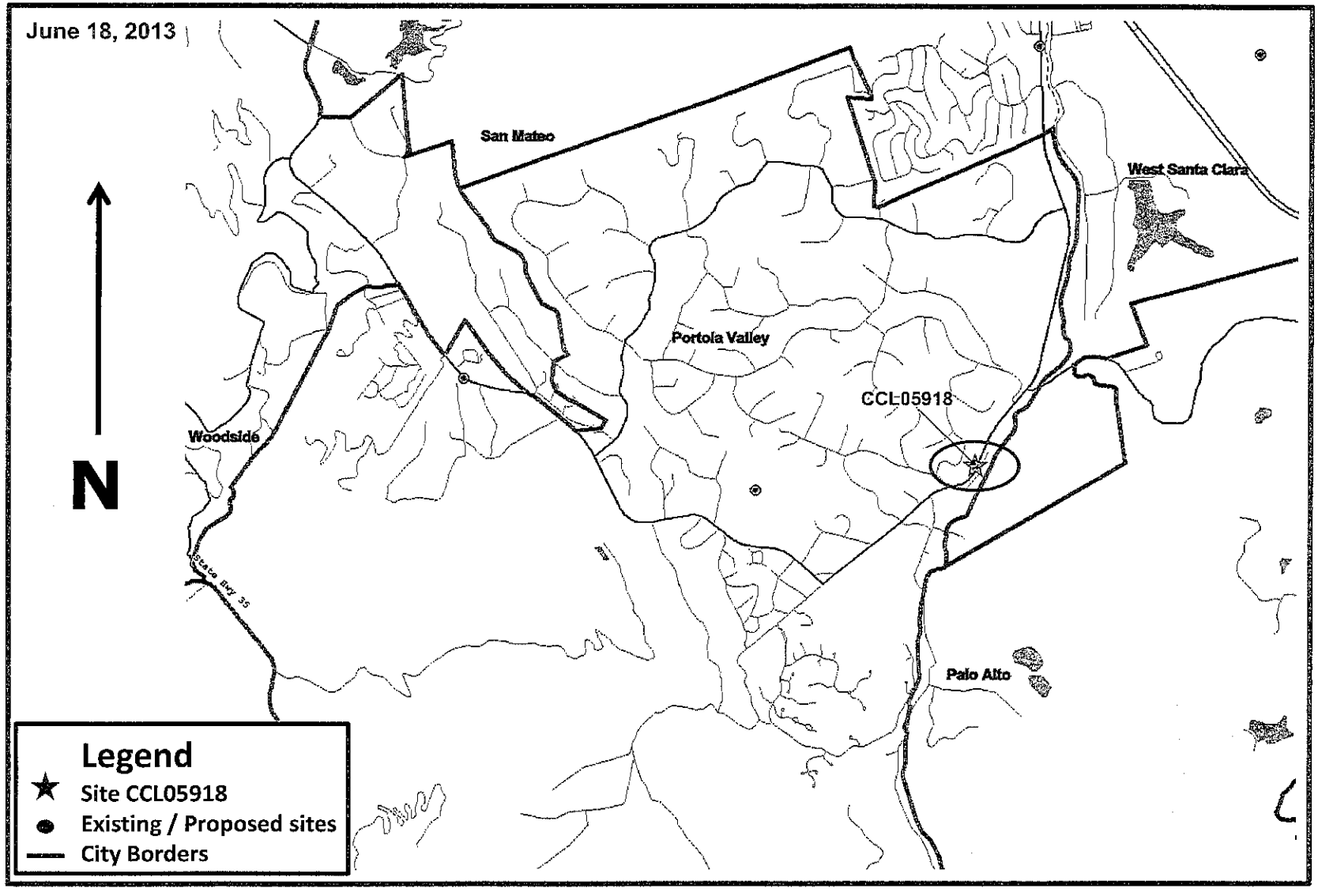
Site Objective: To provide LTE Services on the area around the proposed site

Satellite view around Proposed Site – CCL05918

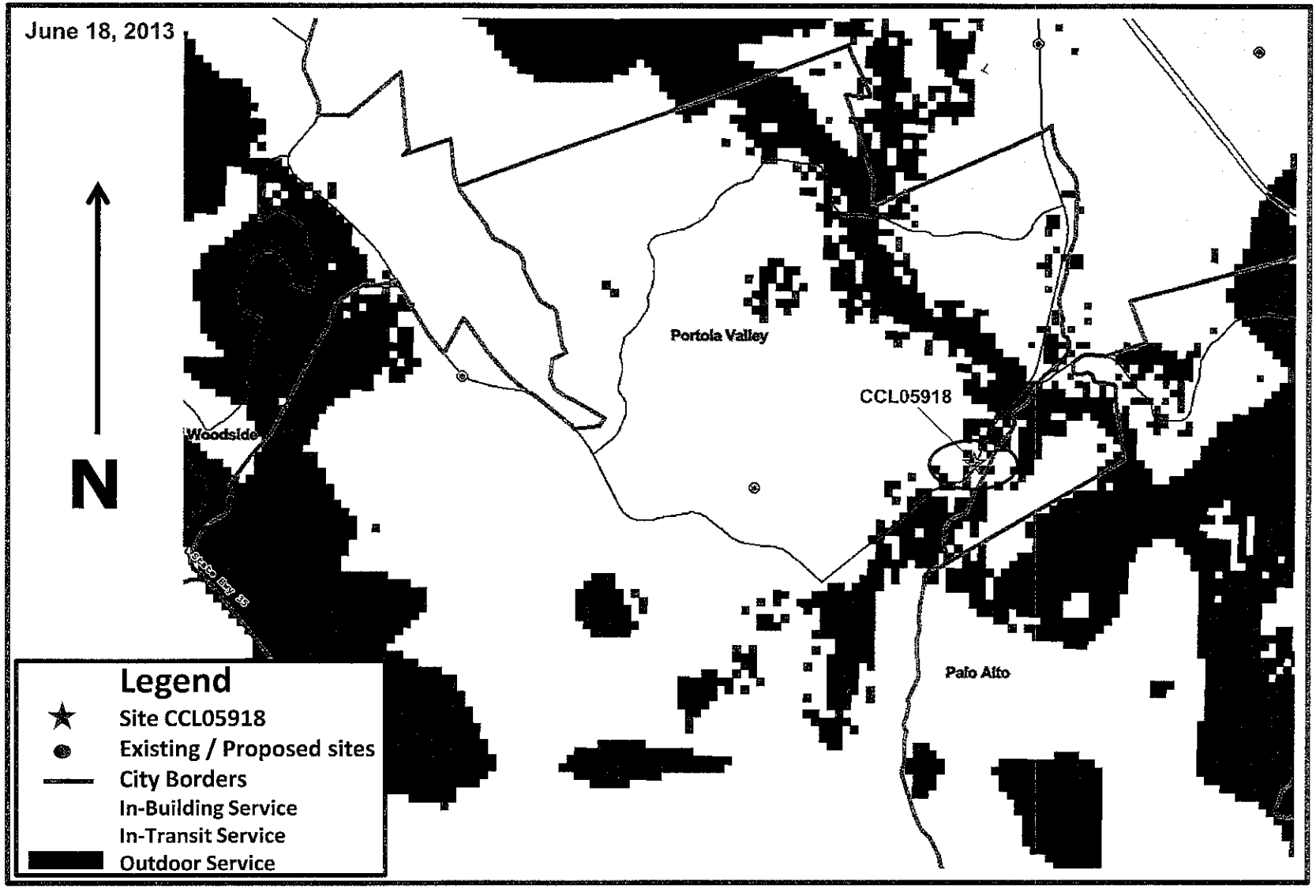
June 18, 2013



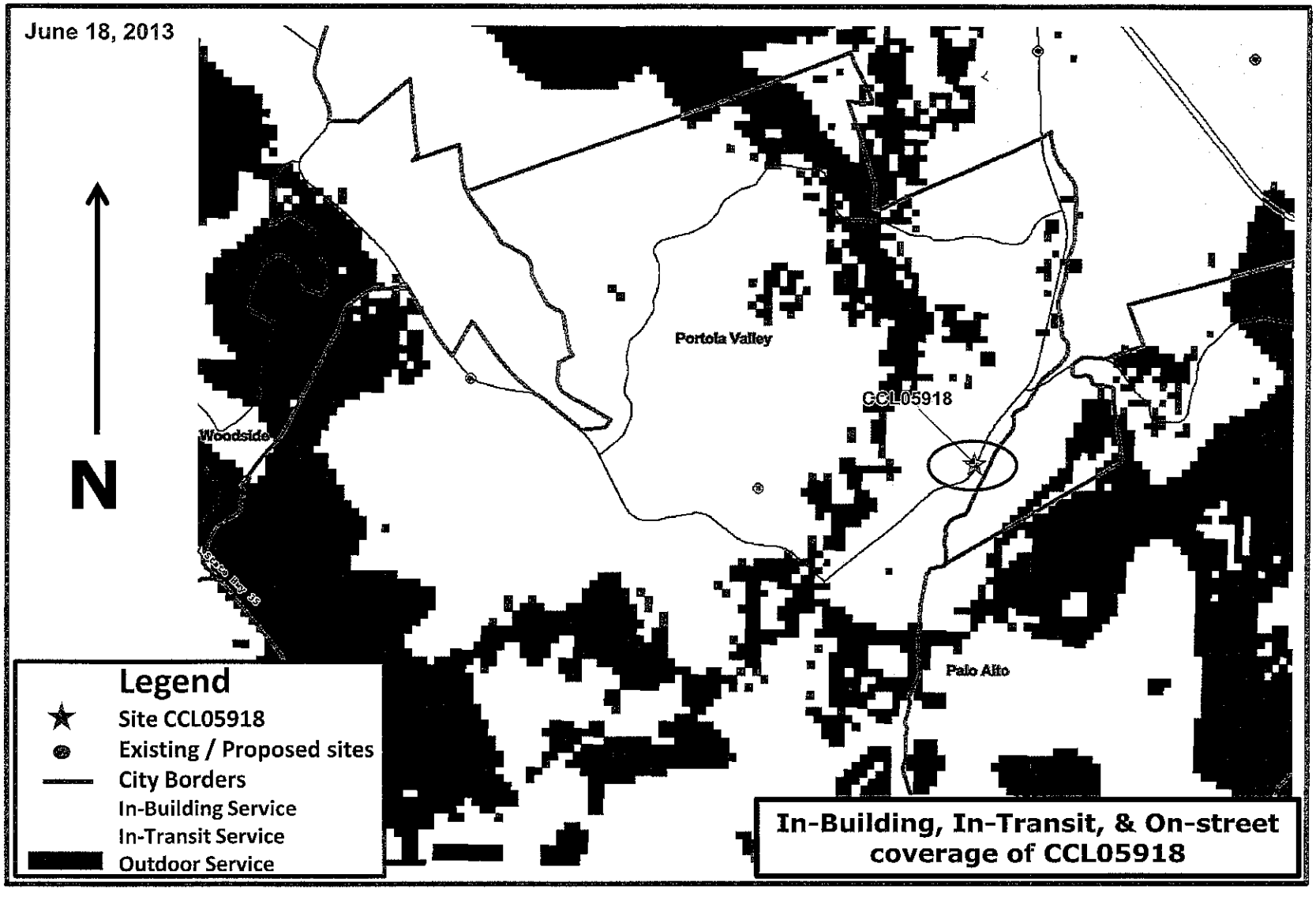
Area Detail around Proposed Site – CCL05918



LTE Coverage BEFORE the Proposed Site – CCL05918



LTE Coverage AFTER the Proposed Site – CCL05918



Coverage Legend

In-Building Service: **In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)**

In-Transit Service**: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.**

Outdoor Service: **The areas shown in the Blue should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.**

at&t

TOWER / STRUCTURE / EQUIPMENT REMOVAL BOND

Location of tower/structure/equipment:
4115 Alpine Road, Portola Valley, CA

Site: CNU5918 Alpine Road
FA #10067793

Bond Number: 39S205670

KNOW ALL MEN BY THESE PRESENTS:

THAT **New Cingular Wireless PCS, LLC 4430 Rosewood Drive, Pleasanton, CA 94588,** as Principal, and **Liberty Mutual Insurance Company**, a corporation duly organized under the laws of the State of **Massachusetts** as Surety, are held and firmly bound unto **the Town of Portola Valley, 765 Portola Road, Portola Valley, CA 94025** as Obligee, the penal sum of **Fifteen Thousand and NO/100 Dollars ($15,000.00)** for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, the liability of the surety being limited to the penal sum of this bond regardless of the number of years the bond is in effect.

WHEREAS, the Principal has entered into a written agreement with the property owner for the placement of a tower, structure or equipment furnishing telephone, television or other electronic media service, which agreement sets forth the terms and conditions which govern the use of such towers, structures or equipment and which agreement is hereby specifically referred to and made part hereof, and

WHEREAS, the **Town of Portola Valley** ordinance and/or the property owner, requires the submission of a bond guaranteeing the maintenance, replacement, removal or relocation of said tower,

NOW THEREFORE, the condition of this obligation is such, that if the above bounden Principal shall perform in accordance with the aforesaid ordinance and/or agreement, and indemnify the Obligee against all loss caused by Principal's breach of any ordinance or agreement relating to the maintenance, replacement, removal or relocation of a tower, structure or equipment, then this obligation shall be void, otherwise to remain in full force and effect unless cancelled as set forth below.

THIS BOND may be cancelled by Surety by giving thirty (30) days written notice to the Obligee by certified mail. Such cancellation shall not affect any liability the surety has incurred under this bond prior to the effective date of the termination.

PROVIDED that no action, suit or proceeding shall be maintained against the Surety on this bond unless the action is brought within twelve (12) months of the cancellation date of this bond.

SIGNED this **6th** day of **February, 2013**.

Principal: New Cingular Wireless PCS, LLC
By AT&T Mobility Corporation its manager

By: _____ **Art Kirchoffer**
Assistant Treasurer

Surety: Liberty Mutual Insurance Company

By: _____
Heidi A. Notheisen, Attorney-in-Fact

ATT RF EME Compliance Report

USID# 51055
Site No. CNU5918
Alpine Road - 3701438614 - CN5918
4115 Alpine Road
Portola Valley, California 94028
San Mateo County
37.378569; -122.197239 NAD83
utility pole

EBI Project No. 69131170
October 8, 2013

Prepared for:

AT&T Mobility, LLC
c/o Black & Veatch Corporation
Bishop Ranch 8, 5000 Executive Parkway, Suite 430
San Ramon, CA 94583

Prepared by:

EBI Consulting
environmental | engineering | due diligence

TABLE OF CONTENTS

APPENDICES

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CNU5918 located at 4115 Alpine Road in Portola Valley, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

As presented in the sections below, based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers elevated above the ground may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 11 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure guidance document, dated September 21, 2012, additional guidance provided by AT&T, EBI's

understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in AT&T's RF Exposure Policy guidance document, dated September 21, 2012. The following signage is recommended at this site:

- Green INFO 2 sign posted on the base of the utility pole.
- Blue NOTICE - sign posted at the base of the utility pole.
- Yellow CAUTION - TOWER sign posted on or near the antennas. (The size of the sign should be proportionate to the size of the pole)

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed addition of two (2) LTE antennas to the existing two (2) wireless telecommunication antennas on a utility pole in Portola Valley, California. There are two Sectors (A and B) proposed at the site, with one (1) existing antenna and one (1) proposed LTE antenna per sector. For modeling purposes, it is assumed that there will be one (1) GSM/UMTS antenna in each sector transmitting in one band of the 850 (GSM), two bands of the 850 (UMTS) and two bands of the 1900 MHz frequency ranges, and one (1) LTE antenna in each sector transmitting in the 700 and 1900 MHz frequency ranges. The Sector A antennas will be oriented 35° from true north. The Sector B antennas will be oriented 243° (GSM and UMTS) and 225° (LTE) from true north. The bottoms of the LTE antennas will be 40 feet above ground level. The bottoms of the GSM/UMTS antennas will be 40.8 feet above ground level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via approaching the utility pole from ground level. Workers must be elevated to antenna level to access them, so these antennas are not accessible to the general public.

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/ controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table 1 and Figure 1 (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm^2). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm^2) and an uncontrolled MPE of 1 mW/cm2 for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm^2 and an uncontrolled MPE of 0.57 mW/cm^2. For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm^2 and an uncontrolled MPE of 0.47 mW/cm^2. These limits are considered protective of these populations.

Table 1: Limits for Maximum Permissible Exposure (MPE)

(A) Limits for Occupational/Controlled Exposure

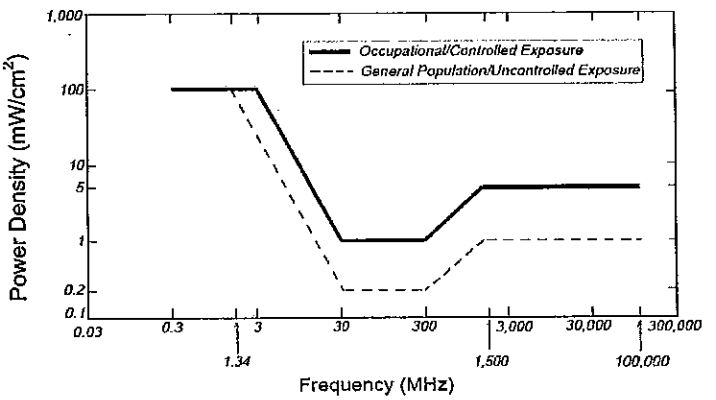
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6

(B) Limits for General Public/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)
* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870 MHz	2.90 mW/cm^2	0.58 mW/cm^2
Specialized Mobile Radio	855 MHz	2.85 mW/cm^2	0.57 mW/cm^2
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm^2	0.20 mW/cm^2

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF Exposure Policy Requirements

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 Worst-Case Predictive Modeling

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site ground-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T, and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65.

The assumptions used in the modeling are based upon information provided by AT&T, and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Based on worst-case predictive modeling, there are no modeled areas on any accessible ground-level walking/working surface related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. Additionally, there are areas where workers elevated above the ground may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 11 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields. At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 7.60 percent of the FCC's general public limit (1.52 percent of the FCC's occupational limit).

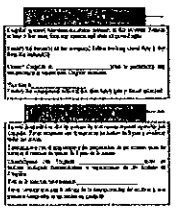
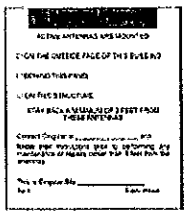
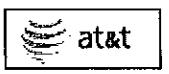
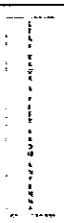
The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO 2 sign posted on the base of the utility pole.
- Blue NOTICE - sign posted at the base of the utility pole.
- Yellow CAUTION - TOWER sign posted on or near the antennas. (The size of the sign should be proportionate to the size of the pole)

No barriers are required for this site. Barriers may consist of rope, chain, or fencing. Painted stripes should only be used as a last resort. If painted stripes are selected as barriers, it is recommended that the stripes and signage be illuminated. The signage and any barriers are graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 4115 Alpine Road in Portola Valley, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible ground-level walking/working surface related to proposed equipment in the area that exceed the FCC's occupational and general public exposure limits at this site. As such, the proposed AT&T project is in compliance with FCC rules and regulations. Additionally, there are areas where workers elevated above the ground may be exposed to power densities greater than the occupational limits. The worst-case emitted power density may exceed the FCC's occupational limit within approximately 11 feet of AT&T's proposed antennas at the antenna face level. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

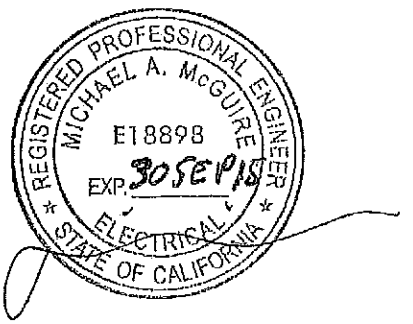
7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

Appendix A

Certifications

Reviewed and Approved by:



sealed 8oct2013

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Preparer Certification

I, Tama Troutman, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated 12/09/11) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

Appendix B

Antenna Inventory

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Deg.)	X	Y	Z	Z (Antenna Face)
ATT A1	AT&T	Panel	LTE 700	1162	12.9	Andrew SBNH-1D6565B	35	6.06	70	56	78	40.0	0
ATT A1	AT&T	Panel	LTE 1900	2427	16.1	Andrew SBNH-1D6565B	35	6.06	57	56	78	40.0	0
ATT A2	AT&T	Panel	GSM 850	276	11.9	Andrew QBXLH-6565A-VTM	35	4.34	66	53	80	40.8	0
ATT A2	AT&T	Panel	UMTS 850	372	11.9	Andrew QBXLH-6565A-VTM	35	4.34	66	53	80	40.8	0
ATT A2	AT&T	Panel	UMTS 1900	617	14.6	Andrew QBXLH-6565A-VTM	35	4.34	60	53	80	40.8	0
ATT A2	AT&T	Panel	UMTS 850	372	11.9	Andrew QBXLH-6565A-VTM	35	4.34	66	53	80	40.8	0
ATT A2	AT&T	Panel	UMTS 1900	617	14.6	Andrew QBXLH-6565A-VTM	35	4.34	60	53	80	40.8	0
ATT B1	AT&T	Panel	GSM 850	276	11.9	Andrew QBXLH-6565A-VTM	243	4.34	66	54	75	40.8	0
ATT B1	AT&T	Panel	UMTS 850	372	11.9	Andrew QBXLH-6565A-VTM	243	4.34	66	54	75	40.8	0
ATT B1	AT&T	Panel	UMTS 1900	617	14.6	Andrew QBXLH-6565A-VTM	243	4.34	60	54	75	40.8	0
ATT B1	AT&T	Panel	UMTS 850	372	11.9	Andrew QBXLH-6565A-VTM	243	4.34	66	54	75	40.8	0
ATT B1	AT&T	Panel	UMTS 1900	617	14.6	Andrew QBXLH-6565A-VTM	243	4.34	60	54	75	40.8	0
ATT B2	AT&T	Panel	LTE 700	1162	12.9	Andrew SBNH-1D6565B	225	6.06	70	51	77	40.0	0
ATT B2	AT&T	Panel	LTE 1900	2427	16.1	Andrew SBNH-1D6565B	225	6.06	57	51	77	40.0	0

1. Note there are only 2 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on different lines.

Appendix C

Roofview® Export File

StartMapDefinition

Roof Max X	Roof Max Y	Map Max X	Map Max Y	Map Max XY Offset	X Offset	Number of envelope		List Of Area
120	100	150	120	20	20	1	$AE$81:$D $AE$81:$DZ$200	$AE$81:$D

StartSettingsData

Standard	Method	Uptime	Scale Facto	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData It is advisable to provide an ID (ant 1) for all antennas

ID	Name	(MHz) Freq	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	[ft] X	(ft) Y	(ft) Z	Type	[ft] Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
ATT A1	LTE	700	31.62278	2			0.26		59.57033	Andrew	SBNH-1D6	56	78	40		6.06	12.9	70;35		ON
ATT A1	LTE	1900	31.62278	2			0.26		59.57033	Andrew	SBNH-1D6	56	78	40		6.06	16.1	57;35		ON
ATT A2	GSM	850	19.95262	2			3.5		17.82502	Andrew	QBXLH-656	53	80	40.8		4.34	11.9	66;35		ON
ATT A2	UMTS	850	33.4195	1			1.44		23.98833	Andrew	QBXLH-656	53	80	40.8		4.34	11.9	66;35		ON
ATT A2	UMTS	1900	34.59394	1			2.09		21.37962	Andrew	QBXLH-656	53	80	40.8		4.34	14.6	60;35		ON
ATT A2	UMTS	850	33.4195	1			1.44		23.98833	Andrew	QBXLH-656	53	80	40.8		4.34	11.9	66;35		ON
ATT A2	UMTS	1900	34.59394	1			2.09		21.37962	Andrew	QBXLH-656	53	80	40.8		4.34	14.6	60;35		ON
ATT B1	GSM	850	19.95262	2			3.5		17.82502	Andrew	QBXLH-656	54	75	40.8		4.34	11.9	66;243		ON
ATT B1	UMTS	850	33.4195	1			1.44		23.98833	Andrew	QBXLH-656	54	75	40.8		4.34	11.9	66;243		ON
ATT B1	UMTS	1900	34.59394	1			2.09		21.37962	Andrew	QBXLH-656	54	75	40.8		4.34	14.6	60;243		ON
ATT B1	UMTS	850	33.4195	1			1.44		23.98833	Andrew	QBXLH-656	54	75	40.8		4.34	11.9	66;243		ON
ATT B1	UMTS	1900	34.59394	1			2.09		21.37962	Andrew	QBXLH-656	54	75	40.8		4.34	14.6	60;243		ON
ATT B2	LTE	700	31.62278	2			0.26		59.57033	Andrew	SBNH-1D6	51	77	40		6.06	12.9	70;225		ON
ATT B2	LTE	1900	31.62278	2			0.26		59.57033	Andrew	SBNH-1D6	51	77	40		6.06	16.1	57;225		ON

StartSymbolData

Sym	Map Mark	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym		5	35	AC Unit	Sample symbols
Sym		14	5	Roof Access	
Sym		45	5	AC Unit	
Sym		45	20	Ladder	

Appendix D

Roofview ® Graphics

% of FCC Public Exposure Limit

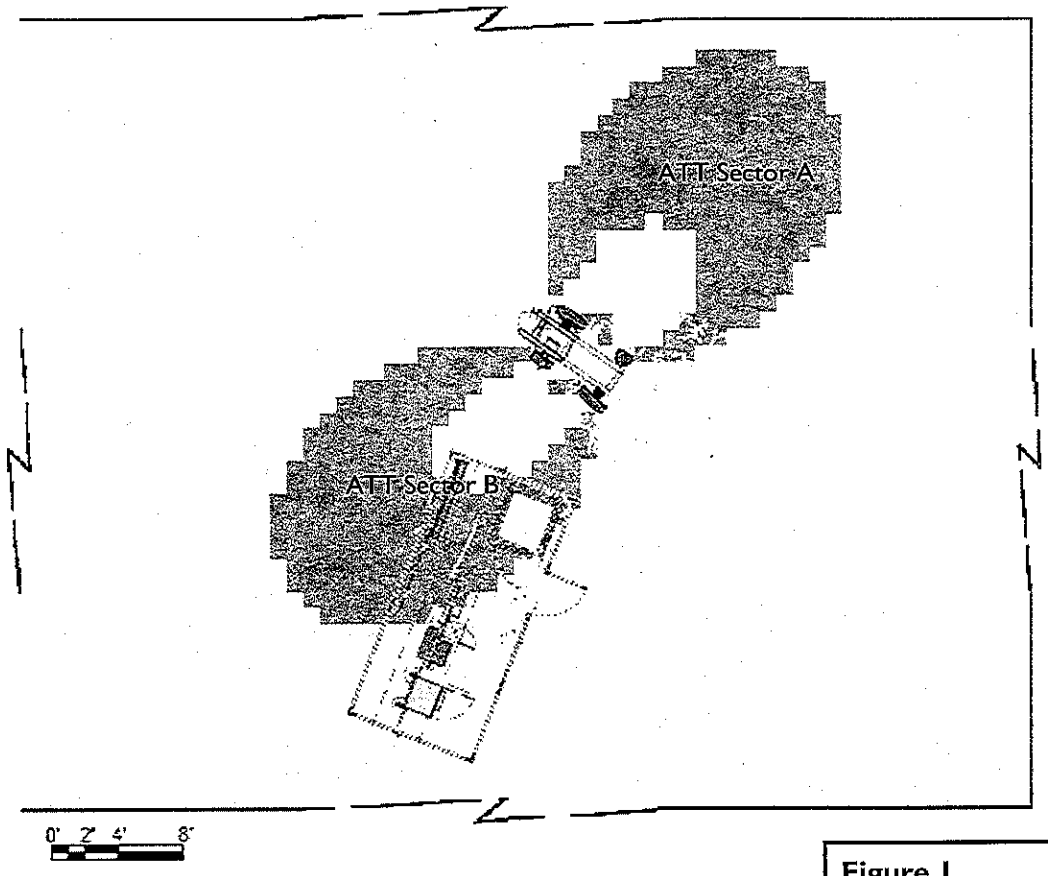
Exposure Level ≥ 5,000

500 < Exposure Level ≤ 5000

100 < Exposure Level ≤ 500

Exposure Level ≤ 100

Antenna Face Simulation



AT&T Antennas

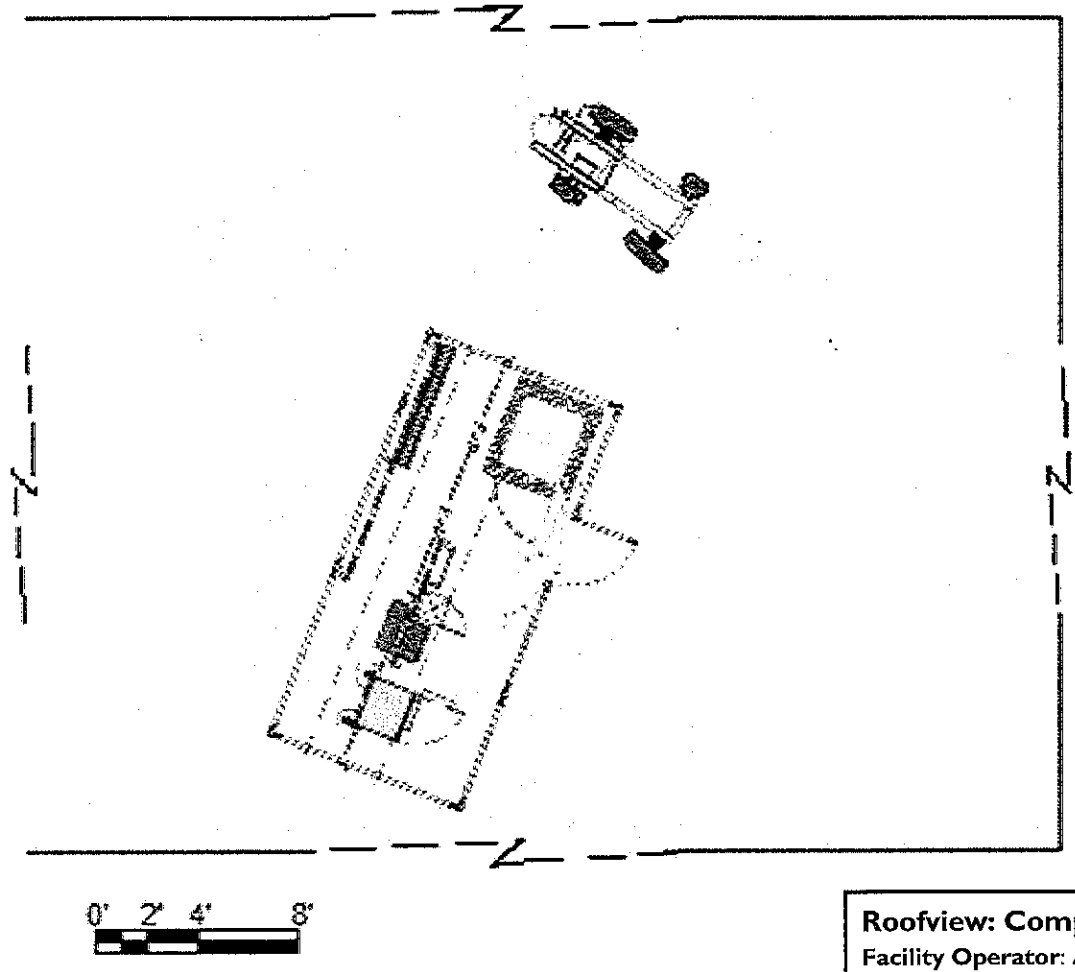
Figure 1.
Roofview: Composite Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

EBI Consulting
environmental | engineering | due diligence

% of FCC Public Exposure Limit

- Exposure Level ≥ 5,000
- 500 < Exposure Level ≤ 5000
- 100 < Exposure Level ≤ 500
- Exposure Level ≤ 100

*Ground Level Simulation



AT&T Antennas

Roofview: Composite Exposure Levels

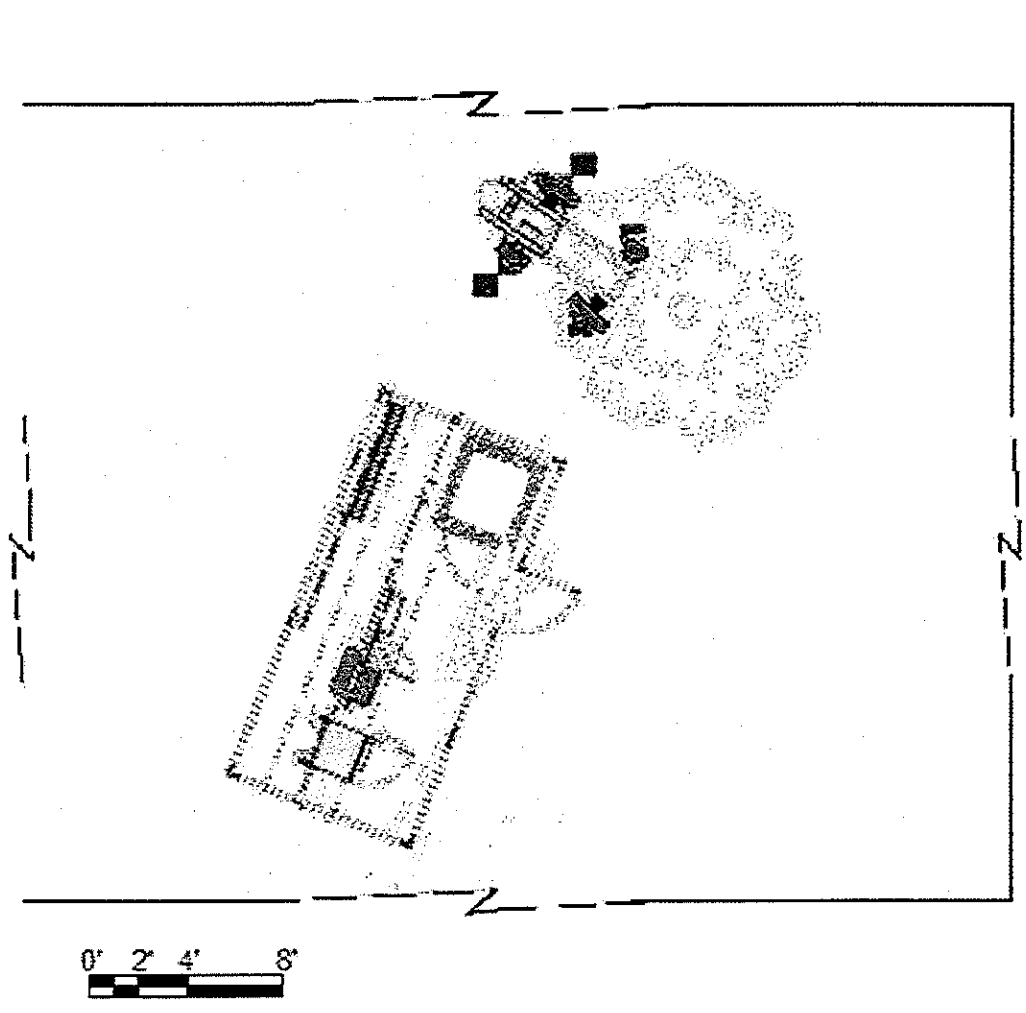
Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

EBI Consulting
environmental | engineering | due diligence

% of FCC Public Exposure Limit

Exposure Level >5

Exposure Level ≤ 5



Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

AT&T Antennas

Figure 2.
Roofview: AT&T Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

EBI Consulting
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% of FCC Public Exposure Limit

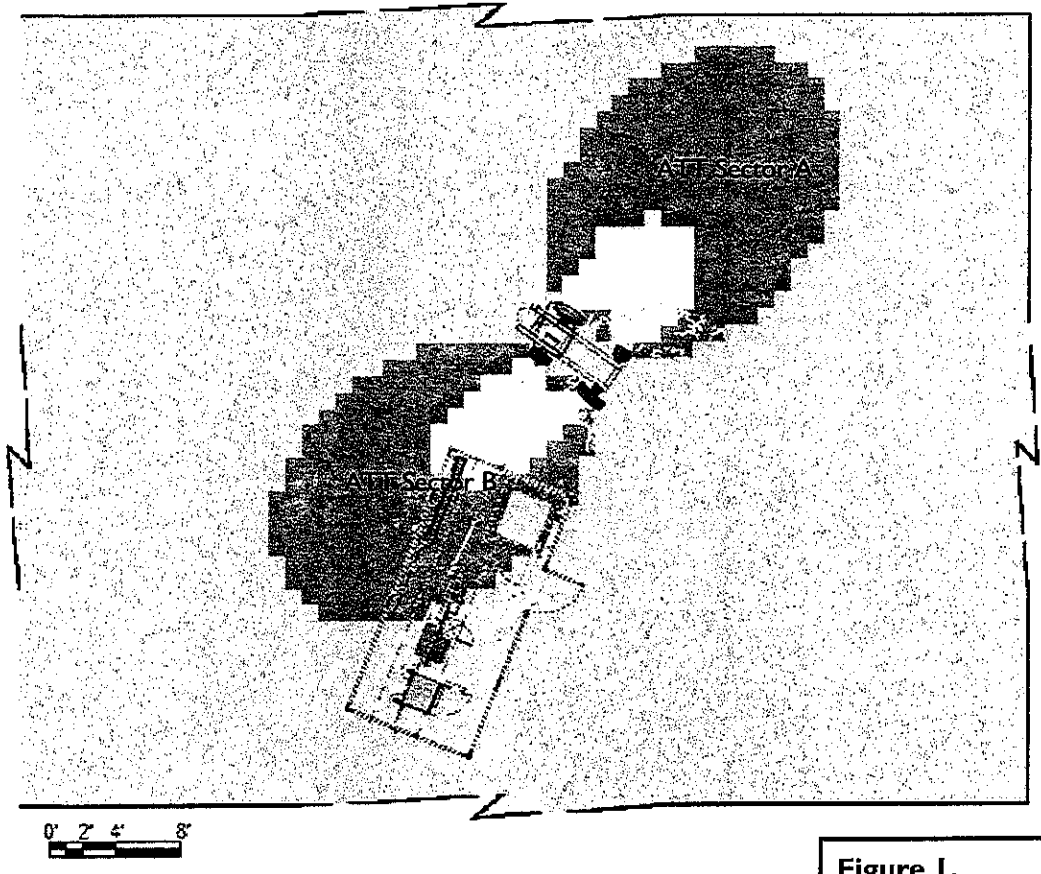
Exposure Level ≥ 5,000

500 < Exposure Level ≤ 5000

100 < Exposure Level ≤ 500

Exposure Level ≤ 100

Antenna Face Simulation



AT&T Antennas

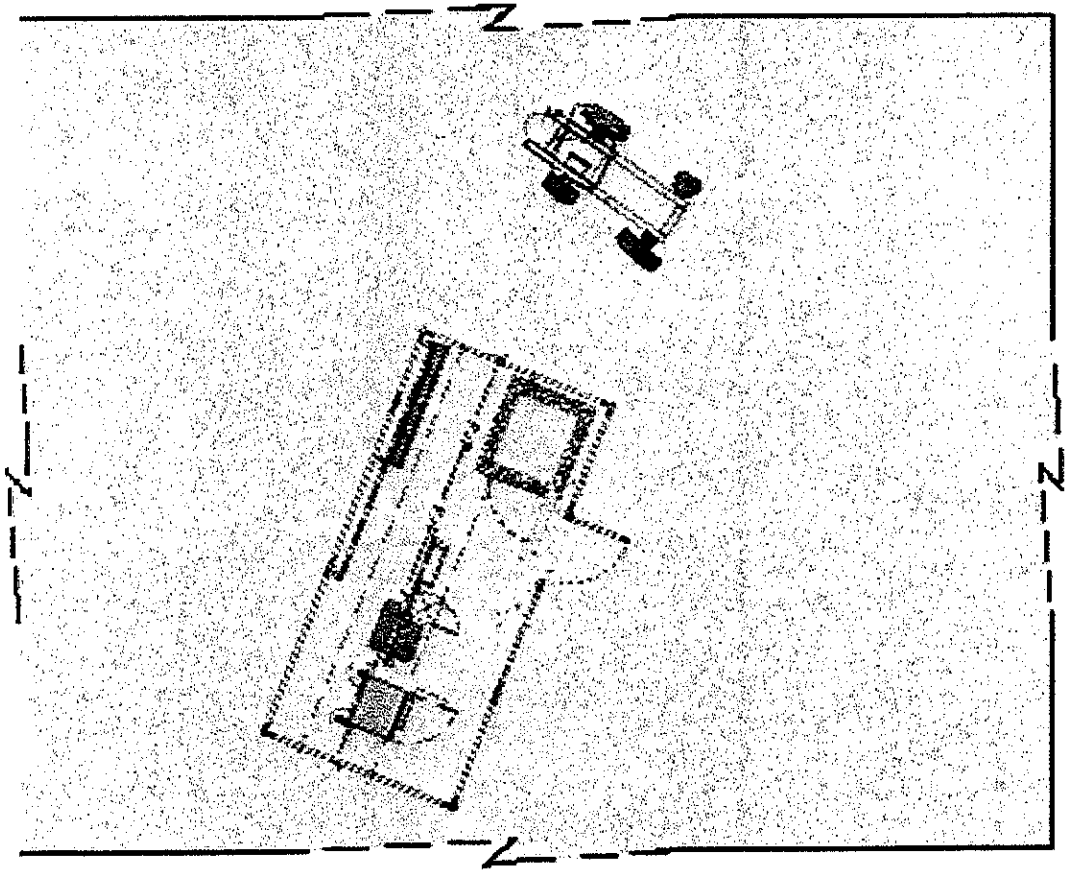
Figure 1.
Roofview: Composite Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

EBI Consulting

% of FCC Public Exposure Limit

- Exposure Level ≥ 5,000
- 500 < Exposure Level ≤ 5000
- 100 < Exposure Level ≤ 500
- Exposure Level ≤ 100

*Ground Level Simulation



AT&T Antennas

Roofview: Composite Exposure Levels

Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

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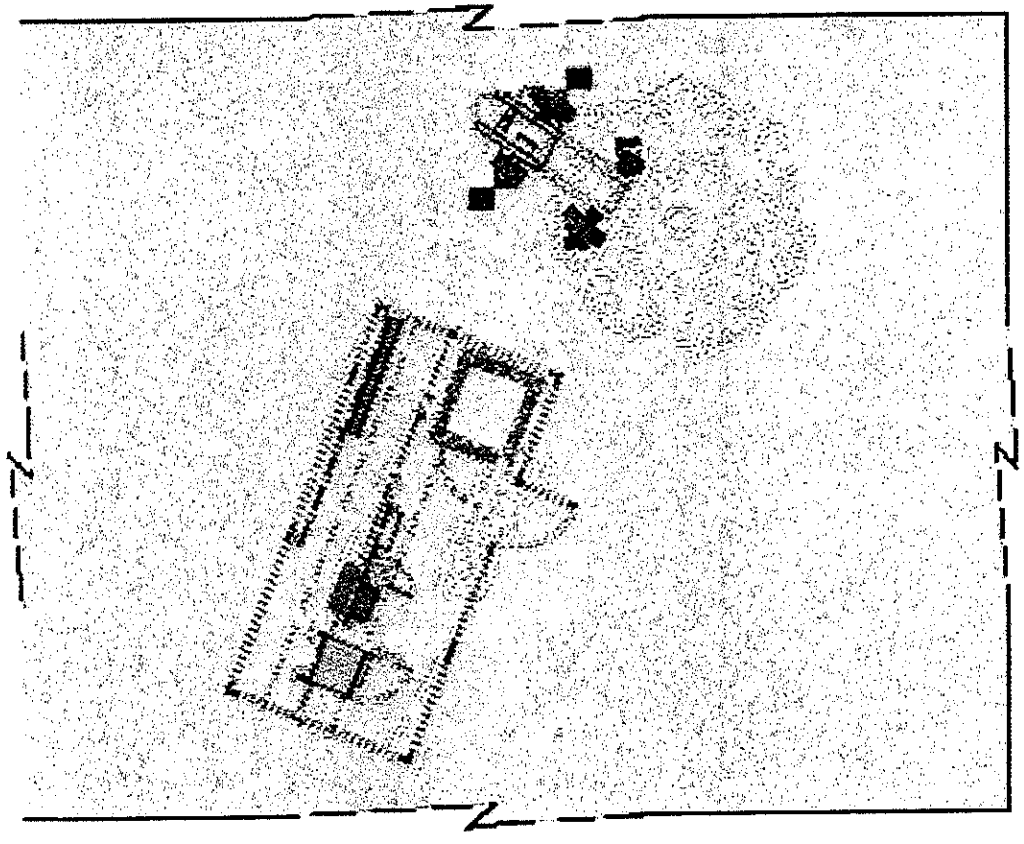
% of FCC Public Exposure Limit

Exposure Level >5

Exposure Level ≤ 5



Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

AT&T Antennas

Figure 2.
Roofview: AT&T Exposure Levels
Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

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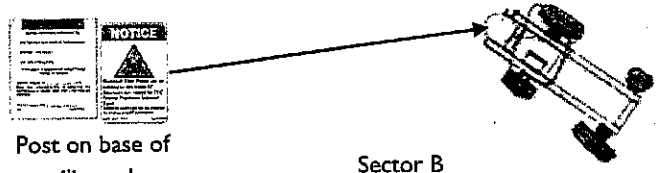
Appendix E

Compliance/Signage Plan

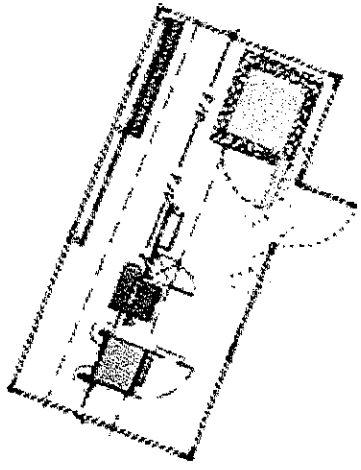
AT&T Antennas

Sector A



Post on base of utility pole

Sector B



*Post on or near antennas. The size of the sign should be proportionate to the size of the pole

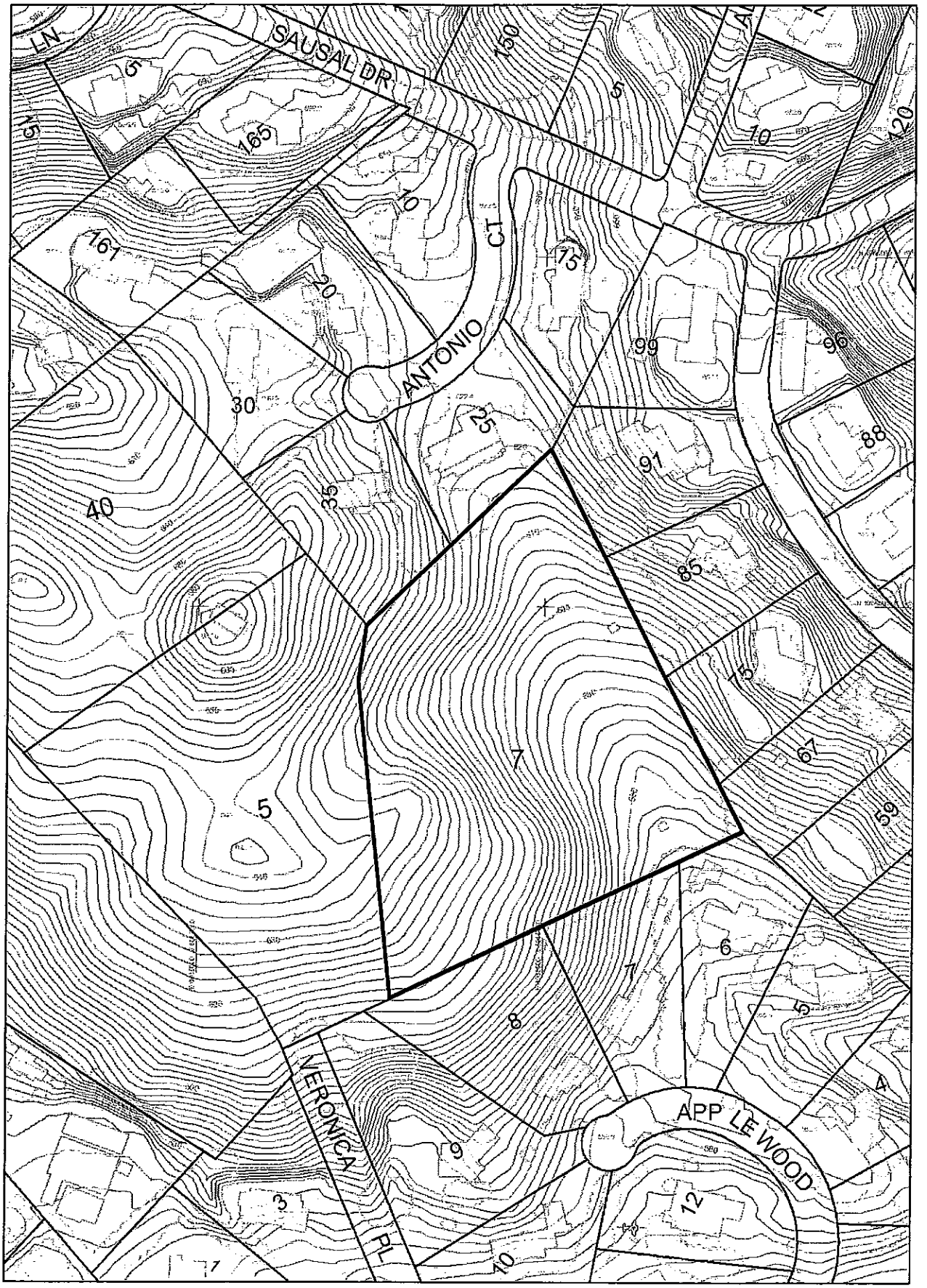
Sign Identification Legend	
	Denotes AT&T Informational Sign 1
	Denotes AT&T Informational Sign 2
	Denotes AT&T Informational Sign 3
	Denotes AT&T Informational Sign 4
	Denotes AT& T NOTICE Sign
	Denotes AT&T CAUTION Sign
	Denotes AT&T WARNING Sign

0' 2' 4' 8'

Compliance/Signage Plan
Facility Operator: AT&T Mobility
Site Name: Alpine Road - 3701438614 - CN5918
AT&T Site Number: CNU5918
USID Number: 51055
Report Date: 10-08-13

EBI Consulting
environmental | engineering | due diligence

ARCHITECTURAL REVIEW & X9H- 665 FOR NEW RESIDENTIAL DEVELOPMENT 7 VERONICA PLACE, WAISSAR



Vicinity Map
Scale: 1" = 200 feet

New Residence, Waissar
7 Veronica Pl
January 2014

BKF
ENGINEERS / SURVEYORS / PLANNERS

Northern California
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
Tel 650.482.6300
Fax 650.482.6399

November 25, 2013
BKF No. 20130154-10

Carol Borck
Town of Portola Valley
765 Portola Road
Portola Valley, CA 94028

Subject: Wetland Preservation
7 Veronica Place
Portola Valley, CA 94028

Dear Carol:

Per the Town's request, BKF conducted review of the proposed site improvements at 7 Veronica Place as indicated in Sheet C2.1 and C3.1 of the civil ASCC submittal, dated 10/25/2013. Below is our assessment of the proposed project and explains which site features will be implemented to limit impact to the existing wetland below the development, as required in section II.D of the Woodside Priory Planned Unit Development (PUD) Statement.

I. Potential Design Impacts

Design of the new residence and site could impact the existing residence in the following ways:

A. Physical alteration of the wetland or immediate area around it.
B. Increases in stormwater runoff volume, and decreases in stormwater quality, resulting from added impervious area.

II. Implemented Design Measures

The proposed improvements will incorporate measures to prevent these impacts as follows:

A. Building and site improvements will be limited to an area well outside the area of existing wetland, which will be maintained in an open space easement set at least 130 ft away from improvements.
B. Existing runoff patterns will be maintained through two storm drain systems:
    - A bypass system is used for existing run-on from uphill. Natural run-on is collected and routed around improvements and discharged over a large area using wide rock dissipators spread throughout the site, designed to imitate existing drainage sheet flow.
    - The run-off from proposed hardscape will be directed through local landscaping, collected and routed to a stormwater infiltration/detention system which is designed to offset impacts from the added impervious area.

    All work is designed in accordance with local storm water regulation.

III. Potential Construction Impacts

Construction of the residence and site will require a significant amount of earthwork by heavy construction equipment. It will also require a variety of materials and construction methods which could potentially impact the wetland area through the following sources of pollution:

A. Air pollution via dust from the site.
B. Sediment-laden stormwater runoff during storm events.
C. Leaks and contaminated runoff from hazardous materials stored and used onsite.

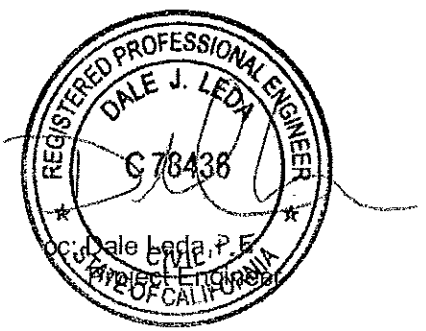
IV. Implemented Construction Measures

The proposed improvements will incorporate measures to prevent these impacts as follows:

A. Dust suppression will be the contractor's responsibility throughout the duration of construction, especially during grading and other dust-generating phases of work. The contractor is required to maintain an adequate water supply onsite (either via water truck or other means) to ensure that all portions of the site subject to blowing dust shall be watered as often as deemed necessary by the building inspector.
B. Sediment transportation/runoff will be controlled onsite through a number of measures, including but not limited to implementation of a vehicle washout area, stabilized construction entrance, regular maintenance/cleaning of public streets and drainage appurtenances, installation of silt fencing and straw waddles throughout the site, covering of all stockpiles and scheduling all grading activities during the dry season.
C. Hazardous material management will be conducted per the San Mateo County Water Pollution Prevention Program Construction Best Management Practices (BMPs), which will be included in the construction drawing set. BMPs include provisions for proper material storage, cleaning equipment, disposal of waste, spill protection, and site monitoring.

This letter is prepared in accordance with civil engineering principles and practices generally accepted at the time and location the services were rendered. Please feel free to contact me with any questions regarding the above project.

Very Truly Yours,



cc: Dale Leda, P.E.
Project Engineer

FELDMAN
ARCHITECTURE

1005 Sansome St, Ste 240
San Francisco, CA 94111

p 415 252 1441
f 415 252 1442

December 10, 2013

Caroline Arpa
Feldman Architecture
1005 Sansome St. Ste 240
San Francisco, CA 94111
p 415 252 1441 x 24
carpa@feldmanarchitecture.com

SUBJECT: Preliminary ASCC Review Comments

PROJECT DATA:

Owners: Linda and Mark Waissar
Project Address: 7 Veronica Place, Portola Valley, 94028

Notes to Architect dated November 8, 2013

In regards to the drainage plans, please have BKF forward me a letter that details how they are complying with the PUD requirements for the wetland preservation in the open space easement (and how that relates to the proposed drainage for the project)

RESPONSE: Please see the attached letter from Dale Leda at BKF describing how we are complying with the PUD requirements for the wetland preservation in the open space easement and how this relates to the proposed drainage for the project.

In regards to the architectural submittal:

1) 20' driveway – must be 12' unless WFPD has required otherwise

RESPONSE: The driveway width has been reduced to 12'. See Sheet A1.00, A1.01 and the Landscape & Civil Drawings.

2) Need BIG checklist for guest house – 25 points

RESPONSE: A separate GreenPoint Rated Checklist was added for the Guest House, see Sheet Go.02.

3) Colors/Materials – would like to see a warmer siding color that is more harmonious with the site. "Solid" garage door – specify material/color. All of the TBD hardscape – provide samples at site meeting, particularly driveway. Is the integral Silversmoke concrete for the house siding as well? Also need sample of "powder coat gray frame" and roof "light gravel" and "black steel edging."

