



TOWN OF PORTOLA VALLEY
Ad-Hoc Committee for Seasonal Roadside Parking
on Portola Road at Windy Hill Preserve
Wednesday, October 12, 2016 – 8:15 AM
Historic Schoolhouse
765 Portola Road, Portola Valley, CA 94028

AGENDA

1. Call To Order
2. Oral Communications
3. Approve minutes of the 9/27/16 meeting
4. Report from ASCC Chair
5. Report from BPTS Chair
6. Further follow up discussion items concerning roadside parking on Portola Road at Windy Hill Preserve
7. Review and discuss attachments as needed
8. Recommended actions or recommendation to the Town Council
9. Adjournment

Attachments:

Minutes 9/27/16
MROSD 1991 Conditional Use Permit and memo
Proposed approximate signage layout diagram

Draft unapproved minutes

TOWN OF PORTOLA VALLEY

Ad-Hoc Committee for seasonal roadside parking on

Portola Road at Windy Hill Preserve

Tuesday, September 27, 2016 – 8:15 AM

Historic Schoolhouse

765 Portola Road, Portola Valley, CA 94028

1. Call To Order 8:15am

Dave Ross, ASCC Chair

Ed Holland, BPTS Chair

Gary Nielsen, Police Commissioner

Christina Corpus, Sheriff Lieutenant

Jeff Seymour, Sheriff Deputy

Todd Finado, Sheriff Deputy

Craig Hughes, Council Liaison / Vice Mayor

Howard Young, Public Works Director

Guests:

Chris Barresi, Mid-Peninsula Open Space District, Skyline Area Superintendent

Richard Merk, Resident

2. Oral Communications

Resident Richard Merk brought up the history of the Windy Hill parking lot when it was first proposed and that it was supposed to be twice as big. He pointed out that the Town should research the documents of why the lot is 50% less in size. He also indicated that this is a Mid-peninsula open space problem not the Towns.

3. Review assigned scope of Ad-Hoc Committee

Vice Mayor Hughes and Public Works Director Young reviewed the scope of the Committee per the 8/10/16 Town Council meeting minutes.

4. Background update concerning seasonal roadside parking on Portola Road at Windy Hill Preserve

Public Works Director Young reviewed the attached Council memo and other background information. No accidents or issues were recently noted to date.

Sheriff Deputies indicated no issues observed to date nor tickets issued.

MROSD Superintendent Barresi indicated he has not seen issues here and noted that parking is a common issue at their parks.

Police Commissioner Nielsen reviewed his observations from 3 years ago. Indicated that cars are lower this month and agrees with the observations of the Sheriff Deputies and has not seen an issue lately.

ASCC Chair Ross expressed the ASCC views pointing out that this is not really a large problem. Indicating that a 10 hour a week problem vs signs being posted there 168 hours a week. The ASCC is against additional signs.

5. Field trip to site (if needed)

Not required

6. Discussion concerning action or signage to address seasonal roadside parking on Portola Road at Windy Hill Preserve

Public Works Director Young reviewed existing conditions via projector slides, existing signage on road, temporary signs placed, standards from the Manual of Uniform Traffic Control Devices (MUTCD), and sign samples from the MUTCD.

ASCC Chair Ross asked the question “Is this really a problem?” It’s not really a large problem, maybe 10 hours a week, but any proposed signs would be there 168 hours a week. It appears to be an aesthetic issue vs a time issue. The ASCC views additional signs as horrifying and is against it. The size of problem may not merit the number and size of signs. That signs are less obtrusive to drivers but more obtrusive to walkers and residents.

Deputy Seymour indicated that potentially an ordinance can be created to restrict parking in the area as other jurisdictions have done. He has not received any complaints concerning this issue.

BPTS Chair Holland indicated that solutions can be experimental and can be back peddled

Vice Mayor Hughes indicated that there is an issue with the Committee and staff members having to take the large temporary A-Frame signs out for every weekend.

Public Works Director Young indicated that whatever signs are placed, that they have to be obvious to drivers to be fairly enforced.

ASCC Chair Ross indicated that the existing Windy Hill parking lot is inefficient and if it can be made more efficient with marking the spots.

Chris Barresi of MROSD indicated that the lot is gravel and spots are not marked, that the newer lots they have are paved. MROSD is very busy now and any potential capital improvement projects may wait 5+ before they even thought about it. In addition, they would not be able to take the temporary A-Frame signs out due to scheduling although they would be willing to assist in enforcement.

Vice Mayor Hughes discussed checking MROSD’s conditional use permit as it relates to providing enough parking.

