

PORTOLA VALLEY TOWN COUNCIL REGULAR MEETING NO. 905 MARCH 11, 2015

I CALL TO ORDER AND ROLL CALL

Vice Mayor Derwin called the Town Council's regular meeting to order at 7:30 p.m. and led the Pledge of Allegiance. Ms. Hanlon called the roll.

Present: Councilmembers Craig Hughes, John Richards and Ann Wengert; Vice Mayor Maryann Moise Derwin

Absent: Mayor Jeff Aalfs

Others: Nick Pegueros, Town Manager
Leigh Prince, Town Attorney
Sharon Hanlon, Town Clerk
Debbie Pedro, Town Planner
Karen Kristiansson, Deputy Town Planner

II ORAL COMMUNICATIONS – None

III CONSENT AGENDA [7:31 p.m.]

- (1) Approval of Minutes: Town Council Regular Meeting of February 11, 2015
- (2) Approval of Minutes: Town Council Regular Meeting of February 25, 2015 [*pulled from Consent Agenda*]
- (3) Approval of Warrant List: March 11, 2015, in the amount of \$347,474.08.
- (4) Recommendation by Town Planner: Adoption of a Resolution Supporting Priority Conservation Area (PCA) Designations within the Town of Portola Valley and its Sphere of Influence. [*pulled from Consent Agenda*]

Councilmembers approved Items #1 and #3 unanimously with a roll-call vote.

- (2) Approval of Minutes: Town Council Regular Meeting of February 25, 2015

Councilmember Hughes moved to approve the minutes of the February 25, 2015 meeting, as amended. Seconded by Vice Mayor Derwin, the motion carried 4-0.

- (4) Recommendation by Town Planner: Adoption of a Resolution Supporting Priority Conservation Area (PCA) Designations within the Town of Portola Valley and its Sphere of Influence.
 - (a) A Resolution of the Town Council of the Town of Portola Valley Supporting Priority Conservation Area Designations within the Town of Portola Valley and its Sphere of Influence (Resolution No 2647-2015)

Councilmember Hughes moved to adopt the Resolution Supporting the PCA as amended. Seconded by Councilmember Richards, the motion carried 4-0.

IV REGULAR AGENDA [7:35 p.m.]

(A) Presentations: Request from Friends of Sausal Creek – Request for analysis to Study Daylighting of Sausal Creek.

Ted Driscoll, on behalf of the Friends of Sausal Creek (FoSC), presented that FoSC has recently reconvened to request that the Town Council consider daylighting the rest of the creek as it runs through Town Center to restore its natural stream functions and native habitat. At this time, the FoSC request that the Town Council consider setting aside funds in the FY15-16 budget to study daylighting of the creek including cost estimates and impact on the Town Center. They are asking that staff be directed to gather cost estimates for the study for the budget planning purposes.

Alexandra Von Feldt, on behalf of FoSC, added that if, after the study, the project seems acceptable to the Town Council, the Friends of Sausal Creek are willing to step up and fundraise within the town as well as search for outside grant funds. She said that with Proposition 1 that passed last fall, the Water Quality, Supply and Infrastructure Improvement Act of 2014, has grant programs available. She said that daylighting the remainder of Sausal Creek at Town Center meets five of the ten target areas the State is seeking to fund under Prop 1 grants, including restoring river channels, restoring or enhancing riparian ecosystems including ecological functions, and improving local watershed management. She said that having a design in place will be beneficial in applying to this grant program.

Vice Mayor Derwin asked if Mr. Pegueros had any comments in the context of looking at the entire Town Center site instead of just the creek daylighting project. Mr. Pegueros said there have been many requests for changes at Town Center in the last three years. Mr. Pegueros said that studying the impact of all requests, including the daylighting project, is a good idea at this time.