RESPONSE: For the ASCC site meeting we shall bring samples of all our hardscape and building materials for review and to discuss. We would still like to propose a dark warm wood siding for the exterior of the building that sits harmoniously on the land. We will be ready to discuss at our meeting what is an acceptable dark warm wood exterior siding color/finish that meets both the requirements of Portola Valley and the desire of the client. The garage door shall either be dark grey

powder coated metal or the dark warm wood exterior siding, samples shall be provided for the ASCC meeting for review and discussion. Where the concrete foundation stem walls are exposed and where the interior concrete floor slabs extend to the exterior, the Silversmoke integral colored concrete shall be exposed with a smooth finish. As noted above, samples of all the hardscape materials and architectural building materials shall be supplied at our ASCC meeting for review and discussion, including the "powder coated gray frame, the light roof gravel, the TPO and the black steel edging".

4) There is a lot of glass in this project - quite a bit of Western exposure. Is there tinting on any of the windows? Tinting for clerestory? Is the oak going to be enough for the Western exposure, or will you need to propose a trellis element?

RESPONSE: To note we have a large trellis and tree outside the primary west glass façade which should provide enough shading to this elevation. If need be we shall look into what options the door and window manufacture can provide us or consider tinting to help reduce the heat gain at this exposure of the building.

5) There are quite a few live oaks proposed - should consider eliminating some, keep for more private areas, mix in some deciduous oaks.

RESPONSE: We feel the trees are located with intentions the review board should consider and we are open to discussing them further at the meeting. We plan to illustrate some of our intentions with renderings at our ASCC meeting. Briefly, trees on the north east side of the house will soften the view of the house from the public hiking trail and the neighbors across the wetland area; trees at the north west corner of the house will provide needed privacy from the future neighbor; trees around the parking court will soften the view of the parking area from the south, provide shade for outdoor parking and provide both privacy and shade from within the guest house.

6) The maximum heights for single story are 18' and 24'. The project meets the 24' height limit, but hits about 18' 6" when measure from existing grade straight up to ridge above in some areas. You can either make minor modifications OR leave and the ASCC does have the power to approve the height.

RESPONSE: We hope to discuss this further at the meeting, as we believe we are under this height limit in all areas.

7) How have you calculated your impervious surface for the driveway? Did you utilize the 100' exemption?

RESPONSE: For planning purposes we have provided a Landscape Impervious Surface Diagram with calculations, see sheet L2.2. We have also provided updated civil impervious calculations for your reference see sheet C2.1.

8) There are landscape lights proposed for the trees - these will need to be eliminated. Less path lights will be required.

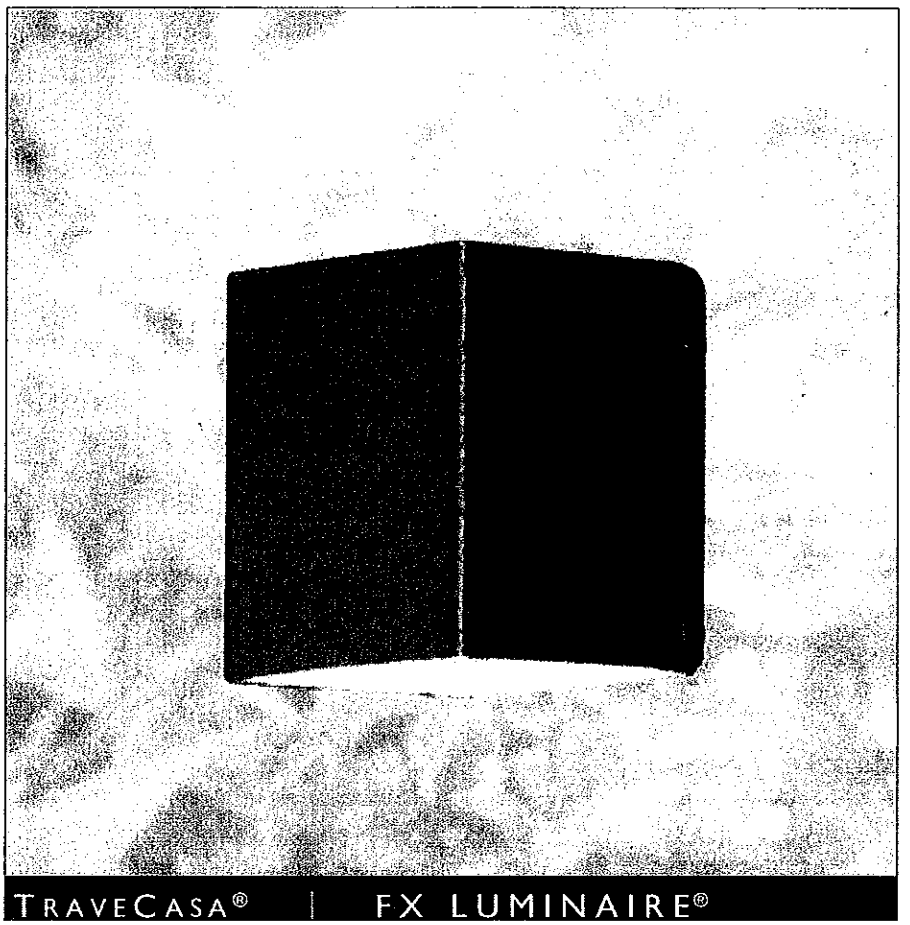
RESPONSE: The tree lights have been eliminated and (2) new path lights, "B-K Lighting Staff Star" have been added to the interior courtyard, see sheet L2.1 and the (2) new copies of the revised lighting specs. In order to provide adequate path light between the Main House and Guest House only (4) lights have been removed from this courtyard. We feel (9) lights, as shown in the drawings, shall provide adequate path light for the primary entry path and we would not recommend removing any additional fixtures.

9) On the roof plan, what are the blank areas around the outer portions?

RESPONSE: The previous roof curb was a place holder which we have revised to reflect a simpler roof edge condition with less visual impact from above. The exterior roof edge is depicting a flashed parapet curb edge. Please note that our fascia board size has increased to anticipate what future structure and water proofing we will need but we are still within our allowable building heights. The final roof details and roof plan shall be refined once we have structural drawings and we have determined the drainage on all the roofs. Lastly please note that our roof over our Main Living Space is depicted with a taller inset roof that may be necessary depending on the future structure and anticipated drainage. For planning purposes we are showing our worst case scenario where we would need to have a taller inset roof but as we work out the structural and drainage details this roof may be lowered. Please see our revised Roof Plan on sheet A2.02, our revised exterior elevations/building sections on sheets A3.00, A3.01, A3.02, A4.01 and the revised southwest perspective on sheet G0.00.

FX | LUMINAIRE®
TC-20

DOWNLIGHTING



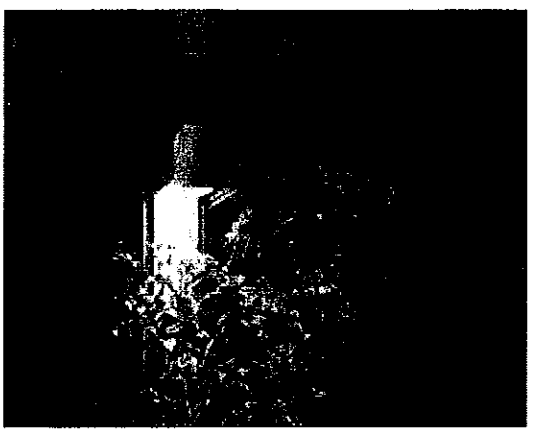
TIME TESTED, FLEXIBLE AND DURABLE

The TraveCasa® is at home in fine landscape architectural structures such as arbors, trellises or dining pavilions.

This fixture is designed to surface mount onto beams or posts. The halogen lamp is adjustable to allow maximum forward projection making this unique model well suited for illuminating steps or color pots from adjacent structures.

Milled from very heavy gauge, solid copper with stainless hardware, this luminaire will enhance any fine lighting project. The false bottom internal plate obscures wirenut connection for a clean finish.

The white powder coated unit looks great in a small modern trellis design – the copper TC works well in craftsman style structures.

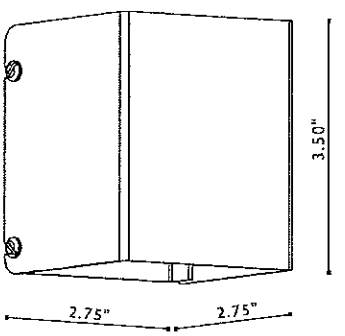


BLENDS IN EFFORTLESSLY

The key to successful outdoor lighting is to incorporate the equipment into the structures or garden without introducing a conflicting design element. The TC's simple geometric form allows it to disappear into any fine trellis or arbor.

The copper will patina naturally over time and can be accelerated with solution spray. For patina formulas visit our website at www.FXL.com/patina.

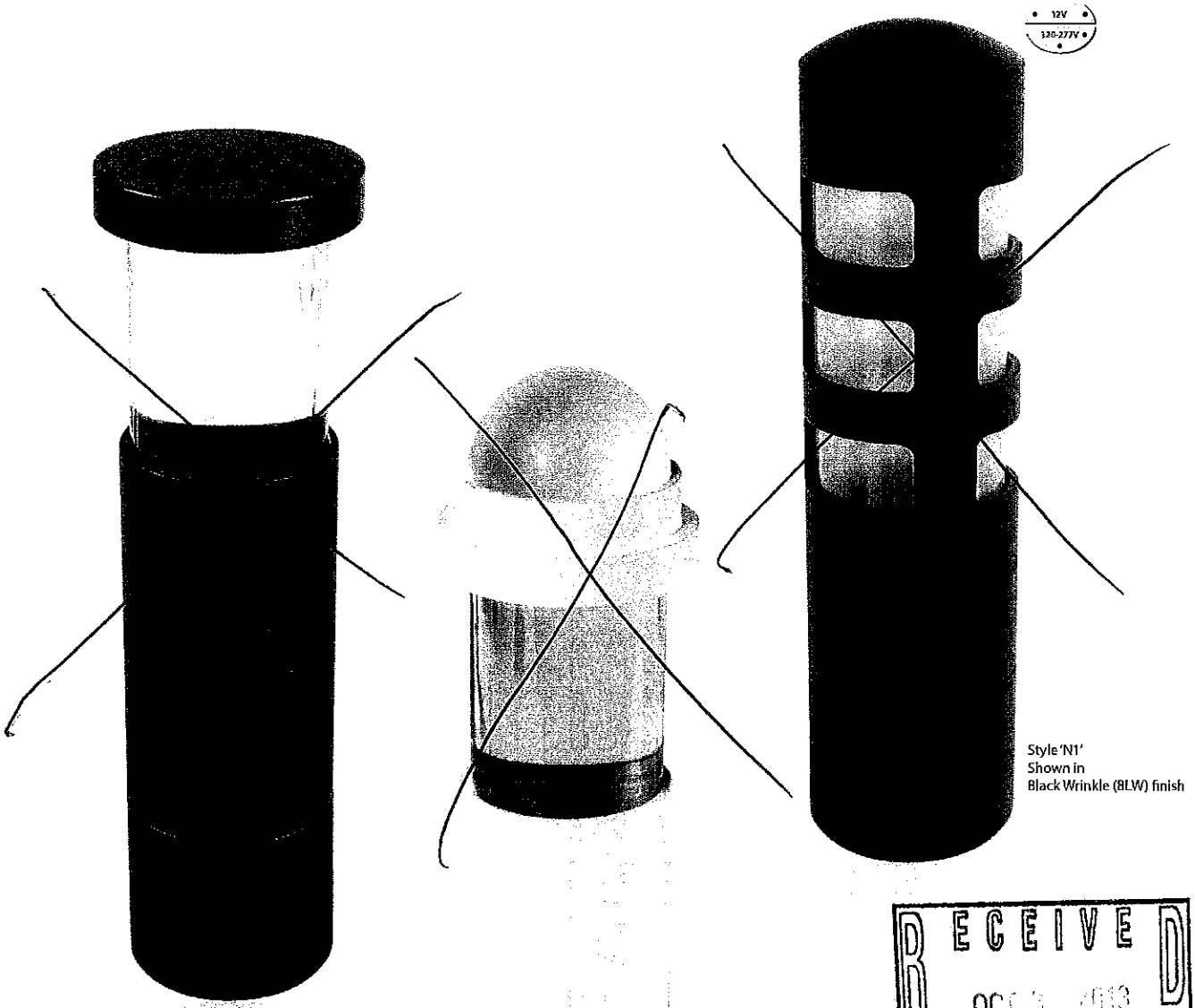
Note: This fixture is designed for downlighting only.



ARCHITECTURAL ACCENTS

8 WATT | GL | GLOW STAR™

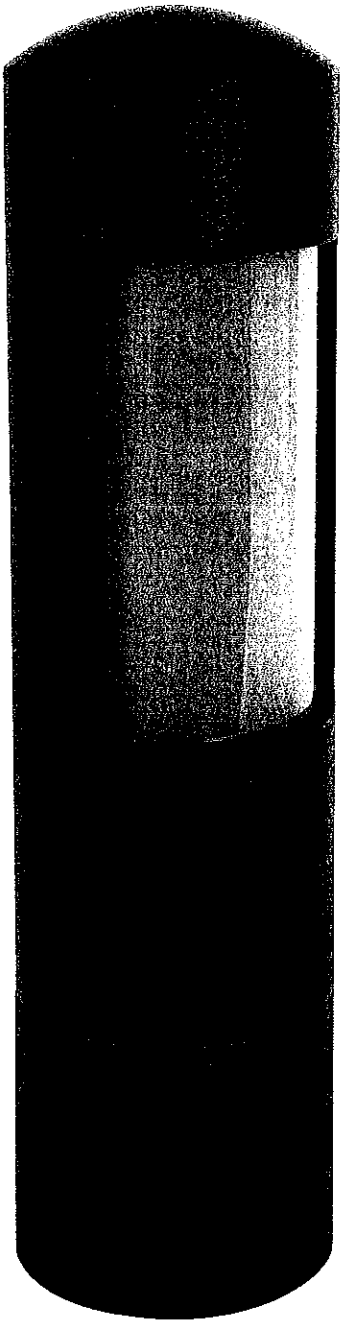
For path lighting, bigger is not necessarily better. At just two inches in diameter, Glow Star™ illuminates pathways with ease from minimal heights. Available in fully machined, copper-free aluminum or brass, this series of mini-bollards is available in eight unique cap styles, that can be used for path lighting, way finding, even up lighting. BKSSL™ 'e' technology ensures years of reliable service. Keyword GL



Style 'E'
Shown in
Bronze Wrinkle (BZW) finish

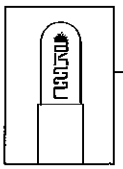
Style 'J'
Shown in
White Satin (WHP) finish

Style 'N1'
Shown in
Black Wrinkle (BLW) finish



FINISH WILL
BE BRONZE

7 VERONICA



the power of with adjust-e-lume® TECHNOLOGY

GLOW STAR™

PROJECT:	Waissar Residence
TYPE:	Glowstar R1
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

		GL	LED	e22	A9	BLP	R1	18	pp18		
Example:	-	GL	- LED	- e22	- A9	- BZW	- J	- 12	- PP12	- T	- ART

Material
Blank - Aluminum B - Brass *(Style 'E' Only)* S - Stainless Steel *(Style 'E' Only)*

Series
GL - Glow Star™ Pathlight

Source
LED - 'e' Technology with Integral Driver

LED Type
e36 - 8WLED/2.7K
e22 - 8WLED/3K
e23 - 8WLED/4K
e24 - 8WLED/Red
e25 - 8WLED/Green
e26 - 8WLED/Blue
e27 - 8WLED/Amber

Adjust-e-Lume® Output Intensity** *(Choose factory setting)*
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1
***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Aluminum & Brass Finishes

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Brass Finishes

Machined	MAC
Polished	POL
Mitique™	MIT

Stainless Finishes

Machined	MAC
Polished	POL
Brushed	BRU *Interior use only.*

Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCP	Old Copper	*Also available in RAL Finishes See submittal SUB-1439-00*	

Style
E*, G, J, K, L, N1, P1, R1
**Also available in Brass and Stainless Steel*

Base (Specify in inches)
2 - 2" with female Pipe Thread Base *(Standard)*
6 - 6" with Anchor Base
12 - 12" with Anchor Base
18 - 18" with Anchor Base
24 - 24" with Anchor Base

Mounting Options
For 2" Base Models:
PP12B - 12" Power Pipe™ Stake Mounting with B Cap
PP18B - 18" Power Pipe™ Stake Mounting with B Cap
For 6-24" Base Models:
PP12 - 12" Power Pipe™ Stake Mounting
PP18 - 18" Power Pipe™ Stake Mounting
SF - Stability Flange *(for use with Power Pipe™)*

Transformer Options
Blank - Less Transformer
T - Integral TRe20 Electronic Transformer *(105-300 VAC. 50/60 Hz. Non-Dimming)*

Options
ART - Laser Engraved Graphics *(Available on style 'G' only. Requires vector based graphics file by others.)*

DRIVER DATA

Input Volts	InRush Current	Operation Ambient Temperature
12VAC/DC 50/60Hz	<1A (non-dimmed)	-10°F-130°F

LM79 DATA

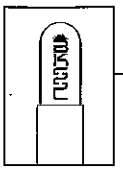
BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	8.4	~
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000

B-K LIGHTING
40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
8-21-13	SUB000941



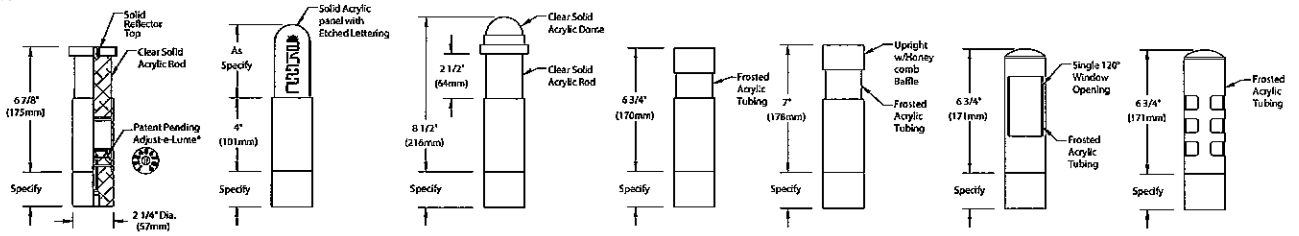
BKSSL SOLID STATE LIGHTING

the power of with adjust-e-lume® TECHNOLOGY

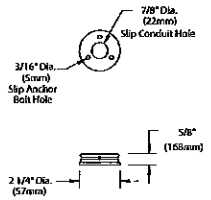
GLOW STAR™

PROJECT:	Waissar Residence
TYPE:	Glowstar R1

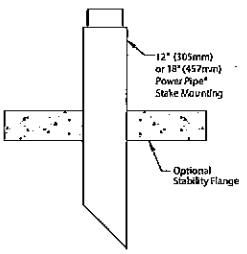
STYLE



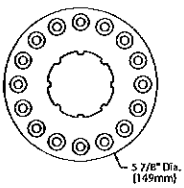
ANCHOR BASE

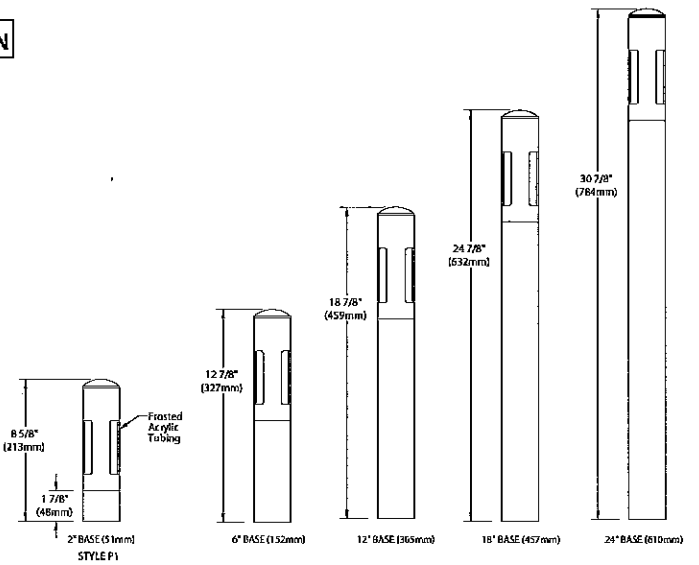


POWER PIPE™ MOUNTING OPTION



OPTIONAL STABILITY FLANGE





All dimensions indicated on this submittal are nominal.
Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Style
Fully machined housing provides wide assortment of visual effects. Style 'E', 'G', and 'J' feature solid clear acrylic rod. Style 'J' additionally features solid acrylic dome for uplight. Specify panel height (4", 6", or 9") and artwork for Style 'G' (vector based artwork by others). Style 'K', 'L', 'N1', 'P1' and 'R1' feature frosted Pyrex® lens. Style 'L' additionally features uplight component with honeycomb baffle to reduce visual brightness.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6). Style 'E' optic is additionally available in Brass (Type 360) or Stainless Steel (Type 316).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A. Conforms to Safety Std. C22.2 No. 250.13-12.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Installation
2" Base features ½" female pipe thread for mounting (hardware by others).

6-24" Bases feature machined anchor base with 7/8" dia. slip conduit hole and (3) 3/16" dia. anchor bolt holes (hardware by others). Available in standard increments to facilitate fixture elevation above grade. Optional 12" or 18" Power Pipe™ for direct burial into soil or concrete. Power Pipe™ additionally features optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability.

Transformer
For use with 12VAC BKSSL remote transformer. Also available with optional integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1598 and UL Subject 8750. Certified to CAN/CSA Standard C22.2 No. 250. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

Intertek · MADE IN THE USA · lighting facts · RoHS

®Teflon is a registered trademark of DuPont Corporation.
®Energy Star is a registered trademark of the United States Environmental Protection Agency.
®Pyrex is a registered trademark of Corning Incorporated.

adjust-e-lume® TECHNOLOGY

Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	3.1	5.0	6.3	7.6	8.9	9.2	9.3	9.3
16'	3.8	4.9	7.9	9.9	11.9	13.9	14.3	14.6	14.6
12'	6.7	8.6	14.0	17.6	21.2	24.7	25.5	25.9	25.9
8'	15.1	19.4	31.4	39.7	47.6	55.5	57.3	58.3	58.3
4'	60.4	77.7	125.8	158.6	190.4	222.1	229.2	233.0	233.2

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.8	131.9	148.1	153.1	157.5	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
16'	1.5	2.0	3.1	3.9	4.8	5.4	5.6	5.6	5.7
12'	2.6	3.6	5.5	6.9	8.6	9.5	9.9	9.9	10.1
8'	5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
4'	23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.6	0.9	1.1	1.4	1.6	1.6	1.7	1.7
16'	0.7	0.9	1.4	1.8	2.1	2.5	2.6	2.6	2.6
12'	1.2	1.6	2.5	3.2	3.8	4.4	4.6	4.7	4.7
8'	2.7	3.7	5.6	7.2	8.6	10.0	10.3	10.5	10.6
4'	10.9	14.8	22.3	28.6	34.3	39.9	41.1	42.2	42.3

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

adjust-e-lume® TECHNOLOGY

Photometry for use with e22 **3K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	2.9	4.9	6.1	7.3	8.6	9.1	9.3	9.3
16'	3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6
12'	6.7	8.2	13.5	17.0	20.3	24.5	25.4	25.7	25.9
8'	15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2
4'	60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'	2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'	4.5	5.9	8.7	11.4	13.5	16.6	17.0	17.3	17.5
8'	10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'	40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.0	1.2	1.9	2.4	2.9	3.4	3.5	3.6	3.7
16'	1.5	1.8	2.9	3.8	4.6	5.3	5.4	5.7	5.8
12'	2.6	3.3	5.2	6.7	8.1	9.5	9.6	10.1	10.2
8'	6.0	7.4	11.8	15.0	18.3	21.3	21.6	22.8	23.0
4'	23.8	29.5	47.0	60.2	73.3	85.1	86.4	91.2	92.2

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.5	0.9	1.1	1.3	1.6	1.7	1.7	1.7
16'	0.7	0.8	1.4	1.7	2.0	2.4	2.6	2.7	2.7
12'	1.2	1.5	2.5	3.0	3.5	4.3	4.7	4.7	4.7
8'	2.8	3.4	5.5	6.7	7.9	9.8	10.5	10.7	10.7
4'	11.1	13.4	22.2	26.8	31.7	39.0	41.9	42.6	42.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

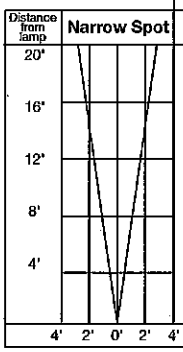
40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

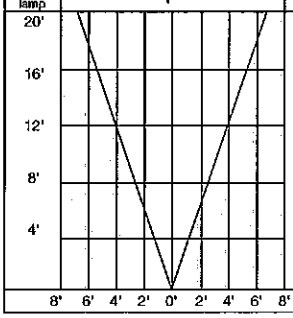
Narrow Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'	4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'	7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'	17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'	68.6	91.9	138.6	172.9	212.1	251.3	259.2	263.8	264.3

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

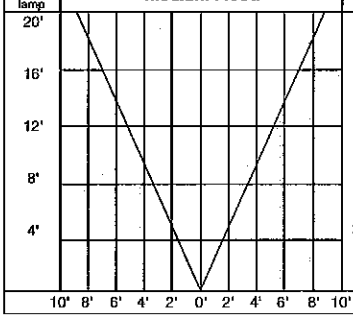
Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.9	2.4	3.7	4.8	6.0	6.8	7.1	7.1	7.1
16'	2.9	3.7	5.9	7.4	9.4	10.6	11.0	11.1	11.2
12'	5.2	6.6	10.4	13.2	16.7	18.9	19.6	19.8	19.8
8'	11.8	14.9	23.4	29.7	37.6	42.5	44.1	44.6	44.6
4'	47.0	59.6	93.6	118.9	150.3	170.1	176.3	178.3	178.6

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

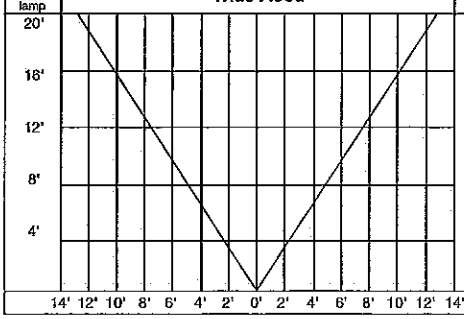
Medium Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.1	1.4	2.2	2.8	3.3	3.8	4.0	4.1	4.1
16'	1.7	2.1	3.4	4.3	5.1	5.9	6.3	6.4	6.4
12'	3.0	3.8	6.1	7.7	9.1	10.5	11.2	11.3	11.4
8'	6.7	8.5	13.8	17.3	20.5	23.7	25.2	25.4	25.6
4'	26.9	34.2	55.0	69.3	81.9	94.7	100.6	101.6	102.4

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.5	0.6	1.0	1.2	1.4	1.7	1.8	1.8	1.8
16'	0.8	1.0	1.5	1.8	2.2	2.7	2.8	2.8	2.9
12'	1.3	1.8	2.7	3.3	3.9	4.7	4.9	5.0	5.1
8'	3.0	4.0	6.0	7.3	8.8	10.7	11.1	11.3	11.4
4'	12.0	15.9	23.9	29.3	35.1	42.6	44.4	45.1	45.7

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

STYLE C
STAFF STAR™ | SF | 8 WATT

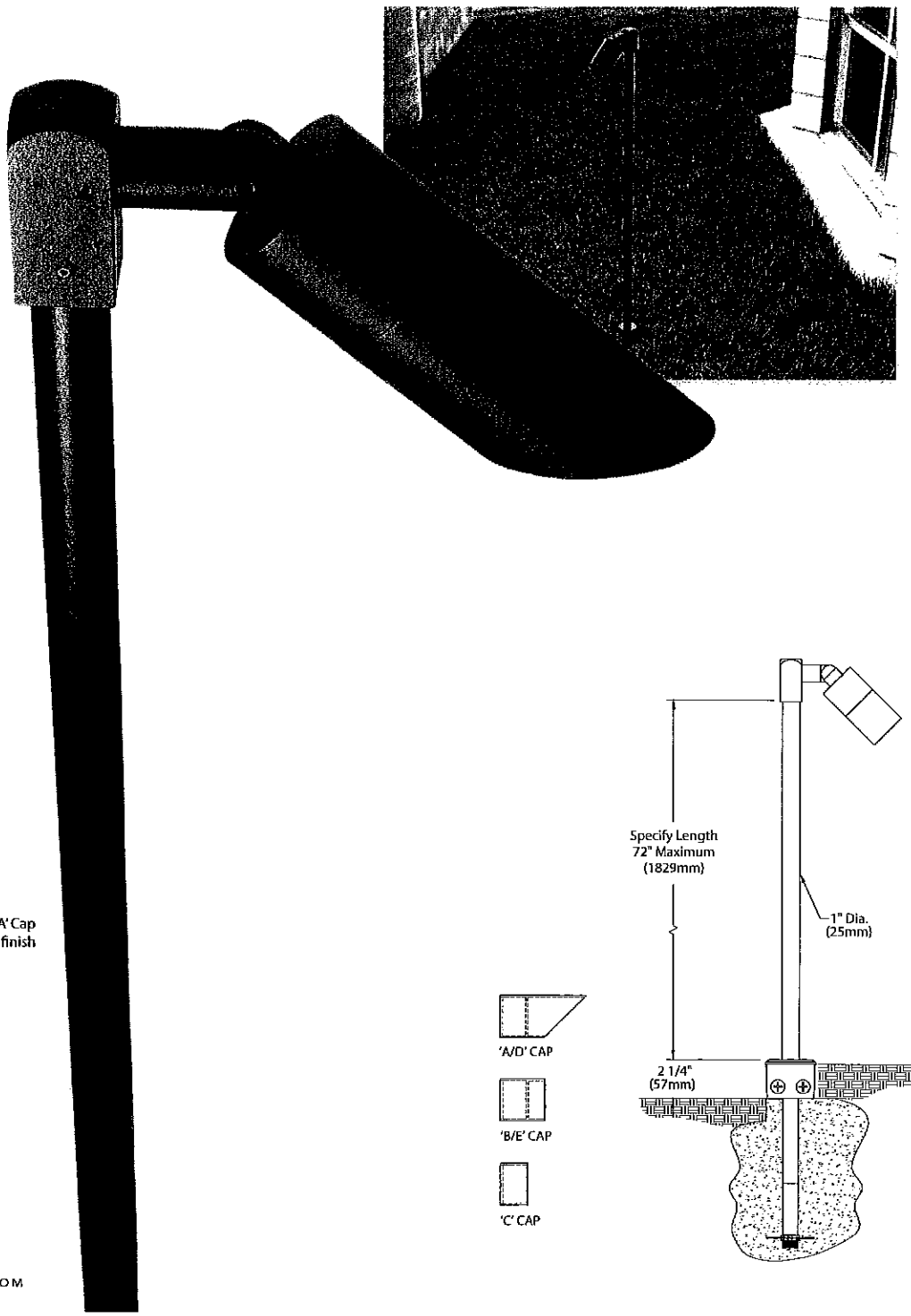
BKSSL™ technology with dynamic 'e' technology is integrated into path lighting in our Staff Style™ Style C. Sleek, simple lines compliment this fully adjustable fixture. Machined from aluminum and stainless steel components and available in three distinct cap styles for maximum design flexibility. Mounting heights are configurable to 72 inches. Keyword SF-C

OPTICS
Narrow Spot
Spot
Medium Flood
Wide Flood
Rectilinear

CCT
3K 4K
R A
G B

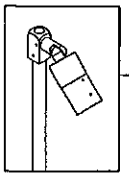
MATERIAL
ALU

VOLTAGE
12V
120-277V



Shown with 'A' Cap
in Black Wrinkle (BLW) finish

'A/D' CAP
'B/E' CAP
'C' CAP



BK SSL SOLID STATE LIGHTING

the power of adjust-e-lume® TECHNOLOGY

STAFF STAR™ STYLE C

PROJECT:	Waissar Residence
TYPE:	Staff Star Style C
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

SF	LED	e22	WFL	A9	BLP	12	11	A	24	C	PP18B

Example: SF - LED - e22 - MFL - A5 - SAP - 12 - 11 - C - 36 - C -

Series

SF - Staff Star™ Pathlight

Source

LED - 'e' Technology with Integral Driver

LED Type

e36 - 8WLED/2.7K
e22 - 8WLED/3K
e23 - 8WLED/4K
e24 - 8WLED/Red
e25 - 8WLED/Green
e26 - 8WLED/Blue
e27 - 8WLED/Amber

Optics*

NSP - Narrow Spot (Red Indicator)
SP - Spot (Green Indicator)
MFL - Medium Flood (Yellow Indicator)
WFL - Wide Flood (Blue Indicator)

Adjust-e-Lume® Output Intensity** *(Choose factory setting)*

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

***Please see Adjust-e-Lume® photometry to determine desired intensity.*

Finish

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	CAP	Clear Anodized Powder	OCP	Old Copper
AMG	Sierra Mountain Granite	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	TXF	Textured Forest
BCM	Black Chrome	HUG	Hunter Green	WCP	Weathered Copper
BGE	Beige	MDS	Mojave Desert Sandstone	WIR	Weathered Iron
BPP	Brown Patina Powder	NBP	Natural Brass Powder	*Also available in RAL Finishes See submittal SUB-1439-00*	

Lens Type

12 - Soft Focus Lens
13 - Rectilinear Lens

Shielding

11 - Honeycomb Baffle

Cap Style

A - 45°
B - 90°
C - Flush
D - 45° without Weep Hole
E - 90° without Weep Hole

Stem Length

(Specify in inches)
24", 30", 36", 42", 48", *54",*60",*66", or *72"
** For use with Standard Anchor Base Only*

Style

C - Straight Mount

Options

Blank - Anchor Base *(Standard, for use with remote transformer)*
PP18B - 18" Power Pipe™ stake with 'B' Cap *(for use with remote transformer)*
PP-TRe20 - Power Pipe™ "T" option with 18" stake and TRe20 Electronic Transformer** *(105-300 VAC, 50/60 Hz, Non-Dimming)*
***For use with up to 48" maximum stem length*
SF - Stability Flange *(for use with Power Pipe™)*

DRIVER DATA

Input Volts	InRush Current	Operation Ambient Temperature
12VAC/DC 50/60Hz	<1A (non-dimmed)	-10°F-130°F

LM79 DATA

BK No.	CCT (Typ.)	Input Watts (Typ.)	CRI (Typ.)
e36	2700K	8.4	90
e22	3100K	8.4	90
e23	4100K	8.4	75
e24	Red (627nm)	7.9	~
e25	Green (530nm)	8.4	~
e26	Blue (470nm)	8.4	~
e27	Amber (590nm)	7.9	~

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})
50,000
50,000
50,000
50,000
50,000
50,000
50,000

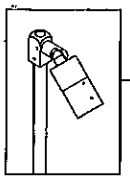
*OPTICAL DATA

Beam Type	Angle	Visual Indicator
Narrow Spot	14°	Red Dot
Spot	18°	Green Dot
Medium Flood	25°	Yellow Dot
Wide Flood	36°	Blue Dot

B-K LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
8-21-13	SUB001000

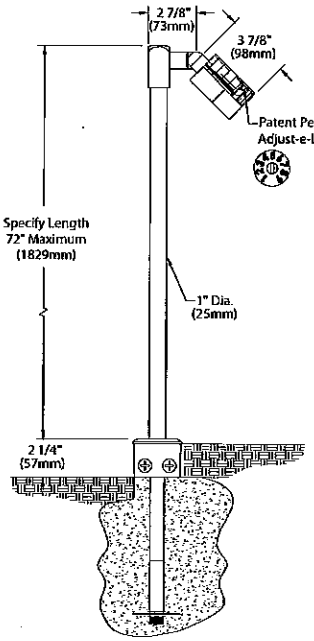


the power of BKSSL SOLID STATE LIGHTING with adjust-e-lume® TECHNOLOGY

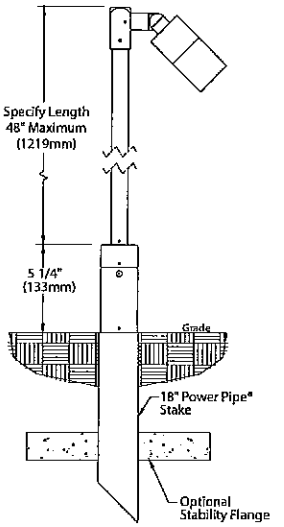
STAFF STAR™ STYLE C

PROJECT:	Waissar Residence
TYPE:	Staff Star Style C

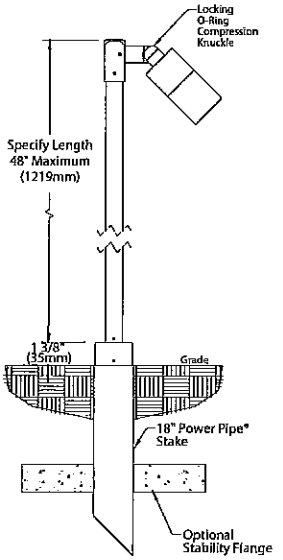
ANCHOR BASE



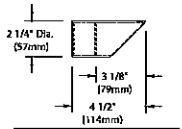
POWER PIPE 'T' (Mounting Option)



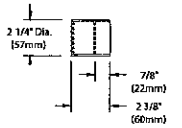
POWER PIPE™ (Mounting Option)



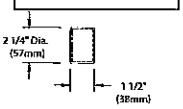
"A/D" CAP



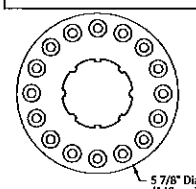
"B/E" CAP



"C" CAP



STABILITY FLANGE (optional)



All dimens

Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Style
'C' Style provides straight profile with machined adapter for 90° transition from fixture to stem.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6).

Body
Fully machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is machined from solid billet and features a second, reverse angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lb. static load prior to movement to ensure decades of optical alignment. Biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates (1) lens or louver media. Choose from 45° cutoff ('A' or 'D'), 1" deep bezel with 90° cutoff ('B' or 'E'), or flush lens ('C') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Stem
Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 72" maximum overall (with Anchor Base) and 48" maximum overall (with Power Pipe™).

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or rectilinear (#13) lens.

BKSSL™
Integrated solid state system with 'e' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements. Exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components.

Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current. Output, over-voltage, open-circuit, and short circuit protected. Inrush current limited to <1A. Conforms to Safety Std. C22.2 No. 250.13-12.

Adjust-e-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference: Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Installation
Available for installation in three distinct mounting conditions:

Anchor Base (Standard)
Cast aluminum junction box with pass-through cover. 10" galvanized anchor stem for installation into soil or concrete. For use with 12VAC BKSSL remote transformer.

Power Pipe™ (Optional)
Provides a clean transition from wiring system to fixture. Schedule 80, 18" PVC housing for direct burial into soil or concrete. Machined 2-1/4" dia. cap for fixture mounting. Stainless steel hardware. Optional 6" diameter, molded stability flange, which simplifies installation and projects into substrate to reinforce housing stability. For use with 12VAC BKSSL remote transformer.

Power Pipe™ with Transformer Housing (Optional)
Additionally features integral transformer housing fully machined from copper-free aluminum. High temperature, silicone 'O' Ring provides water-tight seal. Integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.

Wiring
Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw screw is additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard®, our exclusive RoHs compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty
5 year limited warranty.

Certification and Listing
ITL tested to IESNA LM-79. Lighting Facts Registration per USDOE (www.lightingfacts.com). ETL Listed to ANSI/UL Standard 1838 and UL Subject 8750 and Certified to CAN/CSA Standard C22.2 No. 9. RoHs compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

ETL Intertek · Made in the USA · lighting facts · RoHS

*Teflon is a registered trademark of DuPont Corporation.
*Energy Star is a registered trademark of the United States Environmental Protection Agency.

adjust-e-lume® TECHNOLOGY

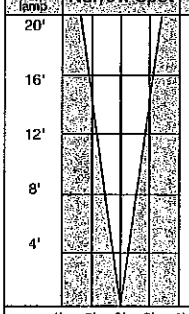
Photometry for use with e36 **2.7K**

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

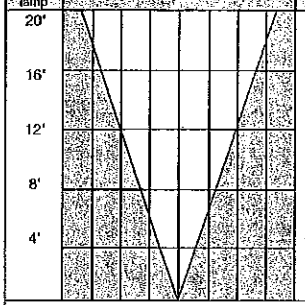
Narrow Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	3.1	5.0	6.3	7.6	8.9	9.2	9.3	9.3
16'	3.8	4.9	7.9	9.9	11.9	13.9	14.3	14.6	14.6
12'	6.7	8.6	14.0	17.6	21.2	24.7	25.5	25.9	25.9
8'	15.1	19.4	31.4	39.7	47.6	55.5	57.3	58.3	58.3
4'	60.4	77.7	125.8	158.6	190.4	222.1	229.2	233.0	233.2

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

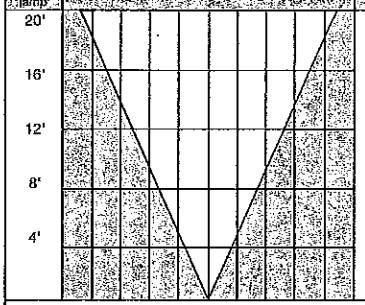
Spot



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.3	4.3	5.3	5.9	6.1	6.3	6.3
16'	2.6	3.3	5.2	6.7	8.2	9.3	9.6	9.8	9.9
12'	4.5	5.8	9.3	12.0	14.7	16.5	17.0	17.5	17.5
8'	10.2	13.0	20.9	26.9	33.0	37.0	38.3	39.4	39.4
4'	40.9	52.1	83.4	107.8	131.9	148.1	153.1	157.5	157.8

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

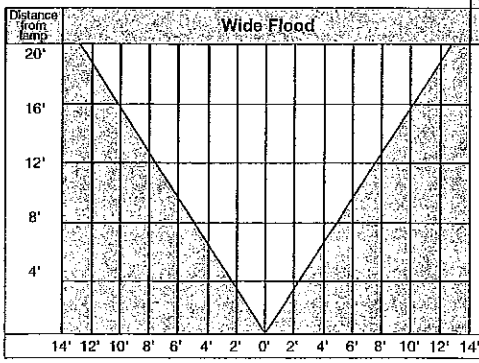
Medium Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.9	1.3	2.0	2.5	3.1	3.4	3.6	3.6	3.6
16'	1.5	2.0	3.1	3.9	4.8	5.4	5.6	5.6	5.7
12'	2.6	3.6	5.5	6.9	8.6	9.5	9.9	9.9	10.1
8'	5.9	8.0	12.3	15.5	19.3	21.5	22.2	22.4	22.6
4'	23.6	32.1	49.3	62.2	77.1	85.8	88.9	89.5	90.5

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood



Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.6	0.9	1.1	1.4	1.6	1.6	1.7	1.7
16'	0.7	0.9	1.4	1.8	2.1	2.5	2.6	2.6	2.6
12'	1.2	1.6	2.5	3.2	3.8	4.4	4.6	4.7	4.7
8'	2.7	3.7	5.6	7.2	8.6	10.0	10.3	10.5	10.6
4'	10.9	14.8	22.3	28.6	34.3	39.9	41.1	42.2	42.3

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

B-K LIGHTING

40429 Brickyard Drive • Madera, California 93636 • 559.438.5800
www.bklighting.com • www.adjust-e-lume.com • www.bkssl.com

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.4	2.9	4.9	6.1	7.3	8.8	9.1	9.3	9.3
16'	3.8	4.6	7.6	9.6	11.4	13.8	14.3	14.5	14.6
12'	6.7	8.2	13.5	17.0	20.3	24.5	25.4	25.7	25.9
8'	15.1	18.4	30.3	38.2	45.8	55.2	57.0	57.9	58.2
4'	60.3	73.6	121.3	152.8	183.1	220.9	228.2	231.6	232.8

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.6	2.1	3.1	4.1	4.9	6.0	6.1	6.2	6.3
16'	2.5	3.3	4.9	6.4	7.6	9.3	9.6	9.8	9.9
12'	4.5	5.9	8.7	11.4	13.5	16.6	17.0	17.3	17.5
8'	10.2	13.2	19.5	25.6	30.5	37.3	38.3	39.0	39.4
4'	40.6	52.7	78.1	102.3	121.9	149.1	153.1	156.0	157.8

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.0	1.2	1.9	2.4	2.9	3.4	3.5	3.6	3.7
16'	1.5	1.8	2.9	3.8	4.6	5.3	5.4	5.7	5.8
12'	2.6	3.3	5.2	6.7	8.1	9.5	9.6	10.1	10.2
8'	6.0	7.4	11.8	15.0	18.3	21.3	21.6	22.8	23.0
4'	23.8	29.5	47.0	60.2	73.3	85.1	86.4	91.2	92.2

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.4	0.5	0.9	1.1	1.3	1.6	1.7	1.7	1.7
16'	0.7	0.8	1.4	1.7	2.0	2.4	2.6	2.7	2.7
12'	1.2	1.5	2.5	3.0	3.5	4.3	4.7	4.7	4.7
8'	2.8	3.4	5.5	6.7	7.9	9.8	10.5	10.7	10.7
4'	11.1	13.4	22.2	26.8	31.7	39.0	41.9	42.6	42.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Select OptiKit™ for desired distribution

RED	Narrow Spot (NSP)
GREEN	Spot (SP)
YELLOW	Medium Flood (MFL)
BLUE	Wide Flood (WFL)

Set adjust-e-lume™ Dial to desired output

Narrow Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	2.7	3.7	5.5	6.9	8.5	10.1	10.4	10.6	10.6
16'	4.3	5.7	8.7	10.8	13.3	15.7	16.2	16.5	16.5
12'	7.6	10.2	15.4	19.2	23.6	27.9	28.8	29.3	29.4
8'	17.1	23.0	34.7	43.2	53.0	62.8	64.8	66.0	66.1
4'	68.6	91.9	138.6	172.9	212.1	251.3	259.2	263.8	264.3

4' 2' 0' 2' 4'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Spot

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.9	2.4	3.7	4.8	6.0	6.8	7.1	7.1	7.1
16'	2.9	3.7	5.9	7.4	9.4	10.6	11.0	11.1	11.2
12'	5.2	6.6	10.4	13.2	16.7	18.9	19.6	19.8	19.8
8'	11.8	14.9	23.4	29.7	37.6	42.5	44.1	44.6	44.6
4'	47.0	59.6	93.6	118.9	150.3	170.1	176.3	178.3	178.6

8' 6' 4' 2' 0' 2' 4' 6' 8'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Medium Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	1.1	1.4	2.2	2.8	3.3	3.8	4.0	4.1	4.1
16'	1.7	2.1	3.4	4.3	5.1	5.9	6.3	6.4	6.4
12'	3.0	3.8	6.1	7.7	9.1	10.5	11.2	11.3	11.4
8'	6.7	8.5	13.8	17.3	20.5	23.7	25.2	25.4	25.6
4'	26.9	34.2	55.0	69.3	81.9	94.7	100.6	101.6	102.4

10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Wide Flood

Distance from lamp	Adjust-e-Lume™ Setting 1	2	3	4	5	6	7	8	9
20'	0.5	0.6	1.0	1.2	1.4	1.7	1.8	1.8	1.8
16'	0.8	1.0	1.5	1.8	2.2	2.7	2.8	2.8	2.9
12'	1.3	1.8	2.7	3.3	3.9	4.7	4.9	5.0	5.1
8'	3.0	4.0	6.0	7.3	8.8	10.7	11.1	11.3	11.4
4'	12.0	15.9	23.9	29.3	35.1	42.6	44.4	45.1	45.7

14' 12' 10' 8' 6' 4' 2' 0' 2' 4' 6' 8' 10' 12' 14'

Note: If using No. 11 honeycomb baffle multiply footcandle values by .80

Staff Star™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	253
Watts	8.2
Lumens per Watt (Efficacy)	30
Color Accuracy Color Rendering Index (CRI)	83

Light Color
Correlated Color Temperature (CCT) 3182 (Bright White)

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

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-7GM4ZK
Model Number: SF-LED-e22-SP-12-C
Type: Outdoor path/step/rail light

Staff Star™ - Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	354
Watts	8.1
Lumens per Watt (Efficacy)	43
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT) 4080 (Bright White)

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

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-4FTJW3
Model Number: SF-LED-e23-SP-12-C
Type: Outdoor path/step/rail light

Staff Star™ - Narrow Spot

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	365
Watts	8.2
Lumens per Watt (Efficacy)	44
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT) 4102 (Bright White)

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

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-C535DL
Model Number: SF-LED-e23-NSP-12-C
Type: Outdoor path/step/rail light

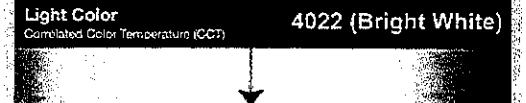
Staff Star™ - Med. Flood - Rectilinear

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	299
Watts	8.5
Lumens per Watt (Efficacy)	35
Color Accuracy Color Rendering Index (CRI)	66

Light Color
Correlated Color Temperature (CCT) 4022 (Bright White)



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

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-DAPDHH
Model Number: SF-LED-e23-MFL-13-C
Type: Outdoor path/step/rail light

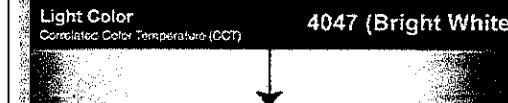
Staff Star™ - Med. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	346
Watts	8.2
Lumens per Watt (Efficacy)	42
Color Accuracy Color Rendering Index (CRI)	68

Light Color
Correlated Color Temperature (CCT) 4047 (Bright White)



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

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-Z6GFTG
Model Number: SF-LED-e23-MFL-12-C
Type: Outdoor path/step/rail light

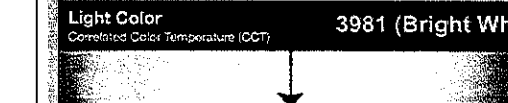
Staff Star™ - W. Flood

lighting facts℠

A Program of the U.S. DOE

Light Output (Lumens)	345
Watts	8.3
Lumens per Watt (Efficacy)	41
Color Accuracy Color Rendering Index (CRI)	67

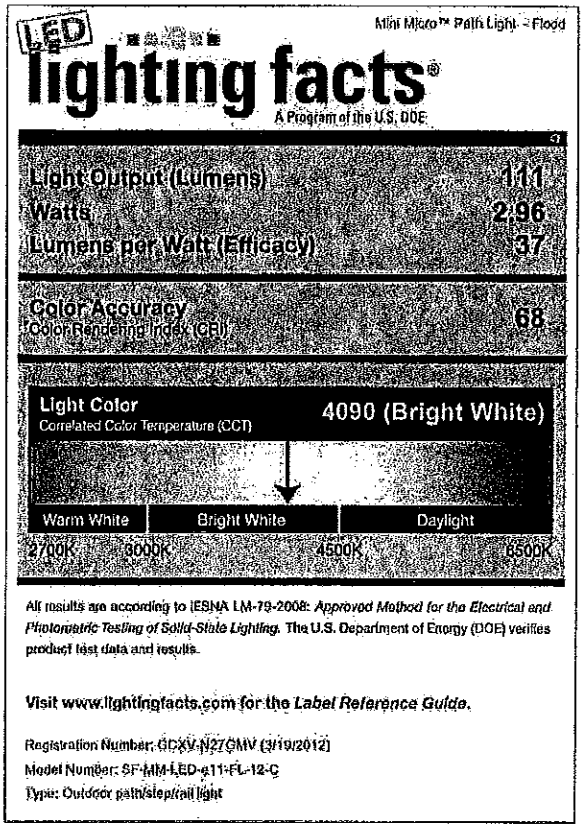
Light Color
Correlated Color Temperature (CCT) 3981 (Bright White)

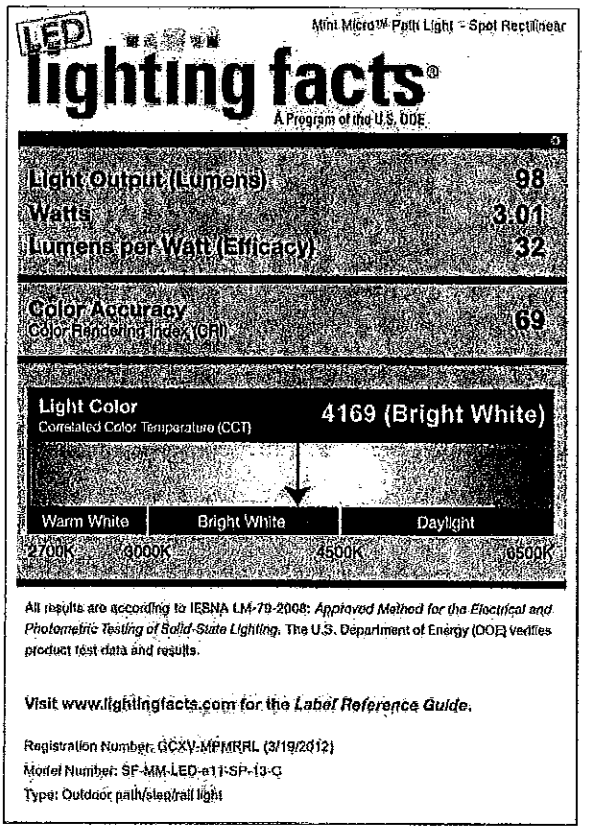


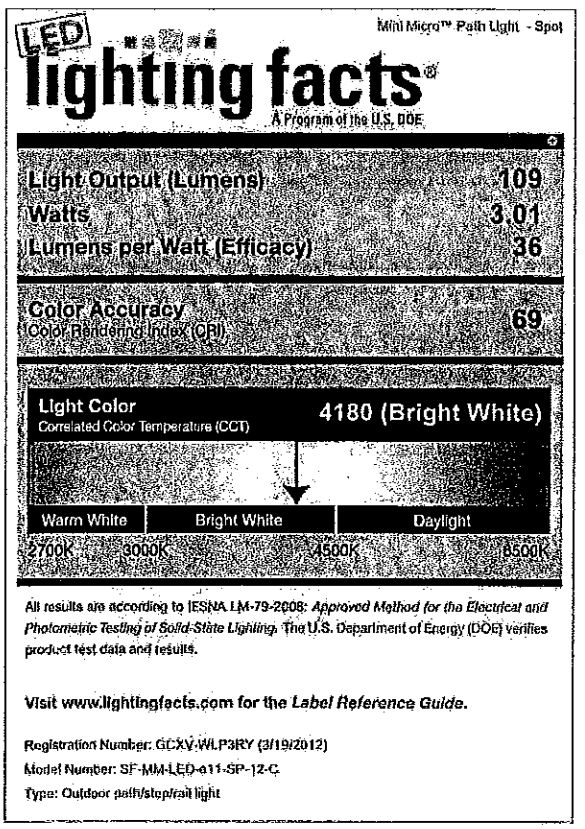
All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: GCXV-4WBH4Y
Model Number: SF-LED-e23-WFL-12-C
Type: Outdoor path/step/rail light


LED
lighting facts®
A Program of the U.S. DOE
Mini Micro™ Path Light - Flood
Light Output (Lumens) 111
Watts 2.96
Lumens per Watt (Efficacy) 37
Color Accuracy
Color Rendering Index (CRI) 68
Light Color
Correlated Color Temperature (CCT) 4090 (Bright White)
Warm White
Bright White
Daylight
2700K
3000K
4500K
6500K
All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.
Visit www.lightingfacts.com for the Label Reference Guide.
Registration Number: GCXV-N27GMV (3/19/2012)
Model Number: SF-MM-LED-a11-FL-12-C
Type: Outdoor path/step/rail light


LED
lighting facts®
A Program of the U.S. DOE
Mini Micro™ Path Light - Spot Rectilinear
Light Output (Lumens) 98
Watts 3.01
Lumens per Watt (Efficacy) 32
Color Accuracy
Color Rendering Index (CRI) 69
Light Color
Correlated Color Temperature (CCT) 4169 (Bright White)
Warm White
Bright White
Daylight
2700K
3000K
4500K
6500K
All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.
Visit www.lightingfacts.com for the Label Reference Guide.
Registration Number: GCXV-MPMRRL (3/19/2012)
Model Number: SF-MM-LED-a11-SP-12-C
Type: Outdoor path/step/rail light


LED
lighting facts®
A Program of the U.S. DOE
Mini Micro™ Path Light - Spot
Light Output (Lumens) 109
Watts 3.01
Lumens per Watt (Efficacy) 36
Color Accuracy
Color Rendering Index (CRI) 69
Light Color
Correlated Color Temperature (CCT) 4180 (Bright White)
Warm White
Bright White
Daylight
2700K
3000K
4500K
6500K
All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.
Visit www.lightingfacts.com for the Label Reference Guide.
Registration Number: GCXV-WLP3RY (3/19/2012)
Model Number: SF-MM-LED-a11-SP-12-C
Type: Outdoor path/step/rail light

cc: Waissar
Feldman

COTTON, SHIRES AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND GEOLOGISTS

November 19, 2013

V5343

TO: Carol Borck
Assistant Planner
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Waissar, Proposed New Residence
7 Veronica Place, Portola Valley
Site Development Permit #X9H-665

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

- Geotechnical Investigation (report), prepared by Murray Engineers, Inc., dated October 28, 2013;
- Architectural Plans, including Site, Floor, and Roof Plans, Elevations and Sections (13 sheets, various scales), prepared by Feldman Architecture, dated October 30, 2013;
- Grading and Utility Plans, and Details (2 Sheets, 20-scale), prepared by BKF, dated October 25, 2013;
- Landscape, Irrigation and Planting Plans, and Lighting Diagram (3 sheets, 16-scale), prepared by Lutsko Associates Landscape, dated October 30, 2013; and
- Topographic Map (1 sheet, 30-scale), prepared by BGT Land Surveying, dated February, 2013.