The group discussed and focused on “No parking on Pavement” (aka R25 sign from MUTCD) vs “No Parking signs”. No Parking signs would require further studies to determine where parking would be forced to move, creating other problems. The group agreed that “No Parking signs” should not be considered at this time. The group reviewed “No Parking on Pavement” sign options.

ASCC Chair Ross discussed the possibility of installing a bike lane for a short section. It was pointed out that additional signage and legends would have to accompany that.

Vice Mayor Hughes began discussion and layout of the “No Parking on Pavement” R25 signs on the chalk board. The group agreed that signs should only be considered on the East side of Portola Road and the Westside (Windy Hill side) should remain unchanged.

7. Recommended actions

The following was a discussion of recommendations for consideration and follow up items

- A. General note to work with MROSD to work on the parking situation with respect to their Conditional use permit.
- B. Remove the 2 temporary signs and 1 large sign
Install 2 – R25 signs at the 2 edges of the problem area on the east side of Portola Road. No changes on the Westside of Portola Road
- C. Public Works Director Young to investigate “Park off Pavement” legends painted in the surface of the asphalt road shoulder. This is an optional item that staff will research but this item can wait.
- D. Concerning the R25 signs, if in the Town Attorneys opinion if they can be brown and white with or without an ordinance, then we should make them brown.
- E. If they have to be black/white, then ok but brown/white is preferred.

Other follow up items:

Rendering of sign

Town municipal code should cover the enforcement of the signs, if an ordinance is needed, that can be done at a later date as well as addressing any sign height requirement.

8. Next steps or meeting date: October 12, 2016 at 8:15am

9. Adjournment 9:50am

TOWN of PORTOLA VALLEY

Town Hall and Offices: 765 Portola Road, Portola Valley, CA 94028 Tel: (415) 851-1700 Fax: (415) 851-4677

April 12, 1991

MEMORANDUM

To : Planning Commission
From : George Mader, Town Planner
Subject : Conditional Use Permit Application X7D-133,
Midpeninsula Regional Open Space District

Location

This application covers the entire Windy Hill Open Space Preserve which consists of 1,132 acres. The property is identified by assessor's numbers in the application and is shown in its entirety on the map labeled Windy Hill Open Space Preserve Site Development Map dated May 1989.

Background

Due to the extensive history relative to this project, the major approvals given by the town to date are summarized below. Original documents should be referred to for details.

On August 12, 1987, the town council approved the following:

1. **Slobe Subdivision, X6D-155**, which divided a parcel into Parcel I of 430 +/- acres for the MROSD and Parcel II of 20 +/- acres for Mr. Slobe.
2. **Slobe Development Agreement** (approved in concept)
3. **Site Development Permit X9H-242, MROSD** with the following summarized conditions:
 - a. Improvements of Portola Road required at access point.
 - b. Final site development permit plans subject to planning commission approval.
 - c. Selected "Preferred Alternate Concept Plan" with minor corrections.
 - d. Telephone and power lines along Portola Road to be put underground.
 - e. Overflow parking near Portola Road not approved.

- f. Site development permit not to be issued until development agreement entered into.
 - g. Site development permit not to be issued until conditional use permit for entire MROSD holding is approved. Provisions of CUP to be similar to CC&R's in effect for Windy Hill Open Space Preserve.
 - h. Buses and horse trailers not allowed to enter the MROSD property and must park elsewhere.
 - i. MROSD must identify 50 parking spaces along frontage on Skyline Blvd. and be in reasonable proximity to entrance points to property.
 - j. MROSD shall promote Skyline corridor access to Windy Hill Preserve as much as it promotes access from Portola Road.
4. **Negative Declaration** under CEQA for the above referenced subdivision and development agreements.
 5. **Open Space Fund.** Town Council agreed to contribute money from the open space fund to MROSD after the development agreement was completed and after conditional use permit is approved.

On May 11, 1988, the Town Council approved Ordinance 1988-232 approving the final form of development agreement with MROSD. The agreement pertains to the 429 acres which were divided from the Slobe parcel and purchased by MROSD. The agreement provides that the town has found the use of the property by MROSD and the development of the proposed parking included in the site development permit to be consistent with the town general plan and town land use policies. The town agreed that the district could proceed with plans based on ordinances in effect at that time.

The application now before the town consists of the application form plus the "Windy Hill Open Open Space Preserve Conditional Use Permit Supplement" dated January 1991. Each commissioner has received a copy of the supplement. The essence of the proposal is found on pages 3-11.

Staff and Committee Reviews

The town planner first reviewed a supplement dated May 1989 and made a number of recommendations for changes and clarification. A second draft dated November 1990 was then submitted and reviewed by the town planner. Again several changes were recommended and a revised supplement dated January 1991 was then submitted. The town planner has reviewed the current supplement against the conditions levied on the approved documents listed under "Background" above. With a few minor exceptions, which will be pointed out later, we find the supplement in agreement with the requirements previously stipulated.