Councilmember Wengert asked if Staff viewed a review of the entire site the most productive. If so, she asked who would be the right group(s) to do that work. Mr. Pegueros said that from an efficiency perspective, this makes great sense given that a daylighting project would have a large impact on the campus such as issues related to the fields. Mr. Pegueros said the best approach would likely be for the Council, as Phase 1, to appoint an ad hoc committee of key stakeholders to help guide the process, determine scope, and then bring the scope to the Council. Phase 2 would then be the extensive public outreach process and design.

Councilmember Wengert said this could be the catalyst for the next generation Town Center and she thinks it's really exciting. She asked Mr. Pegueros his thoughts on the best use of time and money resources in managing this large project. Mr. Pegueros said the assembly of the core task force would be the first step, with the taskforce looking to identify the scope of the project. The next step would be to take the scope to the community for a more robust process. He said there needs to be some amount of effort to get a sense of what's possible, both from a timing perspective and a financial perspective. He pointed out there are some very significant constraints to the property. Mr. Pegueros said that this time around, we know what the constraints are and we have new constraints. He said that narrowing that down would be very helpful in managing the larger process.

Councilmember Wengert asked if Mr. Pegueros would consider having other committees, the whole array of our major committees, be part of that process. Mr. Pegueros said yes.

With no other questions from the Council, Vice Mayor Derwin invited questions from the audience.

Marilyn Walters asked for a description of the project. Councilmember Hughes explained that it was daylighting the rest of the creek. He said the basic concept would be to continue opening up the creek

that is passing through a culvert through the middle of Town Center, carrying it all the way to the back side of the Town Center property where the creek comes above ground again.

Vice Mayor Derwin said the Friends of Sausal Creek were asking for money to be allocated in the budget to study the daylighting of the creek; however, town staff is suggesting a comprehensive look at the whole master plan of the campus, including things such as a larger baseball field, expanding the library, the skateboard park, the pump track.

Vice Mayor Derwin asked the Council for comments. She asked if the Council was being asked to take action such as allocating money in the 2015/16 budget for the study as well as assemble an ad hoc committee or task force. Mr. Pegueros said they could direct staff to include an allocation in next year's budget. He said that allocation would still need to be approved by the Council when they reviewed the entire budget, but it is helpful in Staff's planning process to know that the Council wants funds for this purpose included in the budget. He said the costs can be narrowed down and discussed further when the Council looks at the complete financial picture for next year.

Vice Mayor Derwin asked regarding the cost to do the study. Mr. Pegueros said for Phase One, to narrow down the ideas, Mr. Young has estimated approximately \$10,000. He said the next phases would be actual design which would be more expensive, dependent upon what comes out of the initial analysis by the ad hoc committee. He said that if the Council wants to appoint an ad hoc committee, Staff could work on a charter and bring that back for the Council's review and potential approval.

Councilmember Hughes said that in terms of budgeting, there would be a discussion with the Friends of Sausal Creek as to what they'd be prepared to pay for or fundraise for with regard to the design if that's the more expensive part. He thinks what the Friends of Sausal Creek are asking for now is the initial study, which is estimated to cost around \$10,000. In terms of budgeting, Councilmember Hughes said we may or may not budget to pay for part of the design. He did not think Phase One would take a full year.

Mr. Pegueros said Mr. Young estimated the cost of the first scoping phase to be approximately \$10,000, with the variable being the design. Councilmember Hughes asked how Mr. Pegueros would incorporate that second part into a budget if we don't know how much that will be. He said they could allocate \$10,000 in the budget for next year and then, once they have a better sense of what the scope is, they can look at an allocation from the unrestricted or unassigned fund balance. Mr. Pegueros said the budget has been historically adopted with a contingency of \$30,000. So even if everything were to come in on budget, there is generally the \$30,000 contingency available.

Mr. Driscoll said that when the Town Center project began, the fundraising started after there was a preliminary design. He said they were trying to at least get to the preliminary design stage to present to potential donors.

Vice Mayor Derwin clarified that right now we're not saying yes to the creek daylighting project, but were agreeing to a study.

Councilmember Wengert asked how long the public input period was for the first project, which she says has turned out to be a phenomenal success. She is sure there will be a very robust discussion with a lot of community involvement and she would not want them to be under-budget.