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

DISCUSSION

Based on our review of the referenced documents, we understand that the applicant proposes to construct a new single-story residence, attached garage, detached guesthouse,

swimming pool and new driveway on the undeveloped lot. The development is proposed for Lot 3 of the Woodside Priory 3-Lot subdivision. Grading for the proposed new residential development consists of approximately 1,470 cubic yards of cut, and 145 cubic yards of fill, with approximately 1,325 cubic yards of off-haul. Septic effluent will be discharged into the existing sanitary sewer system.

SITE CONDITIONS

The subject property is characterized, in general, by moderately steep (8- to 15-degree inclinations), natural, east- and southeast-facing hillside topography. The proposed residence is to be located in the western portion of the lot, which is characterized by an upland knoll with gently inclined to moderately steep slopes. Drainage is characterized by uncontrolled sheetflow directed to the east and southeast.

The Town Geologic Map indicates that the proposed building site is underlain by greenstone bedrock materials of the Franciscan Complex. Exploratory borings drilled by the Project Geotechnical Consultant indicate that weathered greenstone bedrock materials were encountered at shallow depths (i.e., less than 5 feet). These bedrock materials are overlain by potentially expansive colluvial soil materials. The Town Movement Potential Map shows that the proposed building site is located primarily within the boundaries of an "Sbr" zone, which is defined as: *"level ground to moderately steep slopes underlain by bedrock within approximately 3 feet or less of the ground surface; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep"*. The lower portions of the property are within a "Sun" zone, which is defined as: *"Unconsolidated granular material (alluvium, slope wash, and thick soil) on level ground and gentle slopes; subject to settlement and soil creep; liquefaction possible at valley floor sites during strong earthquakes."* Lab test data included in the referenced report indicate that the surficial soil is likely to be moderately to highly expansive. The active San Andreas fault is mapped approximately 0.6-mile southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed site development is constrained by potentially expansive surficial soil materials, surficial soil creep, and the potential for very strong to violent seismic shaking. The Project Geotechnical Consultant has performed an investigation of the site and has provided geotechnical design recommendations that, in general, appear appropriate for the identified site constraints. These recommendations include founding the new residence and guesthouse on a pier-and-grade beam foundation system, with minimum 16-inch diameter piers embedded a minimum of 10 feet into competent bedrock materials. Recommendations have also been provided to mitigate the potentially adverse impacts of expansive soil materials at the site.

We do not have geotechnical objections to the overall site development concept, and thus, recommend approval of the **Site Development Permit** application from a geologic and geotechnical standpoint. Prior to approval of **Building Permits**, the following items should be addressed:

1. **Structural Plans** – Structural plans should be generated that incorporate the recommendations of the Project Geotechnical Consultant.

2. **Geotechnical Plan Review** - The Geotechnical Consultant should review and approve all geotechnical aspects of the development plans (i.e., site preparation and grading, site drainage improvements, and design parameters for foundations and retaining walls) to ensure that their recommendations have been incorporated.

   The Structural Plans and Geotechnical Plan Review should be submitted to the Town for review by Town Staff and the Town Geotechnical Consultant prior to issuance of Building Permits.

LIMITATIONS

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

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT

John M. Wallace
Principal Engineering Geologist
CEG 1923

Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JMW:POS:st

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Carol Borck, Assistant Planner
FROM: Howard Young, Public Works Director
DATE: 12/17/13
RE: 7 Veronica Place - Waissar

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

1. All items listed in the most current "Public Works Site Development Standard Guidelines and Checklist" shall be reviewed and met. Completed checklist shall be submitted with building plans. Document is available on Town website.

2. All items listed in the most current "Public Works Pre-Construction Meeting for Site Development" shall be reviewed and understood. Document is available on Town website.

3. Any revisions to the Site Development permit set shall be highlighted and listed.

Preliminary Conservation Committee Comments

address 7 Veronica
date 11/30/13

Volume of Grading - 990 cu yards

House appearance - The siting of this house on what has been an open hilltop that is an important part of the Portola Road view-shed makes it imperative that it has an unobtrusive silhouette. Height should be minimized so this house does not dominate the site. We appreciate that it is planned to be 1 story.

Lighting Lighting should be for safety and not architectural/design purposes.
Lightspill from the celestory windows at night is a concern because of the prominent visibility of this house in the community.
Lighting of the courtyard tree may not be appropriate.

Impermeable Surfaces
Impermeable surfaces should be kept to a minimum. This plan has patio and pathways all laid on concrete pad base. Consideration should be given to having some large portion of this laid on a pervious base.

Landscape Plan:
We appreciate use of drought resistant and native plants.
Coast live oaks should be planted as 5 gallon specimens to insure faster growth.
Sycamore is subject to anthracnose defoliation in the spring. It requires substantial water and doesn't like fog.

Fencing There is no fencing on this plan.

OPEN HILLSIDE

In addition to the landscaped areas detailed in the submitted plan, there is a large area of open and uncultivated hillside. It is currently primarily non-native grassland habitat, in fair condition.

The committee strongly recommends that this area remain undisturbed and the following steps taken to move it even closer to a native condition, both to preserve the rural atmosphere of the neighborhood and to provide habitat for local wildlife:

1. Removal of invasive plants.
2. Careful protection and maintenance of native grasses found there.

3. Any additional plantings should be strictly limited to materials on the Town Native Plant List, appropriate to the existing grassland habitat, and in consultation with the Conservation Committee.
4. Any paths should be of only pervious material.

The eastern part of the lot is identified as "proposed open space" - This should become formally dedicated open space.

The Committee would like to accompany ASCC on their site visit to see if additional comments from us are warranted.

Submitted by Judith Murphy, Chair

WOODSIDE FIRE PROTECTION DISTRICT

Prevention Division

4091 Jefferson Ave, Redwood City CA 94062 ~ www.woodsidefire.org ~ Fire Marshal Denise Enea 650-851-6206

ALL CONDITIONS MUST MEET WFPD SPECIFICATIONS – **go to www.woodsidefire.org for more info**

BDLG & SPRINKLER PLAN CHECK AND INSPECTIONS

PROJECT LOCATION:7 Veroninca Pl	Jurisdiction: PV
Owner/Architect/Project Manager: Waissar	Permit#: X9H-665
PROJECT DESCRIPTION: New House	
Fees Paid: ☒$YES ☒ See *Fee Comments* Date: 11/14/13	
Fee Comments: $60.00 (site review plan check fee)	

BUILDING PLAN CHECK COMMENTS/CONDITIONS:

1. Must comply to PV Ordinance 15.04.020E for ignition resistant construction & materials, (cedar shingles not allowed on siding unless listed on Calif State Fire Marshal website for tested & approved ignition resistant materials. Eave vents & windows to comply with same requirement. This is for all new work.
2. Address clearly posted and visible from street w/minimum of 4" numbers on contrasting background.
3. NFPA 13 D Fire Sprinkler system required.
4. Approved spark arrestor on all chimneys including outside fireplace.
5. Install Smoke and CO2 detectors per code.
6. 100' defensible space around proposed new structure prior to start of construction.
7. Upon final inspection 30' perimeter defensible space will need to be completed.
8. Driveway is in compliance with WFPD standards (www.woodsidefire.org)
9. Driveways over 150' will require a FD Truck turn around as shown
10. Fire Hydrant rquired within 500' of front door. Confirm and show measurments on future drawings.

Reviewed by:M. Hird	Date: 11/14/13

☐Resubmit ☒Approved with Conditions ☐Approved without conditions

Sprinkler Plans Approved: ----------	Date:	Fees Paid: ☐$350 ☐See *Fee Comments*
As Builts Submitted: ----------	Date:	As Builts Approved Date:
Fee Comments:		

Rough/Hydro Sprinkler Inspection By: ---------	Date:
Sprinkler Inspection Comments:	

Final Bldg and/or Sprinkler Insp By: --------	Date:
Comments:	

OUTDOOR WATER USE EFFICIENCY CHECKLIST

To Be Completed by Applicant

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

Signature _____ Date 10/30/2013

RECEIVED
OCT 30 2013
TOWN OF PORTOLA VALLEY

Project Information

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

Applicant Name (print): RON LUTSKO Contact Phone #: 415.920.2800

Project Site Address: 7 VERONICA ST., PORTOLA VALLEY, CA 94028

Project Area (sq.ft. or acre): 5.82 ACRES # of Units: # of Meters: 1

For a single-family project, or a single-family development project, enter this information on an average, per unit basis. For all other projects, input an aggregate value for the entire project.

		Agency Review (Pass)	Agency Review (Fail)
Total Landscape Area (sq.ft.): 4,855.00 S.F.	☐ Tier 1 (1,000 - 2,500 sq.ft.) ☒ Tier 2 (> 2,500 sq.ft.)	☐	☐
Turf Irrigated Area (sq.ft.): 0		☐	☐
Non-Turf Irrigated Area (sq.ft.): 4,855.00 S.F.		☐	☐
Special Landscape Area (SLA) (sq.ft.): 0		☐	☐
Water Feature Surface Area (sq.ft.): 0			

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

the proposed Parcel "A" open space easement and connect to the existing trail along the rear of the properties on Applewood Lane crossing the driveway in the Veronica Place right-of-way. Another trail will follow the proposed driveway down to the Nathhorst Avenue cul-de-sac. All trail easements will be dedicated to the Town.

E. Zoning and Site Development Standards

Provisions of the Town of Portola Valley Zoning Ordinance as it exists on the date of approval of this PUD apply to this development except as follows:

1. Building Setbacks/Envelopes

A. Primary building envelopes, intended to contain the main residence, garage, and accessory structures are shown on the proposed Vesting Tentative Map, Plan of Development, Sheet 2, dated 10/22/99.

B. Secondary building envelopes, intended to contain only accessory structures, are shown on the proposed Vesting Tentative Map, Plan of Development, Sheet 2, dated 10/22/99. Accessory structures include swimming pools, cabanas and similar recreational buildings, workshops, stables, corrals, tennis courts and guest houses.

C. Horse corrals shall be prohibited unless it can be shown to the ASCC that they will be small and located where they will not be widely visible from neighboring houses.

D. Open space easements, intended to exclude all buildings and accessory structures, are shown on the Vesting Tentative Map.

2. Floor Areas and Impervious Surface Limits

The following Maximum Floor Area of all buildings, Maximum Floor Area of houses and Maximum Impervious Surface Area for each parcel are based on the Town of Portola Valley Zoning Ordinance Provisions, as of November 1999. Any future changes to the zoning ordinance floor area limits shall apply to the lots in this infill subdivision just as they would to any other parcels in the vicinity of the subdivision, i.e., a lot developer/owner will have to conform with ordinance limits in effect at the time of building permit application.

TABLE 1

FLOOR AREA AND IMPERVIOUS SURFACE LIMITS

Parcel No.	*Base Net Area (Ac)*	*Avg. Slope (%)*	*APA (Ac)*	*AMFA (SF.)*	*AMFA @ 85%*	*AMFA one Story*	*AMFA 1 Story @ 85%*	*Max. IS (SF.)*
1	4.48	13.6	4.17	6,820	5,797	7,161	6,087	12,093
2	4.62	14.6	4.28	6,845	5,818	7,187	6,109	12,157
3	5.82	18.4	5.82	7,059	6,000	7,412	6,301	12,729
Averages	4.97	15.55	4.76	6,908	5,872	7,253	6,166	12,326

APA = Adjusted Parcel Area

AMFA = Adjusted Maximum Floor Area

AMFA @ 85% = The maximum floor area for single largest building, which is 85% of AMFA. The single largest building shall include any structures attached or detached, necessary to provide zoning ordinance required covered parking.

AMFA 1 Story = Includes the 5% floor area bonus allowed for one-story houses and can only be applied when the building height does not exceed 18 feet.

3. Building Heights

The project proposes that building height not exceed 18 feet as measured in accordance with the requirements of the zoning ordinance. Where the buildings are designed to blend with naturally sloping topography and utilize stepped foundations, the maximum building height will not exceed 24 feet as measured from the lowest to the highest point of the structure. (Refer to section 18.54.020 of the zoning code.) These limits could be exceeded if approved by the ASCC, in which case the maximum heights of 28/34 feet would be permitted per ordinance.

4. Gates/Entryways

The design for drive entryways to individual parcels shall be simple and provide for a harmonious transition from the roadway to the private residential drive in keeping with the natural flow of the land. Further, entryways shall be developed according to the provisions set forth below.

a. The visibility and obtrusiveness of entryways shall be minimized, and entry structures are generally discouraged. However, subject to ASCC approval, minor entry structures or gates may be permitted when set back from the front property line a minimum of 40 feet and designed according to the architectural criteria set forth in this PUD statement. These structures, and their appurtenances, shall not exceed a maximum height of 4 feet.

Colors and materials for such structures should blend with natural settings of the site.

b. Use of gates is discouraged. However, if desired and found appropriate by the ASCC given specific site conditions, gates should be of simple unobtrusive design, i.e. a low open style that helps maintain the rural character desired for the Woodside Priory subdivision.

5. Fences and Site Walls

Fences and walls shall be used minimally and shall only be permitted according to the provisions set forth below.

a. The ASCC shall approve the locations and materials for all fencing and walls within the subdivision property. At its option, the ASCC may delegate review responsibility to staff.

b. Fences shall be located within a primary building envelope (BE) except as necessary for horse keeping activities approved by the ASCC. Fences shall be open in style, unless otherwise permitted by #c. below, and designed to maintain the rural character of the Subdivision.

c. Solid fences and walls may only be used within the building envelope. However, such fencing or walls shall not be used to define BE lines and long runs of solid fences or walls shall not be permitted. Solid fences or walls may only be used in relatively short runs to provide privacy for outdoor areas, when such privacy cannot be easily achieved with siting of structures and/or landscaping. When solid fences or walls are permitted, appropriate landscaping shall be installed to minimize impacts on views from off-site.

d. Fences may not exceed 4 feet in height in front yards, and fences and walls can be no higher than 6 feet when located in side or rear yards.

e. Fences and walls shall be constructed of materials and colors that blend with natural site conditions and harmonize with other development on the site.

f. Fencing of uncoated chain link with metal posts and rails shall not be allowed except on a temporary basis during construction activities. Other metal fencing, when in a dark color, may be used when approved by the ASCC.

g. Site walls and retaining walls shall be constructed of, or surfaced with stone, wood or other indigenous materials that harmonize with the adjacent landscape.

6. Exterior Lighting

In order to maintain the rural character of the PUD community, a *minimal* approach is to be taken to outside illumination of any use, site or structures within the subdivision. Excessive lighting on an individual site, (and/or the impact of cumulative lighting on adjoining sites) is discouraged. All exterior lighting shall be confined to the BE, except that lighting may extend beyond the BE when it is demonstrated to the satisfaction of the ASCC that the lighting is necessary for safety. The following principles and standards shall be employed in the planning and the use of exterior lighting, and all outside lighting shall be subject to ASCC approval.

a. Use only the minimum amount of lighting necessary to achieve essential illumination. The primary objective of exterior lighting is to provide safety for pedestrians and other non-vehicular uses around the primary building on the site, and such lighting should be directional or confined to the specific area of concern. Lighting of front entries, main access doors, frequently used stairs, etc., may be appropriate, but are to be determined on a case by case basis.

b. Natural site conditions and location are to be taken into account in development of any plans for exterior lighting of a structure and/or property. Sites that have little tree cover, that are very open and easily accessed, should have less need for lighting than more secluded sites with heavy tree cover and difficult points of access. Further, in the development of all lighting plans, consideration is to be given to maintaining the rural unlit character of the environment, and to using natural lighting (e.g., moonlight), lighting by vehicles entering a property, and illumination passing through windows from inside a building.

c. Exterior lighting is to be located as close to building entries and access ways as possible.

d. Lighting for purely decorative purposes is not allowed. For example, up lighting of trees, lighting around or within landscaped areas, accent lighting of architectural features, is not allowed. Lighting of the perimeter of parking and similar areas is discouraged; however, if landscape lighting is found necessary, for example, to light paths to a pool or deck, or provide some light around such a feature that is used at night, low level, recessed type lights may be used. Use of strip light

type systems, such as multi-bulb light strips, will not be allowed.

e. Lighting for night use of game courts (i.e. tennis, paddle tennis, basketball, etc.) is prohibited (Portola Valley Town Ord. 18.36.040b.). Such lighting is considered to be in direct conflict with the minimal approach to lighting desired by the town. Any lighting within or around such features is to be only lighting that is necessary for safety. Such lighting that would flood large portions of the court surface is inappropriate.

f. Lighting controls should be selected and adjusted to light areas only at the times lighting is essential. It is preferable to have lights manually controlled or on timers rather than controlled by photocells or motion detectors. Motion detectors can be triggered by animals, passing cars, etc. Such situations disturb both the natural conditions in the area and nearby residents. Individual control of lighting by the property owner is preferred.

g. All light fixtures should be selected for their ability to focus light on the feature (i.e. step, path, entry) to be lighted and to have minimum light spillage. Fixtures that are designed to light large areas generally are considered unacceptable. Use of conventional unshaded or non-recessed spot light of flood light bulbs at 75 watts or greater are to be avoided.

h. The source of light in any fixture, i.e. light bulb or other source of indirect illumination, shall not be visible off-site. Exceptions in which the bulb itself may be visible from off-site are nonreflector bulbs of no greater than 75 watts incandescent light if frosted or otherwise diffused, or no greater than 25 watts incandescent light if clear (Portola Valley Town Ord. 18.36.040.8b.). (The term incandescent light as used herein refers to the light emitted by a standard incandescent bulb, not including spot, flood, or similar reflector bulbs.)

I. The total electrical power of any single exterior light fixture visible from off-site, irrespective of the number of bulbs the fixture can contain, shall not exceed 75 watts incandescent light if frosted or otherwise diffused, or no greater than 25 watts incandescent light if clear.

j. In addition to the above lighting guidelines, lighting of all signs is regulated pursuant to the provisions of Portola Valley Town Ordinance 18.40.050.

k. Lighting shall be made part of the ASCC architectural review process for each new residence.

F. Architectural and Site Development Criteria

Architectural and site plans will be submitted with each building permit and will be subject to the review and approval of the ASCC.

Specific area and site design criteria shall conform with the Portola Valley Town Design Guidelines and reflect the following:

In the siting and installation of all horse keeping facilities (e.g., stables, corrals, pastures, etc) due consideration shall be given to control of runoff so as to ensure that water quality is protected to standards set by the Portola Valley Town Engineer.

1. Siting of Buildings

The intent of these criteria is to encourage all structures to reflect changes in site elevations, and to discourage structures that attempt to dominate the site or to enlarge their appearance. Siting of structures shall be responsive to:

a. Sun, weather, and view orientation.

b. Proximity of neighbors, both existing and future.

c. Slope and nature of site terrain.

d. Compatibility of built form with site conditions. To the extent possible roof forms shall be in harmony with the natural landforms of the site. In particular, plans for residential development of Lot 1 shall preserve the basic topographic form, including the knoll top, of the site. Grading and structures may extend into the knoll, but the basic form shall be preserved and development shall not be sited on top of the knoll.

The parcels in the subdivision shall be subject to the October 27, 1999 Town Council adopted amendments to the Zoning Ordinance relative to restrictions on the basement area that can qualify for exemption from the floor area limits and any future modifications of these basement provisions.

G. Landscape and Planting

The landscape plan, sheet 2, dated 15 April 1996, shall be revised prior to Final Map approval and will reflect the 3-lot subdivision. The plan has been developed under the guidance of the Design Guidelines of the Town of Portola Valley. The plan will be implemented in two phases.

The first phase will be installed along with the subdivision improvements

by the developer. This phase will include the landscaping along the roadway and perimeter of the project. It will not include any landscaping proposed within the building envelops in order to allow maximum flexibility for individual lot site plans. The developer will be responsible for maintenance of the landscaping planted in this phase until the individual lots are developed.

The second phase will be installed on individual lots as they are developed. All landscape plans are subject to review and approval by the ASCC of the Town. Following implementation of the second phase for all lots, the maintenance of the landscaping will be assumed by the individual lot owners and the Priory, each being responsible for the portion lying within their own property.

On the plan, particular consideration is given to:

1. Preservation of the visual character of the subdivision lands and compatibility with adjoining properties.

2. Emphasizing open grass area over shrubs and trees; providing privacy with neighboring properties and between future homes; and preventing erosion in graded areas.

3. Selection of species which suit the topography and microclimatic conditions of the site.

4. Landscaping shall provide screening of structures but not block distant views available to neighboring homes. This shall be accomplished through careful selection and placement of plant species.

Three major plant species are used:

Native Oak Grouping - Placed on the southern nodes as accent and long-term amenity for this area.

Low Native Shrubs - Placed on the southern slope to soften the view of slope along the access road and to eliminate obstacles to the distant view from home sites near the access road.

Native Grass and Native Wild Flower - Placed over any disturbed area requiring erosion control.

H. Geology Provisions

1. Applicants for home site development 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 shall be engineered to prevent significant ground settlement.

I. Hydrology Provisions

1. Install "Fossil Filters" at each catch basin inlet and at each curb inlet. This containment–absorbing trough apparatus is used in new water drainage inlets to collect pollutants and debris and chemicals while letting drainage water through. The trough holds a removable and replaceable absorbent filter in a filter cartridge. Maintenance shall be the responsibility of the homeowners if they are on the lots.

2. The Town shall have the right but not the obligation to perform maintenance of the storm drain systems if necessary and charge the homeowners through a lien proceeding.

J. Fire Management Provisions

The plans shall include those provisions needed at the time of subdivision improvements and individual lot construction. A plan for implementation for the following provisions shall be prepared to the satisfaction of the Fire Marshal.

1. **Driveways.** Driveways for single-family detached homes will have a minimum width of 12 feet. The driveway width for a driveway serving two lots shall be in conformity with the Site Development Ordinance, which includes a 12-foot width for a common driveway serving two parcels. Driveways over 350 feet in length will have turnouts as required by the site development ordinance to the satisfaction of the Fire Marshal.

   Additionally, driveways will not exceed 20% in slope. Any driveway that exceeds 15% slope will be surfaced in rough brushed concrete and the concrete shall be colored to blend with the surrounding terrain and vegetation. All driveway designs shall be subject to the approval of the Woodside Fire Protection District (WFPD).

2. **Turnarounds.** All dwellings will have adequate turn-around or back-around areas to accommodate fire trucks at the end of the driveway, at standards set by the WFPD.

3. **Construction.** All residences will be constructed in conformance with the following criteria:

a. UL approved Class "A" roofing.

b. Exterior wall finishes shall be non-combustible. However, combustible finishes may be used if the underlying wall construction is a one-hour rated assembly.

c. Decks, balconies, porches, and exterior stairs shall not structurally penetrate exterior walls and shall be constructed in compliance with one of the following:

1. Construction shall be of non-combustible materials;

2. Combustible structures shall be completely clad with materials as required for a one-hour assembly;

3. Construction shall be a heavy timber as described in Section 605 and Chapter 23 of the Uniform Building Code, 1994 edition, and modified to allow the following timber sizes:

a. 6 inch nominal minimum dimension columns
b. 6 inch by 8 inch nominal minimum dimension horizontal supports
c. 2 inch nominal minimum dimension spaced decking

4. Construction may be of combustible materials if enclosed from grade to a minimum of 12" above the surface of decks, balconies, porches, and exterior stairs with a solid wall constructed as required for one-hour assembly standards.

d. Roof overhangs shall be constructed in compliance with one of the following:

1. Fire-resistive materials on underside as required in one-hour construction with a non-combustible surface and non-combustible edge covering;

2. "Heavy timber" construction; or

3. Other non-combustible construction with the approval of the Building Department and WFPD.

e. Roof/Attic ventilation in frieze blocking, roof overhang soffits, gable vents, and similar opening below the roof are not permitted if less than 20 ft. above grade, unless protected by an automatic fire damper device and approved by the Building Department and WFPD.

f. Garden structures such as freestanding gazebos, hot tubs or

outbuildings shall meet the same minimum standards for materials, timber size and other requirements as set forth herein for other structures.

Outdoor fireplaces and permanent barbecues shall be located within 15 ft. of a hose bib or similar water source or fire suppression device approved by the WFPD. There shall be a minimum 10 ft. clearance to any combustible materials or planting in all directions, including chimneys.

g. Fences shall be constructed of non-combustible material or timber size materials of a minimum 1-inch nominal thickness. Any gate shall be equipped with a key or manual override which would allow for evacuation and fire department access if power should fail.

h. All homes must be equipped with fire sprinklers, per NFPA standards.

4. **Residential Water Supply.** Residential swimming pools, where they are installed, will be required to be equipped with emergency pumping connections for use of and approved by the WFPD. This will serve as a secondary water source for fighting fires.

5. **Water Hose Access.** All residences and other structures will have total water hose access around the entire structure. Homeowners will leave at least two hoses connected at all times that can accommodate a reach completely around any structure.

6. **Smoking and Fireworks Prohibition.** All trails will be noticed with no smoking and no fireworks signs. Fireworks will not be permitted within the subdivision.

7. **Defensible Space**. Homeowners shall be responsible for maintaining a clear defensible space around all structures for a minimum of 30-feet from the structure. In areas where slopes exceed 30%, a distance of 100-feet cleared of combustible vegetation will be required. All dead plants and combustible materials shall be removed within a defensible space. Removal of combustible materials includes, but is not limited to, the following actions:

a. Cut grass and weeds to less than 4 inches. Cutting of native grass and wildflowers may be delayed until after seed set unless they form a means of rapidly spreading fire to any structures.

b. Remove all dead plant material around structures. This includes

maintaining the ground, roofs, decking or balconies free of dead leaves, needles or other plant debris.

c. Remove all branches within 10 ft. of any chimney or stovepipe including chimneys on adjacent properties.

d. Chipped materials can remain on the site provided the chipped mulch layer is no greater than 2 inches in depth.

8. **Firewood Storage**. Firewood will be stored a minimum of 30 feet away from structures.

9. **Fuel Modification Guidelines in Grassy Areas.** Annual grass should be mowed (or grazed) to a height of 4 inches each year before June 15, or other date required by the WFPD, where it is located within 10 ft. of any road, emergency access, or driveway.

10. **Schedule of Actions**

a. All required clearing and grass cutting would be completed before June 15th each year. Mowing would begin as soon as grass begins to turn brown. Actual timing, however, would be subject to the requirements of the WFPD based on conditions of the specific fire season.

b. All grass cuttings and clippings are to be removed from homeowners' and open space property the day they are cut. No clippings would be permitted to remain in unsupervised nuisance piles, unless so approved by the WFPD.

c. All brush piles and tree clipping piles would be removed from homeowner and open space property within one week of cutting unless a different removal and/or treatment schedule is approved by the WFPD.

d. During construction, any combustible vegetation that is cleared needs to be removed from the site within 72 hours to eliminate any fire hazards, unless otherwise approved by the WFPD.

e. Initial fuel modification treatments should be complete before construction begins.

f. Pursuant to the authority of the conditional use permit and project CC&R's the following items shall be done annually prior to June 15th, or other WFPD required schedule, to the satisfaction of the WFPD:

1. All combustible vegetation removed along roadways,

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES
Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

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

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

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

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

ACCESSORY STRUCTURES

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

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

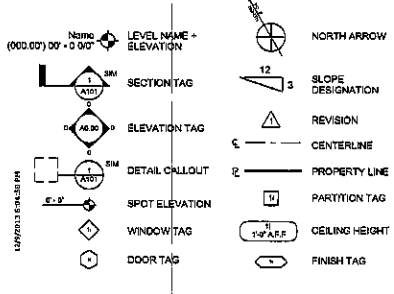
2. Two separate accessory structures, one of which could be a conforming second unit, can be connected and the structures otherwise modified, without undue structural change or cost, to form a second unit that would be larger than 750 square feet.

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

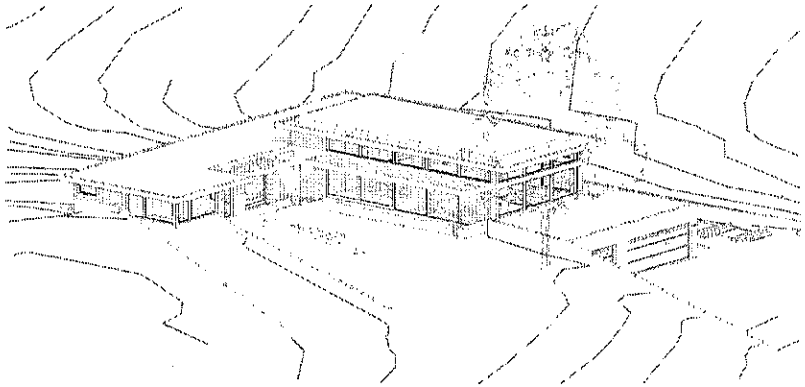
ABBREVIATIONS

AB.	ANCHOR BOLT
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
B.U.R.	BUILT UP ROOFING
B.W.	BOTH WAYS
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DEG.	DEGREE
DET/DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIA.	DIAMETER
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	Exterior
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN/FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOW LINE
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GLB.	GLUE LAM BEAM
GR.	GRADE
GYP.	GYPSUM
GYP BD.	GYPSUM BOARD
GSM.	GALVANIZED SHEET METAL
HB.	HOSE BIB
H.C.	HOLLOW CORE
HC.	HANDICAPPED
HDWD	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
HW.	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JH.	JOIST HANGER
JNT.	JOINT
JST.	JOIST
KIT.	KITCHENLAB
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
MUL.	MULLION
N.	NORTH
(N)	NEW
N.I.C	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PCT.	PRE-CAST
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R.	RISER
(R)	REMODELED
R.D.	ROOF DRAIN
RE.	REFER TO
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RWL	RAINWATER LEADER
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FEET
SHT.	SHEET
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DWG.
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCT. DWG.
STAGG.	STAGGERED
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TR.	TREAD
T&B	TOP AND BOTTOM
TER.	TERRAZO
T&G	TONGUE AND GROOVE
THK.	THICK
T/	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT.	VINYL COMPOSITION TILE
VER.	VERIFY
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
&	AND
∠	ANGLE
@	AT

ARCHITECTURAL SYMBOLS

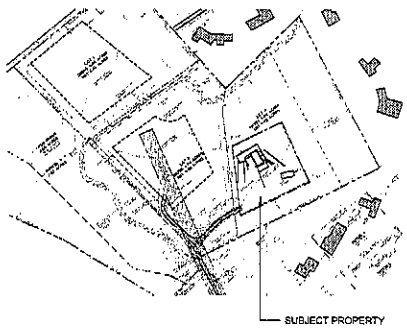


PERSPECTIVE DRAWINGS



SOUTHWEST PERSPECTIVE

VICINITY MAP: WOODSIDE PRIORY



AERIAL PHOTO

APPLICABLE CODES

THIS PROJECT SHALL COPMPLY WITH THE FOLLOWING CODES:

2010 CA RESIDENTIAL CODE
2010 CA BUILDING CODE
2010 CA MECHANICAL CODE
2010 CA ELECTRICAL CODE
2010 CA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE (TITLE-24)
2010 CA FIRE CODE (WUI)
WOODSIDE PRIORY PUD REQUIRMENTS
WOODSIDE FIRE PROTECTION DISTRICT ORDINANCE NO.8
BUILD-IT GREEN SINGLE FAMILY NEW HOME V4.2

PROJECT DIRECTORY

ARCHITECT
FELDMAN ARCHITECTURE
1005 SANSOME ST. STE 240
SAN FRANCISCO, CA 94111
PHONE: 415 252 1441 EXT.24
EMAIL: CARPA@FELDMANARCH.COM

OWNER
LINDA & MARK WAISSAR
801 SISKIYOU DRIVE
MENLO PARK, CA 94025
PHONE: 650-996-8433
EMAIL: LWAISSAR@GMAIL.COM

LANDSCAPE ARCHITECT
RON LUTSKO & ASSOCIATES
2813 18TH STREET
SAN FRANCISCO, CA 94111
PHONE: 415-9202609
EMAIL: LAURA@LUTSKOASSOCIATES.COM

CIVIL ENGINEER
DALE LEDA
BFK ENGINEERS
255 SHORELINE DRIVE STE 200
REDWOOD CITY, CA 94065
PHONE: 650-482-6457
EMAIL: DLEDA@BFK.COM

STRUCTURAL ENGINEER
TBD

GEOTECHNICAL ENGINEER
JOHN STILLMAN
MURRAY ENGINEERS
635 FREMONT AVENUE
LOS ALTOS, CA 94024
PHONE: 650-559-9980
EMAIL: JOHN@MURRAYENGINEERS.COM

DRAWING INDEX

SCOPE OF WORK

THIS PROJECT CONSISTS OF THE FOLLOWING:
CONSTRUCTION OF A NEW, ONE-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED THREE CAR GARAGE AND A SEPERATE GUEST HOUSE.

PROJECT INFO

ADDRESS: 7 VERONICA PLADE, PORTOLA VALLEY, CA, 94028
PARCEL #: 079-220-030
PARCEL AREA: 5.82 ACRES

OCCUPANCY: R3
CONSTRUCTION TYPE:V-B
ZONING: TITLE 18 (TOWN OF PORTOLA VALLEY ZONING ORDINANCE)

SETBACKS:
NORTH: 100'-0"
SOUTH: 70'-0"
WEST: 20'-0"
EAST: 150'-0"

PARKING:
REQUIRED: 2 COVERED SPACES (MAIN HOUSE)
2 UNCOVERED (2 BEDROOM 2ND UNIT)
PROPOSED: 3 COVERED SPACES
2 UNCOVERED GUEST SPACES

BUILDING HEIGHT PER SINGLE STORY LIMIT:
ALLOWED: 16'-0" ABV EXISTING GRADE
24'-0" ABV LOWEST FINISH GRADE @ BLDG FOOTPRINT
PROPOSED: 21'-8" ABV LOWEST FINISH GRADE @ BLDG FOOTPRINT

FLOOR AREA:	ALLOWED SF	PROPOSED SF
GARAGE		833
MAIN HOUSE		3,135
TOTAL	6,000 (65%AMFA)	3,968
GUEST HOUSE	750	602

FELDMAN ARCHITECTURE
1005 Sansome St, Ste 240
San Francisco, CA 94111
P 415 252 1441
F 415 252 1442

LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/25/2015
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
7 VERONICA PLACE

JOB NO. 13-002
PROJECT ADDRESS
7 VERONICA PLACE
PORTOLA VALLEY, CA 94028
APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

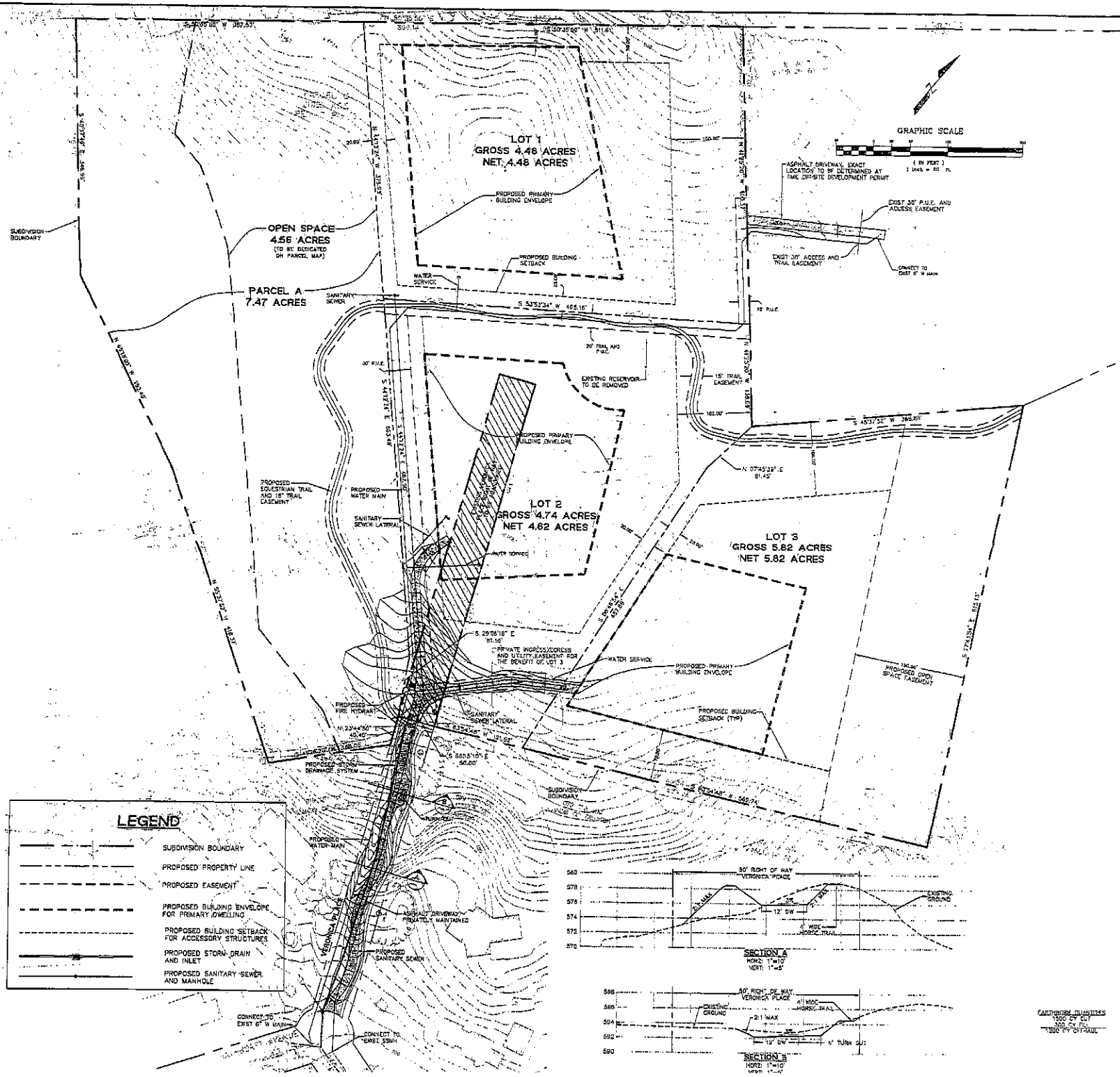
CURRENT RELEASE DATE:
13.12.10

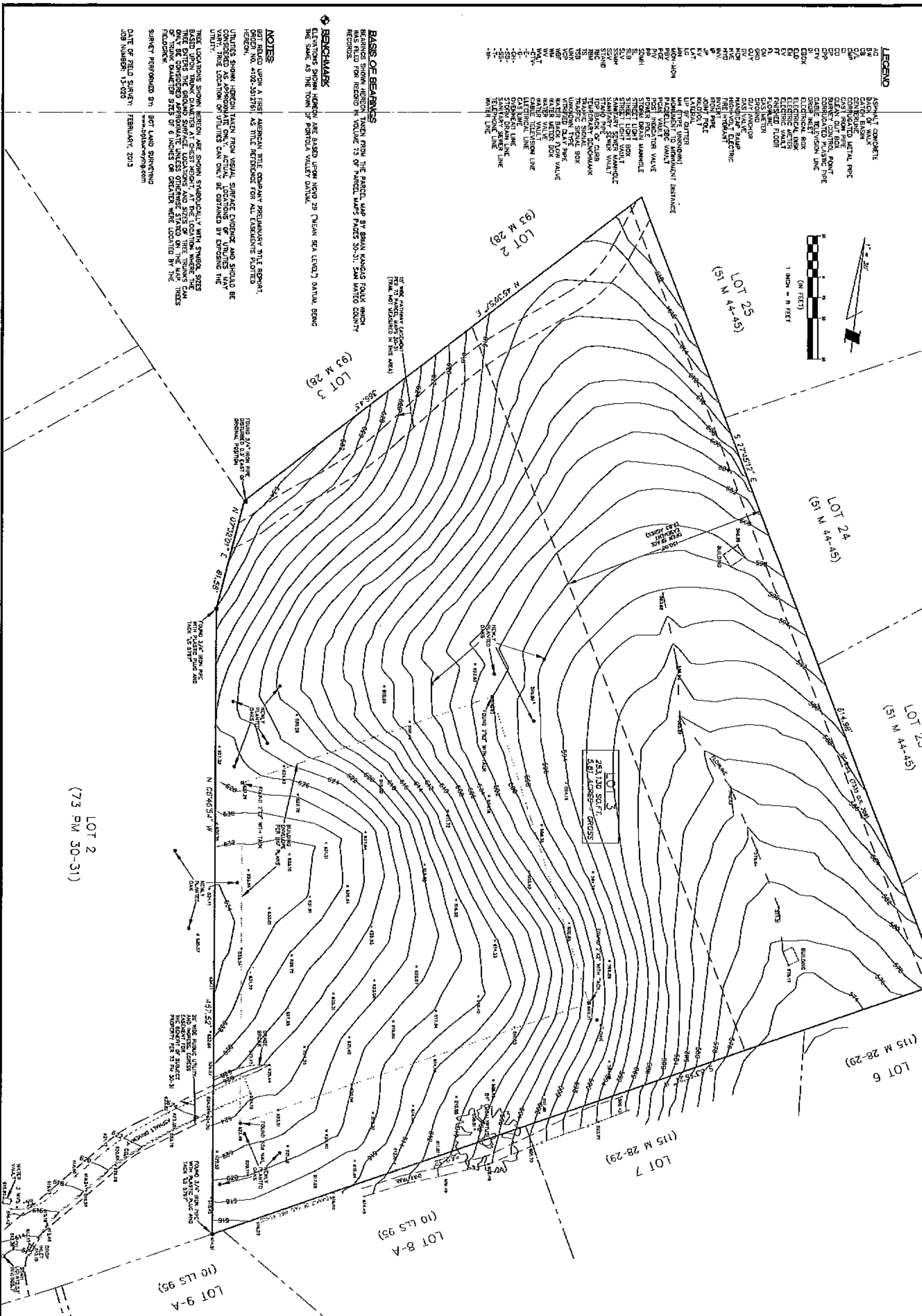
CURRENT RELEASE SET:
ASCC REVISIONS

PREVIOUS RELEASE
ASCC SUBMITTAL 13.10.30
PRELIMINARY PRICING SET 13.11.08

SHEET TITLE
PROJECT INFO

G0.00


LOT 1
GROSS 4.48 ACRES
NET 4.48 ACRES
OPEN SPACE
4.56 ACRES
(TO BE DEDICATED ON PARCEL MAP)
PARCEL A
7.47 ACRES
LOT 2
GROSS 4.74 ACRES
NET 4.62 ACRES
LOT 3
GROSS 5.82 ACRES
NET 5.82 ACRES
GRAPHIC SCALE
SUBDIVISION BOUNDARY
PROPOSED PRIMARY BUILDING ENVELOPE
PROPOSED BUILDING SETBACK
WATER SERVICE
SANITARY SEWER
EXISTING RESERVOIR TO BE REMOVED
PROPOSED EQUESTRIAN TRAIL AND 15' TRAIL EASEMENT
PROPOSED WATER MAIN
SANITARY SEWER LATERAL
PRIVATE INGRESS/EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 3
PROPOSED FIRE HYDRANT
PROPOSED STORM DRAIN SYSTEM
PROPOSED OPEN SPACE EASEMENT
ASPHALT DRIVEWAY, EXACT LOCATION TO BE DETERMINED AT TIME OF SITE DEVELOPMENT PERMIT
EXIST 30' P.U.E. AND ACCESS EASEMENT
EXIST 30' ACCESS AND TRAIL EASEMENT
CONNECT TO EXIST 8" W MAIN
LEGEND
SUBDIVISION BOUNDARY
PROPOSED PROPERTY LINE
PROPOSED EASEMENT
PROPOSED BUILDING ENVELOPE FOR PRIMARY DWELLING
PROPOSED BUILDING SETBACK FOR ACCESSORY STRUCTURES
PROPOSED STORM DRAIN AND INLET
PROPOSED SANITARY SEWER AND MANHOLE
SECTION A
HORZ: 1"=10'
VERT: 1"=5'
SECTION B
HORZ: 1"=10'
VERT: 1"=5'
EARTHWORK QUANTITIES
500 CY CUT
100 CY FILL
400 CY OFF-HAUL



www.bgtsurveying.com

BGT LAND SURVEYING

Assessor Parcel Number:

Prepared For:

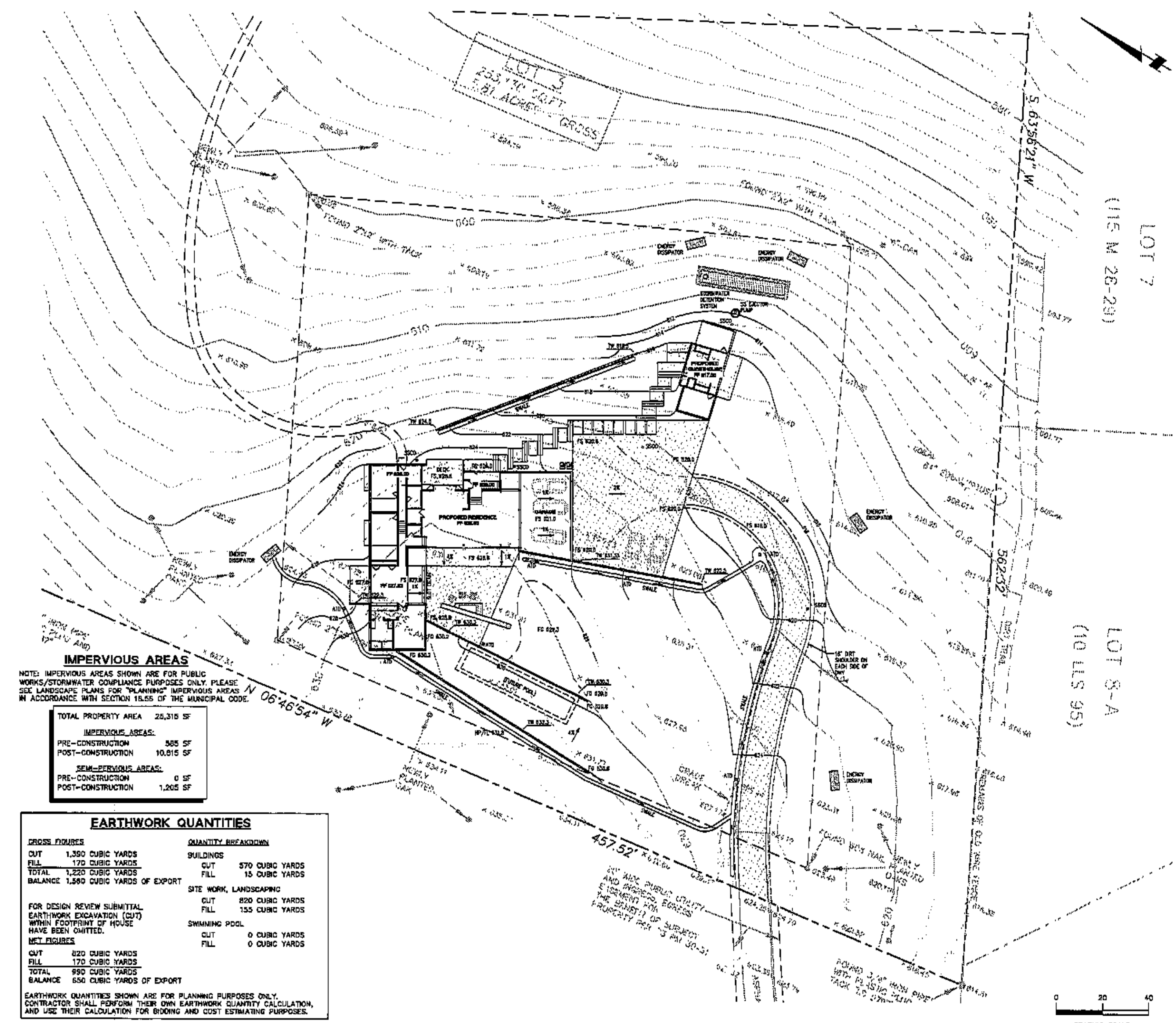
BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 3, VOLUME 73 OF PARCEL MAPS PAGES 30-31

7 VERONICA PLACE

PORTOLA VALLEY, COUNTY OF SAN MATEO, CALIFORNIA

Date:	FEB 2013
Scale:	1" = 30'
Contour Interval:	2'
Drawn:	
Drawing Number	
SU-1	
SHEET 1 OF 1	
Job No.	13-020



IMPERVIOUS AREAS

NOTE: IMPERVIOUS AREAS SHOWN ARE FOR PUBLIC WORKS/STORMWATER COMPLIANCE PURPOSES ONLY. PLEASE SEE LANDSCAPE PLANS FOR "PLANNING" IMPERVIOUS AREAS IN ACCORDANCE WITH SECTION 18.56 OF THE MUNICIPAL CODE.

TOTAL PROPERTY AREA	25,315 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	585 SF
POST-CONSTRUCTION	10,815 SF
SEMI-PERVIOUS AREAS:	
PRE-CONSTRUCTION	0 SF
POST-CONSTRUCTION	1,205 SF

EARTHWORK QUANTITIES

GROSS FIGURES

CUT	1,390 CUBIC YARDS
FILL	170 CUBIC YARDS
TOTAL	1,220 CUBIC YARDS
BALANCE	1,560 CUBIC YARDS OF EXPORT

FOR DESIGN REVIEW SUBMITTAL EARTHWORK EXCAVATION (CUT) WITHIN FOOTPRINT OF HOUSE HAVE BEEN OMITTED.

NET FIGURES

CUT	820 CUBIC YARDS
FILL	170 CUBIC YARDS
TOTAL	990 CUBIC YARDS
BALANCE	650 CUBIC YARDS OF EXPORT

QUANTITY BREAKDOWN

BUILDINGS	CUT	570 CUBIC YARDS
	FILL	15 CUBIC YARDS
SITE WORK, LANDSCAPING	CUT	820 CUBIC YARDS
	FILL	155 CUBIC YARDS
SWIMMING POOL	CUT	0 CUBIC YARDS
	FILL	0 CUBIC YARDS

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

ABBREVIATIONS:

AB	AGGREGATE BASE	GR	GRATE ELEVATION
AC	ASPHALT CONCRETE	GV	GATE VALVE
AD	AREA DRAIN	HP	HIGH POINT
ATD	ATRIUM DRAIN	INV	INVERT ELEVATION
BFPD	BACK FLOW PREVENTION DEVICE	JT	JOINT TRENCH
BSTD	BRICKSLOT TRENCH DRAIN	JP	JOINT POLE
BW	BOTTOM OF WALL ELEVATION	LD	LANDSCAPE DRAIN
CB	CATCH BASIN	LF	LINEAR FEET
CL	CENTER LINE	LP	LOW POINT
CS	CRAWL SPACE ELEVATION	(N)	NEW
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PKG	PARKING
DD	DECK DRAIN	POC	POINT OF CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE	RET	RETAINING WALL
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
DS	ROOF DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER LINE	SAP	SEE ARCHITECTURAL PLANS
DWL	DRYWELL CATCH BASIN	SBD	STORM SUB DRAIN
DWY	DRIVEWAY	SBDCO	STORM SUB DRAIN CLEANOUT
(E)	EXISTING	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEANOUT
ELEC	ELECTRICAL	SGR	SEE GEOTECHNICAL REPORT
EM	ELECTRICAL METER	SICB	SIDE INLET CATCH BASIN
EP	EDGE OF PAVEMENT	SLP	SEE LANDSCAPE PLANS
FC	FACE OF CURB ELEVATION	SPP	SEE PLUMBING PLANS
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FF	FINISHED FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEVATION	SSP	SEE STRUCTURAL PLANS
FL	FLOW LINE ELEVATION	TW	TOP OF WALL ELEVATION
FM	FORCE MAIN LINE	TYP	TYPICAL
FS	FINISHED SURFACE ELEVATION	USD	UNDERSLAB DRAIN
FP	FINISHED PAVEMENT ELEVATION	VD	PIPE VERTICAL DROP
FW	FIRE WATER LINE	W	DOMESTIC WATER LINE
GB	GRADE BREAK	WM	WATER METER
GM	GAS METER		

HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

CHIPSEAL PAVING — WALKWAY CONCRETE — CRUSHED STONE MULCH

LEGEND:

EXISTING — PROPOSED

Existing	Proposed	Description
		BOUNDARY
6" SS	10" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2" FM	FORCE MAIN
10" FW	10" FW	FIRE SERVICE
2" W	2" W	DOMESTIC WATER SERVICE
IRR	2" IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
		DETAIL NUMBER / SHEET LOCATION

CALL BEFORE YOU DIG 1-800-227-2600

BKF
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

GRADING PLAN
WAISSAR RESIDENCE
7 VERONICA PLACE
PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

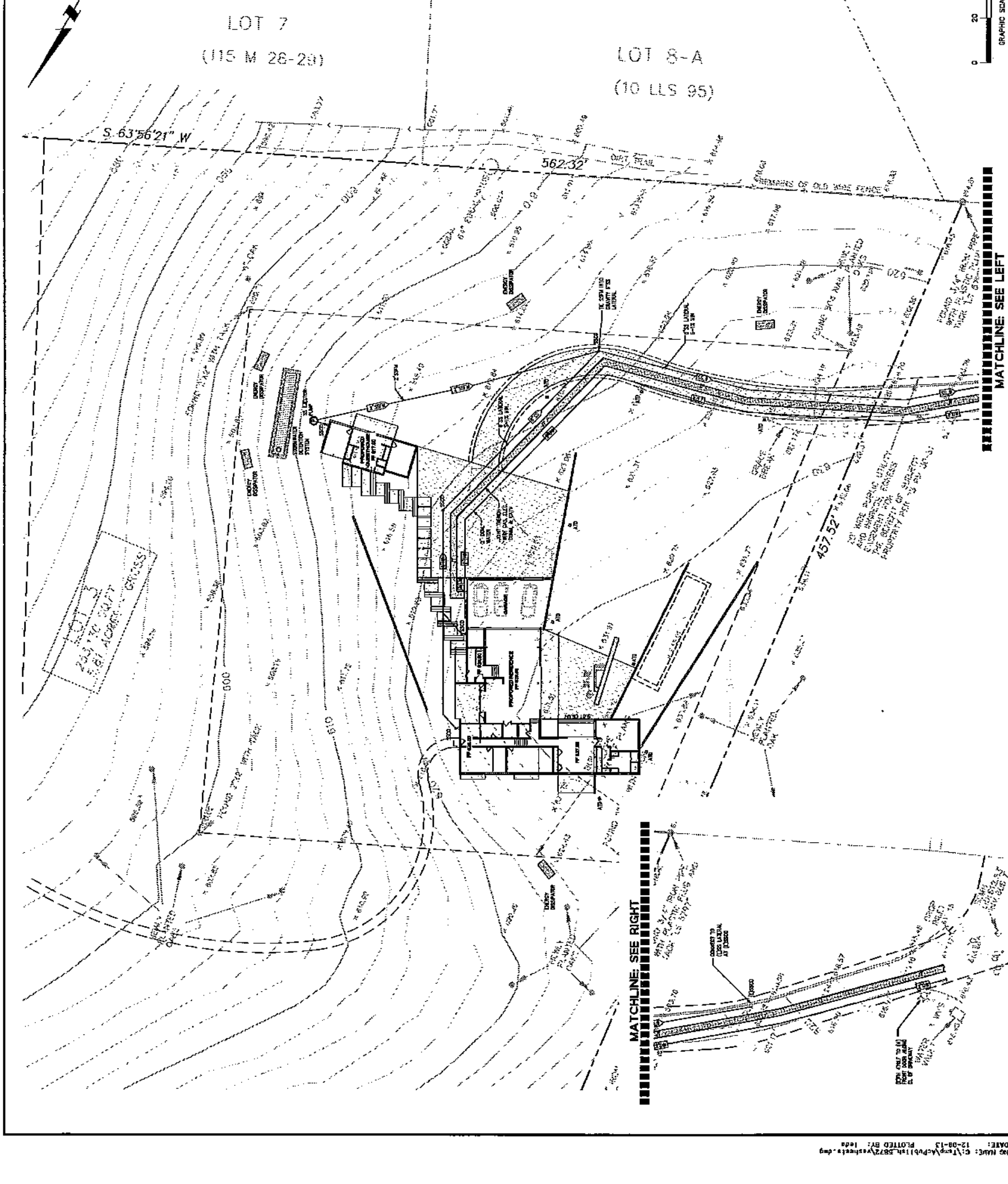
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
	ASCC SUBMITTAL	12/10/2013

Date: 10/30/2013
Scale: 1" = 20'
Design: D.J.
Drawn: D.J.
Approved: RH
Job No: 20130154

Drawing Number: C2.1
OF

DRAWING NAME: C:\Temp\AcPublish_5872\vasheets.dwg
PLOT DATE: 12-09-13 PLOTTED BY: leda



STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 8-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
9. INSTALL UNDER SLAB DRAINAGE SYSTEM PER THE GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

CALL BEFORE YOU DIG

No.	Revisions	Date
	ASCC SUBMITTAL	12/10/2013

Date: 10/30/2013
Scale: 1" = 20'
Design: D.L.
Drawn: D.L.
Approved: KH
Job No: 20130154
Drawing Number: C3.1

REVIEW ONLY — NOT FOR CONSTRUCTION

UTILITY PLAN
WAISSAR RESIDENCE
7 VERONICA PLACE
PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

BKF
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

MATERIALS AND FINISHES SCHEDULE:

843 sf — 1. Stabilized Crushed Stone Paving:
Crushed aggregate with stabilizer. 3/8" Nursery Crush supplied by Morgan's Home and Garden, 2555 E 18th Street, Antioch, CA 94509-7207, (925) 755-7600, www.morganshomeandgarden.com. For 'Stabilizer' contact: Stabilizer Solutions Inc. PH: 800.338.2488. 1522 N. 35th St., Phoenix, AZ.