The conservation committee reviewed the January 1991 version and indicated in its memorandum of February 6, 1991 that it had no objection to the proposed CUP application. Concern was expressed, however, about possible overflow parking on Willowbrook. Homeowners on Willowbrook indicated they would contact the traffic committee to discuss the possibility of "No Parking" signs along Willowbrook.

The trails committee reviewed the February 1991 version and indicated they were generally pleased with the trails proposals. The committee made five specific recommendations regarding certain trails. MROSD is currently reviewing these recommendations and will be forthcoming with a response. In addition, the committee recommendations which have been rephrased as the follows:

1. All new trails should be routed and constructed to ensure minimizing off-site visual impact, impact on wildlife habitats and avoiding any known raptor nesting sites. All new trails should be flagged, and inspected by the town trails committee to help ensure compliance with this condition.
2. Item e. on page 9 relative to hang gliding should be revised to read "the hang gliding activity does not interfere with other recreational activities on the preserve including but not limited to equestrian trail users.
3. A mechanism should be established for reporting problems between different user groups to MROSD. (This may require the town developing an internal communication system which can then contact MROSD.)

The town planner recommends that the last sentence of the third paragraph under item K. on page 11 be reworded to read:

Uses not requiring amendments to the Conditional Use Permit are unpaved hiking, equestrian, and bicycle trail use and development, and signing, and uses determined by the Portola Valley Planning Commission to be of a similar nature and consistent with the "Conditional Use Permit Supplement."

On page 7, item 1 under "New or Revised Use and Management," it is indicated that the sign along Portola Road will be similar to the District preserve signs, ie. 3 ft high by 9 feet long. Also, as indicated, the final entry sign is subject to ASCC approval. The final size will depend on several factors including placement on the property. Accordingly, this provision should indicate that the final size will be subject to review ASCC review. The last sentence might better read:

The entry sign design, size and placement adjacent to Portola Road will be subject to review and approval by the Town's Architectural and Site Control Commission.

The matter of hang gliding needs to be carefully considered. Potential concerns include distracting persons in cars, on bicycles, etc. on Portola Road and causing accidents. Also, without some assured control over the amount of hang gliding,

this might become a more intense use than the town would find acceptable. Also, is it acceptable to the town to have the air space in the community intruded upon by hang gliders? In addition, what route would vehicles travel when returning gliders from the floor of the valley back to Windy Hill for launching? Old La Honda Road would not seem appropriate. A full discussion should be held on this subject at the planning commission hearing. Representatives of the hang gliding group and the MROSD will be present to provide more information.

Evaluation with Respect to Ordinance Requirements

Section 6935.10 indicates that the planning commission must make findings in support of five criteria if it is to approve a conditional use permit for this project. Each of these required findings is listed below along with observations as to whether the project is in compliance.

- A. *The proposed use or facility is properly located in relation to the community as a whole and to land uses and transportation and services facilities in the vicinity.*

The town council on 7/22/87 found that the acquisition of land from Mr. Slobe and the proposed uses by the MROSD were in conformance with the town's general plan. The council had the overall development plan for the property available when this decision was made. There have been no fundamental changes to the plans since that time. No decision had been made with respect to hang gliding, however, and therefore the matter of the relation of that use to the community and transportation facilities needs to be investigated in the public hearing relative to this required finding and findings C. and D. below.

- B. *The site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and such other features as may be required by this ordinance or in the opinion of the Commission be needed to assure that the proposed use will be reasonably compatible with land uses normally permitted in the surrounding area.*

The site development permit issued for the project already has approved the proposed parking area in concept which is next to The Sequoias. The details of the design will be further established when the final permit is issued. The town already took the position that only the 50 car lot would be allowed on the part of the property near Portola Road and that buses and horse trailers would have to park elsewhere in town. Provisions for these at the town center were discussed. The design for the fencing for the parking lot was also approved previously, although modifications can be made by the town.

In addition, the town required that MROSD give equal attention to encouraging access from Skyline Blvd. The plan before the town shows spaces in developed parking lots for 35 cars along Skyline Blvd. In addition,

the district plan shown 87 roadside parking spaces along Skyline Blvd. Development of these spaces will require cooperation with Caltrans, a matter that has not at this time been worked out. As a part of working with Caltrans, the District should establish a signing program so that persons who park along the roadside will know what direction to walk to reach a trailhead.

- C. *The site for the proposed use will be served by streets and highways of adequate width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

Plans for modifications to Portola Road to provide for turning movements into and out of the property were considered at the time of the original acceptance of the proposal. Those plans are available, but the details will need to be worked out at the time of the final site development permit. With this improvement, the access to the property should be adequate.