Mr. Driscoll said he would not anticipate the project would begin in less than 12 months, maybe not until 2017.

Councilmember Wengert asked Mr. Pegueros, when looking at the allocation of time, if he saw this principally resident in the staff or if he would be working with outside consultants. Mr. Pegueros said he would hope the ad hoc committee would drive quite a bit of the process and the work associated with that. The \$10,000 estimate allows for 20 hours of professional services such as surveyors.

Councilmember Richards said it is a master plan review essentially. He feels it is critical that we have a professional facilitator, at least part time, somebody like Siegel and Strain, who has experience with master planning and knows the facility and can really help us move it forward in the proper direction, even if this meant increasing the budget to accommodate. Mr. Driscoll agreed that a public facilitator is very important to the process.

Mr. Pegueros said that he, Mr. Driscoll, and Mr. Young will come up with an estimate for a professional facilitator and present that number as part of the budget.

Councilmember Wengert said she thinks it is a great idea and she is very excited about it. She said the daylighting has huge potential and the creek has been a terrific success. She also, however, thinks there will be a lot of attention paid to every other part of the campus. She agrees with Councilmember Richards that it is a master planning exercise and wants to be sure we have a budget allocated for it.

Councilmember Richards said he thinks it's a fabulous idea and he's been hoping to see the creek opened up for a long time. He said if we do it right and do a proper master planning approach, we can fix the little kinks that are still here, and make something that is already incredible even better.

Councilmember Hughes agreed the existing half-daylighted creek is very successful and thinks the master planning review exercise is a great idea. He agreed that several committees would have items they wanted included, and that a lot of work would be required to get everything right, but feels it is certainly worth doing.

Vice Mayor Derwin said she is a great fan of the creek and is excited about seeing fish come down the creek, baseball people getting a larger field, an enlarged library, and all the other great things.

Ms. Prince clarified the direction: Town Council directs staff to determine what budget allocation will be appropriate, which will come back to the Council as part of the budgeting process. Town Council is also directing staff to develop a charter for a task force that might look at all of these different issues associated with the Town Center.

Councilmember Wengert added to recommend a composition of that task force in addition to the charter to ensure that all stakeholders are represented in the discussion.

(B) Committee Reports and Requests [7:59 p.m.]

(1) Council Liaison Reports

- Councilmember Wengert – Attended March 10, 2015, Trails & Paths Committee meeting. At the request of equestrians present at the meeting, and after lengthy debate, it was decided that the process of opening all the gates will begin on March 12, which is the earliest it's ever occurred, subject to weather. They also discussed the types of strategic planning and items that should be included in the business plan they present to the Council in May and the screening at Alpine Hills.

- Councilmember Richards – Attended Planning Commission meeting of March 4, 2015, where Jane Mark presented the Midpeninsula Regional Open Space District's Proposal of Priority Conservation Area.
- Councilmember Hughes – Attended Nature & Science Committee meeting on February 12, 2015. The Parks & Recreation Committee meeting on March 2, 2015 did not have a quorum, but the skateboard ramp parents discussed their project with members who were present. He attended a meeting with Mr. Young, some Cable Committee members, and PG&E regarding the undergrounding on Alpine Road. He said the PG&E estimator took note of Bob Bondy's suggestions and will return with a new estimate within two weeks. He also attended, with Vice Mayor Derwin, the second public meeting regarding license plate reader technology, with a presentation from Capt. Mike Senna of the Northern California Regional Intelligence Center. He said the overall sentiment from the meeting was that we should do this as quickly as possible.
- Vice Mayor Derwin – Attended the Water Conservation Committee meeting of March 4, 2015, and the ASCC meeting of March 9, 2015.

(C) Public Hearings: Proposed Portola Road Corridor Plan, Related General Plan Amendments, and Initial Study/Negative Declaration [8:21 p.m.]