4,904 sf — 2. Chip Seal Paving:
Chip Seal top dressed with 3/8" Nursery Crush aggregate over 1/4" similarly colored crushed stone layer over base rock. Apply top layer in two lifts and embed the lower lift with the 1/4" crushed stone layer.

340 sf — 3. Crushed Stone Mulch:
3/8" Nursery Crush aggregate, no fines or stabilizer.

378 sf — 4. Concrete Pavers:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Sandstone; finish to be light sandblast. Provide mock-up to LA and client for review and approval.

1,134 sf — 5. Concrete Deck Paving and Adjacent Steps:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Silversmoke; finish to be light sandblast; joints to be saw-cut. Provide mock-up to LA and client for review and approval.

164 sf — 6. Concrete Steps:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Sandstone; finish to be light sandblast. Provide mock-up to LA and client for review and approval.

7. Concrete Walls:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Silversmoke; finish to be smooth on all vertical faces and polished on the top. 90 degree crisp joint on all corners and edges. Provide mock-up to LA and client for review and approval.

8. Concrete Seat Wall :
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Silversmoke; finish to be medium sandblast on all vertical faces and polished on the top. 1/8" MAX radius on all corners and edges. Provide mock-up to LA and client for review and approval.

9. Concrete Base for Gas Fire Pit:
Architecturally finished, integrally colored, poured-in-place concrete. Davis color to be Outback; finish to be smooth on all vertical faces; top finish to be seeded with Nursery Crush aggregate and then ground. 1/8" MAX radius on all corners and edges. Provide mock-up to LA and client for review and approval. Gas Burner per contractor; provide shop drawings for review by Landscape Architect.

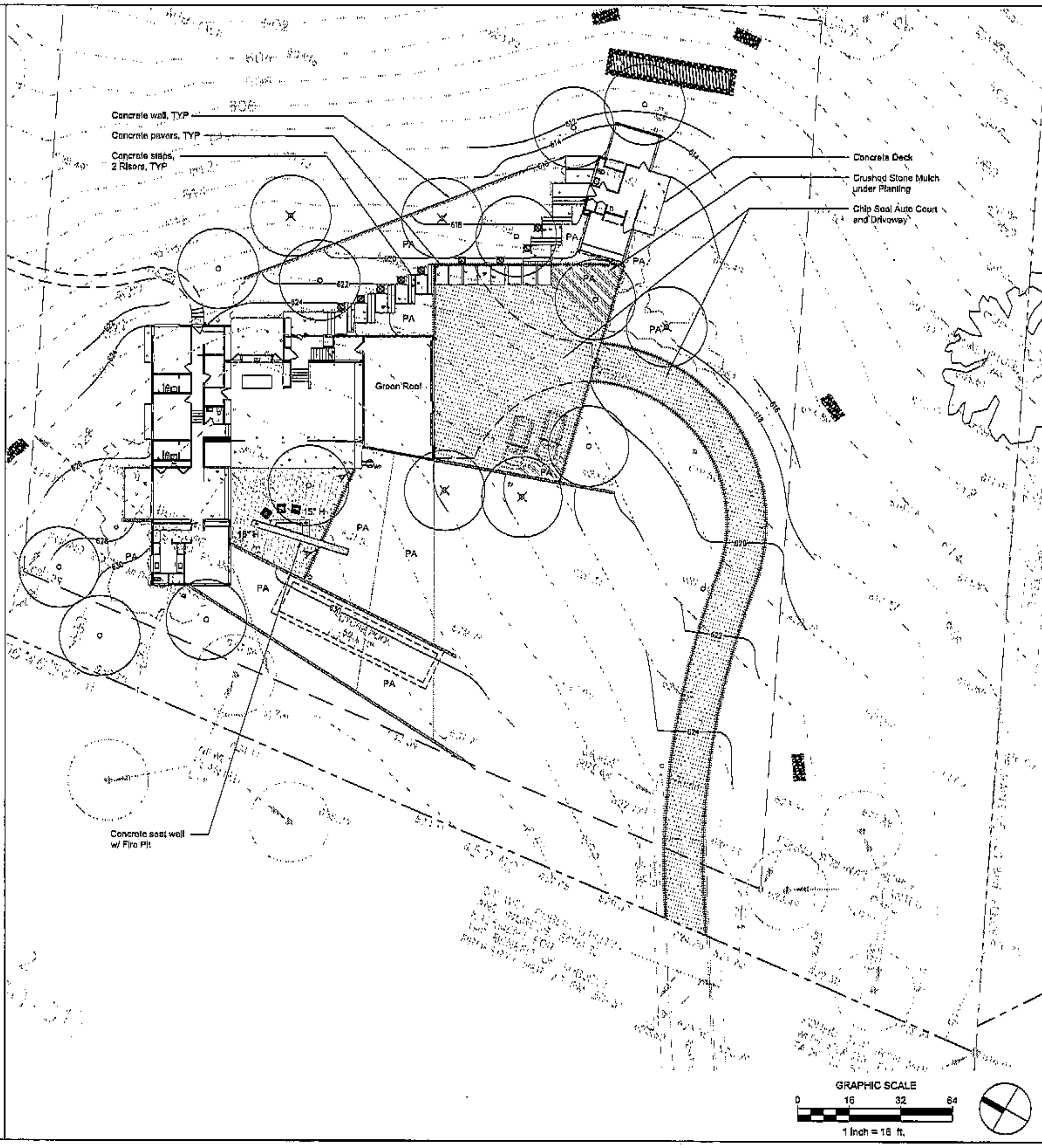
581 ft — 10. Steel Edging:
Ryerson Steel Landscape edging 1/4" x 5", w/ 15" stakes, color black. Supplied by Livermore supplier (925) 449-3498 or approved equivalent.

LIGHTING SCHEDULE:

Symbol	Qty.	Manufacturer	Model / Catalog #	Description	Lamp	Mounting
	2	B-K Lighting	Staff Star SS-LED-e22-WFL-A9-BLP-12-11-A-24-C-PP18B	Path Light	LED 8W	On Ground
	9	B-K Lighting	Glow Star GL-LED-e22-A9-BLP-R1-18-PP18	Path Light	LED 8W	On Ground
	1	TBD	TBD	Electrical Outlet	N/A	On Wall

GENERAL NOTES:
1. All Landscape Lighting to be shielded or downlit and shall not shine onto adjoining properties, street or sky.

2. We have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Landscape and Irrigation Diagram.



LUTSKO ASSOCIATES
landscape

Consultant:

Stamp:

Project Name:
Waissar Residence

7 Veronica Place
Portola Valley, CA

Sheet Title:
Materials Plan & Lighting Diagram

Submittal:	Date:
ASCC Submittal:	10-30-13

Revision:	Date:
ASCC Revisions	12-10-13

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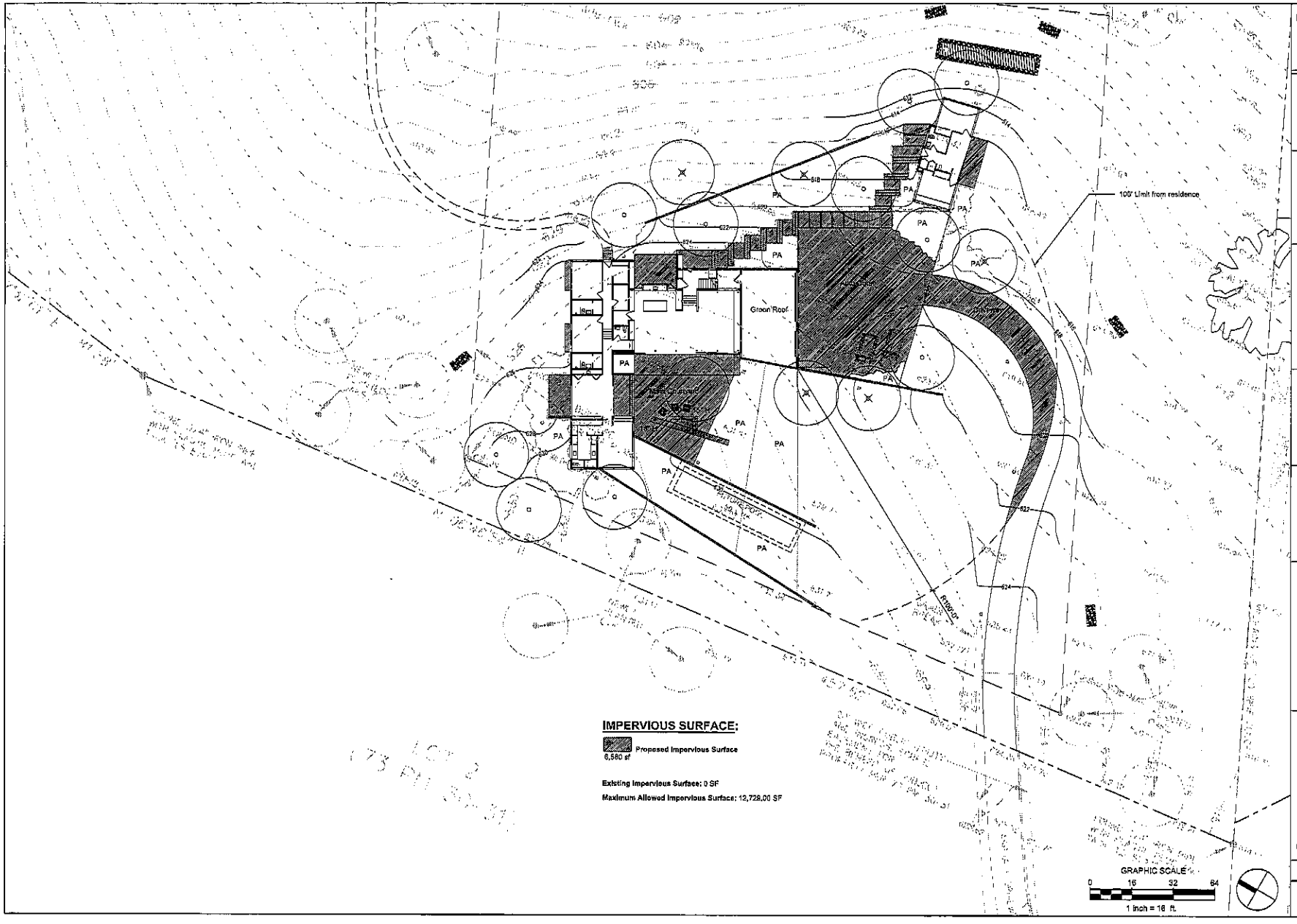
CONSTRUCTION

Scale: 1/16"= 1'-0"

Sheet: L2.1



LUTSKO ASSOCIATES
landscape

Consultant:

Stamp:

Project Name:

Waissar Residence

7 Veronica Place
Portola Valley, CA

Sheet Title:

Impervious Surface Diagram

Submittal:	Date:
ASCC Submittal:	10-30-13

Revision:	Date:
ASCC Revisions	12-16-13

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Scale: 1/16"= 1'-0"

Sheet: L2.2

PRELIMINARY PLANTING SCHEDULE:

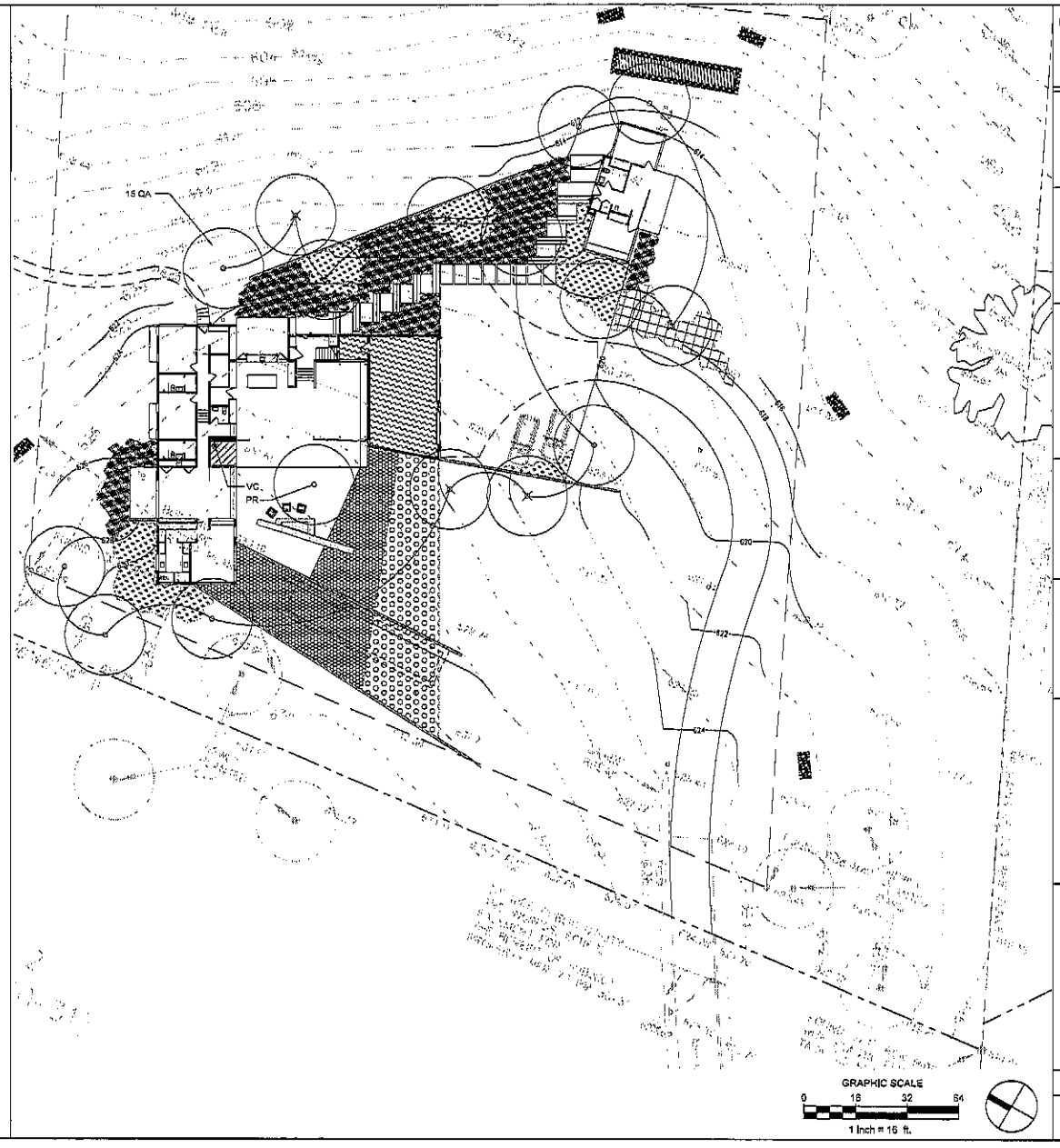
Symbol	Botanical Name	Common Name	Mix%
	Screening Trees		
QA	*Quercus agrifolia*	Coast Live Oak	-
	Court Yard Tree		
PR	*Platanus racemosa*	California Sycamore	-
	Screening Shrubs		
425 sf	*Galvezia speciosa*	Island Snapdragon	-
	Phlomis x 'Edward Bowles'	Jerusalem Sage	-
	Rhamnus californica 'Eve Case'	Coffeeberry	-
	California and Mediterranean Mix - Sun		
2,052 sf	*Achillea millefolium*	Yarrow	4%
	Epilobium canum 'Calistoga'	California Fuchsia	4%
	Festuca idahoensis	Idaho Fescue	30%
	Muhlenbergia rigens	Deer Grass	5%
	Nassella pulchra	Purple Needlegrass	45%
	Phlomis x 'Edward Bowles'	Jerusalem Sage	4%
	Salvia spathacea	Hummingbird Sage	4%
	Sisyrinchium bellum	Blue-eyed Grass	4%
	California and Mediterranean Mix - Shade		
1,358 sf	*Festuca californica*	California fescue	60%
	Iris douglasiana	Douglas Iris	20%
	Ornithogalum chimborazensis	Dawn Flower	10%
	Phlomis x 'Edward Bowles'	Jerusalem Sage	10%
	Court Yard Mix A		
1,700 sf	*Achillea millefolium*	Yarrow	7.5%
	Carex praegracilis	California Field Sedge	15%
	Epilobium canum 'Calistoga'	California Fuchsia	7.5%
	Festuca idahoensis	Idaho Fescue	25%
	Lavandula stoechas	Spanish Lavender	10%%
	Salvia spathacea	Hummingbird Sage	7.5%
	Salvia 'Bee's Bliss'	Sage	10%%
	Sisyrinchium bellum	Blue-eyed Grass	7.5%
	Stachys byzantina	Lamb's Ear	10%
	Court Yard Mix B		
1,484 sf	*Achillea millefolium*	Yarrow	10%
	Epilobium canum 'Calistoga'	California Fuchsia	10%
	Nassella pulchra	Purple Needlegrass	60%
	Salvia spathacea	Hummingbird Sage	10%
	Sisyrinchium bellum	Blue-eyed Grass	10%
	Court Yard Planter Vine		
VC	*Vitis californica 'Roger's Red'*	Roger's California Grape	-
	Court Yard Planter Understory		
50 sf	*Iris douglasiana*	Douglas Iris	40%
	Satureja douglasii	Yerba Buena	60%
	Green Roof		
845 sf	*Achillea millefolium*	Yarrow	15%
	Armeria maritima	Sea Thrift	15%
	Festuca glauca	Blue Fescue	15%
	Festuca rubra	Red Fescue	15%
	Fragaria chiloensis	Beach Strawberry	20%
	Helictotrichon sempervirens	Blue Oat Grass	20%

NOTES:

1. All areas impacted by construction outside the above named Planting Areas to be seeded with the followir
10 lbs/acre *Bromus carinatus* (native California Brome)
8 lbs/acre *Elymus glaucus* (Blue Wildrye)
8 lbs/acre *Hordeum californicum* (California Barley)
5 lbs/acre *Festuca idahoensis* (Idaho Fescue)
5 lbs/acre *Nassella pulchra* (Purple Needlegrass)
4 lbs/acre *Poa secunda* (native Pine Bluegrass)

Seeded areas will not be irrigated.

2. Mulch all perennial beds and shrub planting areas, sloped less than one rise in three horizontal units (13), with a two (2) inch thick top dressing of composted, nitrified fir bark (3/8 inch to the size of dust).
Mulch all perennial beds and shrub planting areas, sloped greater than one rise in three horizontal units (13), with a one (1) inch thick layer of finely chopped redwood bark, strand length not to exceed two (2) inches, and cover with a one (1) inch thick top dressing of composted, nitrified fir bark (three-eighths (3/8) inch to the size of dust).



LUTSKO ASSOCIATES
landscape

Consultant:

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Project Name:

Waissar Residence

7 Veronica Place
Portola Valley, CA

Sheet Title:

Planting Diagram

Submittal: Date:
ASCC Submittal: 10-30-13

Revision: Date:
ASCC Revisions 12-18-13

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Scale: 1/16"= 1'-0"

Sheet: L5.1

IRRIGATION HYDROZONES:

		Hydrozone Area (HA)	Plant Factor (PF)	PF x HA
1	Screening Trees: VERY LOW WATER USE, TREE BUBBLERS	375 sf	0.15	56
2	Court Yard Tree: MEDIUM WATER USE, TREE BUBBLERS	25 sf	0.50	13
3	Screening Shrubs: LOW WATER USE, DRIP	425 sf	0.30	128
4	California and Mediterranean Mix: LOW WATER USE, DRIP OR LOW SPRAY	1,425 sf	0.20	285
5	California and Mediterranean Mix: LOW WATER USE, TEMP. IRRIGATION (LOW SPRAY)	1,985 sf		
6	Court Yard Mix A: LOW WATER USE, DRIP OR LOW SPRAY	1,700 sf	0.30	510
7	Court Yard Mix B: LOW WATER USE, TEMP. IRRIGATION (LOW SPRAY)	1,494 sf		
8	Court Yard Planter: LOW WATER USE, DRIP	60 sf	0.30	18
9	Green Roof: LOW WATER USE, DRIP	845 sf	0.30	254
10	Seeded Area: NO IRRIGATION	TBD		

Total Permanently Irrigated Area: 4,855 sf Sum: 1,263
Total Temporarily Irrigated Area: 3,479 sf

WATER CALCULATIONS:

Maximum Applied Water Allowance:

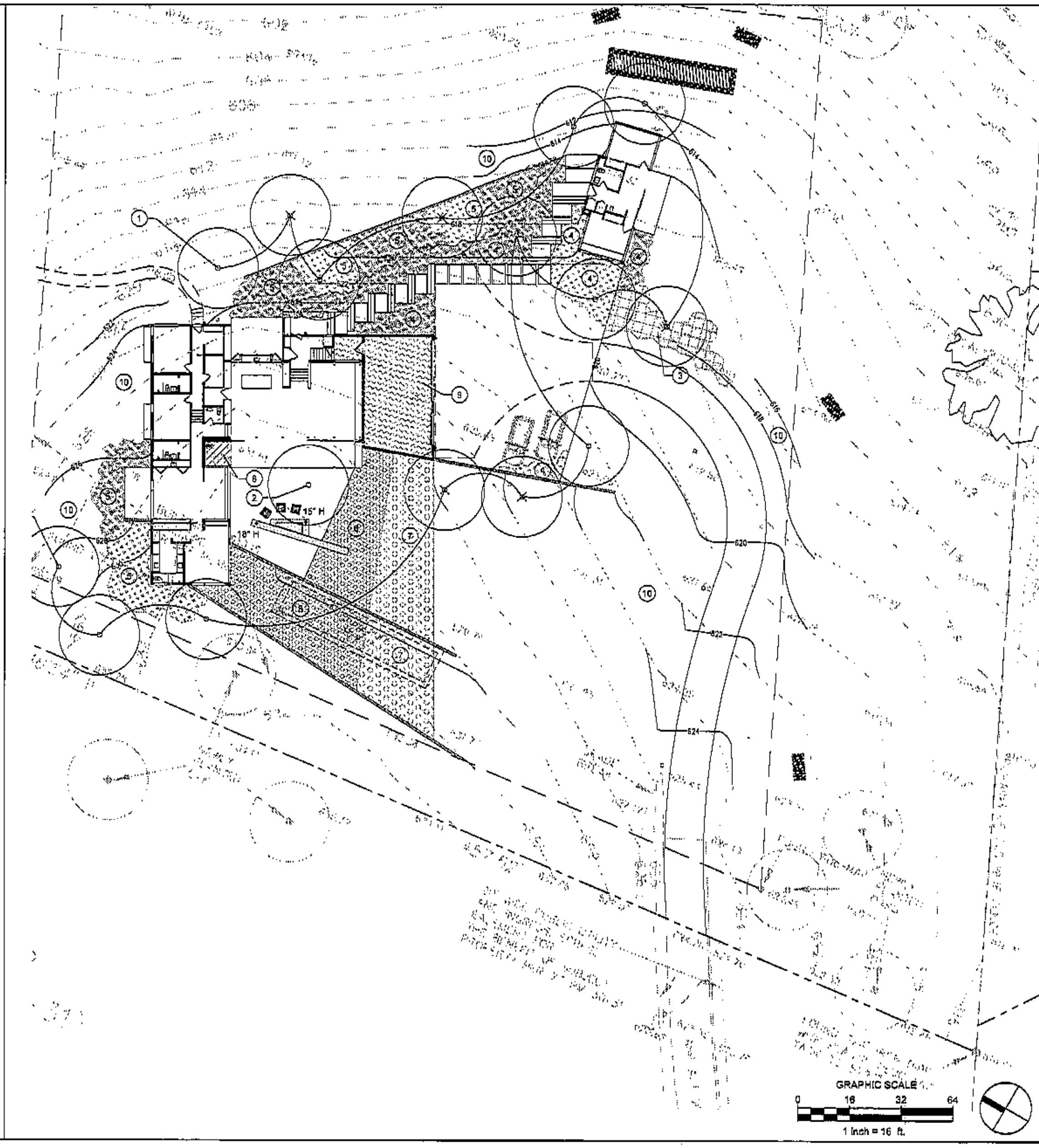
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]
= (39.4) x (0.62) x [(0.7 x 4,855)+(0.3 x 0)]
= 83,025.36 Gallons

Estimated Total Water Use:

ETWU = (ETo) x (0.62) x [(PF x HA/IE) + SLA]
= (39.4) x (0.62) x [(1,263/0.71) + 0]
= 43,461 Gallons

IRRIGATION DIAGRAM NOTES:

1. This diagram is to show design intent only, it is not intended to replace an complete irrigation plan construction document and is therefore not for construction purposes. Zones of differing water needs are indicated, exact water requirements to be determined.
2. Contractor shall design and install the irrigation system and prepare a full, detailed as-built plan of the system for the Owner.
3. Contractor is responsible for coordination with other Contractors as required.
4. Contractor shall be responsible for ensuring that all work is in accordance with all applicable codes and that all necessary permits are obtained.
5. Contractor shall verify available pressure, and review the following with the Landscape Architect or Owner: point of connection, backflow preventer, master shut off valve, entire irrigation system pressure regulator, controller location, power source and other information pertinent to the installation of the irrigation system.
6. Contractor lay out piping to minimize disturbance under existing trees. No trenching shall occur within tree driplines. If a condition arises where trenching within tree driplines is necessary, consult Landscape Architect or Owner before proceeding.
7. Materials should be Rainbird or products of an equivalent quality.
8. Wire shall be #14 minimum, U.L. Approved for direct burial.
9. All pressure lines and lateral lines shall be minimum Schedule 40.
10. Select nozzles to fit area being irrigated and to minimize overspray. Use adjustable arc nozzles in areas smaller than 90 degree angle.
11. 100% head to head overlap is required for all spray areas.
12. Locate remote control valves in shrub areas out of sight and adjacent to edges wherever possible. Review locations of valves with Landscape Architect or Owner prior to installation. Valve box covers to be black.
13. Install check valves on all low heads as required to prevent low head drainage.
14. Controller shall be multi programmable with repeat start times and capable of a minimum 28 day cycle.
15. Install stub outs for future expansion as noted on these plans and as directed by Owner or Landscape Architect.
16. Contractor shall provide sleeves under walls and paving areas as needed for irrigation, electrical, and drainage lines. Provide at least two (2) 4" Schedule 40 PVC sleeves at each location.
17. Contractor to provide Owner with warranties and operating instructions for all equipment, with a diagram coordinating numbers with site irrigation zones, and instruct Owner in controller operation.
18. Provide hose bibbs as directed by the Landscape Architect or Owner. Hose bibb to be standard brass fixture mounted 12" above adjacent finish grade staked in place with 3/4 " galvanized pipe attached with radiator clamps. Drive stake a minimum of 3' into ground.
19. Landscape Architect to review all irrigation layout prior to installation.
20. No spray to hit any tree trunks, especially Oaks.



LUTSKO ASSOCIATES Landscape

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Waissar Residence

7 Veronica Place
Portola Valley, CA

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Irrigation Diagram

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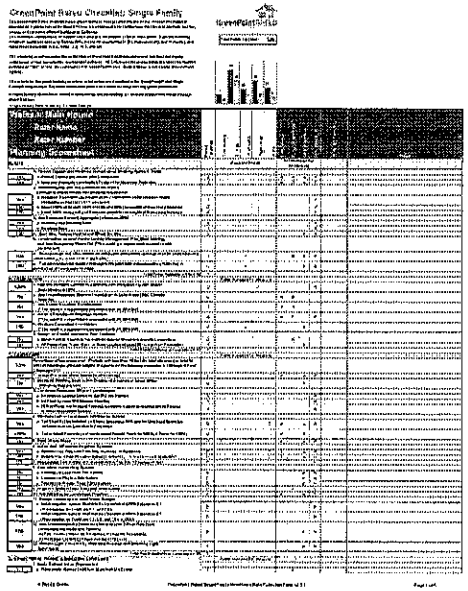

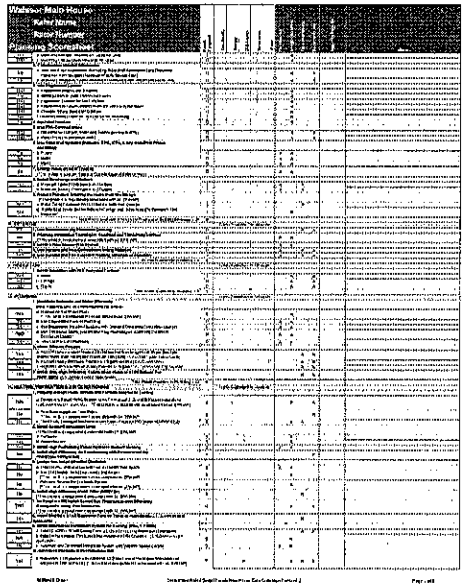

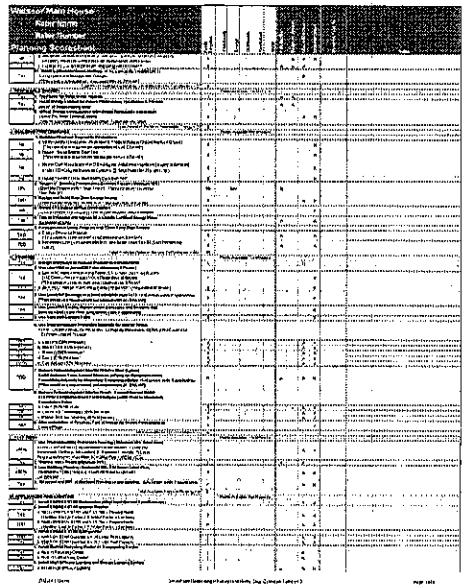

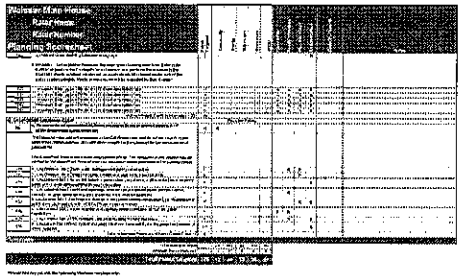

FELDMAN ARCHITECTURE

1005 Sansome St, Ste 240
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LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/30/2015
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
7 VERONICA PLACE

JOB NO. 13-002
PROJECT ADDRESS
7 VERONICA PLACE
PORTOLA VALLEY, CA 94028
APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
13.12.10

CURRENT RELEASE SET:
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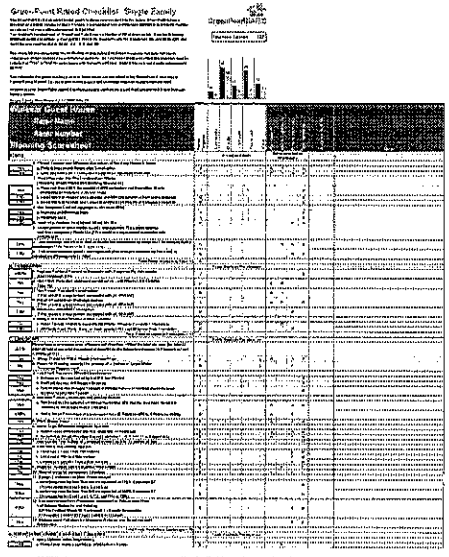
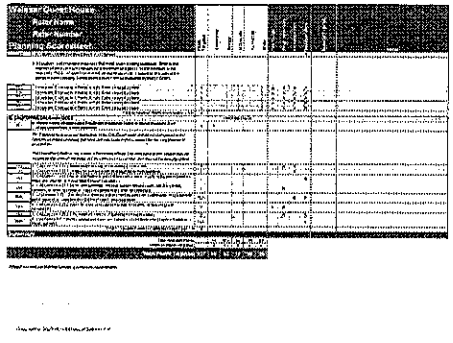
ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08

SHEET TITLE
BUILD-IT GREEN CHECKLIST

G0.01





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SHEET TITLE
BUILD-IT GREEN CHECKLIST

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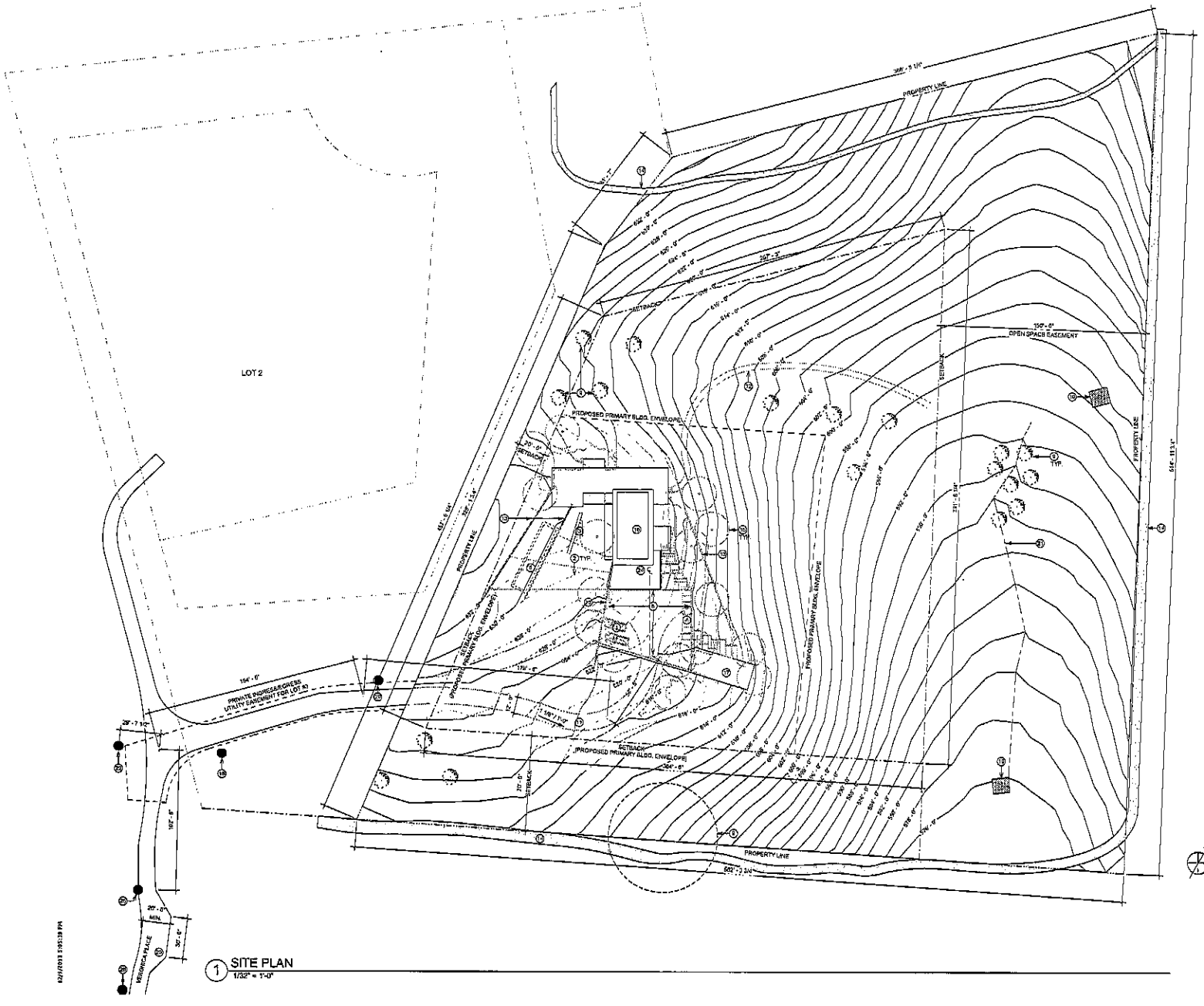

1 SITE PLAN
1/32" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PRIMARY BUILDING ENVELOPE

SHEET NOTES

1. ANY LANDSCAPING IN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER
2. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

KEYED NOTES

1. (E) GUEST PARKING SPACES, S.L.D.
2. (E) TOPO LINE AT GRADED AREA, SHOWN DASHED; SEE CIVIL & LANDSCAPE DWGS
3. GAS FIREPIT, S.L.D.
4. NOT USED
5. POSSIBLE FUTURE POOL LOCATION, S.L.D.
6. NOT USED
7. ENTRY PATHWAY & STEPS, S.L.D.
8. HAMMERHEAD FIRETRUCK TURNAROUND, S.L.D.
9. (E) TREE TO REMAIN, APPROXIMATE CANOPY
10. NOT USED
11. (N) DRIVEWAY
12. (N) NATURAL TRAIL, S.L.D.
13. (N) RETAINING WALL, S.L.D.
14. PUBLIC TRAIL
15. NEW TREE, S.L.D.
16. SANITARY SEWER LATERAL, APPROXIMATE LOCATION
17. GUEST HOUSE
18. MAIN HOUSE
19. (E) SHED TO REMAIN
20. WATER SERVICE, APPROXIMATE LOCATION
21. APPROXIMATE LOCATION OF CENTERLINE OF (E) DRAINAGE SWALE
22. FIRE HYDRANT, PROPOSED LOCATION
23. (E) FIRE TRUCK TURNOUT
24. GREEN ROOF OVER GARAGE
25. PROPOSED STORM WATER DRAINAGE SYSTEM
26. WATER MAIN, APPROXIMATE LOCATION

0 16' 32' 64'

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ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08

SHEET TITLE
SITE PLAN

A1.00

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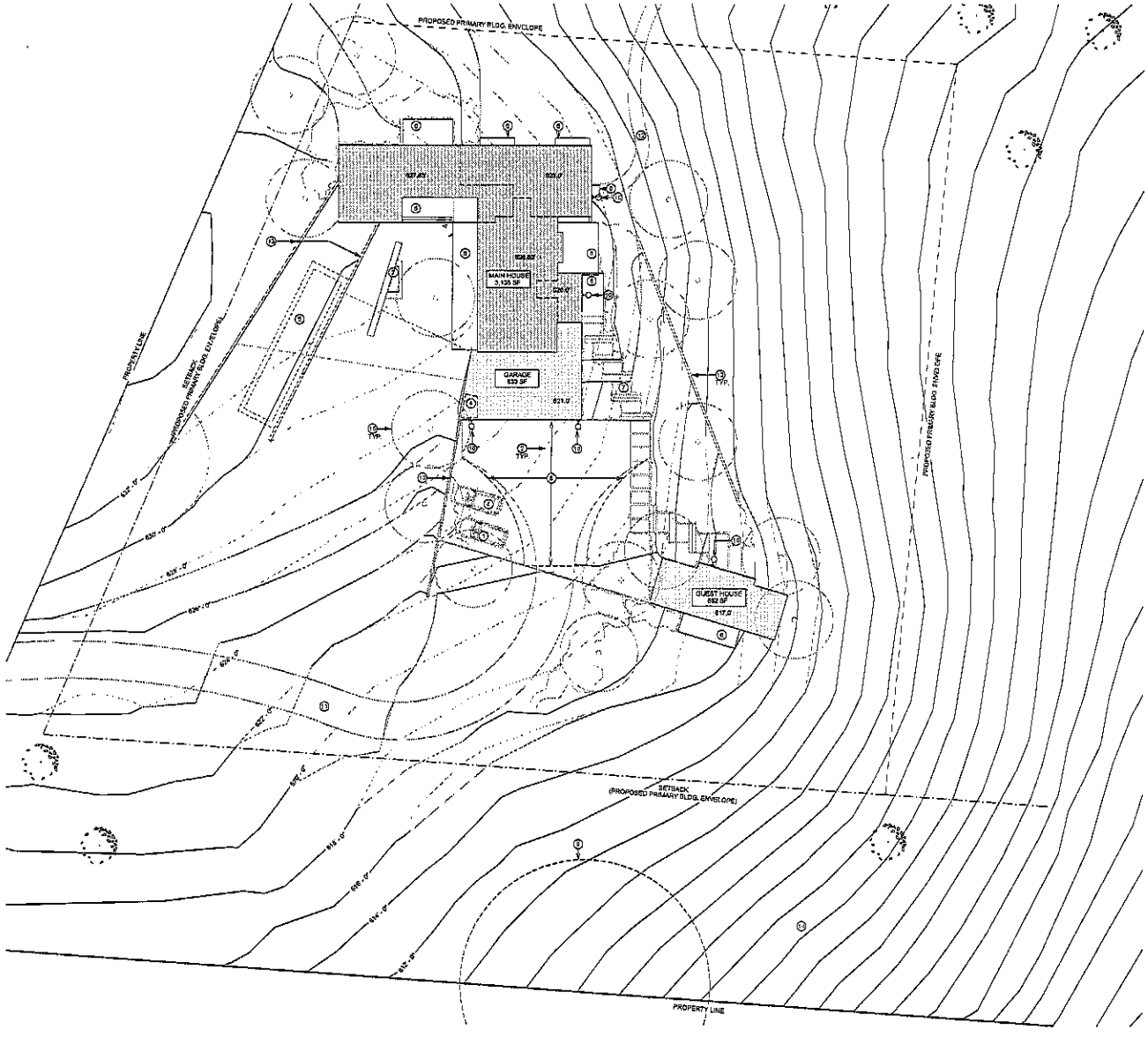

1 ENLARGED SITE PLAN
1/16" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PRIMARY BUILDING ENVELOPE
- LEVEL CHANGE

SHEET NOTES

1. SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

SQUARE FOOTAGE

	ALLOWED SF	PROPOSED SF
GARAGE		533
MAIN HOUSE		3,135
TOTAL	6,000 (85%AMFA)	3,668
GUEST HOUSE	750	662

KEYED NOTES

1. (E) GUEST PARKING SPACES, S.L.D.
2. (E) TOPO LINE AT GRADED AREA, SHOWN DASHED; SEE CIVIL & LANDSCAPE DRAWINGS
3. GAS FIREPIT, S.L.D.
4. INTERIOR TRASH/RECYCLING AREA, SHOWN DASHED
5. POSSIBLE FUTURE POOL LOCATION, S.L.D.
6. PATIOS, S.L.D.
7. ENTRY PATHWAY & STEPS, S.L.D.
8. HAMMERHEAD FIRETRUCK TURNAROUND, S.L.D.
9. (E) TREE TO REMAIN, APPROXIMATE CANOPY
10. EXTERIOR SCONCE
11. (N) DRIVEWAY
12. (N) NATURAL TRAIL, S.L.D.
13. (N) RETAINING WALL, S.L.D.
14. PUBLIC TRAIL
15. NEW TREE, S.L.D.

EXTERIOR LIGHTING

NOTE: ALL EXTERIOR LIGHTING SHALL BE MANUALLY CONTROLLED. THE SOURCE OF LIGHT SHALL NOT BE VISIBLE OFF-SITE UNLESS IT IS NONREFLECTED INCADESCENT BULB THAT IS EITHER LESS THAN 25 WATTS IF CLEAR OR LESS THAN 75 WATTS & DIFUSED OR FROSTED.

(6) 20 WATT DOWNLIGHTS w/ METALIC FINISH, SHOWN IN PLAN

0' 8' 16' 32'

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APN# 079-220-030

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ASCC REVISIONS

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ASCC SUBMITTAL	12.10.30
PRELIMINARY PRICING SET	12.11.08

SHEET TITLE
ENLARGED SITE PLAN

A1.01

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LEGEND

NEW WALL

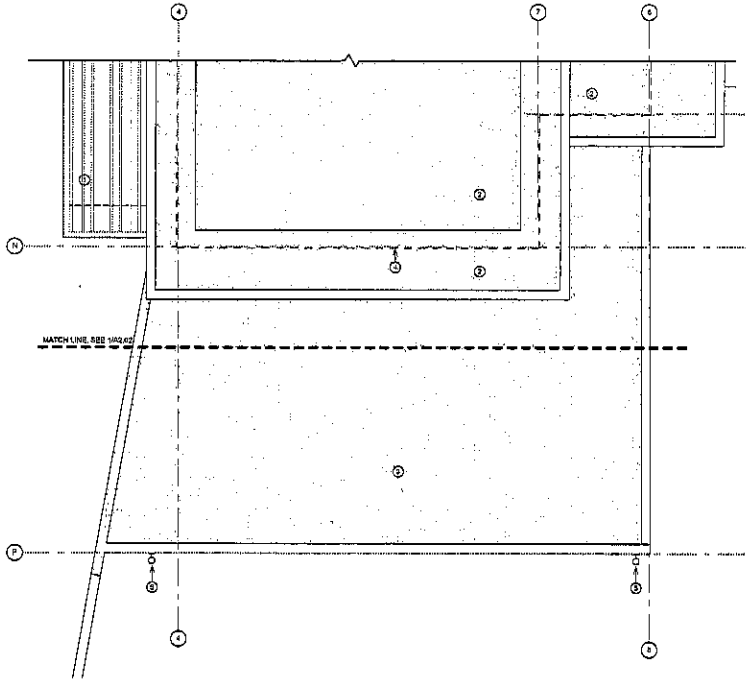
1-HR RATED ASSEMBLY

SHEET NOTES

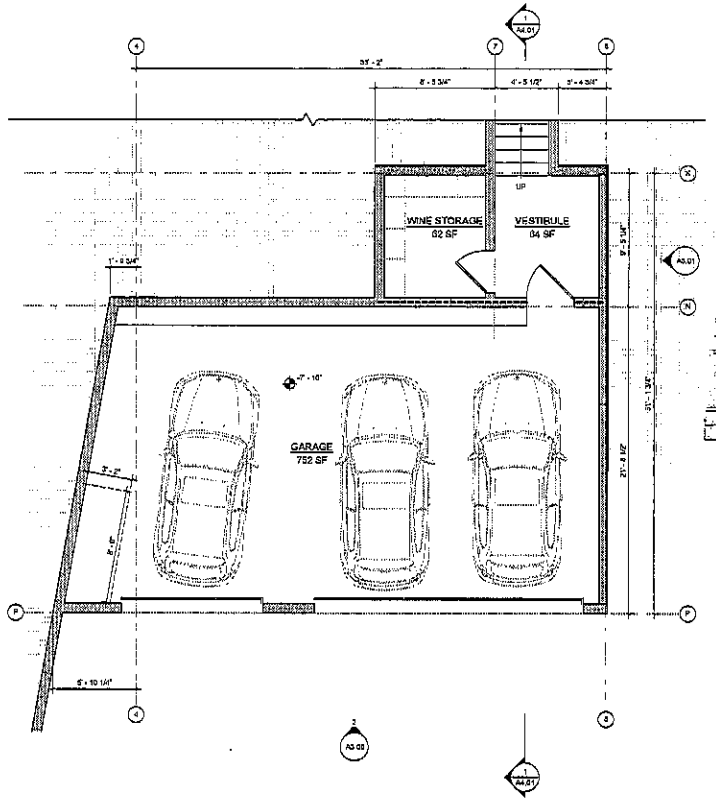
1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

KEYED NOTES

1. POWDER COATED GREY FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
2. LIGHT COLORED BUILT-UP GRAVEL ROOF, SLOPED TO DRAIN 1/4" PER 1' MIN.
3. GREEN ROOF OVER GARAGE
4. OUTLINE OF BUILDING, SHOWN DASHED
5. EXTERIOR SCONCE
6. RECYCLING & TRASH AREA



2 GARAGE ROOF PLAN
1/4" = 1'-0"



1 GARAGE PLAN
1/4" = 1'-0"

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ASCC REVISIONS

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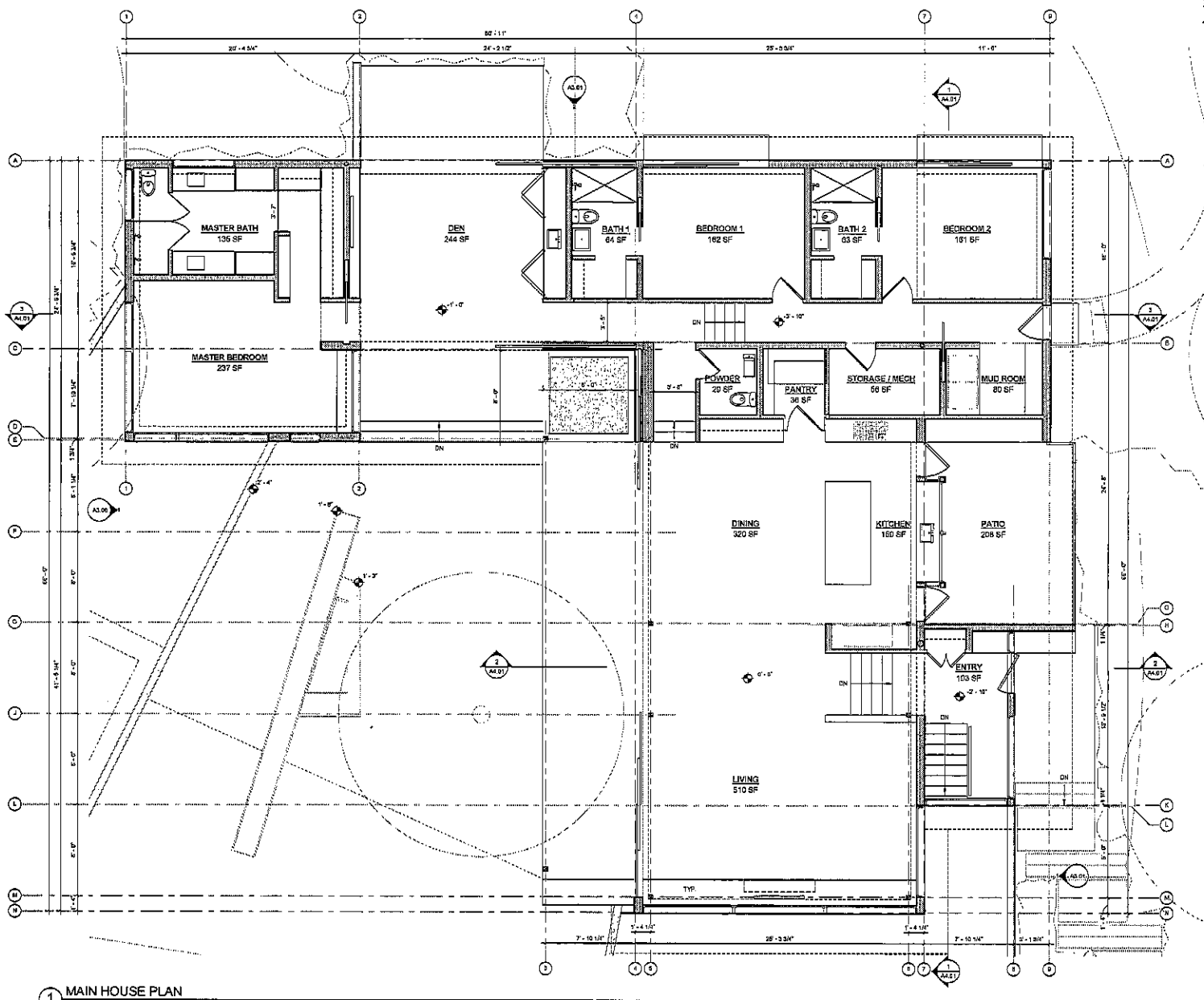
ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.06

SHEET TITLE
GARAGE PLAN

A2.00



1 MAIN HOUSE PLAN
1/4" = 1'-0"

LEGEND

- WALL
- 1-HR RATED ASSEMBLY

KEYED NOTES

1. LOW RETAINING WALLS, S.L.D.
2. GAS FIREPIT, S.L.D.
3. GAS BBQ
4. INACCESSIBLE GREEN ROOF OVER GARAGE
5. LOW WALL (42" AFF)
6. PLANTER
7. EXTERIOR SCONCE, SEE SITE PLAN FOR SPEC.
8. CONCRETE PATIO w/ INTEGRAL COLOR, S.L.D.
9. ROOF OVERHANG ABOVE, SHOWN DASHED
10. TEMPERED GLASS GUARDRAIL @ 42" ABOVE F.F.
11. BUILT-IN BENCH
12. LOW GAS FIREPLACE
13. RETRACTABLE TV
14. STRUCTURAL STEEL COLUMN; DARK GREY POWDER COATED FINISH
15. SOFFIT ABOVE, SHOWN DASHED
16. LANDSCAPE PAVERS & STEPS, S.L.D.