- D. *The proposed use will not adversely affect the abutting property or the permitted use thereof.*

A new main trail is shown to the west of the pond behind The Sequoias. It is anticipated this trail will be used by many who would otherwise use the road behind The Sequoias. Trails on the preserve behind residences on Willowbrook are generally several hundred feet from the property line. The matter of overflow parking on Willowbrook may need to be addressed if it becomes a problem.

- E. *The site for the proposed use is demonstrated to be reasonable safe from or can be made reasonably safe from hazards of storm water runoff, soil erosion, earth movement, earthquake and other geologic hazards.*

The open space nature of the site is such that these hazards do not present a significant problem. The district will have the burden of maintaining service roads should they suffer damage. The parking lot by Portola Road will need to be designed to assure proper drainage.

CEQA

A negative declaration was approved by the Town Council on 8/12/87 which covered the Slobe Subdivision (X6D-155), the proposed parking lot covered by Site Development Permit (X9H-242), and the development agreements with Mr. Slobe and MROSD. Accordingly, review under CEQA for the Conditional Use Permit should be limited to matters not already covered under CEQA. In essence, that means the entire proposal now before the town except for the parking lot on Portola Road. The use by MROSD as an open space preserve has already been deemed consistent with the general plan by the Town Council. Major aspects of the proposal on concern include the following:

1. Trail system

2. Off-street and shoulder parking on Skyline Blvd.
3. Signage programs
4. Fire protection
5. Hang gliding
6. Restrooms

An initial study has been prepared and based on that a negative declaration is proposed. Copies of the negative declaration is enclosed with this report.

Recommendations

CEQA

The Planning Commission should review the proposed initial study and negative declaration. We believe they are in order to be approved; however, if significant changes are made in the project, the initial study might need to be modified.

Conditions

It is recommended that the conditional use permit application be approved with the following potential conditions listed below. After the public hearing, the commission may decide to modify or add to this list.

1. All new trails should be routed and constructed to ensure minimizing offsite visual impact, impact on wildlife habitats and avoiding any known raptor nesting sites. District staff should meet with members of the Trails and Paths Committee prior to final layout of the trails to help ensure compliance with this condition.
2. MROSD should establish a mechanism for reporting problems between different user groups and MROSD.
3. The entry sign design, size and placement adjacent to Portola Road will be subject to review and approval by the Town's Architectural and Site Control Commission.
4. Portola Valley may require the cessation of hang gliding if the town finds the activity is inconsistent with town policies of the general plan or zoning ordinance provisions including but not limited to matters of safety.
5. ~~The Windy Hill Open Space Preserve Site Development Map should be revised as necessary to reflect the concerns of the Trails Committee noted in its February 19, 1991 memorandum.~~

cc. Trails Committee
Conservation Committee
Ellen Schillig
Sherrod Davis

Bob Anderson
Jon Silver
MROSD, Attn. Mary Gundert



TOWN OF PORTOLA VALLEY

INITIAL STUDY

(Prepared pursuant to Article V of the Environmental Guidelines of the Town. Attach a separate sheet if necessary for adequate response.)

I. Project Title: Conditional Use Permit Application X7D-133, Midpeninsula Regional Open Space District (MROSD)

II. Full Description of Project: This application sets forth the plan for use by MROSD of the 1,132 acre Windy Hill Open Space Preserve. The plan includes among other matters: trails, parking areas, hang gliding and signage.

III. Energy Usage of Project: None.

IV. Exact Location of Project (If construction or a similar activity is involved, give street names, addresses or other geographical data sufficient to enable a resident of the Town to identify the physical location of all aspects of the project. A metes and bounds description should be avoided if at all possible. A map may be attached in lieu of, or in addition to, the verbal description.): See attached map titled "Windy Hill Open Space Preserve."

V. Public Agencies (List public agencies, if any, other than the Town, which must approve, or give a permit for the project.): MROSD

VI. Reason for Project: MROSD in accordance with its intentions when obtaining these lands now is required by the town to obtain a conditional use permit before proceeding with the development of the preserve.

VII. Compatibility with Zoning and Planning (Discuss whether the project is compatible with existing zoning and plans.): The town council found on August 12, 1987 that the proposed open space preserve is consistent with the town's general plan. The zoning ordinance provides that publicly owned parks and open space uses are conditionally permitted in the Residential Estates District, the district in which the preserve is located.

VIII. Environmental Settings of Project (This description should be complete enough to enable a person not familiar with the geography of the Town to envision the environmental setting of the project. Any unusual features such as scenic resources, historic buildings, unusual flora or fauna or similar unique qualities of the setting should be noted.) The open space preserve extends from the floor of the valley to Skyline Blvd. It includes a great variety of terrain, flora and fauna. It includes grass covered ridges and knolls, oak-grassland slopes and deep canyons with conifers and redwoods. Several streams occur in the area.