Deputy Town Planner Kristiansson presented the staff report. She described the history and development of the draft Portola Road Corridor Plan. The Plan consolidates statements from various elements of the existing General Plan about the corridor and updates those based on current conditions in town and along the corridor. The Corridor Plan also provides more detailed information about the corridor than what is currently in the General Plan. Ms. Kristiansson advised that the five objectives of the Corridor Plan can be summarized as:

- Serving as a scenic corridor that reflects the open space values of the Town.
- Protecting or reestablishing open views.
- Encouraging more pedestrian, bicycle, and equestrian use along the corridor.
- Keeping the corridor free from exotic invasive plants and promoting rehabilitation of native ecosystems.
- Preserving, enhancing, and reinforcing the identity of the Town by providing for a unified design of the valley.

The Town received a letter from property owners Phil and Cindie White expressing concerns about impacts on privacy due to policies in the Corridor Plan about vegetation removal and trail improvements. Ms. Kristiansson noted that the Corridor Plan calls for removing and thinning vegetation in places to open important views to the western hillsides but also recognizes there are places where vegetation should remain as screening or to provide habitat or variety along the trail. In terms of the multi-use trail, the Corridor Plan calls for trail improvements consistent with Town standards in the Trails and Paths Element. The trail is located in the Town's right of way and appears to be wide enough to accommodate future trail improvements.

Ms. Kristiansson said tonight's public hearing would address the Portola Road Corridor Plan, related General Plan Amendments, and the Initial Study/Negative Declaration for the project. She said the Council could approve minor refinements to the Plan tonight, but if substantive changes were desired,

Staff would recommend identifying those changes and directing Staff to return at a future meeting with a revised plan. In addition, the plan would need to return to the Planning Commission for their input regarding any new Council recommendations not previously considered by the Planning Commission.

There were no questions from the Council, and Vice Mayor Derwin opened the public hearing.

Phil White, Portola Road, described the history of the changes, improvements, and concessions they've made at Jelich Ranch with the input and approval of the ASCC and Planning Commission. He said that at a meeting last June about their barn relocation, the Planning Commission asked what they were going to do about the views because they wanted to see the hills. He said they then worked with a certified arborist and developed a plan with three phases. He said Phase One is completed and Phase Two will begin next week. He said that Phase Three, which involves clearing by the Woodchopper's House and removal of the trees next to it, would provide a 100-foot clear view of the hills and their orchard. That phase would occur when they remove and rebuild the Woodchopper's House. He said they met with Ms. Kristiansson, Ms. Pedro, and Ms. Prince and asked for additional time to review the Corridor Plan more thoroughly and appreciated that time was granted.

Mr. White described the proximity of the buildings on his property to Portola Road and expressed concern that any widening of the trail would significantly affect their privacy. He stated that Section 6406.5 only affected his property and suggested that it therefore be changed to read as follows: "In some cases, however, vegetation to provide screening is appropriate, such as the Jelich Ranch where structures are located in proximity to the road/trail." Mr. White said this slight alteration in the wording would ensure that anyone reading this Plan in the future would understand how this specifically applies to his property.

Cindie White, Portola Road thanked the Planning Commission, Ms. Kristiansson, and Ms. Pedro for giving them extra time to work on this, for the changes that were made after hearing their input, and for all the time and information they provided. Ms. White said their concerns were above and beyond personal property rights. She said that Jelich Ranch is everything to their family: their home, a family compound for their large family, and also their connection and contribution to the greater good of the community through the preservation of the Ranch. She related some of the history of the Jelich family and lands and their connection to Portola Valley, long before the Town's incorporation. Ms. White said they care a great deal about the Town of Portola Valley and the community, as evidenced by their time, money, and volunteer contributions to the Town.