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APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
12.12.19

CURRENT RELEASE SET:
ASCC REVISIONS

PREVIOUS RELEASE

ASCC SUBMITTAL	12.10.20
PRELIMINARY PRICING SET	12.11.06

SHEET TITLE
MAIN HOUSE PLAN

A2.01

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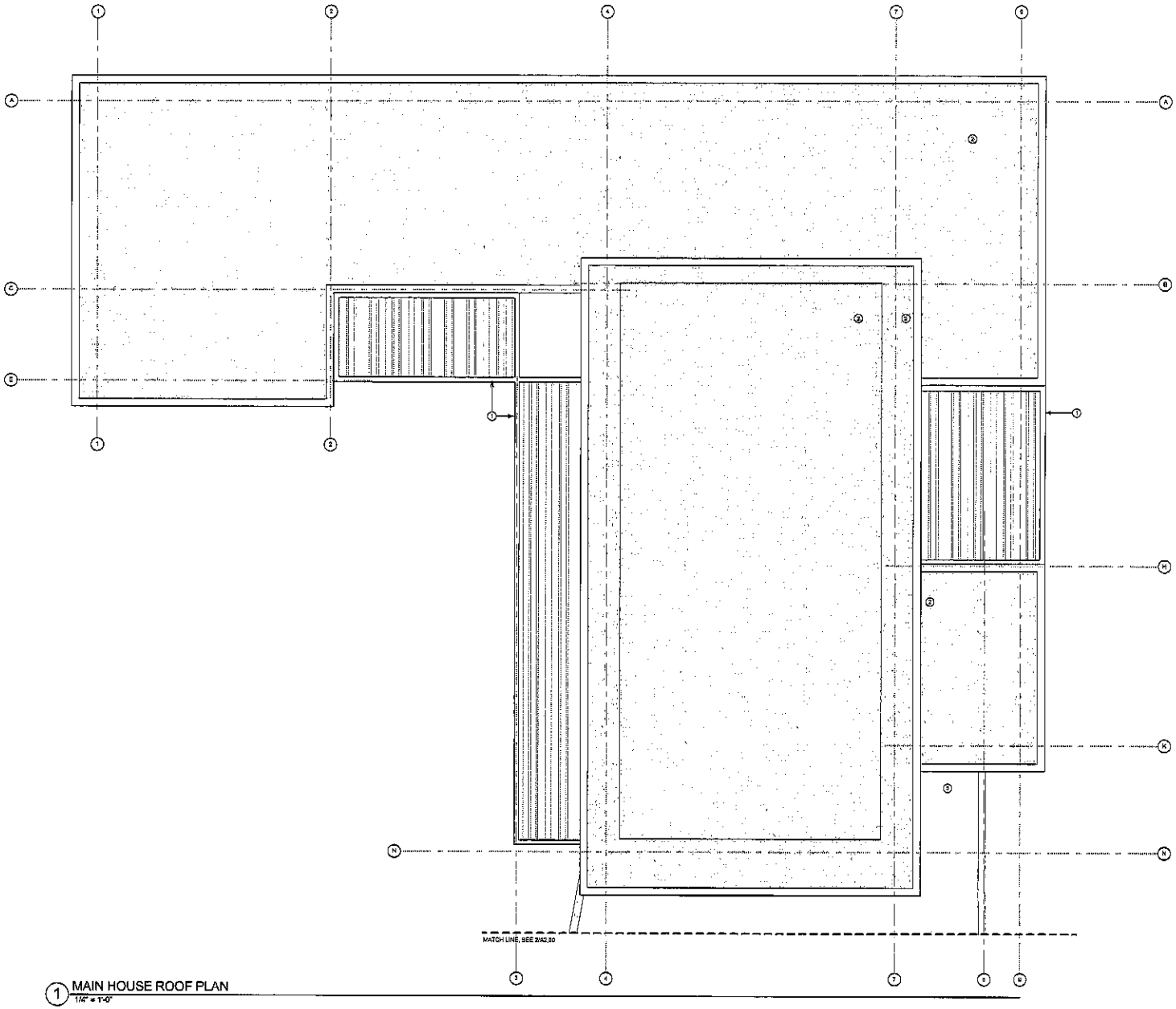

1 MAIN HOUSE ROOF PLAN
1/4" = 1'-0"

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF FRAMING U.O.N.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.

KEYED NOTES

1. POWDER COATED GREY FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
2. LIGHT COLORED BUILT-UP GRAVEL ROOF, SLOPED TO DRAIN 1/4" PER 1' MIN.
3. GREEN ROOF OVER GARAGE, SEE A2.00 FOR FULL EXTENT

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LICENSED ARCHITECT
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C-28459
11/25/2015
RENEWAL DATE
STATE OF CALIFORNIA

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7 VERONICA PLACE

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13.12.10

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ASCC SUBMITTAL	13.10.30
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SHEET TITLE
ROOF PLAN

A2.02

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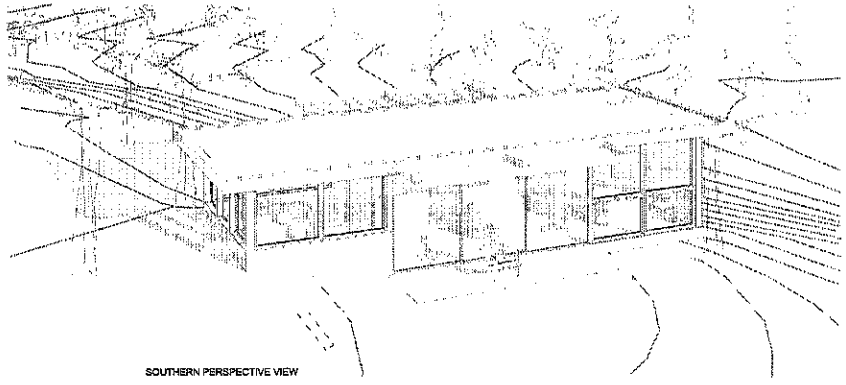
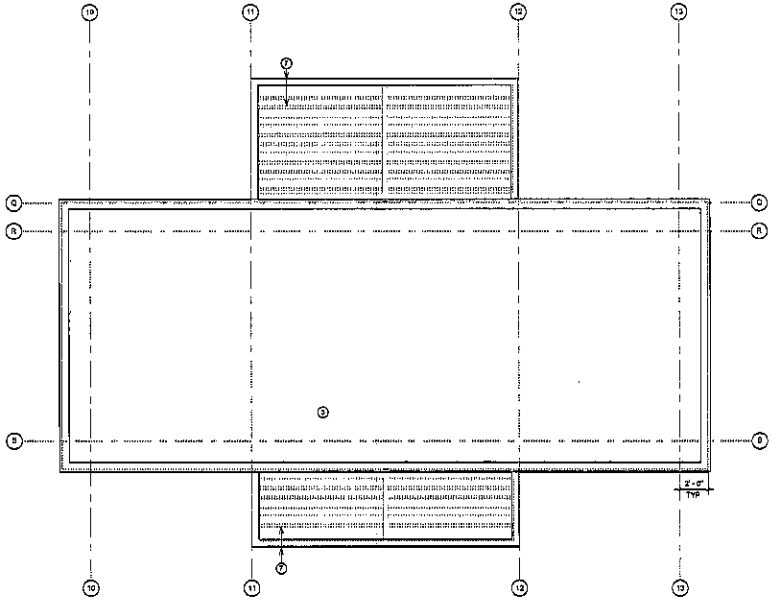
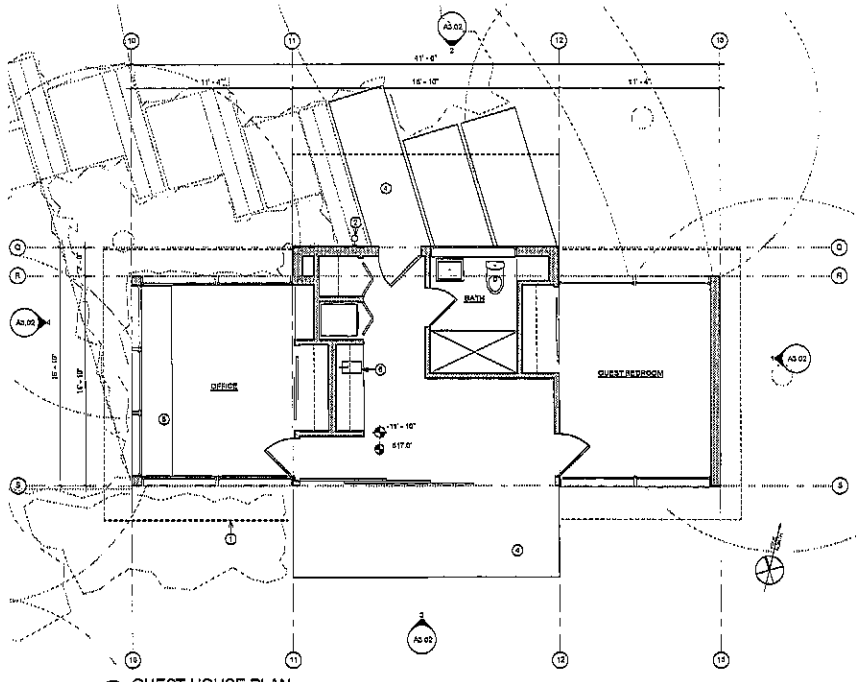


SOUTHERN PERSPECTIVE VIEW



2 GUEST HOUSE ROOF PLAN
1/4" = 1'-0"



1 GUEST HOUSE PLAN
1/4" = 1'-0"

LEGEND

WALL

KEYED NOTES

1. ROOF OVERHANG ABOVE, SHOWN DASHED
2. EXTERIOR SCONCE, SEE ENLARGED SITE PLAN FOR SPEC
3. LIGHT COLORED BUILT-UP GRAVEL ROOF, SLOPE TO DRAIN 1/4" PER FOOT MIN.
4. CONCRETE PATIO w/ INTEGRAL COLOR (SLD)
5. BUILT-IN DESK
6. BAR SINK
7. POWDER COATED GREY FRAME w/ WARM WOOD STAINED REDWOOD INT.TRELLIS

FELDMAN ARCHITECTURE
1005 Sansome St, Ste 240
San Francisco, CA 94111
p 415 252 1441
f 415 252 1442

LICENSED ARCHITECT
JONATHAN FELDMAN
C-28459
11/25/2013
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT NAME
7 VERONICA PLACE

JOB NO. 13-002
PROJECT ADDRESS
7 VERONICA PLACE
PORTOLA VALLEY, CA 94028
APN# 079-220-030

CLIENT NAME
LINDA & MARK WAISSAR

CURRENT RELEASE DATE:
13.12.10

CURRENT RELEASE SET:
ASCC REVISIONS

PREVIOUS RELEASE

ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08

SHEET TITLE
GUEST HOUSE PLANS

A2.03

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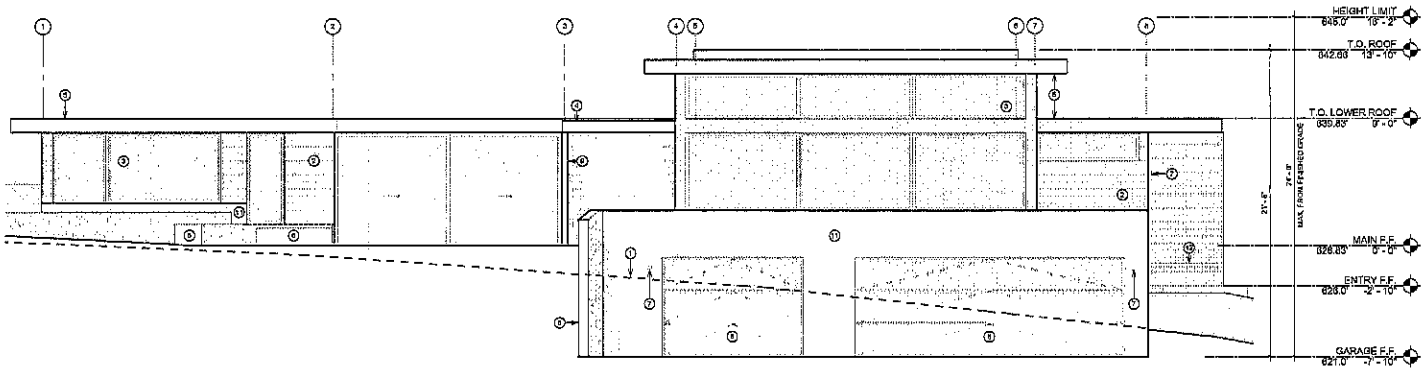
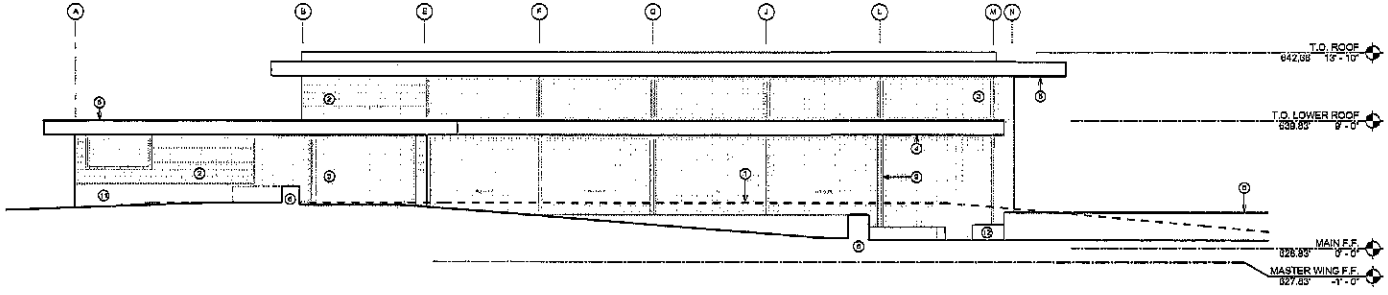


2 SOUTH ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION
1/4" = 1'-0"

KEYED NOTES

1. LINE OF (E) GRADE, SHOWN DASHED
2. HORIZ. 1x8 T&G DARK WOOD EXT. SIDING IN COMPLIANCE w/ WUI REQUIREMNTS
3. BLACK GREY POWDER COATED METAL-CLAD DOORS, WINDOWS & PANELS
4. BLACK GREY POWDER COATED MTL FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
5. BLACK GREY POWDER COATED METAL FACIA
6. CONCRETE SITE WALLS, S.L.D.
7. EXTERIOR SCONCE w/ DARK GREY FINISH, SEE SITE PLAN FOR SPEC.
8. SOLID WOOD GARAGE DOOR TO MATCH SIDING
9. BLACK GREY POWDER COATED STEEL COLUMN
10. NOT USED
11. INTEGRAL COLORED STRUCTURAL CONCRETE, EXPOSED
12. BENCH

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ASCC SUBMITTAL 13.10.30
PRELIMINARY PRICING SET 13.11.08

SHEET TITLE
EXTERIOR ELEVATIONS

A3.00

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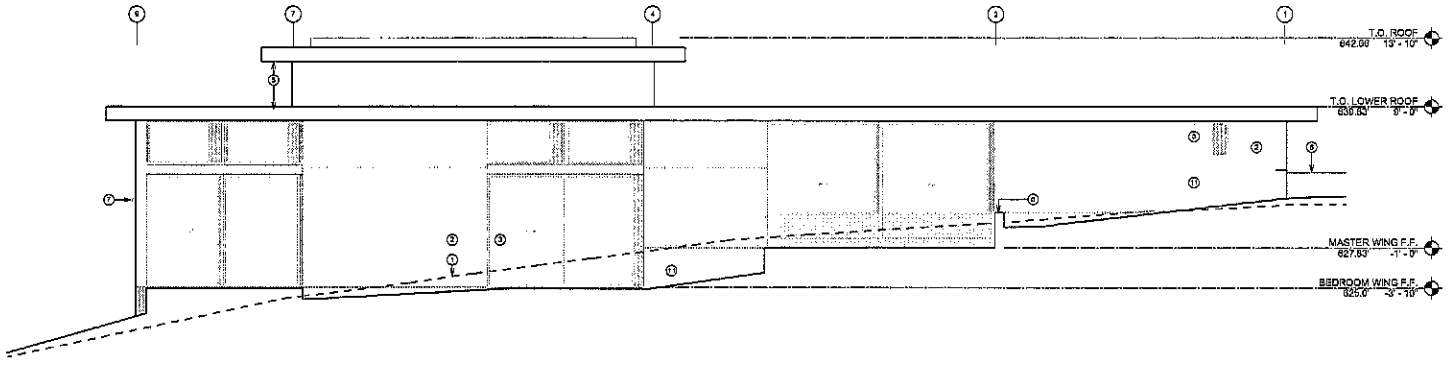
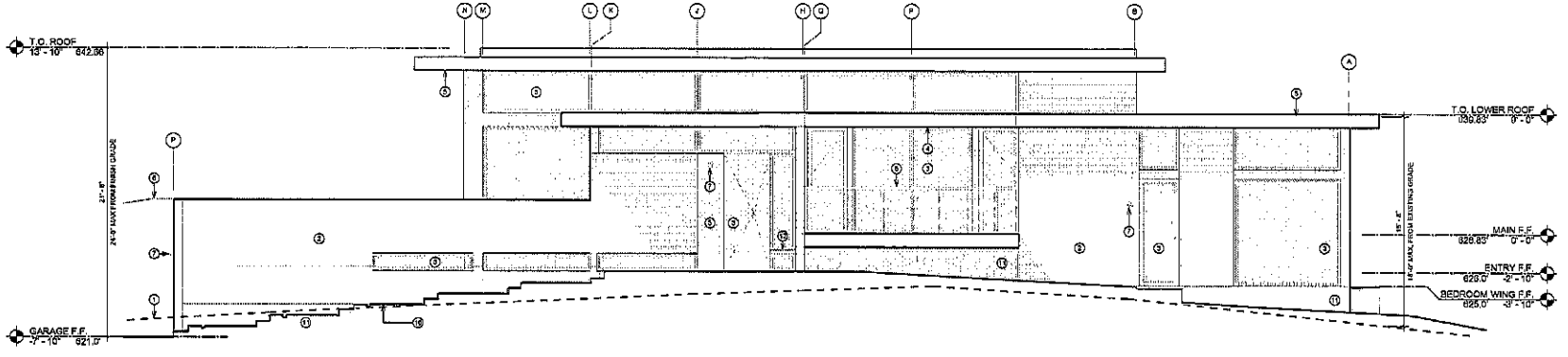


2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

KEYED NOTES

1. LINE OF (E) GRADE, SHOWN DASHED
2. HORIZ. 1x6 T&G DARK WOOD EXT. SIDING IN COMPLIANCE w/ WUI REQUIREMNTS
3. BLACK GREY POWDER COATED METAL-CLAD DOORS, WINDOWS & PANELS
4. BLACK GREY POWDER COATED MTL. FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
5. BLACK GREY POWDER COATED METAL FACIA
6. CONCRETE SITE WALLS, S.L.D.
7. EXTERIOR SCONCE w/ DARK GREY FINISH, SEE SITE PLAN FOR SPEC.
8. TEMPERED GLASS GUARDRAIL @ 42" ABOVE F.F.
9. NOT USED
10. LANDSCAPE STAIRS & PAVERS, SEE LANDSCAPE DRAWINGS
11. INTEGRAL COLORED STRUCTURAL CONCRETE, EXPOSED
12. BENCH

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PREVIOUS RELEASE

ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.06

SHEET TITLE
EXTERIOR ELEVATIONS

A3.01

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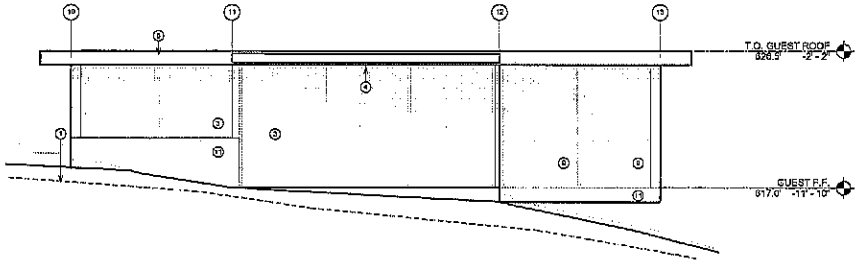
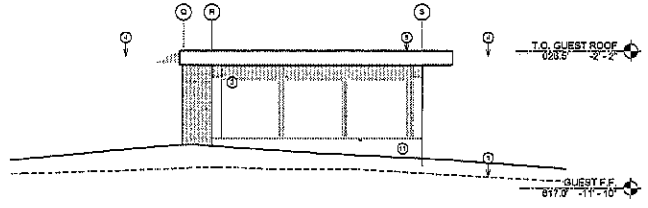
KEYED NOTES

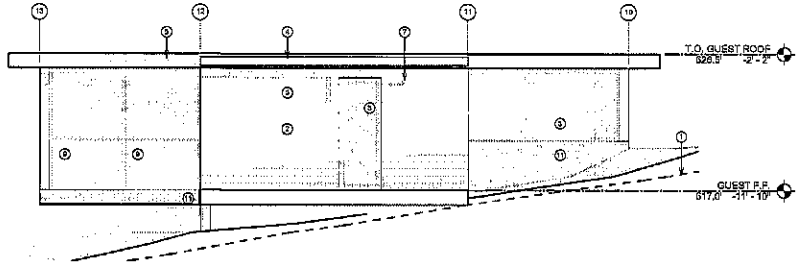
1. LINE OF (E) GRADE, SHOWN DASHED
2. HORIZ, 1x6 T&G DARK WOOD EXT. SIDING IN COMPLIANCE w/ WUI REQUIREMNTS
3. BLACK GREY POWDER COATED METAL-CLAD DOORS, WINDOWS & PANELS
4. BLACK GREY POWDER COATED MTL FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
5. BLACK GREY POWDER COATED METAL FACIA
6. CONCRETE SITE WALLS, S.L.D.
7. EXTERIOR SCONCE w/ DARK GREY FINISH, SEE ENLARGED SITE PLAN FOR SPEC.
8. NOT USED
9. FIXED GLAZING
10. NOT USED
11. INTEGRAL COLORED STRUCTURAL CONCRETE, EXPOSED



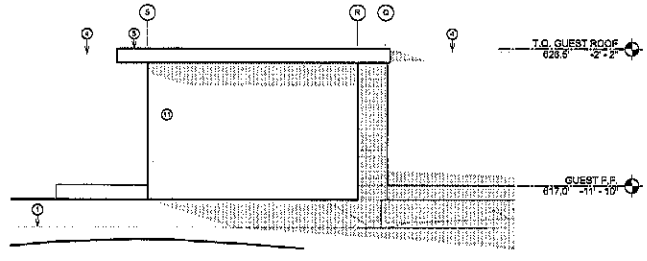
3 GUEST HOUSE - SOUTH ELEVATION
1/4" = 1'-0"



4 GUEST HOUSE - WEST ELEVATION
1/4" = 1'-0"



2 GUEST HOUSE - NORTH ELEVATION
1/4" = 1'-0"



1 GUEST HOUSE - EAST ELEVATION
1/4" = 1'-0"

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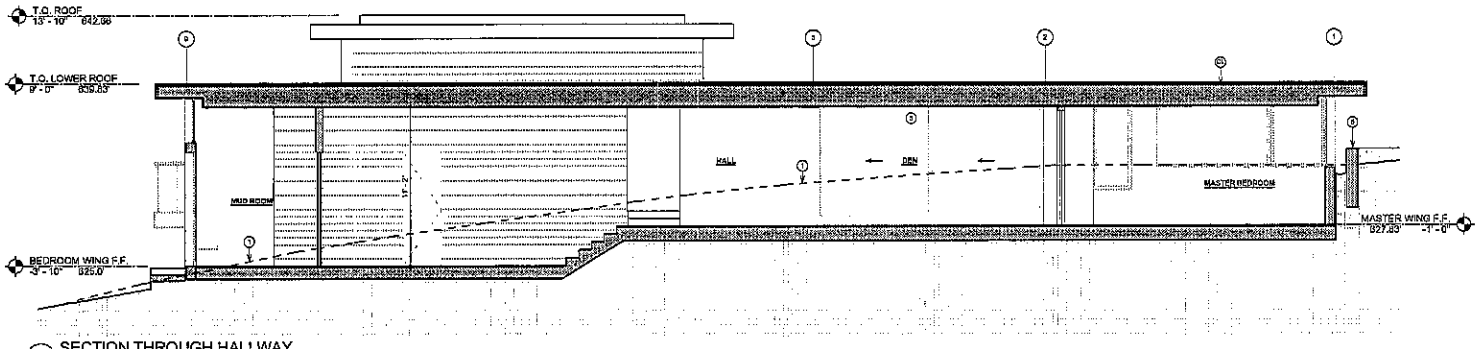
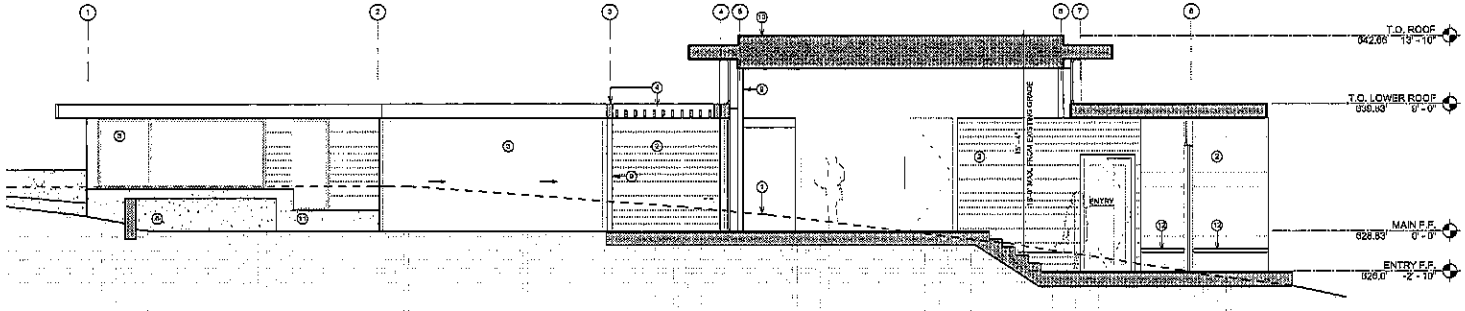
ASCC SUBMITTAL	13.10.30
PRELIMINARY PRICING SET	13.11.08

SHEET TITLE
GUEST HOUSE EXTERIOR ELEVATIONS

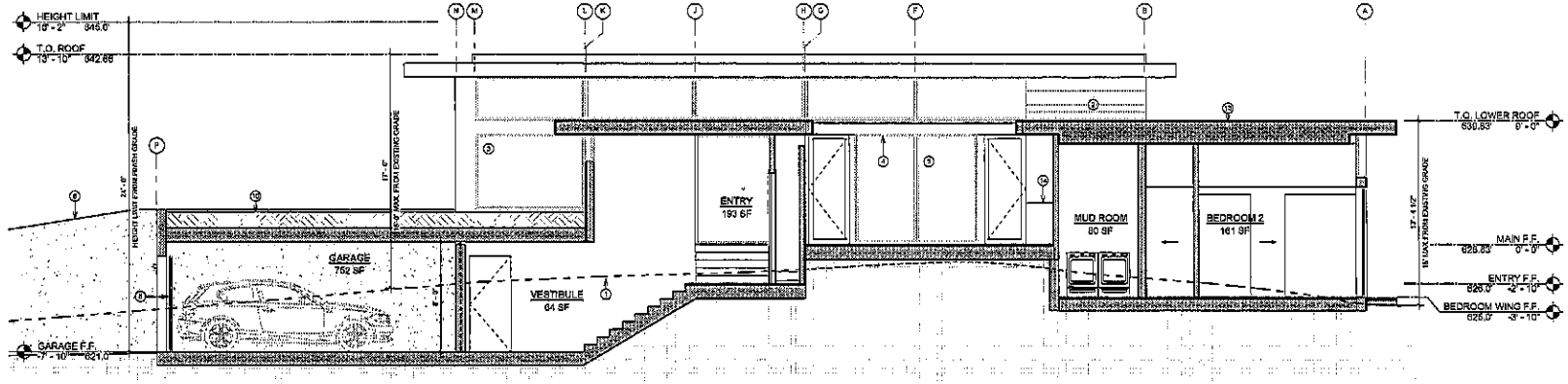
A3.02



3 SECTION THROUGH HALLWAY
1/4" = 1'-0"



2 SECTION THROUGH ENTRY
1/4" = 1'-0"



1 SECTION THROUGH GARAGE
1/4" = 1'-0"

12/9/2013 5:06:17 PM

LEGEND

------ 1-HR RATED ASSEMBLY

KEYED NOTES

1. (E) GRADE, SHOWN DASHED
2. HORIZ. 1x6 T&G DARK WOOD EXT. SIDING IN COMPLIANCE w/ WUI REQUIREMNTS
3. BLACK GREY POWDER COATED METAL-CLAD DOORS, WINDOWS & PANELS
4. BLACK GREY POWDER COATED MTL FRAME w/ WARM STAINED REDWOOD INT. TRELLIS
5. BLACK GREY POWDER COATED METAL FACIA
6. CONCRETE SITE WALLS, S.L.D.
7. NOT USED
8. SOLID GARAGE DOOR
9. BLACK GREY POWDER COATED STEEL COLUMN
10. GREEN ROOF OVER GARAGE
11. INTEGRAL COLORED STRUCTURAL CONCRETE, EXPOSED
12. BENCH
13. LIGHT COLORED BUILT-UP GRAVEL ROOF, SLOPED TO DRAIN 1/4" PER 1' MIN.
14. BBQ

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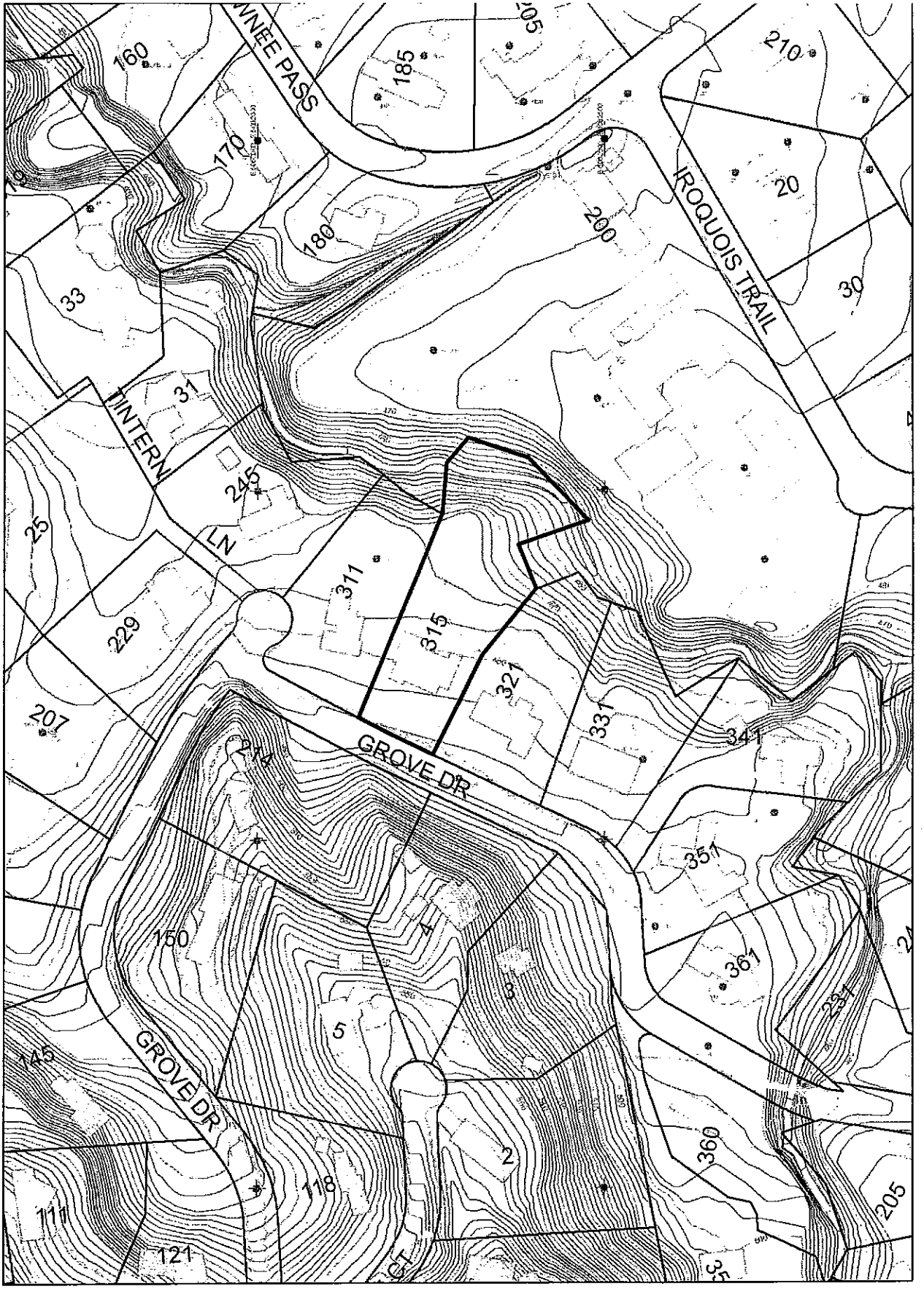
SHEET TITLE
BUILDING SECTIONS

A4.01

ARCHITECTURAL REVIEW FOR RESIDENTIAL ADDITIONS AND REMODELING 315 GROVE DRIVE, FELDMAN



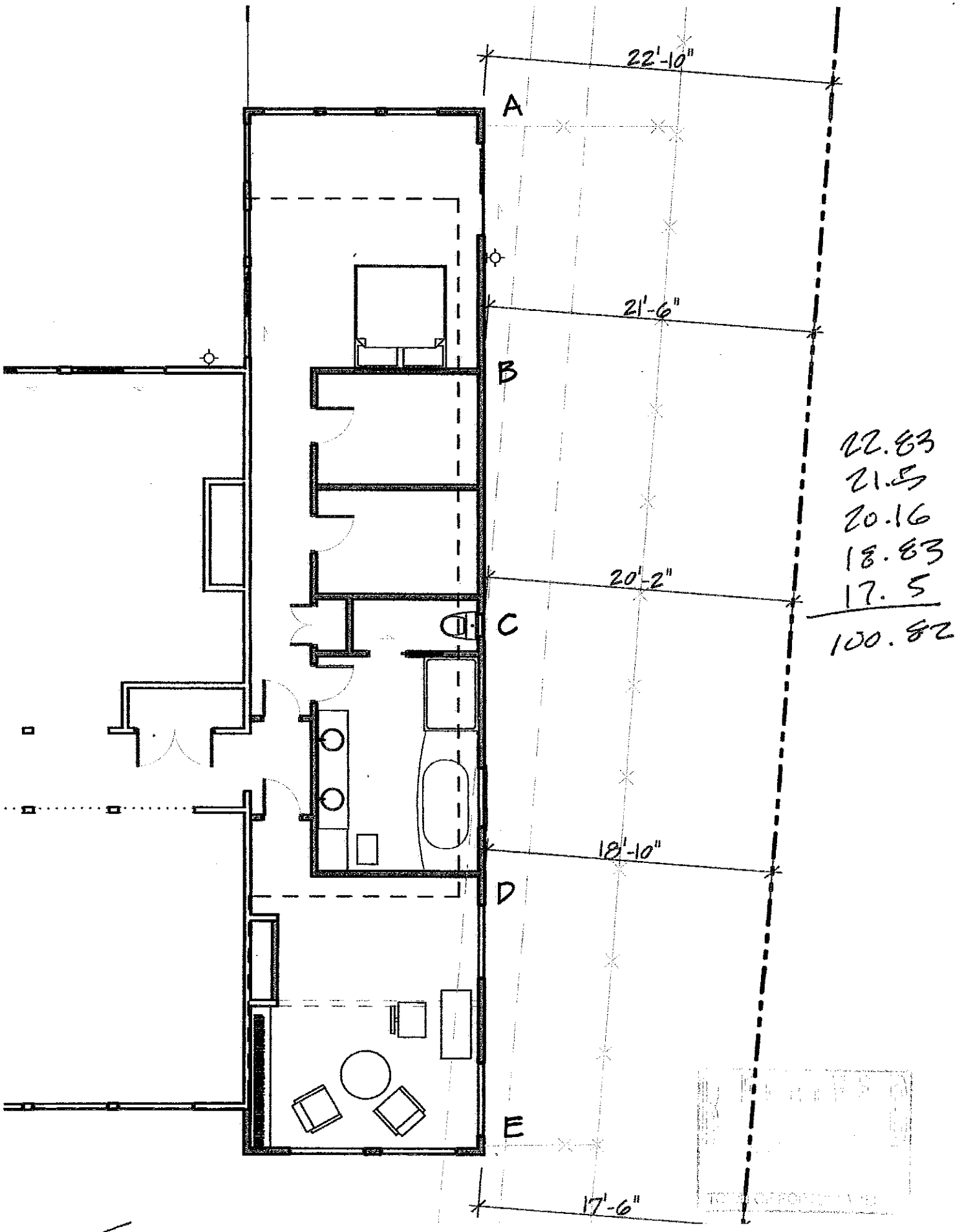
Vicinity Map

Scale: 1" = 200 feet

Addition/Remodel, Feldman

315 Grove Dr

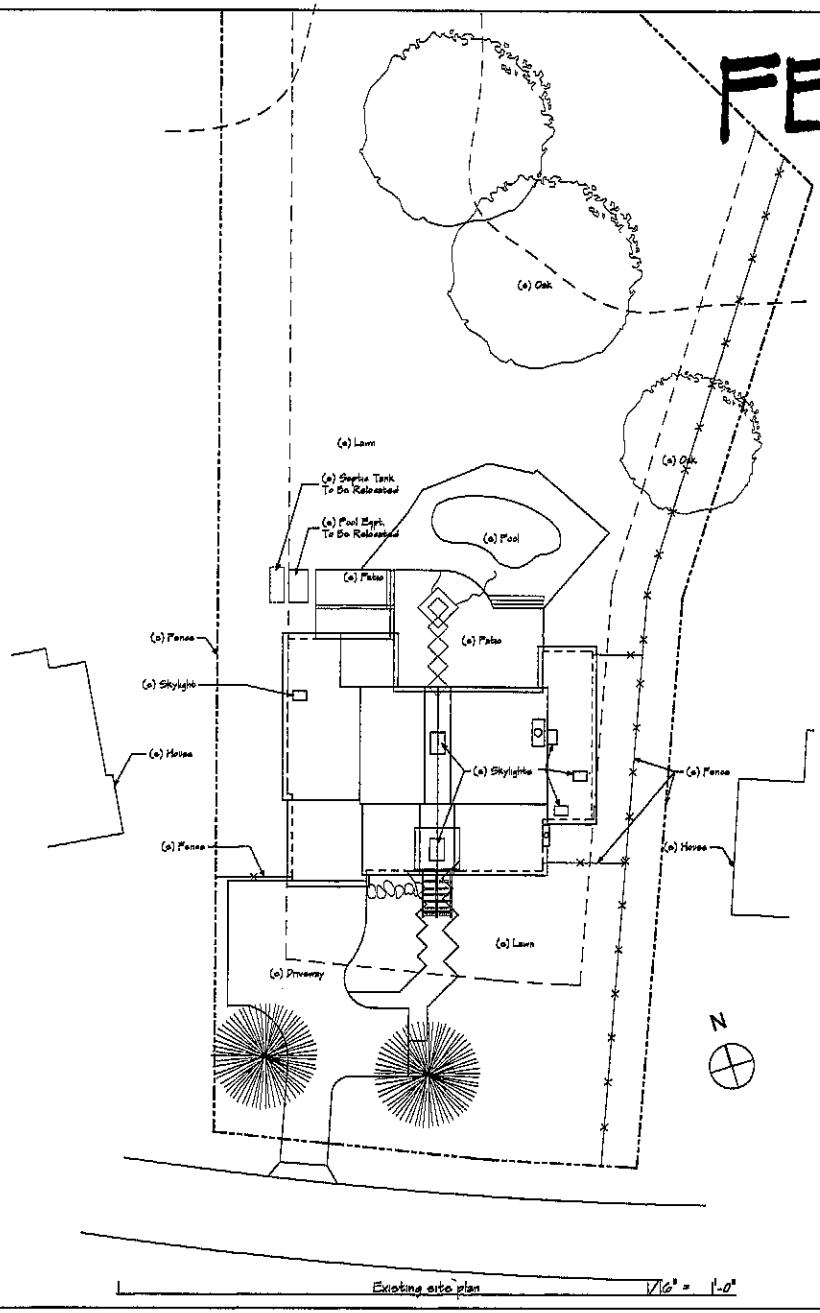
January 2014



22.83
21.5
20.16
18.83
17.5
100.82

FREEMAN - AVE. SETBACK = 20.16'

FELDMAN RESIDENCE



Existing site plan 1/16" = 1'-0"

PROJECT DESCRIPTION

Remodel existing east and west bedroom wings.
Remove and replace swimming pool and pool equipment.

Project Data

APN: 079-020-050

Zone: R-E/1A/SD-1a
Lot Area: 69,340sf (1.8 ac)

(e) House & Garage area: 4563 sf

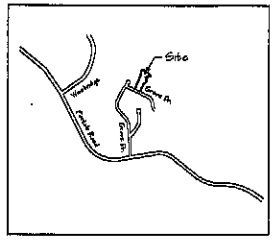
Proposed Floor Area:

West wing addition	284 sf
East wing addition	458 sf
Total addition area:	692 sf
Total Floor Area:	5299 sf
AMFA:	5701 sf
85% AMFA:	4922 sf

Proposed Main House & Garage: 91% of AMFA

Impervious Surface:

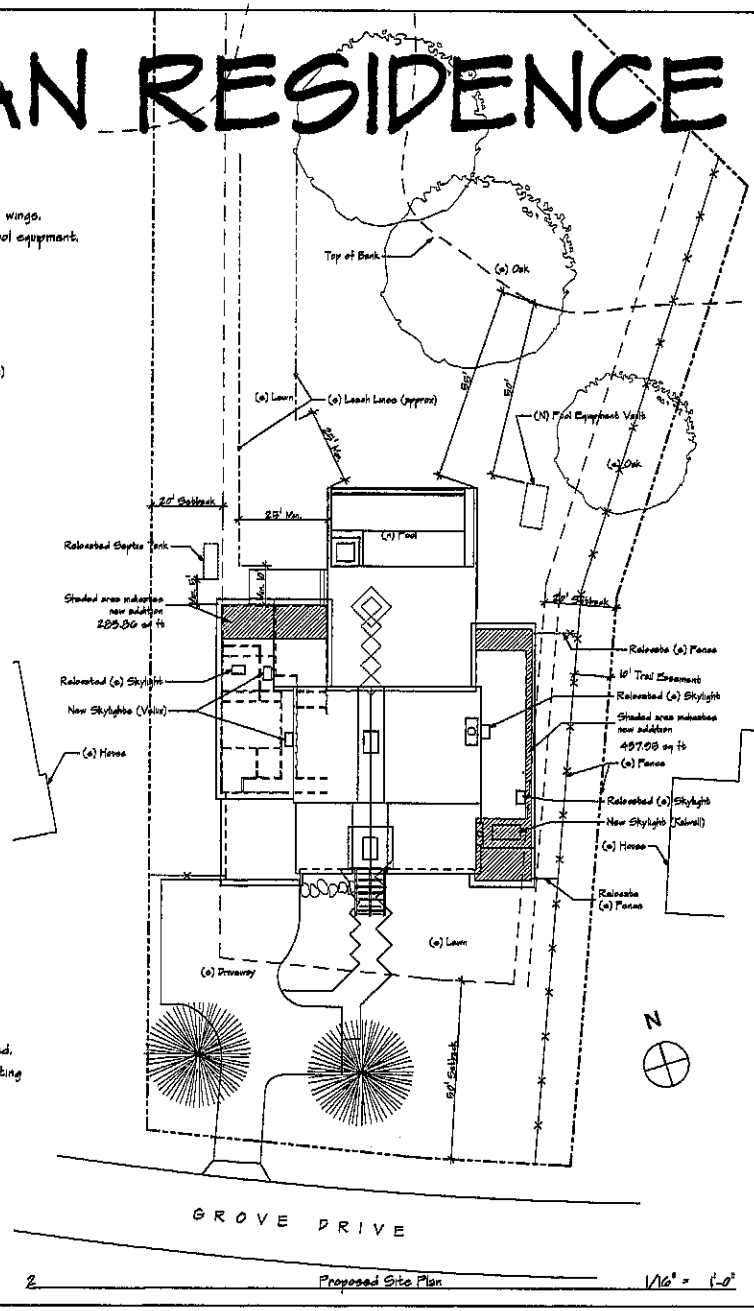
AMIS:	8525 sf
Total Existing:	6155 sf
Total Proposed:	8548 sf



Vicinity Map

LANDSCAPING:

No new landscape plantings proposed.
No significant landscape features affected.
Existing landscape to be returned to existing condition after construction.



Proposed Site Plan 1/16" = 1'-0"

F. John Richards, Architect
178 Grove Modera Rd.
Portola Valley, Ca. 94028
Tel.: (650) 851-0663
EMail FJRarchitect@sbcglobal.net

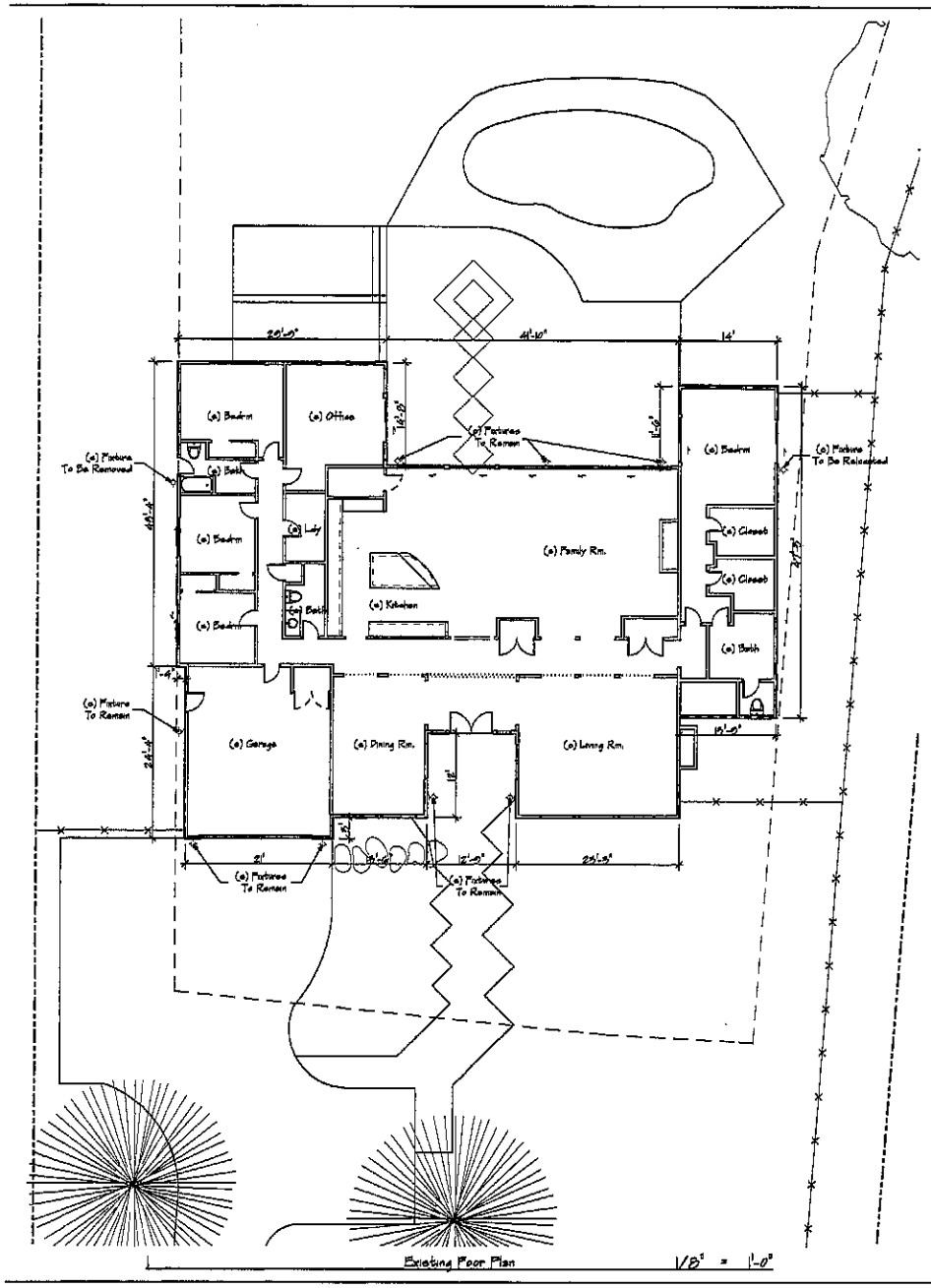
Revisions

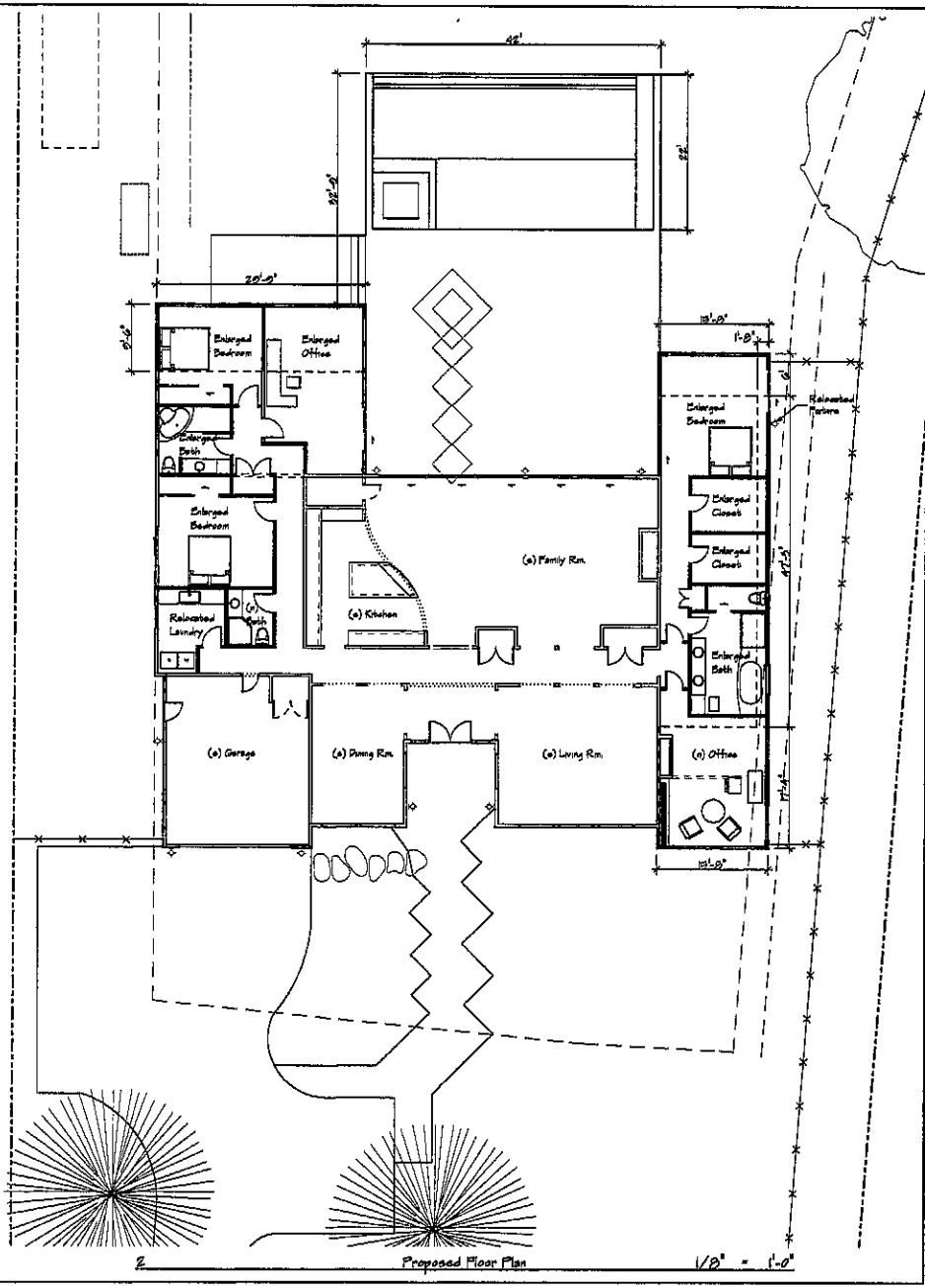
Feldman Residence
315 Grove Drive Portola Valley Ca

Existing and Proposed site plans

Date: 1/8/14
Scale: 1/16" = 1'-0"

Sheet
A1.01
Of:





Revisions

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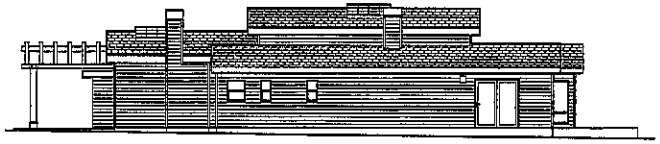
Email: FJRmail@sbcglobal.net

Feldman Residence
315 Grove Drive Portola Valley Ca

Existing and Proposed Floor Plans

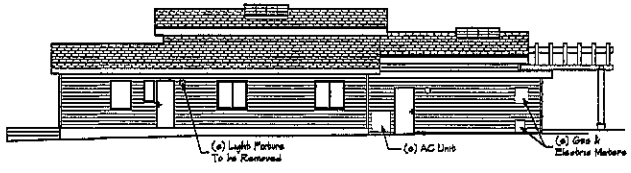
Date: 11/12/13
Scale: 1/8" = 1'-0"

Sheet
A1.02
Of:



1 East 1/8" = 1'-0"

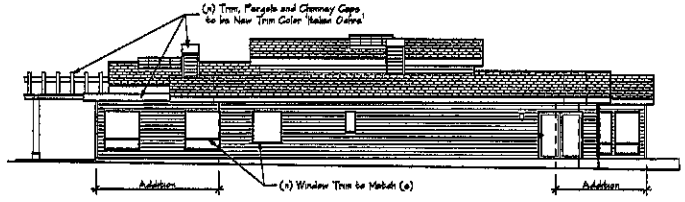
2 North 1/8" = 1'-0"



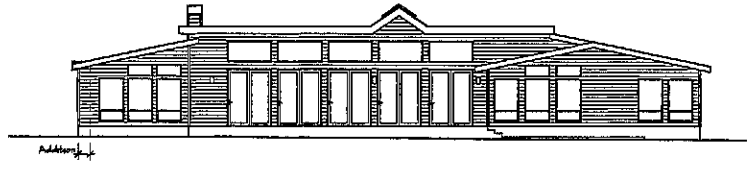
3 West 1/8" = 1'-0"

4 South 1/8" = 1'-0"

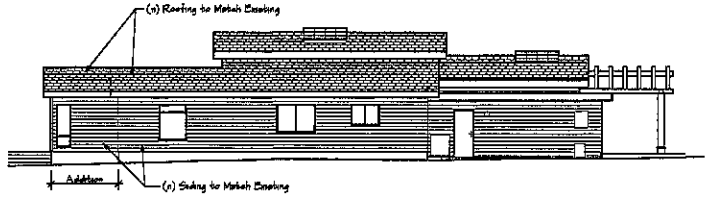
Existing Exterior Elevations



5 East 1/8" = 1'-0"



6 North 1/8" = 1'-0"



7 West 1/8" = 1'-0"

8 South 1/8" = 1'-0"

Proposed Exterior Elevations

Revisions

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Feldman Residence
315 Grove Drive Portola Valley Ca.