IX. Environmental Effects of Project (Complete the following checklist and attach explanations of each "yes" and "maybe" answer. Consider indirect and ultimate results of the project, as well as direct impacts of the project, and secondary as well as primary effects of the project. If readily available, attach or make reference to relevant scientific, technical, or factual data.):

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. <u>Earth</u> . Will the proposed project result in:			
a. Unstable earth conditions?	—	—	<u>X</u>
b. Changes in geologic substructures?	—	—	<u>X</u>
c. Disruptions, displacements, compaction or overcovering of the soil?	<u>X</u>	—	—
d. Change in topography or ground surface relief features?	<u>X</u>	—	—
e. The destruction, covering, or modification of any unique geologic or physical features?	—	—	<u>X</u>
f. Any increase in wind or water erosion of soils, either on or off the site?	<u>X</u>	—	—
g. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	<u>X</u>
h. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	—	<u>X</u>
2. <u>Air</u> . Will the proposed project result in:			
a. Substantial air emissions?	—	—	<u>X</u>
b. Deterioration of ambient air quality?	—	—	<u>X</u>
c. A contribution to an existing or projected air quality violation?	—	—	<u>X</u>
d. The creation of objectionable odors?	—	—	<u>X</u>
e. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	—	—	<u>X</u>
3. <u>Water</u> . Will the proposed project result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	—	—	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	—	—	<u>X</u>
c. Alterations to the course or flow of flood waters?	—	—	<u>X</u>
d. Change in the amount of surface water in any water body?	—	—	<u>X</u>
e. Discharge into surface waters?	—	—	<u>X</u>
f. Alteration of surface water quality, including but not limited to, temperature, dissolved oxygen or turbidity?	—	—	<u>X</u>
g. Alteration of the direction or rate of flow of ground water?	—	—	<u>X</u>
h. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
i. Substantial reduction in the amount of water otherwise available for public water supplies?	—	—	<u>X</u>
j. Exposure of people or property to water related hazards, such as flooding or tidal waves?	—	—	<u>X</u>
k. Significant change in the temperature, flow, or chemical content of surface thermal springs?	—	—	<u>X</u>
4. <u>Plant Life</u> . Will the proposed project result in:			
a. Changes in the diversity of species, or number of species of any plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	—	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species	—	—	<u>X</u>
d. Reduction in acreage of any agricultural crop?	—	—	<u>X</u>
5. <u>Animal Life</u> . Will the proposed project result in:			
a. Change in the diversity of species, or numbers of species of any birds, land animals, reptiles, fish, shellfish, benthic organisms or insects?	—	—	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of birds, land animals, reptiles, fish, shellfish, benthic organisms or insects?	—	—	<u>X</u>
c. Introduction of new species of birds, land animals, reptiles, fish, shellfish, benthic organisms or insects?	—	—	<u>X</u>
d. Deterioration to, or reduction of, the habitats of birds, land animals, reptiles, fish, shellfish, benthic organisms or insects?	—	<u>X</u>	—
e. Significant interference with the movement of any resident or migratory species of birds, land animals, reptiles, fish, shellfish, benthic organisms or insects?	—	—	<u>X</u>
6. <u>Noise</u> . Will the proposed project result in:			
a. Increases in existing noise levels?	<u>X</u>	—	—
b. Exposure of people to severe noise levels?	—	—	<u>X</u>
7. <u>Light and Glare</u> . Will the proposed project produce new light or glare?	—	—	<u>X</u>
8. <u>Land Use</u> . Will the proposed project result in a substantial alteration of the present or planned land use of an area?	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>	
Will the proposed project conflict with:				
a.	Adopted environmental plans and goals of the community where it is located?	—	X	—
b.	Applicable city or county adopted general plans for the area?	—	—	X
9.	<u>Natural Resources.</u> Will the proposed project result in:			
a.	Increase in the rate of use of any natural resources?	—	—	X
b.	Substantial depletion of any non-renewable natural resource?	—	—	X
10.	<u>Risk of Upset.</u> Will the proposed project involve:			
a.	A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	X
b.	Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	X
11.	<u>Population.</u>			
a.	Will the proposed project alter the location, distribution, density, or growth rate of the human population of an area?	—	—	X
b.	Does the proposed project include capacity for a population greater than that now resident in the project area?	—	—	X
12.	<u>Housing.</u> Will the proposed project affect existing housing or create a demand for additional housing?			
		—	—	X
13.	<u>Transportation/Circulation.</u> Will the proposed project result in:			
a.	Generation of substantial additional vehicular movement?	—	X	—
b.	Effects on existing parking facilities or demand for new parking?	—	X	—
c.	Substantial impact upon existing transportation systems?	—	—	X
d.	Alterations to present patterns of circulation or movement of people and/or goods?	—	—	X
e.	Alterations to waterborne, rail or air traffic?	—	—	X
f.	Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	X	—
14.	<u>Public Services.</u> Will the proposed project have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a.	Fire protection?	—	X	—
b.	Police protection?	—	X	—
c.	Schools?	—	—	X