Ms. White said she has two points of concerns - a lack of balance and a change in priorities. She said when they bought the property in 2000, the General Plan referred to the Portola Road Corridor as a greenway, which could be a tunnel of greenery or a row of trees or a view of the mountain. She said somewhere along the way a major shift was made to make views of the mountains the number one priority at all costs. It was updated in the Open Space Element and now is erroneously assumed to have always been that way. She does not think it can be argued that a view of the mountain is more important than an ancient tree or a habitat for animals as it is very subjective. She said their ranch has always been very balanced concerning wildlife, people, commercial production, wilderness, habitat, and animals. She cited instances of their work in this regard, such as putting fencing around their fruit trees for deer protection instead of fencing the entire property, and returning the orchard to organic. She said they also balanced their personal needs and did not subdivide the property after they purchased it, which would have been profitable, or build a large home and scrap the orchard, but chose instead to balance community interests, preservation of history, and their personal interests. She said the Whites knew nothing about the Task Force or about the Corridor Plan or how it would affect them. She was upset that a small group of people on the Task Force - with their personal interests of views of mountains, expanding the multi-use path, talks about eminent domain - focused on the experience of the person standing on Portola Road but did not balance that with the experience of the person living on Jelich Ranch, and nobody asked for their input. She said from their side of the street they see cars, pollution that affects their fruit, noise, people, and dogs. Ms. White said they are looking for assurance tonight that

they have done enough and that the Portola Road Corridor Plan does not apply to them. She is concerned that when the current Town government is gone, that document as written may be misinterpreted by future Town governments.

Wayne Whitlock, Pillsbury Law, said that he was representing the Whites. Mr. Whitlock said the Council was voting to adopt a policy document that would guide future decisions from a legislative perspective, so that those future decisions would be consistent with policies in the General Plan and its Elements. He said the Whites were not asking to change the Plan, but were asking for an acknowledgement that what the Whites have already agreed to do under the terms of their Conditional Use Permit was consistent with the policies that are reflected in the new Corridor Plan. They want to be assured that the Corridor Plan was not intended to change what the Whites have already done and agreed to do.

Vice Mayor Derwin invited other speakers. There were none. Vice Mayor Derwin invited questions from the Council.

Councilmember Hughes asked if the Whites were looking for something to be reflected in the minutes or if they wanted a particular resolution or change in the wording of the document. Mr. Whitlock said the change that Mr. White suggested regarding Section 6406.5 would be preferred, but if not possible then at least the discussion acknowledging this in the minutes, which could be helpful in the future. He said that the Whites are asking for is acknowledgement that the policies of the Corridor Plan have already been appropriately applied in the case of Jelich Ranch.

Ms. Kristiansson pointed out that Section 6406 contains the standards for the entire Corridor and does not just apply to Segment 2, or only to the Jelich Ranch. She said the Plan covers from Alpine Road up to the northern Town boundary and noted that there are other structures closer to the road than the Jelich Ranch buildings. She said it may be appropriate to reflect in the minutes that the Ranch would be one instance where screening would be appropriate, but it would be better to leave the Corridor Plan general.

Mr. White asked if there was a way to refer to the minutes from tonight's meeting in their CUP so that they are closely tied. Ms. Kristiansson said the Conditional Use Permit is not before them tonight and the action was taken last year. She said they can put a copy of the minutes in the file. Mr. Whitlock said that would be helpful. Planning Commissioner Gilbert suggested that there could be an amendment to the CUP reflecting that it is still consistent with the revised General Plan. She said to do that, unfortunately, the Whites would have to go back to the Planning Commission and have a public hearing.

Marilyn Walter, Coyote Hill, said she was very happy with the way Jelich Ranch, a Town treasure, is being handled.

Vice Mayor Derwin closed the public hearing and brought the item back to the Council for comments.

Councilmember Wengert acknowledged that, because the Portola Road Scenic Corridor has such a sacred value to Portola Valley, the residents on that Corridor have a higher burden imposed upon them. She said the Whites have been terrific stewards of their property and everyone was very pleased with the work they have done. She said the General Plan is a guiding policy document and, despite previous requests to do so, specific properties have never been identified in the General Plan. She said the Corridor Plan has been incredibly well constructed and carefully wordsmithed, and she would not be in favor of changing the wording of 6406.5 to refer specifically to Jelich Ranch. Councilmember Wengert said that she believes the proposed language in that section is very strong and makes it clear that the Whites' property, as well as other properties close to the road along the Corridor, should have vegetative screening to preserve their privacy. She wanted to assure the Whites that there were no plans to move any trails or require any additional removal of vegetation at their property beyond what was already discussed. She said that she recommended accepting the Negative Declaration and the Corridor Plan and moving forward with the resolutions.