Existing and Proposed Exterior Elevations

Date: 11/12/13
Scale: 1/8" = 1'-0"

Sheet
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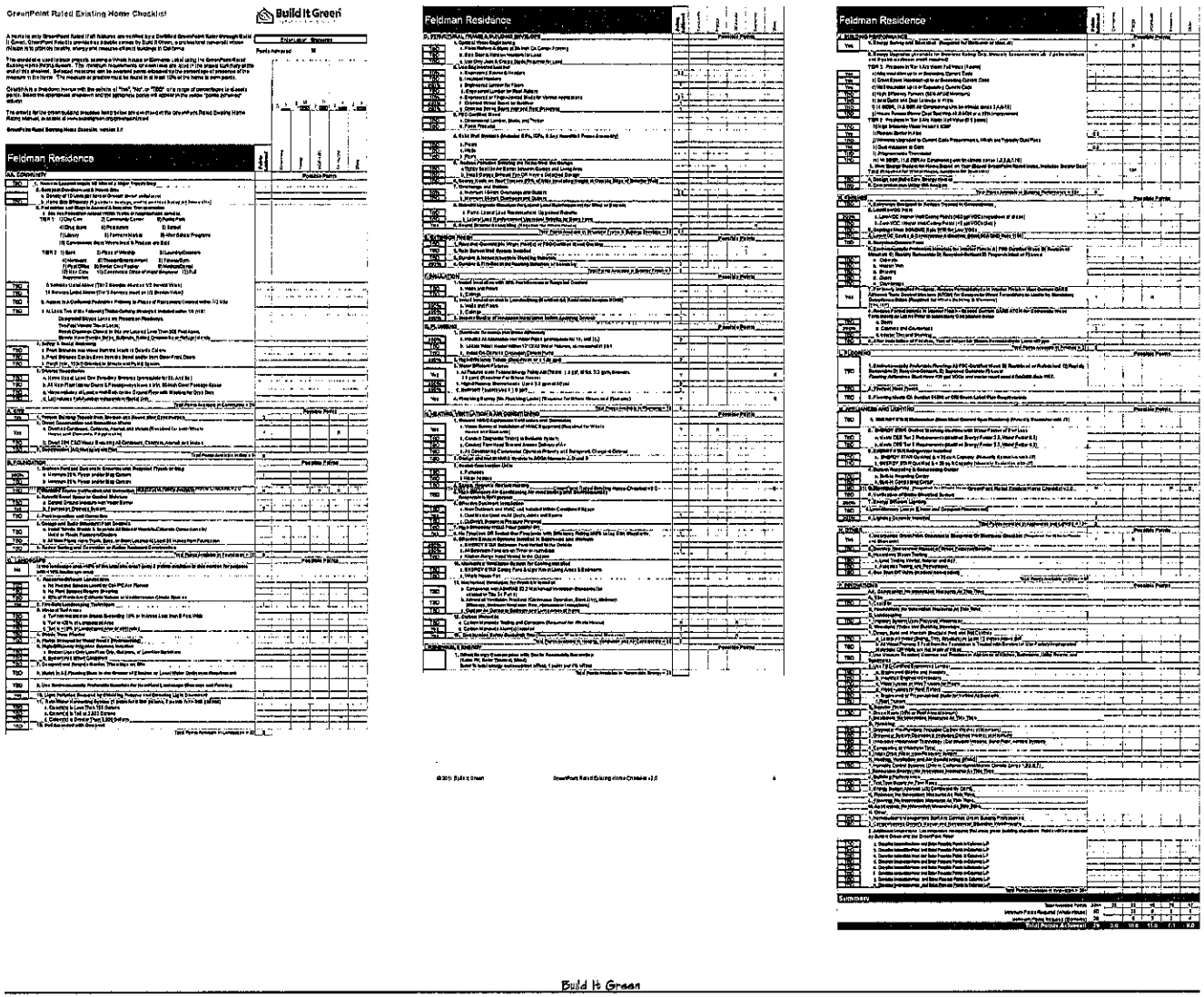
Of:



GreenPoint Rated Existing Home Checklist

Build It Green

Feldman Residence

Build It Green

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Revisions

Feldman Residence

315 Grove Drive Portola Valley Ca

BIG

Date: 11/12/13

Scale: 1:1.06

Sheet

A6.01

Of:

WOOD ROOFS

The Wood Shake and Shingle Roof Hazard

Denise Enea, Fire Marshal, Woodside Fire Protection District

INTRODUCTION

As we see more and more homes being built in the wildland urban interface (WUI), the safety of these homes during wildland fires has become a major issue. History has proven that fires erupting in WUI areas are responsible for extremely large property losses. Approaches to this problem include improving management practices of forests, watersheds and open space to reduce fuel loading, improve fire service equipment and apparatus, improve community fire safety education, improve home designs and enhance planning/building and fire codes.

Unlike the normal house fire, the wildland fire represents an exterior fire exposure. As such, the components of a home that can immediately be affected by exposure to flames and burning debris includes ornamental plants near the home, wood decks of preservative-treated or naturally durable wood species, exterior siding, and wood shingle roofs.

There was a time when wood shakes and shingles were one of the few roofing materials available to the consumer. Today, there are a number of roofing products from which the homeowner, builder, and architect can choose. Wood shakes and shingles are frequently selected because of their aesthetic appeal, ability to blend a structure into a forest background, good insulation properties, and durability (if properly maintained). Although these advantages are noteworthy, wood shake and shingle roofs possess a highly undesirable characteristic:

WOOD SHAKE AND SHINGLE ROOFS INCREASE THE RISK OF

STRUCTURE LOSS DUE TO WILDFIRE.

THE HAZARD

A house can be threatened by wildfire in three ways: direct exposure to flames, radiated heat, and airborne firebrands. Of these, firebrands account for the majority of homes burned due to wildfire. Firebrands are burning embers produced by fire which are lifted into the air by a convection

column and carried beyond the fire front. Typical firebrand materials include pine and redwood needles, eucalyptus, bark, and if houses are burning, shakes and shingles.

Depending on wind speed and size of material, firebrands can be transported and deposited up to 1 mile (or further in extreme cases) ahead of the fire. A shower of thousands of firebrands can be produced during a major wildland fire. If these firebrands land in receptive fuel beds, numerous spot fires will be produced. Even homes located blocks away from the main fire can be threatened.

The most vulnerable part of a house to firebrands is the roof. Because of its angle, the roof and gutters can catch and trap firebrands. If the roof is constructed of combustible materials such as wood shakes and shingles, the house is in jeopardy of igniting and burning.

During the summer fire season in San Mateo County, temperatures are high and relative humidity is low. These conditions make wood shake and shingles easily ignitable. In addition, wood shakes and shingles are typically made from western red cedar which possesses low ignition temperature of 378°F. (Note: A glowing cigarette has an approximate temperature of 550°F).

Consequently, wood shake and shingle possess not only a potential hazard to the structure which they are installed, but also to other houses in the vicinity. Burning wood shakes and shingles can peel off, become firebrands, and be carried to additional receptive fuel beds, such as other combustible roofs and flammable vegetation in the home landscape. Firebrands consisting of burning shakes and shingles have been a major contributing factor to numerous fires in the western United States. The presence of flammable vegetation growing adjacent to the structure may also constitute a receptive fuel bed in steep hillsides of our community. A firebrand landing in flammable vegetation can start a fire and threaten a nearby house or easily spread into inaccessible ravines and quickly accelerate.

EFFECT ON HOUSE SURVIVABILITY

The probability of a house surviving a wildfire is greatly influenced by the type of roofing material involved and the amount of clearance of flammable vegetation. Fire resistant roof coverings that are non-combustible include masonry types, metal, slate, fiberglass shingles and asphalt shingles.

Figure 1. portrays the results of an investigation of 1,850 Southern California homes involved in wildfires. Depending upon the amount of brush clearance, houses with wood roofs were 2 to 21 times more likely to be destroyed by wildfire than those with fire resistant roofs.

Figure 1.

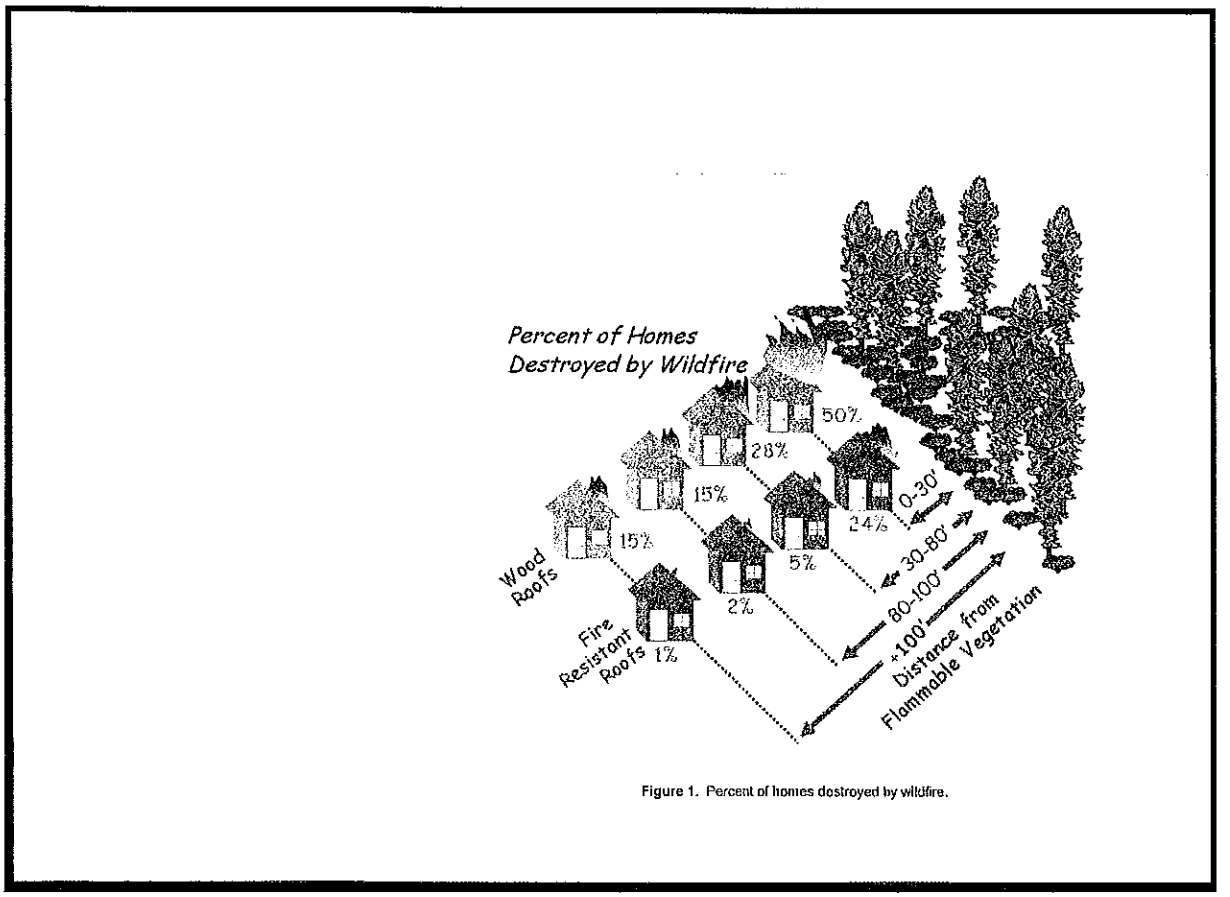


Figure 1. Percent of homes destroyed by wildfire.

Figure 2 indicates wildfire statistics collected from the Santa Monica Mountains of California,. Conclusions were that the most effective method of increasing house survivability during a wildfire event is the presence of a fire resistant roof and proper clearance of vegetation around the structure.

Figure 2.

ROOFING MATERIALS

Defensible Space Factor Study: Findings from the 1990 Painted Cave Fire Santa Barbara, California

Characteristics of Structure and Site	Probability that Structure Survived
Wood Roof, <30' of defensible space, no defensive action taken	4%
Wood roof, <30' defensible space	15%
Wood roof	19%
Non-wood roof	70%
Non-wood roof, >30' defensible space	90%
Non-wood roof, >30' defensible space, defensive action taken	99%

In Australia, based on an investigation of 450 homes destroyed by wildfire, researchers concluded that the presence of wood shake roofs was the single most influential factor in reducing house survivability under a given fire intensity.

It is important to note that the installation of a fire resistant roof and removal of adjacent flammable vegetation does not make a house invulnerable to wildfire. During intense wildfire conditions, exterior wall coverings, types of windows, decks, slope position of the structure, and other factors can affect house survivability.

FIRE-RETARDANT TREATMNETS

Pressure treated fire retardant shakes and shingles, have a higher degree of fire resistance. These wood shakes and shingles are impregnated with fire retardant chemicals under pressure at the factory. Class B or C fire resistance ratings can be achieved for pressure treated wood shakes and shingles depending upon the amount of chemicals injected and/or the type of roof deck and underlayment used. Tris (1-aziridinyl) phosphine oxide, (2) tetrakis (hydroxy-methyl) phosphonium chloride with urea and a mel-amine, and (3) dicyandiamide and phosphoric acid are some of the chemical used in proprietary formulas for reatardants.

There is a growing concern about the environmental and toxicological impact of building materials. The addition of performance chemicals to wood, such as fire retardants can be expected to have some environmental effect.

The USDA Forest Service, Forest Products Laboratory (FPL), in Madison, WI, is a fire research program oriented toward the fire behavior of wood products. FPL has conducted research on fire-retardant treatments (FRT) for wood shingles and methods for evaluating their performance. Studies involved an accelerated method for weathering treated wood shingles prior to fire testing and a companion study of 10 years of actual outdoor exposure prior to fire testing. Various exterior FRTs were evaluated in the 10-year study. Studies showed that exposure to UV, leaching by rain water and natural decay of the shakes and shingles all reduced significantly the fire retardant qualities of the treated products. After 10 years, fire brand testing and flame spread testing resulted in ignitions which closely resembled that of non treated shingles.

FIRE DISTRICT'S EDUCATIONAL ROLE

One component of a home's fire survival capability can be attributed to property owner education. The Fire District is committed and has numerous inspection and fuel mitigation programs available to all District residents. These programs are geared toward helping homeowners in our community improve the survivability of all structures. Passive fire protection of the structure is critical to its survivability in the wildland urban interface. Ember propagation from a nearby or as far away as 1 mile wildfire has proven that wood shake roofs are at risk and we have lost structures because of such events. Inspections can evaluate vulnerabilities of a structure and assist homeowners with priorities for retrofitting structures if they should choose.

CONCLUSION/RECOMENDATION

The Woodside Fire Protection District (WFPD) has a mission to protect life, property and the environment through prevention, education and emergency response. Any experienced firefighter will be able to provide historical facts relating to the increased ignitability, ember propagation and quick spread of roof fires consisting of wood shakes and shingles. Insurance companies also have long known the increased vulnerability of wood shake roofs and quite frequently will not insure or will not renew properties with wood shake roofs. WFPD is responsible for local amendments, adoption and enforcement of the California State Fire Code. Any amendments relating to roof ordinances could possibly be undertaken by WFPD and incorporated into the 2013 California Fire Code as local amendments however construction of roofs are currently enforceable by the California Building Code and Residential Code which are adopted and amended accordingly by the Towns.

WFPD recognizes the importance of maintaining the rural nature of the Towns. With so many new, widely accepted and utilized non combustible roofing products there is no longer a need to use wood shake to maintain a rural structure design.

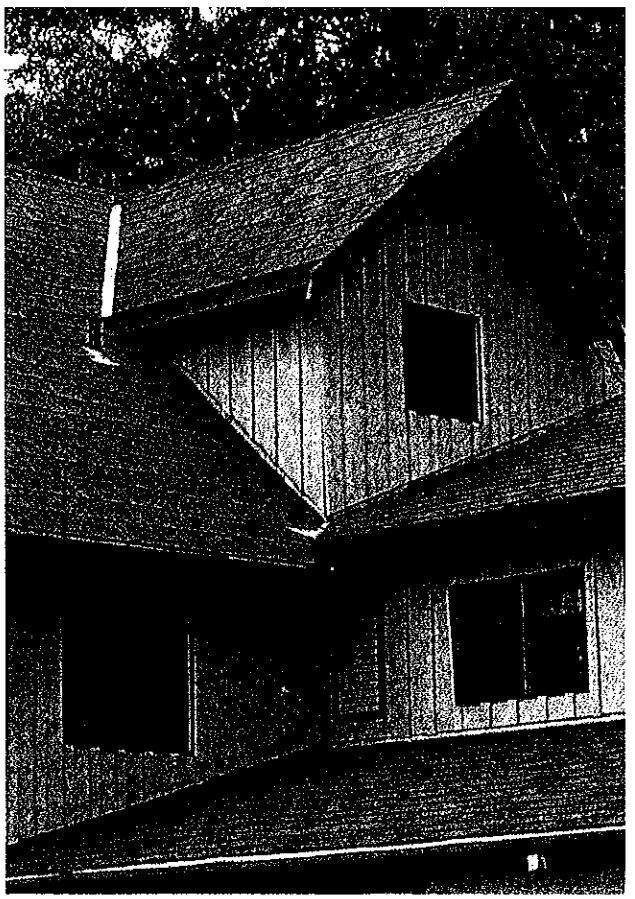
Building in a sustainability manner is by far the most desirable method we can choose. We have to question the sustainability of a structure that has been destroyed by embers igniting its wood shake roof.

September 11, 2013

Older Shake Roofs and Affect of Fire Spread

New Wood Shake Roofs Still Being Installed

Deferred Maintenance/Severe Structure Vulnerability



Synthetic Class A Roof Material

SOURCES:

- *LeVan, S.L., and C.A. Holmes, 1986. Effectiveness of fire retardant treatments for shingles after 10 years of outdoor weathering. Res. Pap. FPL-474. Madison, WI: U.S. Dept. of Agriculture, Forest Service, Forest Products Laboratory*

- *Ed Smith, Natural Resource Specialist, University of NV Cooperative Extn: Living with Fire*

- *John Christopherson, Natural Resource Specialist, University of NV Cooperative Extn; Living with Fire*

- *U.S.D.A. FOREST SERVICE RESEARCH PAPER FPL 158-1971; U.S. Department of Agriculture Forest Service •Forest Products Laboratory Madison, Wis; EVALUATION OF FIRE-RETARDANT TREATMENTS FOR WOOD SHINGLES*

- *FSR TREATMENT Inc. Maple Ridge, BC; Material Safety Data Sheet Fire Retardant Shakes and Shingles. Western Red Cedar March 9, 2010.*

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: January 9, 2014

RE: Restoration and Remediation Plans for 5050 Alpine Road, Monte Leon LLC

The enclosed restoration and remediation plans are before the ASCC for review and approval in order to address unauthorized removal of significant trees and other vegetation at 5050 Alpine Road. Consideration of these plans will begin at a field meeting that will start at **2:00pm at the parking lot for the Historic Schoolhouse, at 765 Portola Road**. The property is located on upper Alpine Road off a gated private road that is narrow and windy; as a result, we will arrange carpools at the Schoolhouse before driving to the site.

The plan sheets for the proposed restoration and remediation plans are enclosed and listed below:

- Sheet 1, Planting Plan – Impacted Vegetation, WRECO
- Unnumbered Sheet, Erosion Control Plan, BKF, 1/6/2014
- Unnumbered Sheet, Erosion Control Details, BKF, 1/6/2014
- Sheet 4, Planting Plan, WRECO
- Sheet 5, Planting Plan - Specifications and Details, WRECO

Additional materials submitted in support of this application are attached and include the following:

- Tree Assessment and Survey Report, November 25, 2013, Ned Patchett Consulting
- Memorandum with the subject, "Federal and State Agency Contact List" from Sandra Etchell, January 7, 2014
- WRECO General Scope of Work, dated January 7, 2014
- Jensen Short Form/Lump Sum Contract form

ASCC members should note that the unauthorized clearing on this property differs from that at 18 Redberry Ridge in a few ways. The most important difference is that all of the clearing at 5050 Alpine was conducted on private property; none was within an open space easement area. Also, the clearing at 5050 Alpine was self-reported to the Town and is not visible from any public right-of-ways or in the immediate view shed of a neighbor. Another

difference is the involvement of regulatory agencies at 5050 Alpine Road because of the proximity of the clearing to Jones Gulch.

The following comments are offered to assist the ASCC with review and action on this request.

1. **ASCC Review and Approval Responsibilities.** The objectives for the Monday meetings are for the ASCC to become informed of the site conditions and proposed restoration plans, and hopefully be able to act on the plans so that the restoration efforts can proceed. The applicant would like to plant as soon as possible in order to take advantage of the remaining rainy season. Town staff and the outside regulatory agencies would also like the repair work to proceed soon in hopes that the rains will come and assist in the start of an early healing process. Any action would likely require conditions of approval, as discussed below.

2. **Background.** The property is located on upper Alpine Road and the affected area is not very visible beyond the limits of the property. The unauthorized clearing occurred when a landscaping crew cut trees in an area not designated for work, and in the process of removing the trees, apparently also removed a significant amount of understory vegetation, exposing soils to potential erosion. Roots, however, were not removed. Most of the trees removed were Bays, although two Buckeyes, three Redwoods, and one Big-Leaf Maple were also removed. Sheet 1 shows the locations and species of the trees that were removed, as well as existing trees and old stumps that were present on the site. The attached arborist's report documents that most of the trees that were removed were in poor health and showed evidence of decay.

   On October 30, 2013, representatives of the property owner reported the unauthorized clearing to the Town, and staff visited the site on November 1 to view the situation and discuss corrective actions. The Public Works Director asked for an emergency erosion control plan to be prepared, which was submitted on November 5 and approved by Town staff. This plan is shown on the two unnumbered sheets in the attached plan set. The erosion control measures were installed during the middle of November, and Town inspectors monitored and approved the installation.

   Representatives of the property owner have worked cooperatively with the Town, and with regulatory agencies as discussed below, to develop plans to restore the affected area. On December 17, 2013, the Town sent a letter to the property owner documenting the unauthorized clearing and efforts to address the problem. That letter is attached.

3. **Regulatory Agencies.** The slope that was cleared is directly above Jones Gulch, although the clearing was above the ordinary high water mark. Because of the proximity to the gulch, Town staff directed the property owner's representatives to contact all Federal and State regulatory agencies that could potentially have jurisdiction over this project. The attached memo from Sandy Etchell of WRECO summarizes the contacts that were made. Suzanne DeLeon of the California Department of Fish and Wildlife reviewed and approved the emergency erosion control plans and has also reviewed drafts of the proposed planting plan and provided comments. The plans have also been submitted to the Regional Water Quality Control Board for their review, although no comments have been received.

4. **Planting Plans, Conservation Committee Comments, and Slope Stabilization.** The proposed planting plan is shown on Sheet 4 of the attached plan set, with details on Sheet 5. The planting plan also shows the trees that remain in the area to provide a context for the proposed plantings. The locations of the trees that were removed are not shown on the plan, although the stumps were left in the ground and some of these may re-sprout. In addition, the roots of other vegetation, such as blackberry bushes, that was cleared are still in place, and some of those may re-sprout as well.

   The Conservation Committee reviewed a draft of the planting plan at their meeting on November 25, and their comments are attached. The planting plan before the ASCC is identical to the plan reviewed by the Conservation Committee with the addition of the plantings in the area labeled "Potential Slope Stabilization." All of the proposed plants are native plants, and the Conservation Committee did not have any issues with the proposed plant palette. The Committee did, however, comment that the plan proposes to plant four Coast Live Oaks relatively close to four Bay trees and suggest that the Bays should not be planted near the Oaks. This can be seen on Sheet 4 near the southern part of the property. Biologist Sandra Etchell of WRECO will be at the field and evening meetings of the ASCC to respond to any questions about the proposed planting plan.

   Sheet 5 describes the irrigation that will be installed at the site. This is proposed to be above-ground poly tube irrigation which will be in place for three years. Plants will be irrigated as needed depending on weather, generally from the late spring through early fall. During the first year, plants will be watered weekly; during the second year, they will be watered every two weeks, and during the third year, the plants will be watered every three weeks.

   As ASCC members will see at the site, the "Potential Slope Stabilization" area shown on the west side of the affected area has a very steep slope. The property owner hired Romig Engineers to assess the stability of the slope, and the Town Geologist also visited the site and examined the area. Romig recommended installation of a large plastic mesh over this area with pins holding the mesh into bedrock placed every seven feet. Although the Town Geologist concurred with this recommendation, the California Department of Fish and Wildlife (CDFW) stated that they would not approve use of this product and would prefer to see use of the jute mat continued along with vegetation to stabilize the slope. In order to move ahead with the project, the applicant is therefore proposing to comply with CDFW's recommendation. The property owner is looking at alternatives, such as possibly installing stitch piers, to ensure that the driveway and house would not be affected by any potential slope instability. Geotechnical measures to stabilize this area are therefore likely to come back to the Town as a future project, but are not included at this time.

5. **Monitoring and Maintenance.** The property owner has arranged a three-year contract with Jensen Landscaping (attached) to maintain the plantings in the affected area and to meet with the owner's representative monthly to report on the plantings. In addition, the property owner has arranged a three-year contract with WRECO (attached) for a qualified biologist to monitor the plantings and prepare reports each spring and each fall on the status of the plantings and any recommendations for corrective action. WRECO will also prepare an annual report in December of each year for the regulatory agencies. To ensure that the plantings are properly maintained, established, monitored, and replaced when necessary, a condition of

approval is recommended calling for a bond or surety to be posted to the satisfaction of the Town Attorney.

6. **Potential Future Projects.** As was mentioned above, the property owner may return to the Town with an application to conduct slope stabilization efforts on the steep slope near the driveway and house. In addition, the property owner's representative has stated that the owner is interested in pursuing some renovations to the property. The owner would like to move forward with these renovations as quickly as possible; however, Town policy is that no permits may be issued until code violations have been corrected.

   In this case, as a prerequisite to the Town considering any plans for site changes not associated with bank repair or slope stabilization, a condition should be required and satisfied that includes the bond or surety, plant installation, and ASCC review of at least one monitoring report with a finding that the vegetation is becoming established. At the same time, once the bond or surety is posted and the plants are installed, staff would be willing to meet informally with the owner's representatives to discuss potential future projects.

Conclusion

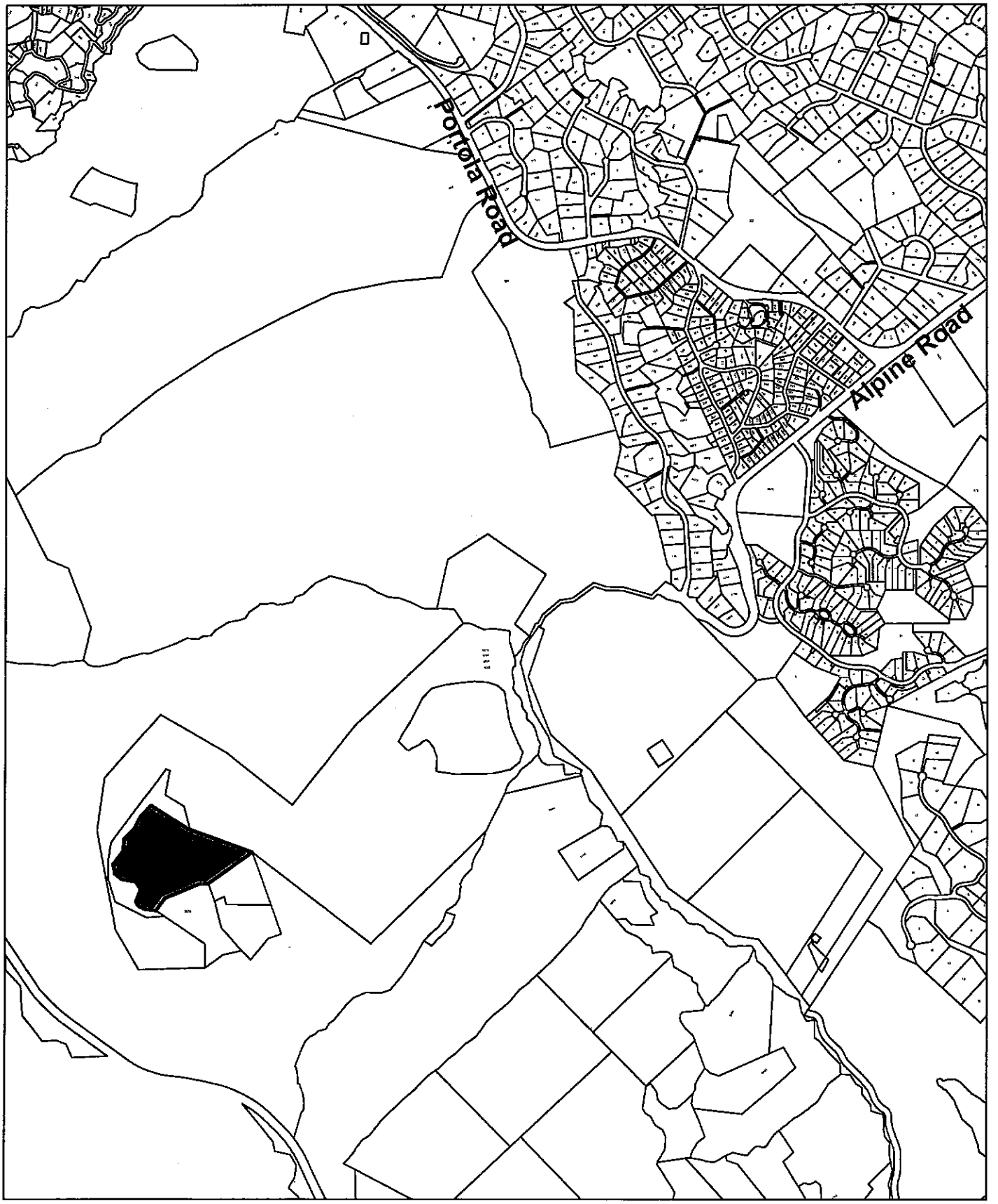
Prior to acting on this request, ASCC members should attend the field meeting and consider the above comments as well as comments presented at both the field meeting and the regular ASCC meeting on January 13.

The following conditions are recommended if the ASCC acts to approve the project, as well as any additional conditions that may be needed as a result of the discussion at the field or evening meetings. These conditions would replace those listed in the December 17, 2013 letter from the Town:

1. The property owner shall continue to provide and maintain erosion control measures at the site to the satisfaction of the Town's Public Works Director and in accordance with the Regional Water Quality Control Board's Field Manual.
2. The property owner shall continue to work with and receive all necessary permits and approvals from relevant State and Federal regulatory agencies, and to inform the Town about the status of discussions with these agencies.
3. The property owner shall each year submit the three monitoring reports described in the January 7, 2014 memorandum from WRECO to the Town promptly. These reports shall be forwarded to the ASCC for their review. The ASCC may require field meetings at the time of review for any or all of these reports, and the ASCC may require additional corrective actions to be taken to address any issues.
4. A bond or surety shall be required to guarantee the erosion control measures and site restoration efforts to the satisfaction of the Town Attorney.
5. The property owner shall agree, in a form satisfactory to the Town Attorney, to cover all Town fees and costs, including staff and consultant time, associated with the unauthorized clearing and restoration of the area. The property owner shall be responsible for all such expenses.
6. Until the bond or surety has been approved by the Town Attorney, the plantings have been installed, and the ASCC has reviewed at least one monitoring report and determined that the new vegetation is becoming established, the Town shall not

accept any application for any alteration, repair or construction on the property, other than for further slope protection or geotechnical stabilization of the site.

Attached/Enclosed: Vicinity Map
Plans and Other Submittal Materials
December 17, 2013 Letter
Conservation Committee Comments



Vicinity Map

Restoration and Remediation Plan, Monte Leon LLC

0 375 750 1,500 2,250 3,000 Feet

N

APN 076-350-170, 5050 Alpine Road

January 2014

FILE

TOWN of PORTOLA VALLEY

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

December 17, 2013
Certified Mail Receipt #7013 1090 0001 2878 1778
Return Receipt Requested

Monte Leon LLC
555 Bryant Street, #347
Palo Alto, CA, 94301

Re: **Unauthorized Removal of Trees and Vegetation at 5050 Alpine Road, Portola Valley**

Dear Property Owner,

This letter is to formally advise you that the Town of Portola Valley has determined that the removal of approximately 19 significant trees and other vegetation at your property located at 5050 Alpine Road was done without the benefit of the required site development permit. This clearing violates the site development chapter of the Municipal Code, and more specifically Sections 15.12.070.A.5 and 6.

The Town learned of the unauthorized clearing on October 30, 2013. Town staff visited the site on November 1, 2013 to see the extent of the clearing and discuss actions that would be needed to correct the code violation. At the request of the Town, your representative, Paul Keenan of Building Momentum, submitted an emergency erosion control plan to the Town on November 5, 2013 for review. The plan was reviewed and approved by Town representatives and also by a representative of the California Department of Fish and Wildlife, and the Public Works Director authorized erosion control work to begin immediately. The Town appreciates your cooperation and prompt actions to address erosion control.

As you are aware, the Town has received a site restoration and remediation plan and has been working with Mr. Keenan to bring that plan to the Town's Architectural and Site Control Commission (ASCC). Once approved, that plan and the approved erosion control plan for the project will constitute the corrective action plan for the code violation.

Because you have taken responsibility for the code violation, submitted a corrective action plan, and have been cooperating with the Town to correct the code violation, the Town is not recording a formal Notice of Code Violation against the property. However, if you cease to cooperate with the Town or

violate any conditions of the corrective action plan, the Town may issue and record a Notice of Code Violation.

The following conditions apply to the corrective action plan, in addition to any conditions which may be imposed through the ASCC review process:

1. You must provide and maintain erosion control measures at the site to the satisfaction of the Town's Public Works Director.
2. You are responsible for working with and obtaining approval from all relevant State and Federal regulatory agencies, including but not limited to California Fish and Wildlife, the Regional Water Quality Control Board, the U.S. Fish & Wildlife Service, and the U.S. Army Corps of Engineers.
3. The Town will not issue permits for any alteration, repair or construction on your property, or any permits related to the use and development of your property or any structure on your property, until the corrective action plan has been approved and implemented to the satisfaction of the Town.
4. A bond or other surety may be required to guarantee the erosion control measures and site restoration efforts.
5. You must cover all Town fees and costs, including staff and consultant time, associated with the Municipal Code violation and related corrective action, as is required by Chapter 1.12 of the Municipal Code. Requests for deposits and fees made by Town staff to you must be satisfied within five (5) working days of the request.

If you have questions, please contact me at (650) 851-1700 x212, or by email at kkristiansson@portolavalley.net.

Sincerely,

Karen Kristiansson
Deputy Town Planner

cc: Town Council
Town Manager
Town Attorney
Town Planner
ASCC Chair
File

Preliminary Conservation Committee Comments

address 5050 Alpine
date 11/30/13

We appreciate the self-reporting of this overly aggressive clearing and the owners willingness to work with the town on mitigation. It is good to know this extraordinary piece of property will be well and appropriately maintained.

We appreciate that the planting plan is of natives appropriate to this hillside.

Leave the bay stumps - they will re-sprout and grow.

Do not plant new bays in area where planting new oaks. Plant new oaks as 5 gallon size to encourage rapid growth.

Temporary irrigation will be required for 2-3 years, then should be removed.

We are please to see some madrones in the planting plan, despite their poor success as transplants.

There is a large area where geotechnical work remains to be done that currently has no planting plan. we anticipate seeing a plan for this area in the near future.

Follow up oversight should be continued for 2-3 years. We would like to accompany ASCC on the site visit to see if any other comments are needed.

Submitted by
Judith Murphy, Chair, Conservation Committee

1814 Franklin Street, Suite 608
Oakland, CA 94612
Phone: 510.836.5188
Fax: 510.836.5288
www.wreco.com

Memorandum

Date: January 7, 2014
To: Paul Keenan, Building Momentum, Inc.
CC: -
From: Sandy Etchell, Senior Biologist

WRECO Project Number: Q13092
Project Name: Monte Leon, LLC
Subject: Federal and State Agency Contact List

Paul,

Per an e-mail sent to you from Karen Kristiansson with the Town of Portola Valley dated December 16, 2013, this memorandum provides a list of contacts I have made with various regulatory agencies regarding the Monte Leon slope stabilization project.

Contact Date	Agency	Purpose
11/6/13	CDFW	Site visit, submittal of Emergency Repair Application
11/6/13*	RWQCB USACE	WRECO forwarded e-mail from CDFW regarding approval of emergency repair
11/25/13*	RWQCB	E-mail from K. Hart requesting information
12/5/13	RWQCB	WRECO e-mailed update on erosion control implementation; requested advice regarding need for 401 WQ certification
12/17/13	RWQCB	Left voicemail for K. Hart requesting call back
12/17/13	CDFW	E-mail to CDFW with spec sheet for MacMat
12/23/13	CDFW	E-mail from CDFW rejecting MacMat
12/30/13	CDFW	Phone conversation recommending use of jute mat

*indicates that e-mail copies were provided to Ms. Kristiansson

CDFW – California Department of Fish and Wildlife; Suzanne DeLeon
RWQCB – Kathryn Hart, Dale Bowyer
USACE – Ian Liffmann (Project will not fall below Ordinary High Water Mark) so no further contact was made

WRECO is submitting the proposed planting plan to CDFW and RWQCB for review today. I will keep you informed as contact is made.

Please feel free to call me at 510-836-5188 Extension 305 if you have any questions.

Sandra Etchell

Sandra Etchell
Senior Biologist

WRECO

1243 Alpine Road, Suite 108
Walnut Creek, CA 94596
Phone: 925.941.0017
Fax: 925.941.0018
www.wreco.com

VILLA LAURISTON PROJECT
TO: Paul Keenan, Building Momentum

January 7, 2014
Prepared by WRECO

WRECO General Scope of Work

WRECO is pleased to present a scope of work to assist Building Momentum with the annual monitoring and reporting of the re-vegetation effort at the Villa Lauriston property (Project). Qualitative and quantitative monitoring would be conducted in accordance with conditions typically required in permits issued by the San Francisco Bay Regional Water Quality Control Board.

WRECO Detailed Scope of Work

Task 1. Qualitative Monitoring

WRECO will conduct qualitative monitoring of the restoration plantings on a bi-annual basis; once in the spring and once in the fall.

The purpose of the qualitative surveys is to document the re-establishment of the riparian habitat, the progression of the mitigation effort, and to identify modifications that may be required in order for the site to achieve success criteria (yet to be determined). Observations will include:

1. Status of planted vegetation by species
2. Replanting efforts required
3. Presence and extent of non-native plant species, particularly invasive species
4. Erosional features
5. Diseases affecting native vegetation
6. Status and effectiveness of the irrigation system if applicable
7. Indications of problematic areas (bare ground, for example), analysis of potential causes, and recommendations for remediation

Task 2. Quantitative Monitoring

WRECO will collect quantitative data between April and June to ensure that sampling is performed before plants go dormant, which makes identification difficult. Quantitative data collection includes individual plant counts so that we can compare actual numbers with the prescribed success criteria.

Task 3. Photo-documentation Monitoring

WRECO will select and map permanent photo points to document the mitigation effort and changes in vegetation cover over time.

Task 4. Documentation

WRECO will prepare bi-annual memoranda, which will include qualitative and quantitative results and recommendations for corrective action (i.e. adjustment or repair of irrigation system, replacement of dead plants).

- *Deliverables: Bi-Annual Monitoring Results Memoranda (PDF File)*

WRECO

1243 Alpine Road, Suite 108
Walnut Creek, CA 94596
Phone: 925.941.0017
Fax: 925.941.0018
www.wreco.com

WRECO will also prepare an annual monitoring report for submittal to permitting resource agencies by December 15th of each monitoring year. The report will include monitoring results and an evaluation of the progress of the plantings as measured by the designated success criteria.

- *Deliverables: Annual Monitoring Report (PDF File)*

Tree Assessment and Survey Report
For
Villa Lauriston
5050 Alpine Road in Portola Valley, CA

Submitted by
Ned Patchett
Certified Arborist WE-4597A
November 25, 2013

Ned Patchett Consulting
830 Buena Vista Street in Moss Beach, CA 94038
Cell 650 400-0020
Office/Fax 650 728-8308
ned@arboristconsultant.com
www.arboristconsultant.com

Table of Contents

Summary

On behalf of the Villa Lauriston Estate, Paul Keenan retained my services to survey and assess trees located within the area of recent tree removal work at the Villa Lauriston property located at 5050 Alpine Road in Portola Valley, CA. The purpose of my examination was to identify the species of each tree that was removed, assess the health and condition of the removed trees and identify the species of the existing trees surrounding the work area.

Introduction

Assignment

Paul Keenan retained my services to perform the following tasks:

1. Identify the species of each tree that was removed
2. Assess the health and condition of the removed trees
3. Identify the species of the existing trees surrounding the work area
4. Document this information in a written report.

Limits of Assignment

I did not perform a detailed **root crown inspection** nor climb the trees to perform an **aerial inspection**.

Tree Survey Methods

On October 31st and November 21st, 2013, I visited the site to collect information for this report. I performed a **Visual Tree Assessment (VTA)** of each of the trees included within this report. Each tree surveyed for this report has been assigned a number that corresponds to the tree numbers in this report and to the tree numbers on the corresponding survey map. The following outlines the procedure for collecting information for the tree survey:

1. Identify tree species
2. Measure the diameter of the trunk at 54 inches above grade (Diameter at Standard Height) or at the tallest remaining section of trunk
3. Assess the health and condition of each tree
4. Assess the structural stability of each tree
5. Inspect the trees for pest or disease.

Observations

Site Description

The site is located at 5050 Alpine Road in Portola Valley, CA. The area of the tree removal and clearing work occurred on a downhill slope below the main residence.

Trees

The area of the recent tree removal and clearing work has a history of past tree removals occurring in this area and there are several stumps that are visible from trees that were removed prior to the recent work occurring. I have indicated which stumps appear to be old and the result of past removal work within the tree survey section of this report (See Tree Survey in Appendix A).

The vast majority of trees that were removed in the recent work are Umbellularia californica with the exception of a few Sequoia sempervirens and Aesculus californica trees. Both Umbellularia californica and Sequoia sempervirens trees are considered Significant Trees in Portola Valley.

Many of the recently removed trees have a portion of the lower trunk still remaining. In some cases the lower trunk is 54 inches tall from the surrounding grade and in other cases the trunk was cut down below 54 inches. Therefore, I was only able to measure the tallest section of remaining trunk to determine the diameter of each of the recently removed trees. This means that the diameter indicated within the tree survey section of this report may have been taken from as low as 1 foot from the ground and may not be the actual diameter of the tree at 54 inches.

Conclusion

A majority of the removed bay trees had evidence of internal decay within the main stems, evidence of decay at the base of the root crown, evidence of past failures on the main trunk and severe leans to the main trunk (See Photos in Appendix B). Therefore it is my opinion that a majority of the bay trees that were removed were in poor condition. However, identifying the condition of a tree that has been removed from only a portion of the remaining trunk has its limitations and my assessment and opinions are based on the remaining portion of the tree that I was able to inspect.

In some case I was unable to identify the condition of a removed tree based on the remaining portion of the lower trunk. In this circumstance I indicated that the condition was unknown within the tree survey section of this report.

Glossary of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Crown Cleaning	The Selective removal of dead branches, diseased and broken branches and the concentration of end weight.
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Tree protection zone (TPZ)	Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

Bibliography

Matheny, N.P. and J.R. Clark. *A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas* (2nd Edition). Pleasanton, CA. HortScience Inc., 1994.

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Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

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Appendix A – Tree Survey

Number	Species	Diameter In Inches	Recently Removed, Old Stump or Existing	Condition	Observations
1	Umbellularia californica		Old Stump		Difficult to access this area
2	Umbellularia californica	26	Removed	Poor	Evidence of decay in the main stems and at base of root crown
3	Umbellularia californica	29	Removed	Poor	Evidence of decay in the main stems and at base of root crown; Evidence of past stem failures
4	Umbellularia californica	28	Removed	Poor	Evidence of decay in the main stems and at base of root crown; Evidence of past stem failures
5	Umbellularia californica	14	Removed	Unknown	None
6	Umbellularia californica	14	Removed	Poor to Fair	Evidence of decay in the main stems and at base of root crown; Evidence of past stem failures
7	Umbellularia californica	28	Removed	Poor to Fair	Evidence of some internal decay in main stems
8	Umbellularia californica	20	Removed	Unknown	None
9	Umbellularia californica	20	Removed	Poor	Evidence of decay in the main stems and at base of root crown; Evidence of past stem failures
10	Umbellularia californica	19	Removed	Poor to Fair	Evidence of some internal decay in main stems
11	Umbellularia californica	13	Removed	Unknown	None
12	Umbellularia californica	18	Removed	Poor to Fair	Evidence *Ganoderma applanatum* pathogen at base of root crown
13	Umbellularia californica	15	Removed	Poor	Evidence of decay in the main stems and at base of root crown; Evidence of past stem failures

Number	Species	Diameter In Inches	Recently Removed, Old Stump or Existing	Condition	Observations
14	Umbellularia californica	18	Removed	Poor	Evidence of decay in the main stems and at base of root crown; Evidence of past stem failures
15	Aesculus californica	15	Removed	Unknown	None
16	Aesculus californica	16	Removed	Unknown	None
17	Sequoia sempervirens		Old Stump		Removed in past
18	Sequoia sempervirens		Old Stump		Removed in past
19	Sequoia sempervirens		Old Stump		Removed in past
20	Sequoia sempervirens	9	Removed	Poor	This tree was growing from an old stump that was previously cut down; upper crown was topped in the past; dead branches in the upper crown
21	Sequoia sempervirens		Old Stump		Removed in past
22	Sequoia sempervirens		Old Stump		Removed in past
23	Sequoia sempervirens		Old Stump		Removed in past
24	Sequoia sempervirens		Old Stump		Removed in past
25	Sequoia sempervirens		Old Stump		Removed in past
26	Sequoia sempervirens		Old Stump		Removed in past
27	Sequoia sempervirens	14.5-10-6	Removed	Poor	This tree was growing from an old stump that was previously cut down; upper crown was topped in the past; dead branches in the upper crown
28	Sequoia sempervirens	11-9-9	Removed	Poor to Fair	This tree was growing from an old stump; dead branches in the upper crown
29	Pseudotsuga menziesii	27	Existing	Fair	None

Number	Species	Diameter In Inches	Recently Removed, Old Stump or Existing	Condition	Observations
30	Pseudotsuga menziesii	47	Existing	Fair	None
31	Pseudotsuga menziesii	70	Existing	Fair	None
32	Quercus agrifolia	9.5	Existing	Poor to Fair	None
33	Quercus agrifolia	12	Existing	Poor to Fair	None
34	Sequoia sempervirens	54	Existing	Fair	None
35	Sequoia sempervirens	44	Existing	Fair	None
36	Pseudotsuga menziesii	52	Existing	Fair	None
37	Umbellularia californica	11.5	Removed	Fair	Minor decay in the main stems
38	Umbellularia californica	13	Removed	Poor	Evidence of decay in the main stems and at base of root crown
39	Umbellularia californica	16	Removed	Poor	Evidence of decay in the main stems and at base of root crown
40	Umbellularia californica	14	Removed	Poor	Evidence of decay in the main stems and at base of root crown
41	Umbellularia californica	11	Removed	Poor to Fair	Evidence of decay in the main stems; Evidence of past stem failures
42	Pseudotsuga menziesii	64	Existing	Poor to Fair	None
43	Pseudotsuga menziesii	18	Existing	Poor to Fair	None
44	Umbellularia californica	15	Existing	Poor to Fair	Minor decay in the main stems
45	Umbellularia californica	10	Removed	Poor to Fair	Minor decay in the main stems
46	Umbellularia californica	13	Removed	Poor	Evidence of decay in the main stems; Lean to the main stems
47	Pseudotsuga menziesii	27	Existing	Poor to Fair	None
48	Pseudotsuga	56	Existing	Poor to	None

Number	Species	Diameter In Inches	Recently Removed, Old Stump or Existing	Condition	Observations
	menziesii			Fair	
49	Pseudotsuga menziesii	44	Existing	Poor to Fair	None
50	Sequoia sempervirens	36	Existing	Poor	Top has failed in the past
51	Pseudotsuga menziesii	55	Existing	Poor to Fair	None
52	Umbellularia californica	24	Existing	Poor	The main stem of this tree fell over previously and started to produce upright sucker growth. Many of these suckers were removed during the recent work but I believe this tree is still alive.
53	Acer macrophyllum	8	Existing	Poor to Fair	None
54	Quercus agrifolia	8	Existing	Fair	None
55	Sequoia sempervirens	50	Existing	Fair	None
56	Acer macrophyllum	10	Existing	Poor to Fair	None
57	Acer macrophyllum	18	Removed	Poor	It is difficult to access this area so I can't tell if this tree was removed recently or in the past.

Condition Rating: 1=Poor Condition & 5=Good Condition

Appendix B – Photographs

Photo 1

Photo 1 shows an example of the decay at the base of the root crown on several of the bay trees.

Photo 2

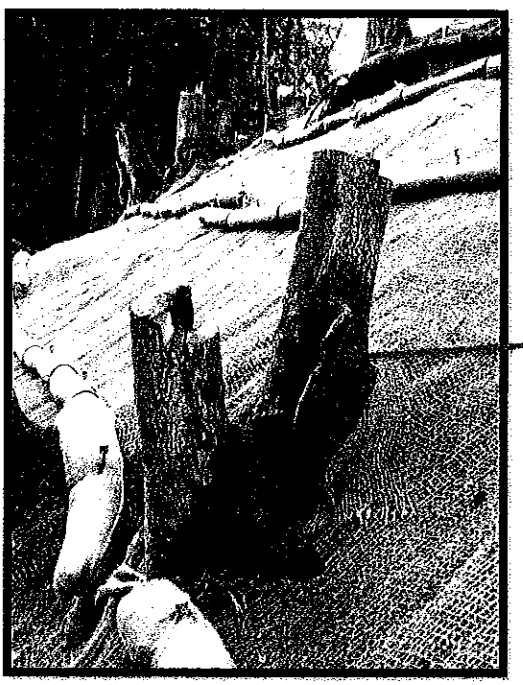


Photo 2 shows an example of the decay in the main trunk of several of the bay trees.

Photo 3

Photo 3 shows another example of the decay in the main trunk of several of the bay trees.

Photo 4

Photo 4 shows an example of the decay in the main stems of several of the bay trees.

Appendix C – Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees. They recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatments like any medicine cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Ned Patchett

Ned Patchett
Certified Arborist WE-4597A

Appendix D – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the trees and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 15 years.

Signed: Ned Patchett

Date: 11/25/13

JENSEN

SHORT FORM/LUMP SUM CONTRACT

PROJECT TITLE AND LOCATION: Villa Lauriston Erosion Control

This contract made this 8 day of January, 2014 between JENSEN CORPORATION (CONTRACTOR) AND Monte Leon LLC HEREIN CALLED THE "OWNER", NOW THEREFORE, THE OWNER AND CONTRACTOR HEREBY AGREE TO THE FOLLOWING:

JOBSITE ADDRESS: 5050 Alpine Road, Portola Valley, CA 94028

WORK TO BE PERFORMED AS DESCRIBED BELOW:

Landscape maintenance work to be performed on a time and materials basis (T&M.) at the erosion control mitigation areas that were completed in December 2013. During the next 3 years this maintenance will entail, at a minimum, a monthly site meeting between Jensen and the owner's representative(s) to review the condition of the mitigation work and to determine what new measures, if any, need to be implemented.

CONTRACT AMOUNT.....$ T&M

PROGRESS OF WORK AND ORDER OF PERFORMANCE: Contractor shall commence performance hereof when directed by Owner and complete the same as expeditiously and practicable as possible.

CONTRACT DOCUMENTS: All drawings, plans, papers and or specifications referenced herein and the general and special conditions shall be deemed a part hereof:

Jensen Time and Materials rate sheet dated January 1, 2011, attached here as Exhibit 'A.' is for 2013. Rates for the next 3 years will be based on Jensen's annual published T&M rates.

COMPENSATION: As full consideration for performance hereof, Owner agrees to pay Contractor the following amount, which shall be inclusive of all applicable taxes incurred in the performance hereof and shall be payable as follows:

AMOUNT $ TBD (to be paid in progress payments within ten (10) days from date of invoice)

IN WITNESS WHEREOF, the parties have executed this contract the day and year first written:

CONTRACTOR: Jensen Corporation

BY:_____

TITLE:_____

DATE:_____LICENSE #259540

OWNER: Monte Leon, LLC c/o Building Momentum, Inc.

BY:_____

DATE: 1-8-14

ADDRESS: 28050 Horseshoe Court

Los Altos Hills, CA 94022

NUMBER	SPECIES	RECENTLY REMOVED/ OLDSTUMP OR EXISTING	DIAMETER IN INCH
1	UMBELLULARIA CALIFORNIA	OLD STUMP	
2	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	26
3	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	29
4	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	18
5	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	14
6	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	14
7	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	28
8	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	20
9	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	20
10	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	19
11	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	13
12	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	18
13	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	15
14	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	18
15	AESCULUS CALIFORNIA	RECENTLY REMOVED	15
16	AESCULUS CALIFORNIA	RECENTLY REMOVED	16
17	SEQUOIA SEMPERVIRENS	OLD STUMP	
18	SEQUOIA SEMPERVIRENS	OLD STUMP	
19	SEQUOIA SEMPERVIRENS	OLD STUMP	
20	SEQUOIA SEMPERVIRENS	RECENTLY REMOVED	9
21	SEQUOIA SEMPERVIRENS	OLD STUMP	
22	SEQUOIA SEMPERVIRENS	OLD STUMP	
23	SEQUOIA SEMPERVIRENS	OLD STUMP	
24	SEQUOIA SEMPERVIRENS	OLD STUMP	
25	SEQUOIA SEMPERVIRENS	OLD STUMP	
26	SEQUOIA SEMPERVIRENS	OLD STUMP	
27	SEQUOIA SEMPERVIRENS	RECENTLY REMOVED	14.5–10.5
28	SEQUOIA SEMPERVIRENS	RECENTLY REMOVED	11–9–6

NUMBER	SPECIES	RECENTLY REMOVED/ OLDSTUMP OR EXISTING	DIAMETER IN INCH
29	PSEUDOTSUGA MENZIESII	EXISTING	27
30	PSEUDOTSUGA MENZIESII	EXISTING	47
31	PSEUDOTSUGA MENZIESII	EXISTING	20
32	QUERCUS AGRIFOLIA	EXISTING	8.5
33	QUERCUS AGRIFOLIA	EXISTING	12
34	SEQUOIA SEMPERVIRENS	EXISTING	54
35	SEQUOIA SEMPERVIRENS	EXISTING	44
36	PSEUDOTSUGA MENZIESII	EXISTING	52
37	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	11.5
38	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	13
39	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	16
40	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	14
41	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	11
42	PSEUDOTSUGA MENZIESII	EXISTING	64
43	PSEUDOTSUGA MENZIESII	EXISTING	18
44	UMBELLULARIA CALIFORNIA	EXISTING	15
45	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	10
46	UMBELLULARIA CALIFORNIA	RECENTLY REMOVED	13
47	PSEUDOTSUGA MENZIESII	EXISTING	27
48	PSEUDOTSUGA MENZIESII	EXISTING	56
49	PSEUDOTSUGA MENZIESII	EXISTING	44
50	SEQUOIA SEMPERVIRENS	EXISTING	36
51	PSEUDOTSUGA MENZIESII	EXISTING	55
52	UMBELLULARIA CALIFORNIA	EXISTING	24
53	ACER MACROPHYLLUM	EXISTING	8
54	QUERCUS AGRIFOLIA	EXISTING	8
55	SEQUOIA SEMPERVIRENS	EXISTING	50
56	ACER MACROPHYLLUM	EXISTING	10
57	ACER MACROPHYLLUM	RECENTLY REMOVED	18

LEGEND:

- (#) TREE STUMPS. SEE ARBORIST TABLE FOR SPECIES AND DIAMETER
- (#) LIVE TREES. SEE ARBORIST TABLE FOR SPECIES AND DIAMETER
- UNITS OF WORK
- SILT FENCE
- DEER FENCE
- POTENTIAL SLOPE STABILIZATION
- EXISTING UNDERSTORY VEGETATION (TRIMMED) (CALIFORNIA BLACKBERRY, ENGLISH IVY, FERNS)

NOTES:

1. SEE EROSION CONTROL SHEETS FOR HYDROSEED AREAS.
2. TREE NO.28 IS BEYOND THE AREA SHOWN ON THIS SHEET

GRAPHIC SCALE

WRECO
1814 FRANKLIN ST, STE 600
OAKLAND, CA 94612
PHONE: (510)835-5188
FAX: (510)836-5285

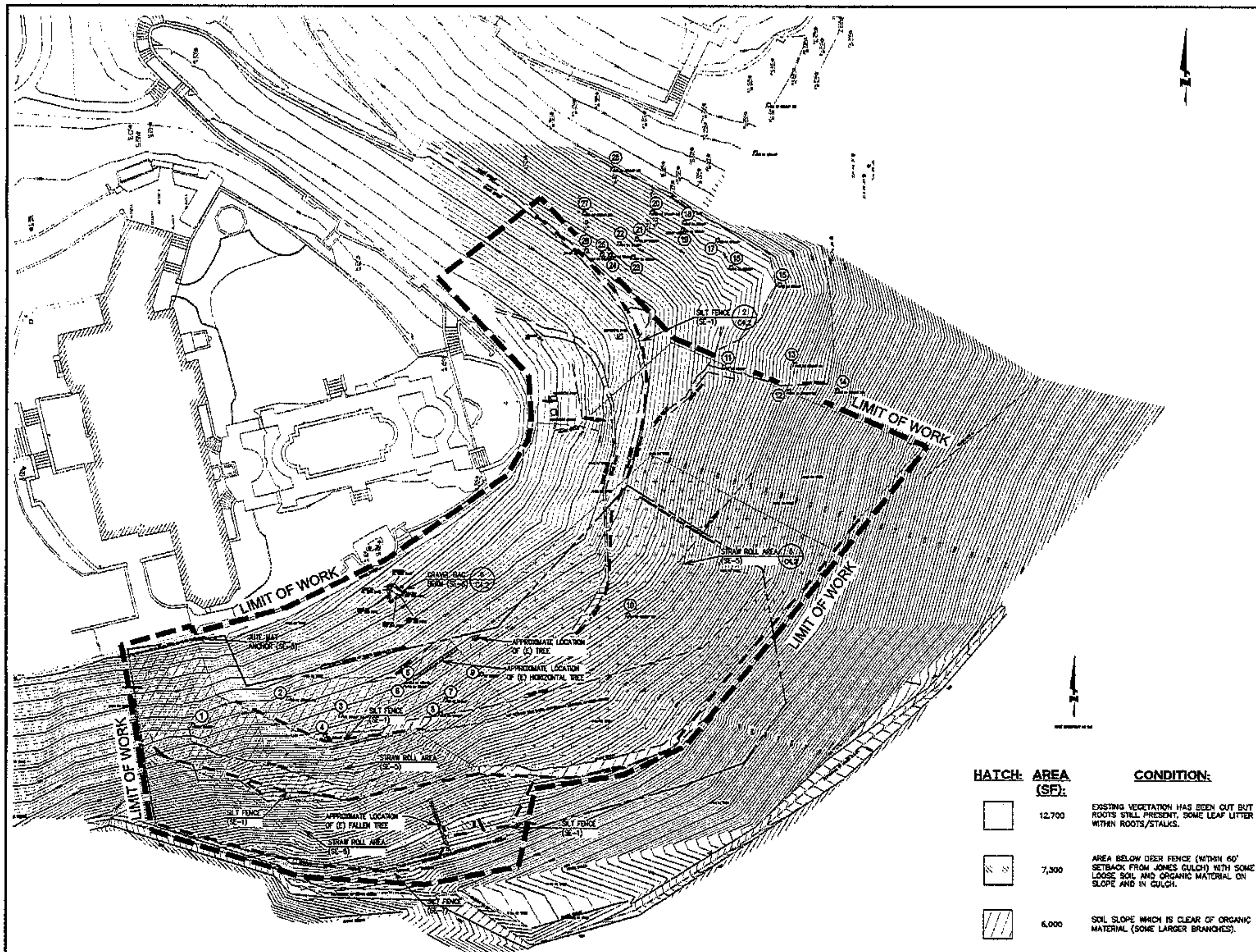
PLANTING PLAN - IMPACTED VEGETATION

VILLA LAURISTON
5050 ALPINE ROAD
SAN MATEO
CALIFORNIA

PORTOLA VALLEY

Drawing Number:
1 OF 5

DRAWING NAME: K:\Eng13\130156\CDs\vlsheets.dwg
PLOT DATE: 01-06-14 PLOTTED BY: smic



GRAPHIC SCALE 0 20 40

HYDROSEED MIX TABLE:

SCIENTIFIC NAME	COMMON NAME	LBS/ACRE
BROMUS CARINATUS	CALIFORNIA BROME	10
ELYMUS GLAUCUS	BLUE WILDRYE	8
HORDEUM CALIFORNICUM	CALIFORNIA BARLEY	6
FESTUCA IDAHOENSIS	IDAHO FESCUE	5
NASSELLA PULCHRA	PURPLE NEEDLEGRASS	5
POA SECUNDA	NATIVE PINE BLUEGRASS	4
FESTUCA OCCIDENTALIS	WESTERN FESCUE	10
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	6
LUPINUS NANUS	SKY LUPINE	6
TRIFOLIUM WILDENOVII	TOMCAT CLOVER	5

LEGEND:

⑯ TREE STUMPS. SEE ARBORIST TABLE ABOVE FOR SPECIES AND DIAMETER.