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Parks or other recreational facilities?	—	—	<u>X</u>
e. Maintenance of public facilities?	—	—	<u>X</u>
f. Other governmental services?	—	—	<u>X</u>
15. <u>Energy</u> . Will the proposed project either result in or encourage:			
a. Use of substantial amounts of fuel or energy?	—	—	<u>X</u>
b. Substantial increase in demand upon existing sources of energy?	—	—	<u>X</u>
c. A requirement for the development of new sources of energy?	—	—	<u>X</u>
16. <u>Utilities</u> . Will the proposed project result in a need for new systems of, or substantial alterations to, the following utilities:			
a. Power or natural gas?	—	—	<u>X</u>
b. Communications systems?	—	—	<u>X</u>
c. Water?	—	—	<u>X</u>
d. Sewer or septic tanks?	—	—	<u>X</u>
e. Storm water drainage?	—	—	<u>X</u>
f. Solid waste disposal?	—	—	<u>X</u>
17. <u>Human Health</u> . Will the proposed project result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	<u>X</u>
b. Exposure of people to potential health hazards?	—	—	<u>X</u>
18. <u>Aesthetics</u> . Will the proposed project result in:			
a. The obstruction of any scenic vista or view open to the public?	—	—	<u>X</u>
b. The creation of an aesthetically offensive site open to public view?	—	<u>X</u>	—
c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthetic natural feature?	—	—	<u>X</u>
d. Any negative aesthetic effect?	—	<u>X</u>	—
19. <u>Recreation</u> . Will the proposed project result in an impact upon the quality or quantity of existing recreational opportunities?	<u>X</u>	—	—
20. <u>Cultural Resources</u> .			
a. Will the proposed project result in the alteration or destruction of a prehistoric or historic archaeological site?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Will the proposed project result in the adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?	—	—	<u>X</u>
c. Does the proposed project have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	<u>X</u>
d. Will the proposed project restrict existing religious or sacred uses within the potential impact area?	—	—	<u>X</u>

21. Mandatory Findings of Significance.

a. Does the proposed project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	—	<u>X</u>
b. Does the proposed project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	—	—	<u>X</u>
c. Does the proposed project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effects of the total of those impacts on the environment is significant.)	—	—	<u>X</u>
d. Does the proposed project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	—	<u>X</u>

X. Mitigation Measures. (List by number all effects on the checklist contained under Part IX above to which a "yes" or "maybe" answer was given and describe the measures, if any, which can be taken by the Town to mitigate adverse impacts, if any, of such effects):

1.a.b.f. The development of parking areas along Skyline Blvd. and the development of trails will require grading. The effects will be minimized by reviews by Caltrans within Skyline Blvd. right of way, reviews by Portola Valley of projects under the Site Development Ordinance and by MROSD adhering to its trail construction standards. In addition, the Portola Valley Trails Committee will review all new trail routings.

5.d. Any grading will affect natural habitats. The amount of such grading will be minimal in the project and be related to parking areas and trails. A condition of the approval is that all new trails be routed and constructed to ensure minimizing impacts on wildlife habitats and avoiding any known raptor sites.

6a. As more people use the open space preserve more noise will be generated. Most of the noise will be internal to the property and not affect neighboring properties. Most noise will be generated from the peripheral parking areas. Only the parking area along Portola Road is near residential development, mainly The Sequoias, and is located lower than The Sequoias with some separation. Already the town has found that parking lot to be acceptable under a negative declaration.

8. The open space preserve is used rather lightly, especially in the lower portions. After the development of the parking lot along Portola Road increased use of this part of the preserve can be anticipated. The town is limiting the parking capacity of the lower parking lot and has required MROSD to provide substantial parking along Skyline Blvd. and to encourage users to give equal attention to the Skyline Blvd. access points.

8.a. The town has already approved a negative declaration indicating the use is consistent with the general plan. One of the goals of the town is to maintain the rural environment. To the extent that the preserve introduces heavy traffic into the area this rural quality will be threatened. On the other hand, the preserve assures the preservation of a vast area as permanent open space. The policies on parking and access as described in item 8. above will help mitigate this potential problem.