Councilmember Richards congratulated the Whites on the great job they've done with the Ranch to keep it going. He also was surprised by the Whites' concerns. While he didn't want to diminish those concerns, he said that the Town wouldn't have an Orchard Preserve if it didn't want to preserve the Jelich Ranch, and that the General Plan would continue to protect the property as it has for the last 50 years. He stated that he supports the Corridor Plan as written.

Councilmember Hughes said that he wanted to point out that his property is actually in the Corridor and his house is about the same distance from Portola Road as the Whites' house. He asked for confirmation from Ms. Prince that he did not need to recuse himself for this item. Ms. Prince said he did not. Councilmember Hughes said he was very comfortable that the Whites' existing CUP was consistent with the Portola Road Corridor Plan. Councilmember Hughes agreed that the Whites have been great stewards of the Jelich Ranch property and said he believed this Plan would have little impact on them. He commended Staff, the Planning Commission, and all others involved for the very thorough work done in this long process. Councilmember Hughes said that he supports the Negative Declaration and Corridor Plan and is ready to move forward with the resolutions.

Vice Mayor Derwin thanked Ms. White for the tour of her gorgeous property. She wanted to say on the record that she understands their concerns regarding noise and privacy. She said the trail is very close to their house. Vice Mayor Derwin said that the Council could either direct staff to do a small study of the trail to try to improve it, to keep it narrow and where it is and not encroaching on their property, or perhaps Ms. White would rather they just left it as is. Councilmember Hughes advised that, as he walked along the trail with Mr. White, Mr. White said that he had already started discussions about the trail with Public Works Director Young. Vice Mayor Derwin thanked the Whites for cleaning up and rehabilitating the orchard and employing organic practices. She said the Jelich Ranch is a lovely treasure, and she hoped the Whites felt more comfortable and understood that they do have to keep the Plan general and can't call out individual properties.

Councilmember Richards noted that in the related General Plan Amendments, there is a statement in Section 3315 that the Portola Road Corridor Plan was adopted in 2014. He asked whether that should be changed to 2015. Ms. Kristiansson confirmed that it should and stated that staff would make the correction.

Councilmember Wengert moved to adopt the Negative Declaration. Seconded by Councilmember Richards, the motion carried 4-0.

Councilmember Wengert moved to adopt the Portola Road Corridor Plan and related General Plan amendments. Seconded by Councilmember Richards, the motion carried 4-0.

(D) Staff Reports and Recommendations [9:03 p.m.]

- (1) *Recommendation by Town Planner and Town Clerk* – Agreement with Peele Technologies for Parcel File Scanning Project, Software Upgrade to v9.2, and Installation of Laserfiche WebLink.

Town Planner Pedro presented the Staff recommendation to enter into a professional services agreement between the Town of Portola Valley and Peelle Technologies to digitize the Parcel Files and to upgrade the Laserfiche software.

Councilmember Wengert asked how long the file digitizing process would take. Ms. Pedro said it would take no more than six months. She added that the Town has a policy for permanent retention of these records. The Councilmember's said that policy may need to be reviewed and revised.

Councilmember Hughes said the concept of electronic packets for Planning Commission and ASCC is discussed periodically and asked if this would be helpful in that pursuit considering the large documents they deal with. Mr. Pegueros said that it is a preference issue and he thinks that changing that will be very difficult.

Mr. Pegueros complimented Ms. Pedro and Ms. Hanlon for bringing this project to where it is. He said that when Mr. Vlastic retired, there was a great deal of information in written form that was transmitted to Town Staff. He said the Staff in the Planning Department have gone through and consolidated all of the records. He said that the six-month time estimate for the digitizing process is ambitious considering the need for quality control when the digitized items come back to Town Hall that requires Staff to verify that the records are properly indexed.