NOTES:

1. TREATMENT AREA DELINEATION IS APPROXIMATE. CONTRACTOR TO ADJUST AREAS IN THE FIELD AS NECESSARY BASED ON DIRECTION BY PROJECT BIOLOGIST.
2. SEE SHEET C4.2 FOR STRAW ROLL AND SILT FENCE DETAILS.
3. JUTE MAT TO BE GEOCOIR/DeKoWe 700. PER CDFW, NATURAL FIBER JUTE MAT TO BE USED RATHER THAN SYNTHETIC MATERIAL.
4. SEE SHEET C4.2 FOR HYDROMULCH SPEC AND MIX.
5. ALL WORK TO BE IN ACCORDANCE WITH CASQA BMP HANDBOOK. SEE ATTACHED CUT SHEETS FOR ADDITIONAL INFO.

HATCH:	AREA (SF):	CONDITION:	TREATMENT:	CASQA REFERENCES:
(blank)	12,700	EXISTING VEGETATION HAS BEEN CUT BUT ROOTS STILL PRESENT, SOME LEAF LITTER WITHIN ROOTS/STALKS.	BROADCAST SEED MIX.	EC-2, EC-12, SE-6
(hatch)	7,300	AREA BELOW DEER FENCE (WITHIN 60' SETBACK FROM JONES GULCH) WITH SOME LOOSE SOIL AND ORGANIC MATERIAL ON SLOPE AND IN GULCH.	REMOVE PILES OF LOOSE MATERIAL AND RE-SPREAD UPHILL AS DIRECTED BY BIOLOGIST. COVER WITH JUTE MAT, STRAW ROLLS AT 10FT SPACING AND HYDROMULCH.	EC-2, EC-3, EC-7, EC-12, SE-1, SE-5
(hatch)	6,000	SOIL SLOPE WHICH IS CLEAR OF ORGANIC MATERIAL (SOME LARGER BRANCHES).	REMOVE BRANCHES, COVER IN JUTE MAT, STRAW ROLLS AT 10FT SPACING AND HYDROMULCH.	EC-2, EC-3, EC-7, EC-12, SE-1, SE-5
(hatch)	11,300	MIX OF TWIGS, BARK, LOOSE SOIL AND OTHER ORGANIC MATERIAL (LITTER) WITH DEPTH BETWEEN 0"-18" OVER SOIL SLOPE. MINIMAL REMAINING VEGETATION ROOTS/STALKS VISIBLE.	RE-SPREAD LITTER TO MAX 6" THICKNESS, COVER WITH JUTE MAT, STRAW ROLLS AT 10 FT SPACING AND HYDROMULCH.	EC-2, EC-3, EC-7, EC-12, SE-1, SE-5
(hatch)	4,000	AREA BELOW DEER FENCE WHERE CLEARING OF SHRUBS AND VEGETATION HAS OCCURRED AND CLIPPINGS ARE STILL PRESENT.	LEAVE AS IS.	N/A

PROJECT TEAM:

PROJECT MANAGER: PAUL KEENAN
BUILDING MOMENTUM, INC.
28050 HORSESHOE COURT,
LOS ALTOS HILLS, CA. 94022
(650) 714-1269

ARBORIST: NED PATCHETT CONSULTING
830 BUENA VISTA STREET,
MOSS BEACH, CA 94038
PHONE: (650) 728-8308
CELL: (650) 400-0020

BIOLOGIST: WRECO
SANDRA ETCHELL
1814 FRANKLIN STREET, SUITE 608
OAKLAND, CA 94612
PHONE: (510) 836-5168 X 305
CELL: (707) 395-2209

CIVIL: BKF ENGINEERS
DALE LEDA
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300

GEOTECHNICAL: ROMIG ENGINEERS
RICHARD WOODARD
1390 EL CAMINO REAL, SECOND FLOOR
SAN CARLOS, CA 94070
(650) 591-5224

CONTRACTOR: TBD

CALL BEFORE YOU DIG 1-800-227-2600

SUBMITTAL: 01-06-2014

EROSION CONTROL PLAN
VILLA LAURISTON
5050 ALPINE ROAD

PORTOLA VALLEY SAN MATEO COUNTY CALIFORNIA

Date: 01/06/2014
Scale: 1" = 20'
Job No: 20130156
Drawing Number:
OF

BKF 255 SHORELINE DR. SUITE 200 REDWOOD CITY, CA 94065 650/482-6300 650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

HYDROMULCH SPECIFICATIONS:

TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX):

TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) SHALL BE FURNISHED, APPLIED, MAINTAINED, AND LATER REMOVED AT LOCATIONS SHOWN ON THE APPROVED STORM WATER POLLUTION PREVENTION PLAN IN CONFORMANCE WITH "WATER POLLUTION CONTROL" OF THESE SPECIAL PROVISIONS, AND IN CONFORMANCE WITH DETAILS SHOWN ON THE PLANS AND THESE SPECIAL PROVISIONS.
TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) SHALL CONSIST OF APPLYING A POLYMER STABILIZED FIBER MATRIX TO ACTIVE AND NONACTIVE DISTURBED AREAS.
POLYMER STABILIZED FIBER MATRIX SHALL BE USED AS A WATER POLLUTION CONTROL PRACTICE FOR SOIL STABILIZATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL INCLUDE THE USE OF TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX).

MATERIALS:

TACKIFIER:

THE TACKIFIER SHALL CONFORM TO THE PROVISIONS IN SECTION 20_2.11, "STABILIZING EMULSION," OF THE STANDARD SPECIFICATIONS. THE TACKIFIER SHALL BE NONFLAMMABLE, NONTOXIC TO AQUATIC ORGANISMS, AND SHALL HAVE NO GROWTH OR GERMINATION INHIBITING FACTORS.
THE TACKIFIER SHALL BE A LIQUID FORMULATION HAVING POLYACRYLAMIDE (PAM) AS THE PRIMARY ACTIVE INGREDIENT, AND SHALL BE AVAILABLE AS A PREPACKAGED PRODUCT. THE PAM SHALL BE A LINEAR, ANIONIC COPOLYMER OF ACRYLAMIDE AND SODIUM ACRYLATE. THE RESIDUAL MONOMER CONTENT OF THE PAM SHALL NOT EXCEED 0.05 PERCENT BY WEIGHT.
TACKIFIER SHALL CONFORM TO AND BE LABELED AS ONE OF THE FOLLOWING:

A. TACKIFIER SHALL BE FORMULATED AS AN WATER-IN-OIL EMULSION AND SHALL CONTAIN A MINIMUM OF 0.30 KG PURE PAM PER LITER. THE PURE PAM SHALL BE A MINIMUM OF 30 PERCENT ACTIVE.
B. TACKIFIER SHALL BE FORMULATED AS A LIQUID DISPERSED POLYACRYLAMIDE (LDP) AND SHALL CONTAIN A MINIMUM OF 0.53 KG PURE PAM PER LITER. THE PURE PAM SHALL BE A MINIMUM OF 35 PERCENT ACTIVE.

THE PREPACKAGED PRODUCT LABEL SHALL INDICATE THAT THE PAM IS REGISTERED AND APPROVED BY THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE AS AN AUXILIARY SOIL AND PLANT SUBSTANCE, AND NONPLANT FOOD INGREDIENT.
IF REQUESTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE CERTIFICATION OF THE PERCENT OF PURE PAM PRESENT BY WEIGHT, THE PERCENT ACTIVITY, THE AVERAGE MOLECULAR WEIGHT, AND THE CHARGE DENSITY OF THE PAM; AND SHALL PROVIDE A MATERIAL SAFETY DATA SHEET FOR THE PREPACKAGED PRODUCT.

WOOD FIBER:

WOOD FIBER SHALL CONFORM TO THE PROVISIONS IN SECTION 20_2.07, "FIBER," OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. FIBER SHALL BE LONG STRAND, WHOLE WOOD FIBERS, THERMO-MECHANICALLY PROCESSED FROM CLEAN, WHOLE WOOD CHIPS, CONTAINING A MINIMUM OF 25 PERCENT AT 10 MM LONG, WITH A MINIMUM OF 40 PERCENT RETAINED ON A 710 M SIEVE. THE WOOD CHIPS SHALL NOT CONTAIN LEAD PAINT, PRINTING INK, VARNISH, PETROLEUM PRODUCTS, SEED GERMINATION INHIBITORS, OR CHLORINE BLEACH. FIBER SHALL NOT BE PRODUCED FROM SAWDUST, CARDBOARD, PAPER, OR PAPER BY-PRODUCTS.

CELLULOSE FIBER:

CELLULOSE FIBER SHALL CONFORM TO THE PROVISIONS IN SECTION 20_2.07, "FIBER," OF THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS. CELLULOSE FIBER SHALL BE PRODUCED FROM NATURAL OR RECYCLED (PULP) FIBER, SUCH AS WOOD CHIPS, SAWDUST, NEWSPRINT, CHIPBOARD, CORRUGATED CARDBOARD, OR A COMBINATION OF THESE PROCESSED MATERIALS. CELLULOSE FIBER SHALL BE FREE OF SYNTHETIC OR PLASTIC MATERIALS, AND SHALL NOT CONTAIN MORE THAN 7 PERCENT ASH.
A COLORING AGENT SHALL BE ADDED TO THE POLYMER STABILIZED FIBER MATRIX TO CONTRAST WITH THE AREA ON WHICH IT IS APPLIED. THE COLORING AGENT SHALL NOT INCLUDE COPPER, MERCURY, OR ARSENIC, AND SHALL BE BIODEGRADABLE AND NONTOXIC.
A CERTIFICATE OF COMPLIANCE FOR TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) SHALL BE FURNISHED TO THE ENGINEER IN ACCORDANCE WITH THE PROVISIONS IN SECTION 6_1.07, "CERTIFICATES OF COMPLIANCE" OF THE STANDARD SPECIFICATIONS. THE CERTIFICATE OF COMPLIANCE SHALL INCLUDE A LIST OF POLLUTANT INDICATORS AND POTENTIAL POLLUTANTS NOT VISUALLY DETECTABLE AS DESCRIBED UNDER "SAMPLING AND ANALYSIS PLAN FOR NON-VISIBLE POLLUTANTS" IN THE STORM WATER POLLUTION PREVENTION PLAN AND WATER POLLUTION CONTROL PROGRAM PREPARATION MANUAL OF THE STORM WATER QUALITY HANDBOOKS ISSUED BY THE DEPARTMENT.
THE CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION CERTIFYING THE POLYMER STABILIZED FIBER MATRIX WAS APPLIED IN ACCORDANCE WITH SPECIFIED RATES, INCLUDING AREA OF APPLICATION, TIME OF APPLICATION, AND QUANTITIES USED.
MONITORING FOR POLLUTANTS NOT VISUALLY DETECTABLE IN STORM WATER IS REQUIRED BY THE GENERAL CONSTRUCTION NPDES PERMIT FOR SOIL AMENDMENTS, INCLUDING SOIL STABILIZATION PRODUCTS.

APPLICATION:

POLYMER STABILIZED FIBER MATRIX SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS INCLUDING THE FOLLOWING:

A. THE MIXTURE SHALL BE PROFILE HP-FGM OR APPROVED EQUIVALENT, APPLIED WITH HYDROSEEDING EQUIPMENT AT AN APPLICATION RATE OF UP TO 4500 LBS/ACRE FOR SLOPE CONDITIONS GREATER THAN 1:1 (HORIZONTAL:VERTICAL) AND RAINFALL INTENSITIES IN EXCESS OF 20 IN/YR. SUCCESSIVE APPLICATIONS OR PASSES SHALL BE USED TO ACHIEVE THE AFOREMENTIONED APPLICATION RATE.
B. THE DILUTION OF FIBER TO WATER PER HECTARE SHALL BE AS REQUIRED TO FACILITATE EVEN APPLICATION OF MATERIAL.
C. MATERIAL SHALL BE APPLIED TO FORM A CONTINUOUS MAT COVERING ALL OF THE DISTURBED SOIL SURFACE, SHALL HAVE A MINIMUM THICKNESS OF 2 MM, AND SHALL HAVE NO GAPS BETWEEN THE MAT AND THE SOIL SURFACE.
D. MATERIAL SHALL BE APPLIED FROM 2 OR MORE DIRECTIONS TO ACHIEVE A CONTINUOUS MAT.
E. MATERIAL SHALL BE APPLIED IN LAYERS TO AVOID SLUMPING AND TO AID DRYING.
F. MATERIAL SHALL BE APPLIED DURING DRY WEATHER, WITH A MINIMUM OF 24 HOURS OF DRY WEATHER BETWEEN COMPLETION OF MATERIAL APPLICATION AND PREDICTED PRECIPITATION.

MAINTENANCE:

THE POLYMER STABILIZED FIBER MATRIX SHALL BE REAPPLIED WHEN THE AREA TREATED WITH POLYMER STABILIZED FIBER MATRIX EXHIBITS VISIBLE EROSION. THE POLYMER STABILIZED FIBER MATRIX SHALL BE REAPPLIED WITHIN 24 HOURS OF IDENTIFYING VISIBLE EROSION, OR LONGER IF APPROVED BY THE ENGINEER.

REMOVAL:

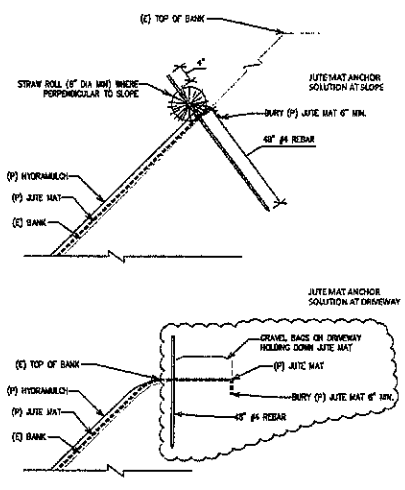
REMOVAL SHALL CONSIST OF MECHANICALLY INCORPORATING THE STABILIZED FIBER MATRIX INTO THE SOIL WITH TRACKLAYING EQUIPMENT, DISKING, OR OTHER METHOD APPROVED BY THE ENGINEER.

MEASUREMENT AND PAYMENT:

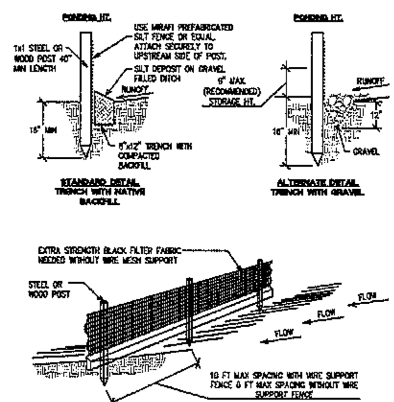
THE QUANTITY OF TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) TO BE PAID FOR WILL BE MEASURED BY THE SQUARE METER AS DETERMINED FROM MEASUREMENTS ALONG THE SLOPE OF THE ACTUAL AREAS COVERED BY THE TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX).
THE CONTRACT PRICE PAID PER SQUARE METER FOR TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) SHALL INCLUDE FULL COMPENSATION FOR FURNISHING ALL LABOR, MATERIALS (INCLUDING POLYMER STABILIZED FIBER MATRIX), TOOLS, EQUIPMENT, AND INCIDENTALS, AND FOR DOING ALL THE WORK INVOLVED IN APPLYING POLYMER STABILIZED FIBER MATRIX, COMPLETE IN PLACE, INCLUDING MAINTENANCE AND REMOVAL OF POLYMER STABILIZED FIBER MATRIX, AS SHOWN ON THE PLANS, AS SPECIFIED IN THE STANDARD SPECIFICATIONS AND THESE SPECIAL PROVISIONS, AND AS DIRECTED BY THE ENGINEER.
TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) DISTURBED OR DISPLACED BY THE CONTRACTOR'S VEHICLES, EQUIPMENT, OR OPERATIONS SHALL BE REAPPLIED AT THE CONTRACTOR'S EXPENSE.
NO ADJUSTMENT OF COMPENSATION WILL BE MADE FOR ANY INCREASE OR DECREASE IN THE QUANTITIES OF TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) REQUIRED, REGARDLESS OF THE REASON FOR THE INCREASE OR DECREASE. THE PROVISIONS IN SECTION 4_1.03B, "INCREASED OR DECREASED QUANTITIES," OF THE STANDARD SPECIFICATIONS SHALL NOT APPLY TO TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX).
THE COST OF MAINTAINING THE TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) WILL BE BORNE EQUALLY BY THE STATE AND THE CONTRACTOR. THE DIVISION OF COST WILL BE MADE BY DETERMINING THE COST OF MAINTAINING TEMPORARY HYDRAULIC MULCH (POLYMER STABILIZED FIBER MATRIX) IN CONFORMANCE WITH THE PROVISIONS IN SECTION 9_1.03, "FORCE ACCOUNT PAYMENT," OF THE STANDARD SPECIFICATIONS AND PAYING TO THE CONTRACTOR ONE-HALF OF THAT COST.
CLEANUP, REPAIR, REMOVAL, DISPOSAL, OR REPLACEMENT DUE TO IMPROPER INSTALLATION OR THE CONTRACTOR'S NEGLIGENCE WILL NOT BE CONSIDERED AS INCLUDED IN THE COST FOR PERFORMING MAINTENANCE.

HYDROMULCH NOTES:

1. APPLY HYDROMULCH WITH HYDRAULIC SPRAY EQUIPMENT THAT MIXES FIBER, TACKIFIER, FERTILIZER, AND OTHER EROSION CONTROL MATERIALS SPECIFIED.
2. ADD SEED TO HYDROMULCH, ADD WATER TO HYDROMULCH AND HYDROSEED MATERIALS AS RECOMMENDED BY THE MANUFACTURER AND MIX SUFFICIENTLY TO ENSURE AN EVEN APPLICATION.
3. EQUIPMENT MUST UTILIZE A BUILT-IN CONTINUOUS AGITATION AND DISCHARGE SYSTEM CAPABLE OF PRODUCING A HOMOGENEOUS MIXTURE AND A UNIFORM APPLICATION RATE.
4. APPLY MATERIALS IN LOCATIONS, RATES AND NUMBER OF APPLICATIONS AS FOLLOWS:
   - 4.1. BEGIN APPLICATION WITHIN 60 MINUTES AFTER ADDING SEED TO THE TANK.
   - 4.2. APPLY IN SUCCESSIVE PASSES AS NECESSARY TO ACHIEVE THE REQUIRED APPLICATION RATE.
   - 4.3. APPLY ALL HYDROMULCH AND HYDROSEED MATERIALS INDICATED FOR A SINGLE AREA WITHIN 72 HOURS.
5. FOR ROLLED EROSION CONTROL PRODUCTS (RECP) VERIFY THAT THEY ARE IN UNIFORM CONTACT WITH THE SLOPE SURFACE. AFTER ALL EROSION CONTROL PRODUCTS AND RECP HAS BEEN PLACED AND NO FURTHER DISTURBANCE TO THE TREATED AREA WILL OCCUR, HYDROSEEDING SHOULD BE SPRAYED OVER THE ENTIRE AREA AS DESCRIBED AN NO PEOPLE OR EQUIPMENT SHOULD BE ALLOWED ONTO THE TREATED AREA.



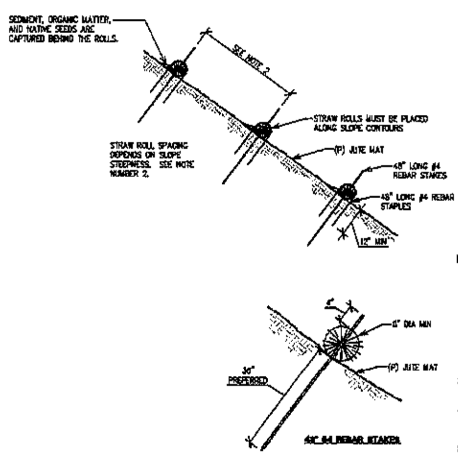
5 JUTE MAT ANCHOR DETAIL TOP OF BANK — SCALE: NO SCALE

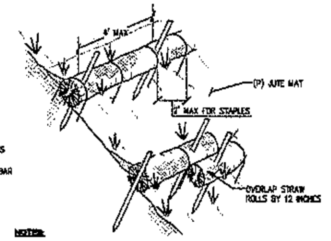


NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2 SILT FENCE — SCALE : NO SCALE



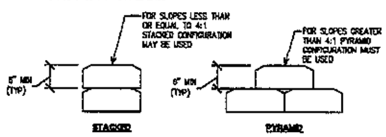


NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE ROLL BE INSTALLED AS TIGHT TO THE SLOPE AS POSSIBLE, ON A CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLL SPACING FOR SLOPE INSTALLATIONS:
   - SLOPE OF 2:1 OR GREATER = 10 FEET APART
   - SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   - SLOPE OF 4:1 OR FLATTER = 20 FEET APART
3. INSPECT AND REPAIR STRAW ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
5. STRAW ROLLS TO BE BIODEGRADABLE COIR TYPE WITH NO SYNTHETIC MATERIALS.

8 STRAW ROLL — SCALE : NO SCALE

NOTE:
INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS



6 GRAVEL BAG BERM — SCALE : NO SCALE

SUBMITTAL: 01/06-2014

EROSION CONTROL DETAILS
VILLA LAURISTON
5050 ALPINE ROAD

PORTOLA VALLEY — SAN MATEO COUNTY — CALIFORNIA

BKF
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

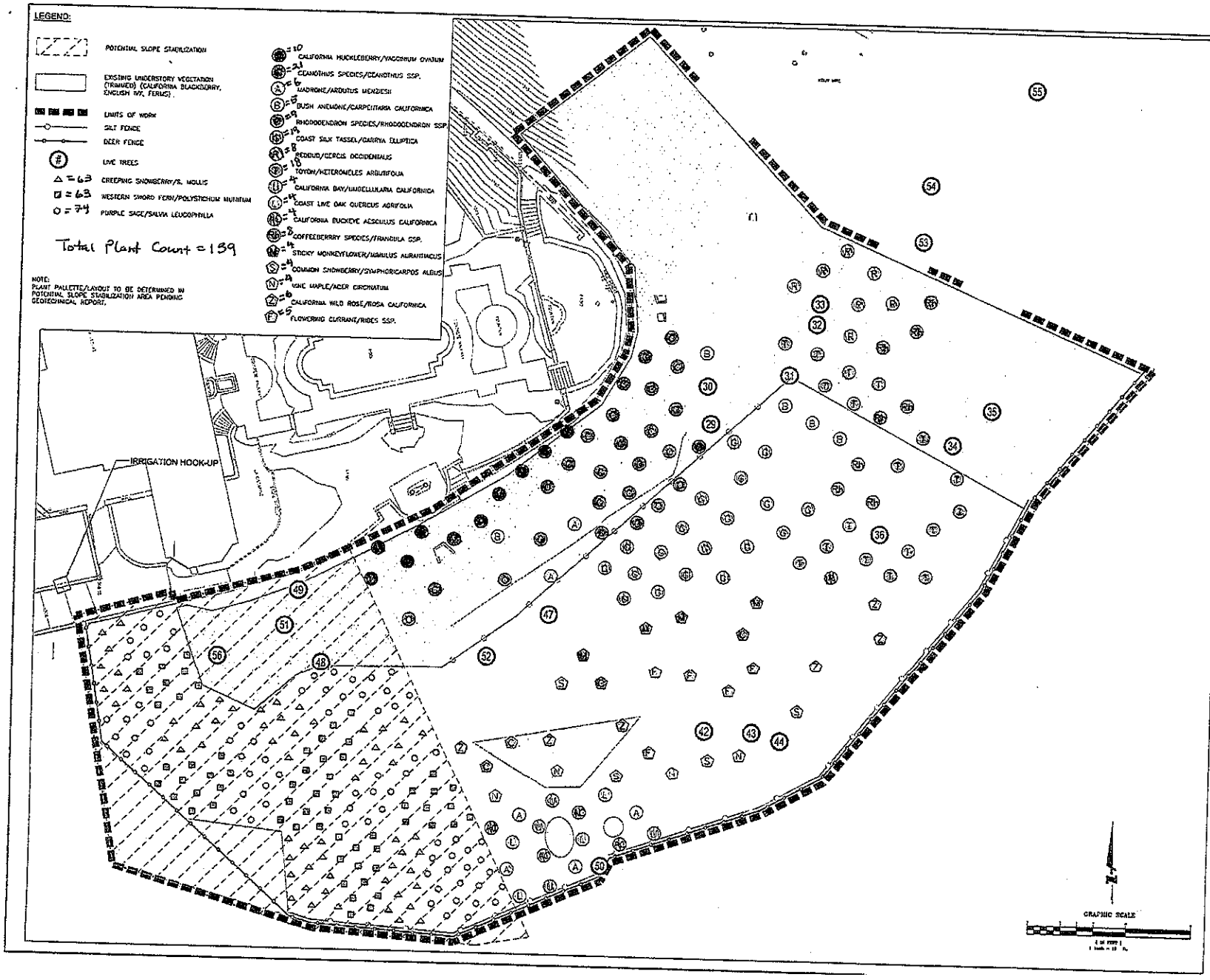
REGISTERED PROFESSIONAL ENGINEER ... C 43071 CIVIL STATE OF CALIFORNIA

No.	Revisions	Date

Date: 01/06/2014
Scale: AS SHOWN
Design: D.A.
Drawn: DES
Approved: RH
Job No: 20130156
Drawing Number:
OF

CALL 1-800-227-2600 BEFORE YOU DIG — USA

DRAWING NAME: K:\Eng15\130156\C0s\vlsheets.dwg
PLOT DATE: 01-06-14 PLOTTED BY: smic



WRECO
1814 FRANKLIN ST., STE. 606
OAKLAND, CA 94612
PHONE: (510)835-5188
FAX: (510)835-5283

PLANTING PLAN

VILLA LAURISTON
5050 ALPINE ROAD
SAN MATEO

PORTOLA VALLEY

CALIFORNIA

PLANTING PLAN SPECIFICATIONS

1. PLANT MATERIAL WILL BE PICKED UP FROM A NURSERY NO MORE THAN FIVE DAYS PRIOR TO PLANTING.

2. NO SOIL AMENDMENTS ARE PLANNED.

3. PLANTING HOLES WILL BE HAND EXCAVATED DEEP ENOUGH TO ALLOW PLANT ROOTS TO EXTEND DOWNWARD WITHOUT FOLDING.

4. ½ A TABLESPOON OF OSMOCOTE (14-14-14) SLOW RELEASE FERTILIZER WILL BE PLACED AT THE BOTTOM OF THE PLANTING HOLE.

5. THE PLANT WILL BE PLACED IN THE HOLE AND THE HOLE WILL BE FILLED HALF-WAY WITH SOIL WHICH WILL BE TAMPED FIRMLY AROUND THE ROOT BALL. WATER WILL BE ADDED TO COMPACT THE SOIL AND DISBURSE IT AROUND THE ROOTS. THE REST OF THE HOLE WILL BE FILLED IN AND MORE WATER WILL BE ADDED FOR COMPACTION.

6. A 3 INCH DEEP DEPRESSION WILL BE FORMED AROUND THE PLANT TO ACT AS A BASIN TO RETAIN WATER.

7. IF DEER BROWSING OCCURS IN THE AREA, BROWSE GUARDS OR DEER FENCE WILL BE ERECTD AROUND THE PLANTS TO PROTECT THEM DURING THE THREE YEAR PLANT ESTABLISHMENT PERIOD.

IRRIGATION SYSSTEM SPECIFICATIONS

AN ABOVE GROUND POLY TUBE IRRIGATION SYSTEM FITTED WITH DRIP EMITTERS WILL BE INSTALLED IN ORDER TO WATER PLANTS ON THE UPPER BANKS. WATERING WILL OCCUR DURING THE LATE SPRING AND COMMENCE THROUGH EARLY FALL (DEPENDING ON WEATHER) FOR THREE YEARS. TREES AND SHRUBS WILL BE WATERED ONCE A WEEK FOR THE FIRST YEAR, ONCE EVERY TWO WEEKS THE SECOND YEAR, AND ONCE EVERY THREE WEEKS THE THIRD AND FINAL YEAR.

MATERIALS

TYPICAL MATERIALS NECESSARY FOR A DRIP IRRIGATION SYSTEM WITH BUBBLERS ARE LISTED BELOW. QUANTITIES WILL NOT BE DETERMINED UNTIL APPROPRIATE LOCATIONS FOR THE SYSTEM TO TIE-IN TO AVAILABLE WATER SOURCES ARE IDENTIFIED.

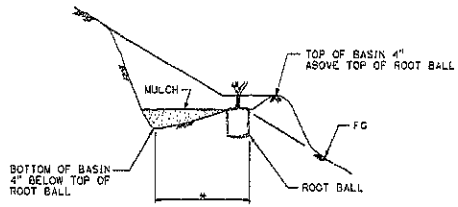
1. STANDARD 12" VALVE BOXES WITH LOCKING COVERS WILL BE INSTALLED AT TIE-IN OVER BATTERY OPERATED CONTROLLER TO PREVENT VANDALISM.
2. FILTERS – FILTERS WITH A SCREEN MESH OF 155 OR ABOVE TO KEEP THE DRIPPERS FROM CLOGGING.
3. PRESSURE REGULATOR – WORKING PRESSURE BETWEEN 15 AND 30 PSI IS RECOMMENDED WITH THE PRESSURE REGULATOR INSTALLED ON THE DRIPLINE SIDE OF THE VALVE RATHER THAN THE PVC SIDE TO PREVENT CONSTANT PRESSURIZATION.
4. BACKFLOW PREVENTERS
5. BATTERY OPERATED CONTROLLERS
6. SWIVEL ADAPTORS
7. ½ INCH POLY TUBE
8. DRIP EMITTERS

INSTALL SPECIFICATIONS

A. LINES, VALVES AND OTHER UNDERGROUND UTILITIES WILL BE LOCATED PRIOR TO ANY NECESSARY EXCAVATION FOR IRRIGATION PLACEMENT.

B. INSTALLATION OF HEAD ASSEMBLY – TO TIE DRIP LINE IRRIGATION SYSTEMS INTO EXISTING WATER SOURCES.

1. INSTALL TEE LINES, WHERE NECESSARY.
2. INSTALL MANUAL SHUT-OFF VALVES.
3. INSTALL ¾ INCH PVC MALE ADAPTERS.
4. INSTALL ¾" PVC PIPE AND RUN IT OUT TO THE LOCATIONS OF THE DRIP SYSTEM CONTROL VALVES.
5. INSTALL BATTERY OPERATED CONTROLLERS WITH AN ANTI-SIPHON VALVE. (USE ANTI-SIPHON VALVE AND INSTALL IT ON A ¾" SCHEDULE 80 NIPPLE SO IT IS AT LEAST 6" TO 12" ABOVE THE HIGHEST DRIPPER.
6. ATTACH ¾" FILTERS WITH AT MINIMUM 150 MESH.
7. INSTALL THE PRESSURE REGULATORS.
8. ATTACH ¾" SWIVEL ADAPTORS.
9. INSTALL ½" POLY TUBE PIPE AT AN ADEQUATE GRADE FOR DRIP IRRIGATION TO FUNCTION PROPERLY.
10. USE ½" ELBOW WHERE NEEDED AND EXTEND POLY TUBING TO ALL PLANTS.
11. AFTER TUBING IS INSTALLED BUT BEFORE EMITTERS ARE INSTALLED, FLUSH ALL LINES BY OPERATING SYSTEM AT FULL PRESSURE UNTIL ALL DEBRIS IS REMOVED.
12. ADD DRIP EMITTERS TO THE POLY TUBING SO THAT 3 EMITTERS SUPPLY WATER TO EACH PLANT. SPACE DRIP EMITTERS EVENLY AROUND THE PLANT AND AT A DISTANCE OF AT LEAST SIX INCHES FROM THE BASE OF THE PLANT.
13. SECURE THE POLY TUBING TO THE GROUND BY USING LARGE LANDSCAPE STAPLES.
14. RUN EQUIPMENT TEST TO ENSURE CORRECT FUNCTION OF THE SYSTEM. DRIP EMITTERS SHALL BE CHECKED TO DETERMINE THAT THEY FUNCTION ACCORDING TO MANUFACTURER'S DATA. REPLACE ANY EQUIPMENT NOT FUNCTIONING AS SPECIFIED WITH SIMILAR EQUIPMENT THAT DOES FUNCTION PROPERLY.
15. SET SYSTEM TO RUN FOR 2 HOURS, ONCE A WEEK BETWEEN MAY 1 AND OCTOBER 15 DURING THE FIRST YEAR. ADJUST WATERING SCHEDULE YEARLY TO ALLOW PLANTS TO ADJUST TO NATURAL CONDITIONS.



SECTION
(Slope Area)

BASIN TYPE II

* Basin area equivalent to 24" Dia

WRECO
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FAX: (510)835-5288

WRECO

PLANTING PLAN - SPECIFICATIONS AND DEATILS

VILLA LAURISTON
5050 ALPINE ROAD
SAN MATEO
CALIFORNIA
PORTOLA VALLEY

No.	Revisions

Date:
Scale:
Drawn:
Checked:
Approved:
Job No.

Drawing Number:

5 5
OF

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: ASCC

FROM: Karen Kristiansson, Deputy Town Planner

DATE: January 9, 2014

RE: Referral from the Planning Commission of Potential Changes to the Second Unit Program for the 2014 Housing Element Update

At its December 18, 2013 meeting, the Planning Commission referred some changes it is considering making to the housing element's second unit program to the ASCC for review and comment. These changes could be incorporated into the draft 2014 Housing Element Update, and if adopted by the Town Council, would be implemented over a period of time that would be specified in the housing element. This memo provides background information on the Town's current second unit provisions, the reasons to consider changes to these provisions, and the potential changes being studied by the Planning Commission. Comments from the ASCC will be summarized and presented to the Planning Commission at their January 15 meeting.

The Town's Existing Second Unit Program

As set forth in Program 3 of the adopted 2009 housing element, the Town currently allows second units on lots over one acre in size in the R-E zoning districts (everywhere other than Woodside Highlands, Wyndham Circle, Brookside Park, and Portola Valley Ranch). The attached handout summarizes the Town's requirements for second units. This handout is available on the Town website and at the front counter of Town Hall. The regulations governing second units are set forth in Section 18.12.040.B of the municipal code, which is also attached. Town policies adopted in 1992 (attached) also guide design and placement of second units. The ASCC and staff are largely responsible for application of these policies.

The Need for Changes to the Second Unit Program

The Housing Element of the General Plan is different from other general plan elements in that it is the only element reviewed and certified by the state. In addition, state law contains a number of very specific and detailed requirements for housing elements. These requirements are based on the State's finding that there is an urgent need for housing, including affordable housing, in California. As a result, each jurisdiction's housing element must describe how that jurisdiction intends to plan for its share of the regional housing need. This share is called the Regional Housing Needs Allocation

(RHNA). As ASCC members may be aware, this RHNA number is developed based on state projections and a regional model, with local community interaction.

For 2014-2022, Portola Valley's RHNA is 64 units. The most straightforward way for the Town to meet this housing need would be through a combination of affiliated housing, which is housing at institutions such as the Priory School and the Sequoias, and second units. Over the past three years, the Town has permitted an average of 5.6 second units per year. Based on current information, it appears that the town may need to increase the number of second units to approximately 7 units permitted per year in order to meet its housing need. To do this, the Town will need to make changes to the second unit program that would be projected to increase the number of second units permitted in Town. If such changes are incorporated into the adopted housing element and that element is certified by the state, then town zoning regulations and policies would need to be amended to be consistent with the provisions of the modified second unit program.

The Planning Commission studied a number of possible changes that were suggested by the Ad Hoc Housing Committee last spring. The Commission reviewed these changes at three study sessions this winter, on November 20, December 4, and December 18. The staff reports from these study sessions are attached. At these meetings, the Planning Commission prioritized several potential changes for inclusion in this housing element update; these are discussed below.

Possible Changes Being Considered for the Second Unit Program

Larger Second Units on Lots Over Two Acres in Size
Some homeowners may want to have a second unit for parents or children to live in, or may want to move to a second unit themselves to allow other family members to live in the main house. In these cases, homeowners may feel that 750 sf is too small to be a comfortable living space. As a result, allowing larger second units may provide more of an incentive for these property owners and therefore may help to encourage some additional proposals for second units.

The Planning Commission discussed the possibility of allowing second units up to 1,000 sf for second units in the R-E (residential estate) zoning district areas where second units are already permitted, on residential lots over two acres where a larger second unit could be less noticeable. Lots two acres and larger are located primarily in the Westridge and Oak Hills neighborhoods, as well as the western hillsides. The Commission also considered providing a floor area "discount" to allow this increased floor area in the second unit without counting it against the total floor area limit for the lot, but decided not to propose a floor area discount at this time.

Two Second Units on Lots Over 3.5 acres in Size
This change would allow parcels that are larger than 3.5 acres to have two second units. Only one of these could be detached, while the other second unit would be allowed only if it is attached to the main house. Parking would be required for both second units, and both would need to comply with all other requirements in the zoning code as well.

Most of the parcels of this size in town are located in the Westridge area and on the western hillsides, with a small number of parcels scattered throughout other areas of

town. Of the approximately 235 parcels in the Westridge neighborhood, there are about 29 parcels larger than 3.5 acres.

Study the Possibility of Pre-Approving Certain Pre-Fabricated Second Unit Designs

The idea here is that the Town could pre-approve some green pre-fabricated second unit designs so that property owners could install these units without the need for individualized ASCC review. To implement this, the Town would need to approve certain second unit designs. The pre-approved designs should include different sizes and possibly different architectural styles. A quick internet search showed green pre-fabricated homes that are less than 750 sf available from a number of manufacturers, including Blu Homes, Method Homes, and Stillwater Dwellings. There are likely many other possibilities, at a range of sizes, prices, and designs. The Town could designate one or two people or create a committee to take the first look at options and suggest designs for more detailed consideration by the ASCC. Staff estimates that the work to get designs pre-approved could take 12-24 months.

As part of this process, the performance standards set forth in Section 18.12.040.B would also need to be reviewed to determine whether additional standards should be developed for pre-fabricated designs that would not be subject to the ASCC design review process. These could be necessary because the ASCC reviews not only the architectural design of a building, but also related design issues, such as siting, grading, vegetation removal, sewage disposal, lighting, access, parking and the like. At the same time, staff will also work with the Deputy Building Official to make sure that there would be no building code issues with the approved pre-fabricated structures.

Continue Discussing the Possibility of Allowing Second Units in the Portola Valley Ranch with the Ranch Homeowners' Association

In Portola Valley Ranch, attached second units could potentially be located in the lower portions of a number of existing homes. Detached second units would not be appropriate in the Ranch area or consistent with the well-established Ranch PUD regulations. Parking could be accommodated on existing parking easements that have not yet been developed and are not currently being used. Traffic is less likely to be an issue because roads are wider and less steep than in other parts of town where second units are not permitted.

Currently, second units are prohibited by both the Planned Unit Development permit (PUD) and the Covenants, Codes and Restrictions (CC&Rs) for the development. The Town can amend the PUD, but only the Homeowners' Association (HOA) can change the CC&Rs. The question of whether the Ranch might want to change their CC&Rs to allow second units was brought up by a member of the Affordable Housing Ad Hoc Committee at an HOA meeting several months ago. Based on that recent discussion, we have been told that the Ranch is not interested in pursuing a change to their CC&Rs at this time. Nonetheless, the Commission does want to leave the door open for further discussions with the Ranch board of directors.

Request for ASCC Comments

As noted above, the Planning Commission is interested in the ASCC's reactions to the changes under consideration, as described above. The hope is that the ASCC can offer comments and input at the January 13 meeting for the Planning Commission to consider as it continues work on the housing element update project over the next few months. The next Planning Commission study session will be on January 15, and the ASCC's comments will be summarized for the Planning Commission at that meeting.

cc. Town Planner
Town Manager
Town Attorney
Mayor
Planning Commission

Summary of Town of Portola Valley Standards for Second Units

ITEM	REQUIREMENT	THE FINE PRINT
Maximum floor area	750 square feet	• If your second unit is less than 400 square feet all together, town staff will be responsible for design review approval. • If your second unit will be created by converting existing floor space within your home, town staff will be responsible for design review approval unless staff refers the project to the Architectural and Site Control Commission (ASCC). • If you plan to build more than 400 square feet of new floor area for your second unit, you will need design approval from the ASCC. • You will also need approval of the ASCC if you want to attach the second unit to the main house on your parcel and the resulting structure (including the house and second unit) will have more than 85% of the maximum floor area permitted for your parcel. • You cannot exceed the maximum floor area for your parcel; if you have already used all the allowable floor area, the only way you will be able to build a second unit will be by converting existing space to a second unit or demolishing a building or part of one.
Maximum height	18' with 24' max	• 18' limit applies to the distance between the natural ground level, or the building pad if it was excavated (whichever is lower) to the highest part of the building directly above • 24' maximum height limit applies to the distance between the lowest point of contact with the finished ground surface and the highest point of the building • Second units can be up to 28' with a maximum of 34' with the approval of the ASCC
Parking	1 space for 0-1 bedrooms; 2 spaces for 2+ bedrooms	• These parking spaces do not have to be covered • Parking for second units can be provided as tandem spaces (behind other required parking, such as in a driveway) • Parking for second units must be provided in addition to the amount of parking needed for the main house
Setbacks (yards) and Impervious Surface	Varies	• The required front, side and rear yards, and the maximum permitted impervious surface, vary depending on the size of the parcel and the zoning combining district within which the parcel is located • Table 1 in Section 18.48.010 of the town's zoning ordinance shows the requirements
Color reflectivity	40% max Light Reflectivity Value (LRV) for main finish	• Trim cannot exceed 50% • Roofs cannot exceed 40%

For more information, visit the Planning Department at Town Hall or call 650-851-1700.

18.12.040 - Accessory uses permitted.

Accessory uses permitted in the R-E district shall be as follows:

B.

One second unit on a parcel of one acre or larger subject to the following provisions:

1. All provisions of Title 18 (Zoning) pertaining to this district prevail unless otherwise provided for in this subsection B.
2. A second unit shall comply with all provisions of the site development and tree protection ordinance, set forth in Chapter 15.12
3. The parcel already contains an existing single-family dwelling or the second unit is being built simultaneously with a new single-family dwelling that will be the principal dwelling.
4. The second unit is attached to the principal dwelling, at the ground floor level or in a basement, and does not exceed a floor area of four hundred square feet. Second unit floor area is inclusive of any basement area, but exclusive of garage or carport area. Second units that are larger than four hundred square feet in floor area, that require a permit under Chapter 15.12, the Site Development and Tree Protection Ordinance, or that are located above the first story are subject to architectural and site control commission (ASCC) approval per Chapter 18.64
5. Whether attached or detached from the principal dwelling, the second unit floor area may exceed four hundred square feet subject to ASCC approval perChapter 18.64. In such cases, however, the second unit floor area may not exceed seven hundred fifty square feet.
6. Second units up to seven hundred fifty square feet may be created by converting space within an existing home. When created within the first floor of an existing home, or including an addition of four hundred square feet or less, such second units may be permitted solely with a zoning permit, and without review of the ASCC. However, staff at their discretion may refer an application to the ASCC if the application includes proposals for doors, windows or other exterior improvements that could potentially have a significant effect on the aesthetics of the structure.
7. The second unit complies with the definition of dwelling unit in Section 18.04.150
8. The second unit is served by the same vehicular access to the street as the principal dwelling and complies with off-street parking

requirements for dwellings set forth in Chapter 18.60 except that parking spaces do not have to be covered, guest spaces are not required and tandem parking is permitted.

9. The second unit shall have the same address as the principal dwelling.
10. A second unit shall not exceed a height, as defined in Section 18.54.020, of eighteen feet with a maximum height of twenty-four feet. A second unit may be permitted to a height of twenty-eight feet and a maximum of thirty-four feet subject to ASCC approval per Chapter 18.64
11. The second unit shall have colors, materials and architecture similar to the principal dwelling. Architecture not similar to the architecture of the principal dwelling is subject to ASCC approval per Chapter 18.64
12. Color reflectivity values shall not exceed forty percent except that trim colors shall not exceed fifty percent. Roofs shall not exceed fifty percent reflectivity.
13. Exterior lighting on the structure shall not exceed one light fixture per entry door. Each fixture shall be fitted with only one bulb and the bulb wattage shall not exceed seventy-five watts incandescent light if frosted or otherwise diffused, or twenty-five watts if clear. Each fixture shall be manually switched and not on a motion sensor or timer. Path lights, if any, shall be the minimum needed for safe access to the second unit and shaded by fixtures that direct light to the path surface and away from the sky.
14. Landscape plantings shall be selected from the town's list of approved native plants and shall adhere to the town's landscaping guidelines.
15. An application for a second unit shall be referred to the town geologist, director of public works, fire chief and, if dependent on a septic tank and drain field, to the county health officer in accordance with town policies.
16. An application for a second unit shall supply all information required by Section 18.64.040A.1 through 13.
17. Second units on parcels with frontage on Portola Road or Alpine Road, both of which are identified as local scenic corridors in the general plan, are subject to ASCC approval per Chapter 18.64 to ensure consistency with the general plan.

(Ord. 2011-390 § 4, 2011; Ord. 2003-354, § 1, 2003; Ord. 2003-352,§ 1, 2003; Ord. 2001-338 § 6 (part), 2001; Ord. 1991-263 §§ 4, 5, 1991; Ord. 1988-242 § 2 (Exh. A) (part), 1988; Ord. 1979-166 § 20 (part), 1979; Ord. 1969-99 § 4, 1969; Ord. 1967-80 § 1 (6501.33), 1967)

TOWN OF PORTOLA VALLEY
SECOND UNITS AND ACCESSORY STRUCTURES
Policy established by the Portola Valley Town Council, July 29, 1992

SECOND UNITS

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

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

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

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

ACCESSORY STRUCTURES

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

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

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

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

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Karen Kristiansson, Deputy Town Planner

DATE: November 15, 2013

RE: November 20, 2013 Planning Commission Study Session on the 2014 Housing Element Update

Purpose of November 20, 2013 Public Meeting

On November 20, 2013 the Planning Commission will be conducting its first independent study session on the town's 2014 housing element update. This meeting has two specific purposes. First, staff will present for discussion a potential schedule for the Planning Commission's initial work on the housing element. This schedule should be reviewed, revised as necessary, and finalized, at least as a working document. Second, the meeting will provide an opportunity to begin consideration of some of the ideas that have been proposed for enhancing the Town's second unit program, as briefly reviewed at the November 13 joint meeting with the Town Council. The purpose of the second units discussion will be to identify options that should be prioritized for further analysis and discussion.

Draft Schedule for Planning Commission Work

The overall schedule for the housing element update was provided for and discussed at the November 13 joint study session with the Town Council. As was emphasized at that meeting, the overall goal for this process is for the Town to have a certified housing element prior to the January 31, 2015 statutory deadline.

The planning commission's role in the housing element update process will be first to explore, assess and provide recommendations for housing programs, with the help of staff, and then to review and revise the draft housing element as necessary for consideration by the Town Council. This needs to be done in a timely way, with the goal of having a draft housing element ready to submit to the State by the end of May. With that in mind, a draft schedule for the planning commission's work is presented below for discussion.

When	Who	What
Nov. 13	PC & TC	Discuss overall schedule, work plan and process; provide initial direction
Nov. 20	PC	Discuss detailed schedule and begin consideration of options for strengthening the second units program
Dec. 4	PC	Continued study of second units program
Dec. 18	PC	Continued study of second units program
Jan. 15	PC	Initial study of affiliated housing program and any necessary continued discussion of second units
Feb. 5	PC	Initial study of inclusionary housing program and any continued discussion of affiliated housing and second units
Feb. 19	PC	Identify preferred housing programs
Mar. 5	PC	Continued discussion of preferred housing programs
Apr. 2	PC	Review of first draft of housing element
Apr. 16	PC	Review of revised draft of housing element and recommendation to Town Council
May 14	TC	Review of draft housing element and authorization for submittal to HCD

In keeping with the discussion on November 13 about holding meetings before the Planning Commission rather than having separate community meetings, the February 19 and April 2 meetings could replace the two community meetings. These would be agendized and held as regular planning commission meetings, but could be more widely advertised.

The draft schedule presented above will be published on the Town's website but could be adjusted if more time is needed for discussion of a particular item or to research an issue. In general, however, staff's goal is to have a draft of the housing element ready for Town Council consideration in May.

Background on the Second Unit Program

The most successful way that the town has provided below market rate housing in the past is through second units. Originally, zoning regulations allowed guesthouses without kitchens and limited to 600 sf in size on parcels of one or more acres in the R-E (Residential Estates) district. In 1979, the town amended the zoning ordinance to allow kitchens in second units. Now, the zoning ordinance allows second units of up to 750 square feet with kitchens on any lot that is one acre or more in size and in an R-E district. These changes were adopted as a result of the 1990 housing element, which established the current comprehensive second units program. With these changes, an average of slightly less than 5 second units was built each year in the town.

The 2009 housing element called for a number of changes to strengthen the second unit program. These include:

- Amending the town's ordinances to allow second units created by converting space within an existing home on the first floor to be approved at the staff level rather than with ASCC review;

- Amending the town's ordinances to allow second units with staff level approval of second units when they are 400sf or smaller and do not require a site development permit;
- Developing a second units manual to provide step-by-step guidance to property owners who may be considering building a second unit;
- Increasing publicity about second units through the website and by distributing information to Town residents.

These changes were implemented in 2010 and 2011, and the number of second units permitted increased to an average of 5.67 units per year for the three years from 2010-2012. It is difficult to determine the reasons for this increase and whether they are due to the Town's efforts, but this accounting should provide support for the Town during State housing element review.

Many second units are provided at no cash rent, or at very low rates, to relatives or people who work for the property owner. The state has approved a methodology for estimating the affordability of second units based on a county-wide study. For the 2009 housing element, the affordability was estimated as follows: 50% for extremely low income; 5% for very low income, 10% for low income, 15% for moderate income, and 20% for above-moderate income households.

Using this affordability distribution, the table below shows the goals for second units in the 2009 housing element compared with the number of second unit permits issued to date for this same time period.

Income Category	2009 HE Goal	Permitted to Date
Extremely Low	17	15
Very Low	2	1
Low	3	3
Moderate	5	4
Above Moderate	7	6
Total	34	29

Given that there are still 9 months left in the housing element planning period, it appears that the Town will come close to meeting its goal for second units.

For the 2014 housing element cycle, the county-wide second unit affordability study is being updated, although it is not yet available. Based on the units expected at the Priory and the current affordability distribution, it appears that the Town could meet its RHNA if it could increase second unit production to an average of seven units per year (about 1-2 second units per year more than what is currently being produced), although this will need to be confirmed based on the updated affordability study and discussions with the Priory. Therefore, the question is what the Town can do to increase the number of second units. A number of ideas have already been put forth about this and are discussed in the following section.

Ideas to Increase Second Unit Production

The Ad Hoc Housing Committee assembled a number of ideas on this topic in Appendix A of their final report (attached). These ideas were collected at community meetings and at committee meetings and were not assessed or prioritized by the committee. In addition, the Committee looked at what five similar communities are doing regarding second units; a table summarizing the different standards in the five towns is also attached. Resident Ed Wells has also submitted the attached letter and materials to the Commission concerning second units. At its November 20 meeting, the Planning Commission should take an initial look at these various ideas with the goal of identifying those that should be prioritized for further consideration.

A number of these ideas have been discussed previously. To help the Commission with this process, the following comments are offered based on staff reports, minutes and notes from earlier discussions.

- Increase the permitted size of second units. Allowing a larger size may make second units more attractive for housing relatives, or for owners to live in while renting or allowing children to occupy the main house. Larger units will likely be more expensive but could also be occupied by larger families. In addition, many of the affordable second units in Portola Valley are affordable because they are offered at discounted rents to relatives, friends or employees. This would not be affected by the size of the units. Increasing the maximum size to 1,000 sf has been discussed before and would likely be looked upon favorably by the State. This is a change about which some homeowners' associations may have strong opinions.

- Consider allowing some small second units in the smaller lot areas. This could present a number of problems, such as finding adequate parking, increased traffic on narrow streets, and simply the intensity of use. However, many second units probably already exist in the smaller lot areas. One option would be to allow a unit up to 480 sf, which is a common size for a two-car garage. This would allow existing garages or carports to be converted if alternatives for parking exist. Another option would be to set the maximum second unit size based on either lot size or the Adjusted Maximum Floor Area for the lot.