13.a. Given the level of traffic on Portola Road and the parking capacity for the preserve plus the experience of MROSD at other preserves it is not anticipated that traffic increases will be significant. MROSD in a document titled "General Plan Consistency Findings" dated 8/12/87 projected trips per day on Portola Road assuming the 50 car parking lot as follows: weekly average of 375 trips (54 trips/day), peak weekends of 200 trips. With average daily trips on Portola Road being about 4,000, and assuming 54 trips per day to the preserve, the preserve trips represent an increase of 1.4%. On weekends, assuming 4,000 trips on Portola Road and 100 trips for the preserve, the percentage increases 2.5%. These traffic projections may be conservative as more people may come than can be accommodated in the parking lot.

13b. If the 50 car parking lot is filled, people may park in other locations and walk to the preserve. In such instances the amount of trips may increase significantly. Since convenient nearby alternate parking areas are not available, this tendency may be of minor concern. The closest alternate site is at town center. Also, MROSD had requested an overflow parking area next to the developed parking area, but the town denied this as a part of the site development permit. Users may tend to park along nearby roads if the

parking lot is full. If this happens, the town may need to consider establishing some nearby no parking zones.

13.f. While turning movements into and out of the 50 car parking lot may slightly increase hazards to motor vehicles, bicyclists or pedestrians, this is not seen as a significant problem. The proposal to allow hang gliding, however, poses a potential problem. If passers-by are distracted by watching hang gliding, accident could occur. As a potential mitigation measure, the town reserves the right to monitor this activity and require cessation if necessary.

14.a. The application does not include permission for fires. Nonetheless, with increased use of the property, there may be an increase in the likelihood of fires. The district relies on the California Division of Forestry and the Woodside Fire District for protection. In addition, MROSD will routinely patrol the property. These approaches should help minimize the threat of fire. (Check this working with MROSD.)

14b. Police protection. The district rangers have the power to issue citations for persons violating the rules of the district. The parking areas are being developed to allow surveillance from Portola Road and Skyline Blvd. This surveillance will be by the San Mateo County Sheriff under contract with the town. (Check this with MROSD and Bob Anderson.)

18.b.d. The development of the parking areas and related signage could be objectionable. The town, however, has complete control over these matters through the conditional use permit procedure as the plans are developed in detail. While the parking areas will be visible, they can be planted and developed to be reasonably compatible with the rural environment.

19. The development of the open space preserve will increase the opportunities for hiking, biking, horseback riding, hang gliding and glider flying. This is not seen as a negative impact but a positive benefit.

XI. Public Controversy. (Describe public controversy, if any, concerning any environmental effects of the project): There was minor public controversy when the town approved the purchase and found the open space preserve consistent with the town general plan in 1987. Concern centered on bringing persons and traffic from outside the town and its spheres of influence to use the preserve. The town determined that on balance the project did comply with the general plan.

Dated: March 22, 1991

By: George G. Mader
George G. Mader, Town Planner, Authorized Person

RESOLUTION NO. 1991- 325

A RESOLUTION OF THE PLANNING COMMISSION OF THE
TOWN OF PORTOLA VALLEY MAKING DETERMINATION ON THE
ENVIRONMENTAL IMPACT AND GRANTING A CONDITIONAL USE
PERMIT TO MID-PENINSULA REGIONAL OPEN SPACE DISTRICT
(CUP APPLICATION X7D-133)

RESOLVED, by the Planning Commission of the Town of Portola Valley, California, that

WHEREAS, application has been made by the Mid-Peninsula Regional Open Space District (MROSD) for a conditional use permit which would allow the MROSD to pursue plans for development on property known as the "Windy Hill Open Space Preserve" located generally between Portola Road and Skyline Boulevard in Portola Valley, California.

WHEREAS, this Commission has heard and considered at a duly noticed public hearing which has been continued from time to time, the evidence presented including evidence concerning the impact on the environment of the proposed use;

NOW, THEREFORE, IT IS FOUND, DETERMINED and ORDERED, as follows:

1. That the development of the site in accordance with the conditional use permit authorized herein is consistent with the General Plan and zoning regulations of the Town.

2. The Commission does hereby find and determine that the potential adverse effects of the project on the environment will be mitigated by the plans as submitted and does hereby approve a mitigated negative declaration and a mitigation measure monitoring checklist for the proposed use covered by the application as requested and hereby authorizes and directs the filing of a notice of determination with a copy of the mitigated negative declaration attached.

2. That the use as proposed is a use (hereinafter in these findings referred to as "proposed use") which is permitted in the zoning district in which the property is located, and is properly located in relation to the community as a whole and to land uses and transportation and services facilities in the vicinity.