Councilmember Hughes asked if the estimated eight DVDs Peelle delivers will be copied onto a hard drive that would also be backed up, since DVDs do not hold up well over time. Mr. Pegueros said they would.

Ms. Prince said the agreement in the packet is a short-form agreement. She said that, given the size of the contract, actually the more comprehensive long-form agreement is what will be used. She said none of the substantive terms would change but there would be more protective language. She said the Council would be approving the long-form agreement.

Councilmember Hughes moved to approve the long-form agreement of the long-form contract with Peelle Technologies. Seconded by Councilmember Wengert, the motion carried 4-0.

(E) Council Liaison Reports on Regional Agencies and Organizations [9:12 p.m.]

(1) Councilmember Wengert - None

(2) Councilmember Richards - None

(3) Councilmember Hughes - None

(4) Vice Mayor Derwin attended the League of California Cities February 23, 2015, dinner meeting. Liz Kniss was elected Vice Chair. There was a presentation by Egon Terplan, SPUR's regional planning director, who discussed moving low-wage workers into middle-wage worker slots.

V WRITTEN COMMUNICATIONS [9:15 p.m.]

(1) Town Council Digest: February 27, 2015

None.

(2) Town Council Digest: March 6, 2015

#9 – Email from Gina Coony with MROSD re: Hawthorn Partner selection on the March 10 Planning Natural Resources committee agenda.

Mr. Pegueros said that on March 10, 2015, the MROSD Planning and Natural Resources Committee met to discuss the proposed partnership for the rehabilitation of the Hawthorns Property. The report from staff recommended that the District move forward by discussing a long-term relationship with the Crevelts who had submitted a letter of interest to the District to rehabilitate the Hawthorn property as a private residence that might be open to the public. Mr. Pegueros said that over the next 12 to 18 months, the Crevelts and the District will be negotiating the long-term nature of the arrangement,

which is contingent upon the Crevelts being successful in establishing a nonprofit, raising approximately \$2 million to provide for the renovation, and securing pro bono professional services. One of the reasons that MROSD is particularly focused on the non-profit model is that they are very concerned about what happens when the Crevelts are no longer interested in the project. The MROSD staff mentioned in their presentation that in addition to the \$2 million fundraising effort and the pro bono professional services, they would also request that the Town waive all planning fees for the project. In the presentation, MROSD Staff acknowledged that Portola Valley is interested in improving the Alpine Trail.

Mr. Pegueros said the presentation then focused on the public access plan for the Hawthorns property, a five year planning process that would consider a Nature Center promoted by the Friends of Hawthorns. Councilmember Wengert asked if MROSD was clear that the Friends of Hawthorns is not the Town. Mr. Pegueros said MROD was very clear in their staff report to identify Friends of Hawthorns as lead by Yvonne Tryce, not the Town of Portola Valley. On the question of involvement of the Town's Nature and Science Committee, Councilmember Hughes said that essentially Ms. Tryce provides a report to the Nature and Science Committee on what the Friends of Hawthorns had discussed at their previous meeting. He said the Nature and Science Committee is not taking any action, and is just being kept informed of what is going on.

With regard to the Alpine Road trail proposal, Mr. Pegueros provided an update on where the project is in MROSD's work plan. MROSD staff confirmed that they have the trail on their radar and would circle back with Town staff in the beginning of May. Mr. Pegueros confirmed that the Alpine Road trail project will be in the FY15-16 Town budget.

#13 – Memo from Town Manager, Nick Pegueros re: Weekly Update – Friday, March 6, 2015, Item 3, Review of PV Municipal Code. Mr. Pegueros added some background and said that Town Attorney Prince is working to update some very outdated language and inconsistencies. Ms. Prince said she is in the process reviewing the Municipal Code and working at making it consistent with current laws. She invited Councilmember's to offer their thoughts on the Code and potential changes as well.

VI ADJOURNMENT [9:31 p.m.]

Vice Mayor Derwin adjourned the meeting.

Mayor

Town Clerk