  One variation on this idea which was brought up at a Housing Committee meeting was for the Town to consider amending its PUDs for subdivisions such as Portola Valley Ranch to allow second units in those areas. For the Ranch, attached second units might be possible, but detached second units would not be in keeping with the overall design and intentions of the subdivision. Because the CC&Rs also prohibit second units, the Homeowners' Association would also need to amend the CC&Rs for this to take effect.

- Reduce fees as an incentive. In 2001, the Town very briefly looked at a program in the City of Calistoga which reduced sewer fees for second units by 50%. If the Town did provide a substantial fee reduction, the Town might also be able to require a contract protecting the affordability of the second unit for a certain period of time. To implement this program, the Town would need to determine what fees could be reduced, how much the fiscal impact would be, and what funds could be used to backfill for the reduction.

- Second unit amnesty program. The Town had a second unit amnesty program from August 10, 1991 through August 10, 1995. During those four years, a total of 38 second units were legalized. A new amnesty program may particularly make sense if the Town amends its second unit program to allow larger second units or second units in smaller lot areas because there may be a number of existing illegal second units which would then comply with Town regulations. Although the State has not allowed legalized second units to count towards the Town's housing needs numbers, there may still be benefit to the Town to legalizing second units. The Town can also check to be certain that the State has not changed its policy and find out whether requiring a new formal agreement with the property owner guaranteeing rental at affordable rates would allow the unit to count.
- Increased education efforts. In the last few years, the Town developed a second units manual and new handout for property owners. Additional efforts could be taken such as including information in the Town newsletter or holding a speaker event about second units.

Some other ideas have been raised that have not yet been reviewed or discussed in any detail. These include:

- Allow two second units to be built on a larger property. A couple of questions to consider would be how large a property would need to be, and whether additional conditions or restrictions should apply to an additional second unit. For example, Woodside allows two second units on properties that are one acre or larger, but only allows one of the second units to be rented. In Portola Valley, the minimum lot size could potentially be larger, and specific circumstances and conditions could be required for an additional second unit, such as a smaller floor area limit, or a requirement that the additional second unit, if rented, be rented at affordable rates.
- Relax Town standards by allowing separate utility meter or separate mailboxes, or by allowing second units to be built in required rear or side yards when it would not impact neighbors or scenic corridors
- Use Town funds to pay for a third party building inspector who can inspect second units to determine what would be needed to bring them up to code. This would likely be in conjunction with an amnesty program.
- Provide other economic or tax incentives for second unit construction.

cc. Tom Vlasic, Town Planner
Nick Pegueros, Town Manager
Leigh Prince, Town Attorney
John Richards, Mayor

Appendix A: Ideas for Increasing Second Unit Production*

Size

1. Expand the maximum size for second units from 750 square feet to between 1,000 and 1,500 square feet in order to provide housing that appeals more to those eligible for moderate-income housing.
2. Make allowed second unit sizes proportional to individual adjusted parcel areas.

Standards

1. Modify existing zoning and policy guidelines to liberalize elements in town housing policies that impede the production of second units. These could include removing the prohibition on separate utility meters and/or separate mailboxes or changes to the parking requirements for second units.
2. Consider relaxation of setback requirements for second units where doing so will not impact neighbors or the town's scenic corridors.
3. Consider encouraging owners of tear-downs to build rental affordable housing units.

Lot Sizes & Locations

1. Allow second units to be built on all legal residential parcels that have remaining adjusted maximum floor area.
2. In consultation with the applicable HOAs, consider amending existing PUDs to allow second units on parcels where existing limitations disallow second unit production.
3. Reduce minimum lot sizes for adding second units, to allow second units on parcels of less than 1 acre, even if such units have a smaller square footage to reflect smaller parcel size.

Number of Second Units per Lot

1. Allow two second units on some parcels in town, when the second units can be provided within the allowed adjusted maximum floor area and a deed restriction is used to require that at least one second unit be rented at an affordable rate to a household with a moderate income or below. The town should explore whether a minimum parcel size should be established for this program.

Permitting/Processing and Fees

1. Additional relaxation of permitting requirements to reduce costs to owners, especially for second units that are developed within the footprint of an existing home ("internal" second units)
2. Streamline and shorten the approval processes for second units.

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* These ideas were identified at community meetings and through the committee's research. This is not an exhaustive list. The ideas have not been prioritized or assessed by the committee but provide some possibilities to consider in order to increase second unit production. Additional input from the community will be necessary.

3. Reduce or waive building and planning fees for second units and/or conversion of other buildings on properties to conforming second units. It is not clear how these fee waivers/reductions could be subsidized.
4. Develop preapproved designs or prototype floorplans for second units to remove the need for ASCC review.
5. Pre-approve certain prebuilt second units to remove the need for ASCC review.
6. Waive building fees if owner will guarantee use for affordable housing for 10 years or so.

Incentives

1. Explore other economic/tax incentives for second unit construction.

Information

1. Update the Town website to allow easier connection with the second unit ordinance and the housing element, and encourage rentals by indicating the benefits of having local employees and community officials, educators and firefighters live locally.
2. Update the Town's second unit manual as needed to provide information on aging in place in a second unit, and providing guidance on conversion of existing structures into second units.
3. Conduct an educational and awareness campaign on second units, including holding meetings at the Town center to educate homeowners on second unit policies and procedures, distributing information where local bulletins are posted, and posting information on sites such as PV Forum.

Amnesty

1. Conduct another amnesty program, allowing homeowners to avoid fees and penalties for nonconforming units. Portola Valley's amnesty program in the early 1990's produced 38 second units but it is not clear how many more would be available after a new amnesty program, or whether and to what extent these units could be relied upon for compliance with state requirements.
2. To encourage folks to volunteer their new, existing or soon-to-be-updated second unit, consider hiring a third-party independent building inspector (or appropriately qualified person) to confidentially inspect second units to assess if they "meet code" and, if not, explain what it would take to bring them up to code.
3. Allow people to ask questions and get information on second unit amnesty questions anonymously in order to encourage residents to bring non-permitted second units into compliance.

Miscellaneous

1. Consider providing information on the town website about options such as the "Tiny House Company" for options of 100-150 square feet second units, BluHomes, prefab green construction that looks like some of the new homes built in town, and pocket neighborhood/cottage communities like Ross Chapin units in Seattle.
2. Develop a list of homeowners who are interested in providing second unit affordable housing for rental.

3. Develop a list of eligible individuals interested in purchasing or renting an affordable unit to establish the true demand for units and the size demanded.
4. Can the town have a contractual relationship with people who say that they have a second unit and make it available as an affordable rental (deed restrictions)?
5. Consider allowing duplexes.

Second Units Standards

	Monte Sereno	Portola Valley	Woodside	Atherton	Los Altos Hills	Hillsborough
Minimum lot size	8,000 sf	1 ac.	10,000 sf	1 ac.	1 ac.	0.5 ac.
Maximum square footage	600-900sf for R-1-8; 700-1,000 sf for R-1-20; 800-1,200 sf for R-1-44	750 sf	1,500 sf or 1,000 sf for rental	1,200 sf (increased 12/2010)	1,000 sf	1,200 sf or 30% of main bldg
Second units per lot	1	1	1 for parcels under 1 acre; 2 for larger parcels, but only 1 can be rented	1	1	Limited by square footage
Parking req'd for 2nd unit	1	1 for 0-1 bedrooms; 2 for 2+ bedrooms; can be tandem	2	1 per bedroom	1	1 for 1-2 bedrooms; 2 for 3+ bedrooms

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Karen Kristiansson, Deputy Town Planner

DATE: November 27, 2013

RE: Overview of Housing Element Requirements, Additional Information on Potential Changes to the Second Unit Program, and Revised Schedule

Overview of Housing Element Requirements

California law requires that each jurisdiction have a general plan which sets forth the overall vision for the community. Each general plan must include at least seven plan "elements" or topic areas, one of which is housing. The housing element is therefore like the other elements of the Town's general plan, such as the land use element and the conservation element, in that it helps to describe the goals and policies the Town has for its future.

Unlike the other elements of the general plan, however, the housing element is unique in that it is the only element which is reviewed and certified by the State. State law contains a number of requirements for housing elements. These are spelled out in Government Code Section 65580 *et seq.* To summarize, the state specifies that every housing element needs to include at least the following:

1. A review and analysis of the jurisdiction's previous housing element;
2. A housing needs assessment based on demographic data, including information about elderly households, people with disabilities, and female-headed households;
3. An analysis of constraints on housing, including governmental constraints, such as fees and local application review processes, and nongovernmental constraints, such as the cost of land;
4. An inventory of all sites available for housing in the jurisdiction, including the size of each parcel, the zoning, and the availability of infrastructure; and
5. Housing programs describing how the jurisdiction plans to provide for the jurisdiction's share of the Regional Housing Needs Allocation (RHNA) with a quantified objective for each program.

The State also sets deadlines for housing element updates. For the Bay Area, all housing elements need to be revised, adopted and certified by the State by January 31, 2015. If a jurisdiction misses this deadline, the jurisdiction will need to update its housing element in only four years instead of eight years.

Portola Valley's Regional Housing Needs Allocation (RHNA)

A big part of the housing element update is determining how best to plan for the Town's share of the regional housing need, or RHNA. This is the amount of housing for each income category that the Town is expected to plan for over the next eight years (2014 – 2022) and is shown in the table below. Often, however, the State is willing to allow housing for a lower income category to count towards the amount required for a higher income category.

Income Category	RHNA
Extremely Low	11
Very Low	10
Low	15
Moderate	15
Above Moderate	13
Total	64

For reference, the table below shows the 2013 income limits for households with 1, 2 or 4 people in San Mateo County.

Income Category	Maximum Income		
	1 person	2 people	4 people
Extremely Low	$23,750	$27,150	$33,950
Very Low	$39,600	$42,250	$56,550
Low	$63,350	$72,400	$90,500
Moderate	$86,500	$98,900	$123,600

At this point, staff is working on the assumption that the Town will plan to meet its RHNA primarily through two programs: second units and affiliated housing. A number of other significant housing programs have been discussed, but these programs may either provide housing on a longer timeframe than this housing element cycle, or may provide housing of a type that cannot be counted towards the RHNA under State policies.

In the month of December, staff anticipates getting several pieces of information that will help with assessing these programs. First, the 21 Elements group is expected to have the second unit affordability study ready this month. Second, staff is scheduling meetings with representatives of the Sequoias, the Priory and Stanford to discuss the possibility of affiliated housing on each of these three properties in Town. In January, therefore, the Town should have a much better idea of how well the Town can meet its RHNA through these programs.

Possible Changes to the Second Unit Program

Based on current information about second unit affordability and affiliated housing, staff expects that the Town may need to aim for approximately seven new second units per year. To do this, the Town will need to encourage more residents to build units. Over the last three years, the Town has permitted an average of 5.67 second units per year.

At its study session on November 20, the Planning Commission discussed a number of possible ways to do this and requested that staff return with follow-up information on several of these. Staff looked into the possibility of annexing land but determined that, given the Town's particular situation, this would not be likely to help the Town meet its RHNA. Information about the other programs discussed on November 20 is provided below.

Following the discussion at the December 4 study session, staff will review the ideas, do further research and analysis, and come back on December 18 with recommendations for priorities for changes to the second unit program based on those ideas that would be most feasible and that would fit best with both the Town's goals and the State's requirements.

Allowing larger second units
The Town currently allows second units to be a maximum of 750 sf in size. Larger second units may be more attractive to some homeowners, who may want to either provide the second units for parents or children, or move into the second unit themselves.

A larger second unit would probably rent at a higher rate but could potentially also accommodate a larger household that could afford a higher rent. In addition, most of the affordable second units in Portola Valley are provided at discounted rates to either relatives or employees of the property owners. This would likely continue even with larger second units.

If the Town wants to allow a larger second unit, the Ad Hoc Housing committee discussed the possibility of a 1,000 sf second unit. This would be enough of an increase from the current 750 sf to provide an incentive, and it is also more in line with the second unit sizes allowed in other similar jurisdictions (Woodside, Atherton, Hillsborough and Los Altos Hills all allow second units that are 1,000 sf or larger).

Floor area accounting for second units
One key question that was raised at the November 20 study session relates to how the floor area for a second unit is counted. Currently, all floor area in a second unit counts towards the overall floor area limit for the lot. The Town has a slight incentive for detached second units and other accessory structures because of its requirement that no more than 85% of the floor area for a parcel can be located in the main structure, unless certain findings are made. If some or all of the floor area in a second unit did not count towards the total floor area for the lot, however, that would be a stronger incentive for building a second unit.

A policy like this would increase the amount of development that would be allowed on parcels in Town in order to provide an incentive for more residents to build second units.

Ideally, therefore, the policy should be designed to provide a sufficient incentive for property owners while also minimizing the potential increase in allowed development.

One reasonable approach might be to allow half of the floor area in a second unit to be discounted so that it would not count towards the total allowable floor area for the lot, with a maximum discount of 250 sf. This would encourage development of second units that are at least 500 sf in size, which is large enough for a studio or a small one-bedroom unit, and would limit the overall amount of additional floor area to no more than 250 sf. With careful design, the impact of this increase would likely be minimal.

Second units in small lot areas

As was discussed at the November 20 study session, different approaches may be appropriate for different neighborhoods. Two of the key considerations are likely to be parking and lot coverage. To address these, the Town could craft special requirements for second units in small lot areas. For example, tandem parking could be not allowed in these areas, which would mean that parking for the second units would need to be provided in on-site, independent parking spaces. The Town could also establish a smaller size for second units in these areas, or could require that second units in these neighborhoods be attached to the main house.

The Portola Valley Ranch neighborhood is unique in that second units are prohibited by the Planned Unit Development permit (PUD) for the development and also by the Covenants, Codes and Restrictions (CC&Rs), rather than simply by the Town's zoning code. Since the CC&Rs are controlled by the Ranch Homeowners' Association (HOA), this means that the HOA would need to vote to change the CC&Rs in order for second units to be allowed there. Staff will provide information to the HOA for them to consider this, including information about the parking easements that exist on some streets and could potentially be used for second unit parking.

As is discussed below, staff has reached out to the HOAs in town, including the Ranch, to inform them of the Planning Commission's work on the housing element and discussion of the second unit program. Initial reactions from at least some of the HOAs may be available for the December 18 meeting and could help in considering this potential program change.

Two second units on larger properties

If the Town were to allow two second units on larger properties, impacts could be minimized by limiting parcels to no more than one detached second unit. This would allow these larger properties to have either two attached second units, or one attached second unit and one detached second unit. A requirement of this type could help to limit site disturbance while allowing two second units on larger lots.

Staff did a quick GIS analysis of the larger parcels in Town to get a sense of where these larger lots are located. That analysis showed that most parcels that are 5 acres or larger in size are located on the western hillsides. Most of the parcels that are between 2.5 acres and 5 acres are located in the Westridge neighborhood, with most of those being between 2.5 and 3 acres in size (around 75 parcels). There are about 25 parcels in the Westridge area between 3 acres and 3.5 acres in size, and approximately another 25 parcels in that area between 3.5 and 5 acres.

Based on these numbers, it seems that allowing two second units on parcels larger than 2.5 acres could have a noticeable impact on the Westridge neighborhood in particular. Instead, using 3 or 3.5 acres as the threshold would be more reasonable. A more careful analysis of the exact number and locations of these lots could be carried out if that would be helpful.

Because many of the parcels are located in the Westridge area, the Westridge HOA may wish to provide comments or suggestions about this idea.

Pre-approved green designs

Another possibility which was suggested would be to have the Town pre-approve certain green designs for second units. Property owners could build second units using these pre-approved designs without the need to go through ASCC review.

Both the City of Santa Cruz and San Luis Obispo County have pre-approved floor plans for second units which can be used in this way, although neither specifically focuses on green building and both involve floor plans rather than pre-fabricated units. This type of program is looked upon favorably by the State and was recommended to the Town during the 2009 housing element update process.

The main issue related to this type of program for the Town is that, given the lot configurations and hilly topography in the Town, a fair amount of site work would often be needed in order to accommodate a unit, which would then trigger Town review. However, the need for architectural review could potentially be significantly reduced or eliminated. A program of this type could also make the process of building a second unit simpler and therefore more attractive to property owners, especially since property owners do seem to view ASCC review as a deterrent.

If this were incorporated into the housing element, the program would likely set forth a number of steps to identify several pre-approved green designs in 2015, with the goal of obtaining Town approval of a small number of designs in 2016. The Town would then need to publicize the availability of the designs to property owners and track usage of the pre-approved designs.

Amnesty

Staff had follow-up conversations with Mark Moulton, the consultant for the 21 Elements program, and staff at the California Department of Housing and Community Development (HCD) on the question of whether units could be counted towards meeting the Town's RHNA if they were legalized. Paul McDougall from HCD responded that the Town "would need to demonstrate the units were not part of the RHNA baseline or the existing housing stock." We are continuing discussions with the State and have also asked the 21 Elements consultants to forward any information they have on amnesty programs in other jurisdictions and how they relate to the RHNA.

At this point, however, it appears that if the Town wants to adopt an amnesty program, it should do so for reasons other than to meet the Town's RHNA. In particular, most communities carry out amnesty programs in order to improve conditions and safety of second units that might have been built without a permit.

As was mentioned at the November 20 study session, the key question with amnesty programs is how much the Town is willing to reduce standards in order to legalize units. Staff looked briefly at Marin County's amnesty program and found an approach that could potentially be helpful. In that program, an illegal second unit can either conform to a reduced set of standards to be considered as a legal nonconforming unit, or conform fully to the County's standards to be considered a conforming unit. The main difference would be that if a nonconforming unit were destroyed, it could not be rebuilt as it was but would need to be replaced with a conforming unit.

If the Town opts to make changes to the size of second units that are allowed or the locations in which second units are allowed, a new amnesty program would make sense in order to legalize units at that size or in those areas. Any program would need to be carefully designed, with consideration given to which standards could and could not be relaxed.

Contacts with Homeowners' Associations

On November 26, staff called the six Homeowners' Associations (HOAs) in town to inform them about the Planning Commission's work on the housing element and particularly about discussions of second units. The six HOAs are: 1) Westridge; 2) Portola Valley Ranch; 3) Blue Oaks; 4) Oak Hills; 5) Hayfields; and 6) Portola Green Circle.

The Portola Green Circle HOA has a meeting scheduled for December 12. Staff will provide information from this staff report and key points from the discussion at the December 4 study session to the HOA for their consideration at that meeting.

Similarly, the Portola Valley Ranch HOA has a meeting scheduled for December 16, and staff will provide information from this staff report and the December 4 meeting, as well as the staff report for the December 18 Planning Commission study session to the Ranch HOA for their consideration at that meeting. The General Manager for the Ranch did say that the question of whether attached second units should be allowed at the Ranch had been discussed, and there seemed to be strong opinions on both sides at that time.

Staff left messages for all of the remaining HOAs, except for the Hayfields, and will report back to the Commission on December 4 concerning any follow-up communications. For the Hayfields, no voice mail was available; staff will continue trying to reach them.

Revised Schedule for Planning Commission Work

Based on the discussion at the November 20 study session, the schedule for the Planning Commission's work on the housing element has been revised as shown below.

When	Who	What
Nov. 13	PC & TC	Discuss overall schedule, work plan and process; provide initial direction

Nov. 20	PC	Discuss detailed schedule and begin consideration of options for strengthening the second units program
Dec. 4	PC	Continued study of second units program
Dec. 18	PC	Continued study of second units program
Jan. 15	PC	Study of affiliated housing program and any necessary continued discussion of second units; also discussion of state density bonus law
Feb. 5	PC	Study of inclusionary housing program and any continued discussion of affiliated housing, second units, and state density bonus law
Mar. 5	**PC**	**Review of draft site inventory and finalize preferred housing programs**
Apr. 2	PC	Review draft of background sections of housing element and draft text for housing programs
May 7	**PC**	**Review of full draft of housing element and recommendation to Town Council**
May 28	TC	Review of draft housing element and authorization for submittal to HCD

Dates shown in **bold** are meetings that would be more widely publicized.
Note: There are no study sessions scheduled for the February 19 and April 16 Planning Commission meetings because of Ski Week and Spring Break.

cc. Town Planner
Town Manager
Town Attorney
Mayor
ASCC

MEMORANDUM

TOWN OF PORTOLA VALLEY

TO: Planning Commission

FROM: Karen Kristiansson, Deputy Town Planner

DATE: December 12, 2013

RE: Potential Changes to the Second Unit Program, Referral to ASCC, and Public Outreach

This memo provides additional information on ideas that the Planning Commission has discussed for encouraging second units in Town and, based on discussion at previous meetings, begins to attempt to identify the ideas that could be prioritized at this time.

Some of these ideas may benefit from referral to the ASCC for their consideration and input. This discussion has been tentatively set for the January 13 ASCC meeting, and the Planning Commission could define questions at its December 18 meeting for the ASCC to consider.

In addition, this memo also provides updated information about public outreach for the housing element update process, including information on the Town website and provided through the e-Notification system, a postcard sent to all residents, and contacts with the homeowners' associations in town.

Finally, at the conclusion of the memo, there is a brief look ahead to the January 15 study session and the items that will be discussed at that time.

Potential Changes to the Second Unit Program

Unfortunately, the second unit affordability study is not yet available, so we are still operating on assumptions based on the 2008 study. We did talk with the 21 Elements consultants about the importance of this study for our housing element effort, and they are working to get it completed so that we will have at least a draft for the Planning Commission's January 15 study session.

Based on the information available at this time, we are assuming that the Town will need to make changes to its second unit program to increase the number of second units permitted by one to two units per year. At its November 20 and December 4 study sessions, the Planning Commission discussed a number of possible ways to do this.

Four ideas in particular appear to be priorities for additional discussion and consideration at this time:

1. Pre-approval of green designs for second units.
2. Allowing larger second units.
3. Allowing two second units on larger lots.
4. Allowing attached second units in smaller lot areas.

Each of these is briefly discussed below. Additional background on each can be found in the staff report for the December 4 Planning Commission meeting, which is available on the Town's website.

Pre-approved green second units

This idea would involve pre-approval of certain green pre-fabricated second units. Property owners could build pre-approved second units without the need to for individualized ASCC review. The Town would likely want to have some pre-approved designs at different sizes and possibly in different architectural styles.

A quick internet search showed green pre-fabricated homes that are less than 750 sf available from a number of manufacturers, including Blu Homes, Method Homes, and Stillwater Dwellings. There are likely many other possibilities, at a range of sizes, prices, and designs. The Town might want to consider designating one or two people or creating a committee to take the first look at options and suggest designs for more detailed consideration by the ASCC. As was stated previously, the work to get designs pre-approved could take 12-24 months.

As part of this program, the Town would also want to define specific performance standards or requirements for pre-approved second units. These could relate to siting, lighting, access, parking and the like, and would be intended to ensure that the pre-approved second units fully comply with the Town's overall goals, standards, and design guidelines. ASCC review includes these site-related items in addition to the specific architecture of a proposed structure, so the Town will want to ensure that use of pre-approved units results in projects that are of the same quality as the projects that are individually reviewed.

Allowing larger second units

In areas where second units are already permitted, some homeowners may want to have a second unit for parents or children to live in, but may feel that 750 sf is too small to be a comfortable living space. As a result, allowing larger second units may provide more of an incentive for these property owners.

The Planning Commission discussed the possibility of allowing second units up to 900 or 1,000 sf for second units, either on lots where they are currently allowed or only on residential lots over 2 acres, where a larger second unit may be less noticeable. Lots two acres and larger are located primarily in Westridge and Oak Hills, as well as the western hillsides.

Two second units on larger properties
This change could allow parcels that are larger than 3 or 3.5 acres to have two second units. Based on discussion to date, the Town may want to limit these parcels to one detached second unit, with the other second unit allowed only if it is attached to the main house.

Most of the parcels of this size in town are located in the Westridge area and on the western hillsides, with a small number of parcels scattered throughout other areas of town. Of the approximately 235 parcels in the Westridge neighborhood, there are about 52 parcels larger than 3 acres, of which 29 parcels are larger than 3.5 acres.

Second units on smaller lots
The Town currently allows second units in the R-E zoning districts on parcels that are larger than one acre in size. The question here is whether second units could be allowed in in the R-1 and P-C zoning districts, including lots that are smaller than one acre. Second units on these lots could be constrained in one or more of the following ways:

- Detached units could be prohibited, so that only attached second units would be allowed.
- Parking could be required on-site in a separate, non-tandem and independently accessible parking space.
- Floor area in the second unit could be smaller than on larger lots, perhaps with a maximum of 400-500 sf. Having a smaller second unit size would provide less of an incentive for property owners to build the units, but would limit occupancy and thereby indirectly limit the parking and traffic related to the second units.

Areas that could be affected by a change like this are: Woodside Highlands, Wyndham Circle, Brookside Park, and Portola Valley Ranch. Each of these neighborhoods is discussed individually below.

Woodside Highlands
The main issues in the Woodside Highlands area would likely be traffic and parking. Roads are steep, narrow and winding, and there is little or no space for street parking in the neighborhood. Although the majority of the Highlands is located on bedrock, this neighborhood is also surrounded by unstable slopes.

Wyndham Circle
The Wyndham Circle neighborhood is small but relatively flat and accessible. Parking would probably be the main concern. Impacts would likely be less here than in either Woodside Highlands or Brookside Park.

Brookside Park
Like Woodside Highlands, the main issues to consider in Brookside Park would be traffic and parking. However, streets are less steep and slightly wider than in Woodside Highlands, and the area is geologically more stable. If second units are attached and separate parking is available on-site, the impacts are likely to be less in the Brookside Park area.

Portola Valley Ranch
In Portola Valley Ranch, attached second units could be located in the lower portions of a number of existing homes. Detached second units would not be appropriate in the Ranch area and should not be permitted. Parking could be accommodated on existing parking easements that have not been developed and are not currently being used. Traffic is less likely to be an issue because roads are wider and less steep.

Currently, second units are prohibited by both the Planned Unit Development permit (PUD) and the Covenants, Codes and Restrictions (CC&Rs) for the development. The Town can amend the PUD, but only the Homeowners' Association (HOA) can change the CC&Rs.

The question of whether the Ranch might want to change their CC&Rs to allow second units was brought up by a member of the Affordable Housing Ad Hoc Committee at an HOA meeting several months ago. Based on that recent discussion, we have been told that the Ranch is not interested in pursuing a change to their CC&Rs at this time.

Floor Area Discount

Although the Commission did not appear to support a floor area discount for second units across the board, it was not clear from the discussion whether this type of incentive might be considered together with one or more of the other possible changes discussed above.

For example, a floor area discount could be provided as part of a program to allow larger second units on some or all lots. With a discount, the increase in the floor area of the second unit would not need to come from the overall floor area limit for the lot.

Another possibility would be to allow a floor area discount as part of a program to allow second units on smaller lots in town. Many of these lots are largely built out, and discounting the floor area to some extent would make it easier to add a second unit to these properties.

Referral to ASCC

The Planning Commission expressed the desire to refer issues and questions to the ASCC for their reactions as appropriate. A discussion of the housing element update is tentatively scheduled for the January 13 ASCC meeting, and comments would be reported at the January 15 Planning Commission meeting. If Planning Commissioners have specific questions that they would like the ASCC to consider, those should be outlined at the December 18 meeting.

Public Outreach

The Town has made a commitment to making the housing element update process as open and inclusive as possible. To that end, staff has been taking a number of steps to reach out to residents to encourage participation in the housing element planning process. Each of the steps taken to date is described below.

Postcards
On Wednesday, December 11, the Town mailed postcards to all Town residents to inform them of the housing element update and provide information about upcoming meeting dates. One more town-wide postcard will likely be mailed in the spring to update residents and tell them about later meetings in the process.

Website and e-Notifications
The webpage at www.portolavalley.net/housing provides background information about the housing element, dates of upcoming meetings, and links to staff reports from previous and pending meetings related to the housing element. The week before each meeting, information about the meeting is sent to everyone who has signed up for notification of housing events.

In addition, news items related to the housing element are posted on the Town's main webpage and sent out to everyone who has subscribed to the more general "news" e-Notification list as appropriate. This was done in early November prior to the joint study session with the Town Council, and was also done last week when the postcard was mailed.

Homeowners' Associations (HOAs)
Staff has continued to provide information to the HOAs in Town by phone or email and to request comments and feedback for the Commission. I have talked with or emailed information to representatives of the Portola Green Circle, Portola Valley Ranch, Blue Oaks, and Westridge HOAs, and left phone messages for the Oak Hills HOA. I was not able to reach the Hayfields HOA by phone and did not have an email address, but did send them a letter.

Looking Ahead

The Commission will next discuss the housing element at its January 15 study session. Topics for discussion at that meeting will include:

- continued consideration of possible changes to the second unit program, as well as reporting on the county-wide affordability study;
- initial discussion of the Town's existing inclusionary housing program, potential changes to that program, and recent court cases; and
- the state density bonus law and its relationship to the housing element update.

cc. Town Planner
Town Manager
Town Attorney
Mayor
ASCC

UNAPPROVED
MINUTES

Architectural and Site Control Commission **December 9, 2013**
Special Site Meetings, Alpine Road right of way adjacent to 4115 Alpine Road, Review of AT&T Mobility CUP X7D-161*, and 302 Portola Road, Woodside Priory School, Review of CUP X7D-30, and
Regular Evening Meeting, 765 Portola Road, Portola Valley, California

***Note:** The AT&T site meeting was noticed as a joint meeting of the planning commission and ASCC but the planning commission portion of the meeting could not be formally convened as a commission quorum was not present.*

Chair Breen called the special site meeting to order at 2:00 p.m. at the site of the existing AT&T Mobility facilities adjacent to 4115 Alpine Road.

Roll Call:
ASCC: Breen, Clark, Hughes, Koch, Ross
Absent: None
Planning Commissioners: Gilbert, McIntosh
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Others Present relative to the AT&T Mobility request for amendment to CUP X7D-161:
David Haddock, AT&T project representative
Chris Wirth, AT&T project engineering representative

Preliminary Review of proposed amendment to CUP X7D-161, modifications to existing wireless communication facilities adjacent to 4115 Alpine Road, AT&T Mobility

Vlasic presented the December 5, 2013 staff report on this preliminary review of AT&T Mobility's request to amend its existing CUP to allow for modifications and additions to its Alpine Road facility to support upgraded wireless services in the town. Vlasic noted that following the site meeting the ASCC would continue its preliminary review at the regular evening ASCC meeting and that the preliminary planning commission review is tentatively scheduled to take place at the December 18, 2013 regular commission meeting. Vlasic added that eventually the planning commission would be conducting a formal public hearing on the amendment request and, prior to that hearing, the ASCC should forward specific aesthetic recommendations to the planning commission on the project as discussed in the staff report.

Vlasic noted that since the staff report was prepared, and just prior to the site meeting, he had been contacted by Mr. Chris Raanes, 50 Bear Gulch, who could not attend the meeting, but wanted the ASCC to be aware of his concerns as follows:

- Negative impacts of existing and proposed new antennas and ground mounted equipment relative to views from his property.
- Incremental growth of the scope of equipment associated with the wireless facilities.
- Frequency of site maintenance with levels of activity disturbing to the normal residential use of the property. He was particularly bothered by the emergency work that took place at the site over the Thanksgiving Holiday period as discussed in the staff report.

Vlasic advised that Mr. Raanes requested that town officials consider views from his property as well as his other concerns during the application review process. Vlasic explained, however, that view consideration was not possible at the current site meeting as Mr. Raanes had work conflicts and wanted to be present when ASCC and Planning Commission members came to his property. Vlasic advised that after discussions with Mr. Raanes and the applicant, it was determined that the best time for a second site meeting that would accommodate Mr. Raanes' schedule and needs would be the week of January 13, 2014 and that staff would be finalizing a date for this site meeting with the applicant, neighbor, and ASCC and planning commission members.

The ASCC considered the staff report, site conditions, and the following application materials provided with the 12/9 meeting packet and explained and discussed in the December 5, 2013 staff report:

- June 27, 2013 letter from AT&T representative David Haddock, Wireless Acquisition Resources, Inc.
- Project Plan Set, revised through October 1, 2013.
- Photo simulations for ground mounted equipment changes, 4/9/13.
- Permanent Site Propagation Map-CCL05918, June 18, 2013.
- Executed Tower/Structure/Equipment removal bond.
- ATT RF EME Compliance Report, EBI Consulting, October 8, 2013.
- Environmental Noise Assessment Report, EBI Consulting, October 17, 2013.

After consideration of the proposals, review of site conditions and receiving clarifications from the AT&T representatives, ASCC members offered the following comments as to needed plan adjustments:

- Eliminate the proposed chain link security fence. (AT&T representatives advised that security had not been a problem at the site and that other such facilities in Portola Valley and towns like it have few if any actual security issues. Based on this input, ASCC members asked that the proposed security chain link fencing be removed from the proposal.)

- Reconsider the plan for placement of ground-mounted equipment. The plan needs to be modified to protect all existing screen plants around the equipment. Additional planting should only be as needed to fill gaps. The direction was to rearrange the site plan taking into account the spaces available out of conflict with the existing, well-established screen vegetation.

- Pull the four antennas into the pole as much as possible. The intent is to minimize the length of the "H" frame extension on the east side of the pole and attempt to reduce the profile of the top of the pole with antennas, particularly relative to views from the uphill neighbor.

- Control the visual impact of the cables, wires and other necessary pole mounted equipment. The direction was to control the scope of visual clutter on the utility pole below the antennas, particularly the amount of visible unshielded wires and cables.

During the site discussions, AT&T representatives advised that the two existing antennas are needed to accommodate existing 4G service that will be phased out as LTE service is fully implemented. They clarified that transition to LTE services would not be finished until 2017 or later. AT&T representatives also clarified that installation of the new facilities would

need to include use of a crane, particularly for the larger battery cabinet backup power unit and that, after installation of the new facilities, site maintenance should be on a more normal basis and, particularly, not like the recent emergency events.

Following discussion, Breen thanked ASCC representatives for their participation in the site meeting and advised that preliminary ASCC discussion would continue at the regular evening meeting and then be continued to a second site meeting in January to consider concerns of the uphill neighbor.

At approximately 2:40 p.m., the AT&T site meeting was concluded. Breen advised that the special afternoon site meeting would continue at the Priory School, 302 Portola Road, as soon as ASCC members could convene in the parking lot adjacent to the main athletic fields along Portola Road.

Follow-up Architectural and Site Development Permit Review for Conformity with CUP X7D-30, detailed plans for track and field Improvements, 302 Portola Road, The Priory School

At approximately 3:00 p.m. ASCC members Breen, Clark, Hughes, Koch and Ross convened in the parking lot of the Priory School by the athletic field. They were joined by the following individuals:

Judith Murphy, Conservation Committee
Kevin Schwarckopf and Carter Warr, CJW Architecture, project architects
Tim Molak, Priory School headmaster
Town Planner Vlasic
Deputy Town Planner Kristiansson
Assistant Planner Borck

Kristiansson presented the December 5, 2013 staff report concerning the following project plans dated 10/15/13 and prepared by CJW Architecture unless noted otherwise:

Sheet T-0.1, Cover Sheet
Sheet A-1.1, Project Site Plan
Sheet C-1.0, Grading Plan, BKF, 10/14/13
Sheet C-2.0, Drainage Plan, BKF, 10/14/13
Sheet C-3.0, 36" Storm Line, BKF, 10/14/13
Sheet C-4.0, Civil Details, BKF, 8/23/13
Sheet C-5.0, Grading Sections, BKF, 10/14/13
Sheet C-6.0, Erosion Control Plan, BKF, 10/14/13
Sheet C-6.1, Erosion Control Notes & Details, BKF, 8/23/13
Sheet C-6.2, STOPPP, BKF, 8/23/13
Sheet TF-1.0, Track & Field Notes and Legends, Callander Associates, 10/15/13
Sheet TF-3.0, Track and Field Site Construction, Callander Associates, 10/15/13
Sheet TF-4.0, Track and Field Irrigation Plan, Callander Associates, 10/15/13
Sheet TF-6.0, Track and Field Details, Callander Associates, 10/15/13
Sheet TF-7.0, Track and Field Details, Callander Associates, 10/15/13
Sheet TF-8.0, Track and Field Details, Callander Associates, 10/15/13
Sheet LP-1, Site Preparation Plan, Cleaver Design Associates, 10/15/13
Sheet LP-2, Landscape Plan, Cleaver Design Associates, 10/15/13
Sheet LP-3, Irrigation Plan, Cleaver Design Associates, 10/15/13

Sheet LP-4, Landscape Details, Cleaver Design Associates, 10/15/13
Sheet A-2.1, Storage Shed Plans & Schedules
Sheet A-2.2, Storage Shed Elevations
Sheet A-7.1, Storage Shed Details
Sheet S1, Standard Details, BC|A Structural Engineering, 10/8/2013
Sheet S2, Foundation Plan, BC|A Structural Engineering, 10/8/2013
Sheet S3, Roof Framing Plan, BC|A Structural Engineering, 10/8/2013
Sheet S4, Standard Details, BC|A Structural Engineering, 10/8/2013
Sheet S5, Structural Details, BC|A Structural Engineering, 10/8/2013
Cut sheet for the proposed exterior shed lights

Kristiansson stated that the two main things to look at during the field meeting were the shed and the landscaping, especially the landscaping along Portola Road. She clarified that the shed design was somewhat different from what the ASCC saw in the spring, because it was now two smaller buildings separated by a breezeway. She also noted the following plan adjustments:

- The shed has been moved and re-oriented so that the breezeway is over the 36" storm drain pipe, and no building is over the pipe.
- The ridge of the shed is 6" lower than previously planned, i.e., as the ASCC had previously suggested.

Kevin Schwarckopf explained that the original shed story poles had been removed by accident but the outline of the new shed plan was staked. He clarified that the proposed shed is very similar in terms of size and location to what was shown with story poles last spring. Kristiansson then discussed the doors and lighting for the proposed shed and the visibility from Portola Road.

In terms of landscaping, Kristiansson explained that the plan was similar to the one the ASCC saw last spring and uses the same plant palette, with some refinements to landscaping areas and numbers of plants. She offered that in addition to reviewing the proposed removal of plants and proposed plantings along Portola Road, the ASCC may also want to consider whether to direct some openings of views from Portola Road in key locations, as suggested by the Conservation Committee.

ASCC members looked at the modified shed siting and design and considered window, door and light locations in relation to the Portola Road corridor. The project architects stated that the door closer to Portola Road was desired to provide access to that portion of the shed. Warr stated that the shed would be used primarily during the day, but that the Building Code requires a light at each door. He added that they would be willing to place a recessed louvered step light in the wall if that would be acceptable to the Town's Deputy Building Official. In addition, the windows would provide daylight to the interior of the shed so that lights would not be needed as much during the day. The ASCC agreed that the door light closest to Portola Road should be minimized as much as possible, and that the interior lights should be placed on a timer.

The ASCC then walked the Portola Road frontage. The applicant's architects explained that all the "lumpy" trees would be removed, as would the olive trees. It was explained that the intent would be to create more of an oak woodland along the front of the property and the trail and that there would be no work in the drainage ditch other than removal of invasive plants. ASCC members discussed plantings between the trail and Portola Road, and agreed that the Baccharis and hedges should be removed and that some new planting

should be considered for the area in order to provide screening between the trail and the road, although any such planting should not look landscaped or artificial.

At the Gambetta House, ASCC members confirmed that the olive trees should be removed and discussed how far the post and rail fence would extend, agreeing that it should extend until approximately even with the end of the track. Tim Molak said that the Priory would be coming back in the future with a plan for the Gambetta House, and he requested that the vegetation along the road south of the house, including the large eucalyptus tree, be considered at that time.

The applicant's team then explained the re-location of the sewer line and discussed the grading that was proposed for the back portion of the berm. The ASCC suggested that if there is any additional dirt available from the project, it could be placed behind the Gambetta House near the berm to fill in and soften the contours. Carter Warr also clarified that at the east end of the berm, the redwood trees would generally be removed and the pines would stay because of their locations.

The ASCC concluded their consideration of the track and field project and then proceeded to Benedictine Square to receive a report from school representatives about the plans for the Square and for Church Square (see following minutes).

Preliminary Consideration of Architectural Plan Concepts for improvements to Benedictine and Church Squares, Review for Conformity with the master plan provisions of CUP X7D-30, 302 Portola Road, The Priory School

Kristiansson presented the December 5, 2013 staff report on this proposal and stressed that the plans provided to date are very preliminary and that the main considerations at this point for the ASCC were consistency with the approved Priory Master Plan as well as consistency with the Town's zoning standards and design guidelines.

Jim Goring, Benedictine and Church Square project architect, then presented a model showing the proposed buildings as well as draft elevations. Features he mentioned included: an olive grove in the square, a fire truck turnaround, sliding glass doors from five classrooms to private teaching gardens, photovoltaic panels on the roof, wood horizontal siding, and a metal standing seam roof. He explained that with the photovoltaic panels, the intent was for the new buildings to be net-zero energy, although it was not certain this could be achieved. Tim Molak added that this is one phase of work to implement the approved master plan, and the school hoped to be able to start construction during the summer of 2014 and finish it during the following school year.

ASCC members discussed the project. In response to questions, Jim Goring stated that following:

- The only skylights at this point are the ones shown on the model between the two buildings;
- The new buildings total about 9,000 sf;
- About 2,000 sf of photovoltaic panels are planned;
- The roof ridge of the two-story portion of the proposed building is at about the same height as the second floor of the student center.

After considering the presentation, ASCC members preliminarily agreed that the project should harmonize with the surrounding buildings on the campus and that painting the white trim on the student center a darker color would be helpful for this part of campus. Tim Molak agreed that this could be done. ASCC members also discussed the landscaping for the area between the student center and the proposed new buildings and suggested that attention be paid to this area. Jim Goring said that there would be a new path and that the dying vegetation would be removed and replaced.

Adjournment

There being no further business, the field meeting was adjourned at 4:10 p.m.

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

Roll Call:

ASCC: Breen, Clark, Hughes, Koch, Ross
Absent: Koch
Planning Commission Liaison: Gilbert
Town Council Liaison: Aalfs (arrived at approximately 8:00 p.m.)
Town Staff: Town Planner Vlasic, Deputy Town Planner Kristiansson, Assistant Planner Borck

Oral Communications

Oral communications were requested and the following offered. Chair Breen acknowledged that with his election to the town council, this was commissioner Hughes' last ASCC meeting. She thanked him for contributions to the ASCC and wished him well on the town council. Other ASCC members and staff echoed the comments of the chair.

Building Permit review of "Monopine" Collocation Antenna plans for conformity with Conditions of CUP X7D-132 (Verizon Wireless) and CUP X7D-138 (AT&T Mobility), The Priory School, 302 Portola Road

Vlasic presented the December 5, 2013 staff report and explained that this matter is before the ASCC for final building permit review and approval. He reviewed the background on the project including CUP provisions and the requirements of the ASCC as identified at the July 23, 2013 ASCC meeting.

ASCC members considered the staff report and the following materials provided with the December 9th meeting packets:

- Proposed Equipment Installation Plans (7 sheets), Verizon Wireless, 302 Portola Road, revised though November 11, 2012 and received by the town December 2, 2013.
- Structural Calculations, 60-Foot Pine Tree Monopole (11 Pages), Cell Trees Inc., November 18, 2013.
- Cell Trees Branch Specifications statement regarding branch characteristics and longevity.

In addition to these plans and materials, Jay Gruendle, Verizon Wireless representative, was present and provided bark and branch samples for the proposed faux tree and photos of similar "trees" with the same branch density.

In response to questions, Mr. Grundle advised that the expected "tree" life, i.e., maintaining its condition, color, etc., as installed in the town's environment would be 8-10 years. Vlasic advised that this is the same timeframe as the life of the conditional use permit. He noted that, thus, the town would have the ability to require changes or modifications to the "tree" to preserve its aesthetic integrity as part of any request for a new CUP or amendment to the current CUP to extend its life.

Public comments were requested, but none were offered.
Following brief discussion, Ross moved, seconded by Koch and passed 5-0 approval of the building permit plans as submitted and clarified with the materials provided at the ASCC meeting subject to the following conditions:

1. The required agreements for tree installation and maintenance, as called for in the CUP, shall be in place and this shall be demonstrated to the satisfaction of planning staff.

2. The placement of the three, 24-inch box multi-stem live oaks shall be field set after "faux" tree installation to the satisfaction of a designated ASCC member and planning staff. Agreements for maintenance of these trees until they are established shall be provided to the satisfaction of staff prior to actual release of the building permits for the new "faux" tree.

Follow-up Architectural and Site Development Permit Review for Conformity with CUP X7D-30, detailed plans for track and field Improvements, 302 Portola Road, The Priory School

Kristiansson presented the staff report, starting with a summary of discussion at the afternoon field meeting. (Refer to above field meeting minutes, which include a listing of the plans and materials before the ASCC for action.) In terms of the proposed shed and the light closest to Portola Road, she stated that after the site meeting she had discussed the lighting requirements with the Deputy Building Official and that he believed that it would be possible to use a smaller path-type light, and it might be possible to remove the light entirely.

Next Kristiansson summarized the field meeting discussion of landscaping along Portola Road and suggested that the ASCC could focus on the overall approach tonight and then a subcommittee of two ASCC members, a Conservation Committee member, and a Trails Committee member could work with the project team in the field to finalize the landscaping.

The final two items listed in the staff report for the ASCC's consideration were the drainage and the track color. The Town's engineering consultant provided their review letter for the project this morning and requested several pieces of additional information. As a result, any action the ASCC might take should include a condition that the project be approved by the engineering consultant and found in conformity with the approved CUP master drainage plan for the School.

Kristiansson also advised that the project architect had stated that the only standard color for a track was the dark red cinder color, but that other colors could be custom ordered. As a result, she recommended that the ASCC discuss the color of the track, including colors for the long jump and high jump areas, and reach appropriate conclusions.

Finally, Kristiansson stated that it would be important to have a well-thought out staging plan for this project, especially if the work on the track would be going on at the same time as construction of the Benedictine Square project.

ASCC members considered the staff report and the 10/15/13 project plans as provided with the meeting packets (and listed above in the field meeting minutes).

Tim Molak, Priory Headmaster, and Carter Warr, project architect, were present to further discuss the proposals with ASCC members. Warr reviewed a shed site plan comparison sheet and also a perspective drawing of the revised shed plan as referenced at the site meeting and provided comments on behalf of the applicant, including the following:

- If the Town's Deputy Building Official would not require a light at the door closest to Portola Road, they would be willing to eliminate it.
- The applicant is willing and would look forward to working with a small subcommittee to refine the landscaping plan prior to construction. Given the nature of the project, it would be difficult to make adjustments to the plan during construction, however.
- In terms of the color of the track, a sample of the cinder color was shared on Mr. Warr's iPad. It was stated that it would be possible to find a color similar to that of the existing track, and the Priory would be willing to do so as long as the cost was not prohibitive.
- Although the project calculations show that it would be neutral in terms of cut and fill, two contractors have indicated that they believe there will be fill remaining at the end of the project. The Priory appreciates the opportunity to use any remaining dirt on the Gambetta property in the location specified by the ASCC.

Tim Molak added that construction of the track and field would likely be during the summer of 2014, at least to the extent possible.

Public comments were requested, but none offered.

Koch expressed concern about the windows in the shed and asked whether the interior lights would be on timers. Warr stated that the applicant would prefer occupancy sensors.

Commissioners then commented on the detailed project plans. They agreed that the exterior light on the shed near Portola Road should be minimized or eliminated, if possible, and that a sand color would be preferable for the track. The Commission also discussed having a subcommittee to assist with finalizing the landscaping for the project and agreed the subcommittee could also work with the applicant to finalize the color for the track.

Following discussion, Koch moved to approve the project with the conditions in the December 5, 2013 staff report plus additional conditions based on the ASCC's review in the field and at the evening meeting, as set forth below:

1. The applicant shall comply with the conditions set forth in the November 25, 2013 letter from the Town Geologist.
2. The project shall be approved by the Town's engineering consultant prior to issuance of a site development permit, and any changes necessary to bring the project into conformity with the approved master drainage plan shall be made to the project to the satisfaction of the Public Works Director.
3. The landscape plans shall be revised to show the replacement and extension of the post and rail fence to the Rutherford House and the treatment around the bleacher pad and team benches, to the satisfaction of staff.
4. Landscaping along Portola Road shall be adjusted to the satisfaction of a subcommittee consisting of two members of the ASCC and one member each of the Conservation Committee and Trails Committee.
5. The final color for the track surface shall be a tan or sand color, to the satisfaction of the subcommittee identified in condition 4 above. If the color cannot be a tan or sand color

for any reason, ASCC review and approval shall be required for the final color of the track.

6. If the project includes any excess fill, the fill may be distributed on the rear portion of the Gambetta property near the existing location of the berm to soften the contours in that area.
7. Occupancy sensors shall be required for the lights in the shed.
8. The fence shall extend to a point approximately parallel to the end of the track.

Ross seconded the motion, and the ASCC approved it, 5-0. It was understood that final plans would be adjusted and a detailed project schedule provided to the satisfaction of planning staff incorporating the above stated conditions and those others set forth in the staff report.

Preliminary Consideration of Architectural Plan Concepts for improvements to Benedictine and Church Squares, Review for Conformity with the master plan provisions of CUP X7D-30, 302 Portola Road, The Priory School

Kristiansson presented the December 5, 2013 staff report. She stated that the architect had presented a model and elevations at the afternoon field meeting, and that the architect apparently has some additional renderings for the ASCC's consideration this evening. She commented on the questions that were raised at the afternoon field meeting (see above field meeting minutes) including the visibility of the project from across Portola Road, how the buildings would fit in with the other buildings on the campus, and the potential to paint the white trim on the Student Center a darker color to help it blend in. Kristiansson pointed out that the project included some changes to Church Square, although those had not been discussed at the field meeting. She also stated that the review tonight is entirely preliminary and that more formal and complete plans would come back to the ASCC for review and action once they are fully developed. Finally, she added that construction staging would be important for this project, including how the project would fit with the work for the track and field, where the existing Benedictine Square "temporary" buildings would be located during and after construction, and whether any additional temporary buildings would be needed.

Jim Goring, project architect, stated that they are hoping to submit the full package of plans for ASCC review in January, and they are aiming to start construction this summer. He then showed a number of slides, starting with a review of the site constraints and moving into renderings and other depictions of the proposed project. He stated that there would be a path across the hill and that the plaza in front of the Student Center would be widened by installing a retaining wall. It was noted that sliding walls on the classrooms are planned and these would be an opportunity to introduce some playful color. In terms of materials, the buildings would have wood siding or a wood-like substance, a standing seam metal roof, a heavy timber roof deck, and painted metal windows.

Tim Molak added information about Church Square. He said that the Square is intended to be a gathering area for grades 6-8, and the plan is to reconfigure the area to include some covered space. All work would be inside the square and would therefore not be very visible from off site.

Chair Breen requested public comments, but none were offered.

The ASCC discussed the project. Commissioners generally supported the direction of the project vision and provided the following comments in particular:

- The space between the Student Center and the planned buildings needs to be carefully considered and designed, including the retaining walls.
- The three lightwell elements could be refined.
- More information should be provided on the final materials and designs for the columns and for the railings. The material for the railings could tie into the roofing materials.
- The pines next to the Student Center could possibly be removed to provided increased benefits from the new landscaping. Toyons may be good choices for plant materials.
- The roof treatment should be worked on and refined.
- The square is a very formal rectangle, and an asymmetrical shape may fit better.
- Repainting the lighter elements and features of the Student Center would be helpful.

Kristiansson advised that the project would likely not be ready for further ASCC consideration until at least the second ASCC meeting in January.

Architectural Review of plans for proposed replacement of secondary driveway entry gate and fencing, 330 Golden Hills Drive, Tri-State Capital, LLC-Wick

Vlasic presented the December 5, 2013 staff report on this request for ASCC approval of plans for replacing an existing secondary access driveway gate and adjacent fencing with a new gate and fencing to facilitate access to the main garage at the subject 4.7-acre Oak Hills subdivision property. He discussed background to the project and also noted that the Oak Hills Homeowners Association has approved the proposal as explained in the application materials.

The ASCC considered the staff report and the following application materials:

- Project description as set forth in the the November 13, 2013 letter from project landscape architect Thomas Klope.
- Proposed new gate and fencing plan prepared by Thomas Klope Associates, dated November 13, 2013.

Applicants Mr. and Mrs. Wick and project landscape architect Thomas Klope were present to discuss the proposal with ASCC members.

Public comments were requested, but none were offered.

ASCC members found the plans generally acceptable. Breen noted, however, her concerns over plantings installed along the subject property's Golden Hills Drive frontage. She asked staff to review this with the public works director and for action to be taken relative to any unauthorized plantings. She did not, however, see this matter as a condition relative to any action on the subject gate proposal.

Following brief discussion, Ross moved, seconded buy Hughes and passed 5-0 approval of the proposed gate plan subject to the following condition: *the location and design for the gate key pad shall be specified with building permit plans to the satisfaction of planning staff.*

Preliminary Review of proposed amendment to CUP X7D-161, modifications to existing wireless communication facilities adjacent to 4115 Alpine Road, AT&T Mobility

Vlasic presented the December 5, 2013 staff report on this request and reviewed the events of the afternoon site meeting on the application. (Refer to above site meeting minutes, which include a complete listing of project plans and materials and also discuss concerns of the neighbor at 50 Bear Gulch.)

Vlasic advised that a second site meeting would be scheduled as discussed at the afternoon meeting and that the date for this meeting would be coordinated with planning commissioners and may be either January 13 or 15, 2014. He also noted that preliminary planning commission project review is tentatively scheduled to begin at the December 18th planning commission meeting.

David Haddock, AT&T representative, was present and confirmed he would respond to the items requested by the ASCC at the site meeting and also contact the neighbor at 50 Bear Gulch relative to his concerns.

Public comments were requested, but none were offered.

ASCC members confirmed the comments offered at the afternoon site meeting (refer to the listing of comments in the above field meeting minutes.) In addition, concerns were expressed over potential impacts from construction access and the construction process including trenching for new lines and equipment. Members agreed that a good construction staging and operations plan was needed. Members also agreed that there was currently a need for clean up of the site due to the recent emergency work and that AT&T should attend to this as soon as possible.

Following discussion, preliminary project review was continued to the January 13, 2014 ASCC meeting with the understanding that this review timing may need to be adjusted to accommodate the schedules of planning commissioners and the neighbor at 50 Bear Gulch.

Commission and Staff Reports

The following reports were presented:

Breen reported on her review of a request to make changes to the ASCC approved plans for a detached accessory structure at 110 Willowbrook Drive. She advised that request was to replace shingle siding with stucco and that the applicant would be advised that the changes requested couldn't be approved as presented.

Breen reported that the December 12, 2013 council meeting would be the last council meeting for Ted Driscoll and recognized the significant milestone being passed with Ted's leaving of formal town service.

Clark reported on his review and approval of minor changes relative to pool site plans for 230 Shawnee Pass.

Kristiansson provided the following information:

- The town council is tentatively scheduled to select a new ASCC member at the 1/22/14 council meeting to fill the vacancy created with the election of Hughes to the council.
- Relative to an item noted by Hughes at the last ASCC meeting, it was noted that the Town's green building code will be unenforceable as of January 1, 2014 and the Town will need to start enforcing the State's CalGreen 2013 code. She advised that town staff would be looking at the possibility of updating the Town's green building code in February and March. Town Council Liaison Aalfs mentioned that the California Energy Commission would be meeting next week to discuss this and could possibly delay the adoption of the Energy Code, which might affect the green building code.

- The planning commission is studying changes to the town's second unit program and may want to refer specific matters to the ASCC for review and comment including the idea of having pre-approval for "green" prefabricated structures for second units and this matter would likely be on the ASCC's 1/13/14 meeting agenda.

Ross inquired about the comments circulating in town about fire code requirements and the potential need to enclose areas under decks. It was noted that Brandi deGarmeaux had responded to this matter on the PV forum.

Ross inquired about the status of revisions to ASCC policy for review of smaller projects. Kristiansson advised that this was still in process and that the ASCC recommendations would next be considered by the planning commission.

Minutes

Clark moved, seconded by Hughes, and passed 4-0-1 (Koch) approval of the November 25, 2013 meeting minutes as drafted.

Adjournment

There being no further business, the meeting was adjourned at 9:07 p.m.

T. Vlasic