3. That the site for the proposed use is adequate in size and shape to accommodate the proposed use and such other features as may be required by Town zoning regulations or as are, in the opinion of the Commission, needed to assure that the proposed use will be reasonably compatible with land uses normally permitted in the surrounding area.

4. That the site for the proposed use will be served by streets and highways of adequate width and pavement type.

5. That the proposed use, subject to the conditions imposed herein, will not adversely affect the abutting property or the permitted use thereof.

6. That the site for the proposed use is reasonably safe from hazards of storm water runoff, soil erosion, earth movement, earthquake and other geologic hazards.

7. That when the conditions imposed herein are met, the proposed use will comply with the regulations and conditions specified in the zoning regulations and the General Plan for such use, including visual compatibility.

8. That conditional use permit X7D-133 is hereby granted to the MROSD to allow the development of said proposed use as described and set forth in the application form dated December 17, 1990, in the "Windy Hill Open Space Preserve Conditional Use Supplement" dated January, 1991, and in the "Windy Hill Open Space Preserve Site Development Map" dated January, 1991, and subject to the terms and conditions set forth in Exhibit "A" hereto attached and by reference made a part hereof.

9. That the Secretary of the Planning Commission shall cause the formal conditional use permit as above granted to be issued to the applicant. The permit shall become effective on the thirty-first day following the date of adoption of this Resolution unless the issuance of said permit shall have been appealed or the Town Council shall have determined, from a review of the decision, to set the matter for public hearing.

10. That copies of this Resolution shall be transmitted to the applicant, to the Town Clerk of the Town of Portola Valley and to the Building Inspector; and, within thirty days of the effective date of this Resolution, or in the event of modification hereof by the Town Council, within thirty days of the effective date of such modification, that the Secretary of the Planning Commission shall transmit a copy of this Resolution or the resolution of the Town Council providing for any modification hereof to the office of the Assessor of the County of San Mateo.

* * * * *

I hereby certify the foregoing to be a true copy of a resolution adopted by the Planning Commission of the Town of Portola Valley at a meeting thereof held on the 17th day of April, 1991, by the following vote of the members thereof:

AYES, and in favor thereof, Members: *Bell, Driscoll, MEVK*
and Nielsen

NOES, Members: *Reichardt*

ABSENT, Members: *None*

Ellen T. Schellig
Secretary, Planning Commission
Town of Portola Valley

LIST OF CONDITIONS FOR
CUP (X7D-133)

1. All new trails shall be routed and constructed to ensure minimizing offsite visual impact, impact on wildlife habitats and avoiding any known raptor nesting sites. All new trails shall be flagged and routes inspected by the town trails committee prior to construction to help ensure compliance with this condition.
2. MROSD shall establish a mechanism for reporting problems between different user groups and MROSD.
3. The entry signs adjacent to Portola Road and Skyline Boulevard will be subject to review and approval by the Town's Architectural and Site Control Commission with regard to design, color, size and placement. Such signs shall comply with the Town's sign regulations.
4. The last sentence on page 11 of the conditional use permit supplement is modified to read:

Uses not requiring amendments to the Conditional Use Permit include unpaved hiking, equestrian, and bicycle trail use and development, signing, hang gliding, restrooms and uses determined by the Portola Valley Planning Commission to be of a similar nature and consistent with the "Conditional Use Permit Supplement."
5. Organized group activities involving more than 50 persons will be permitted only if approved by the Portola Valley Planning Commission or pursuant to rules established by the Commission.
6. The Portola Valley Planning Commission may require the cessation of hang gliding if the commission finds the hang gliding activity as it develops is inconsistent with the general plan or zoning ordinance. In making a determination the commission shall consider all factors including but not limited to matters of safety. Participants in hang gliding shall be instructed by the Stanford Hang Gliding Club to not use Old La Honda Road as a vehicular travel route.
7. Prior to adoption or modification of Comprehensive Use and Management plans, Trail Use Policies or Resource Management Plans by MROSD which apply to the preserve, copies of such documents shall be referred to the Planning Commission for review and comment at least 30 days prior to adoption.
8. The permit is subject to periodic review by the Planning Commission for the purpose of determining conformance of the project with the conditions of the permit. Such review may but need not be a noticed public hearing. The first such review shall occur no later than one year following the effective date of the permit.
9. The terms of this conditional use permit are intended to provide for consistency of the development and use of the preserve with the Town's general plan and ordinances. Should there arise a lack of consistency, the Town reserves the right to set a public hearing at which modifications to this permit to correct any inconsistencies may be considered and adopted.
10. The applicant shall make deposits to cover the town's costs of implementing conditions 8 and 9 above.
11. This permit shall not become effective until it has been approved by the Town's Insurance carrier.

EXHIBIT "A"

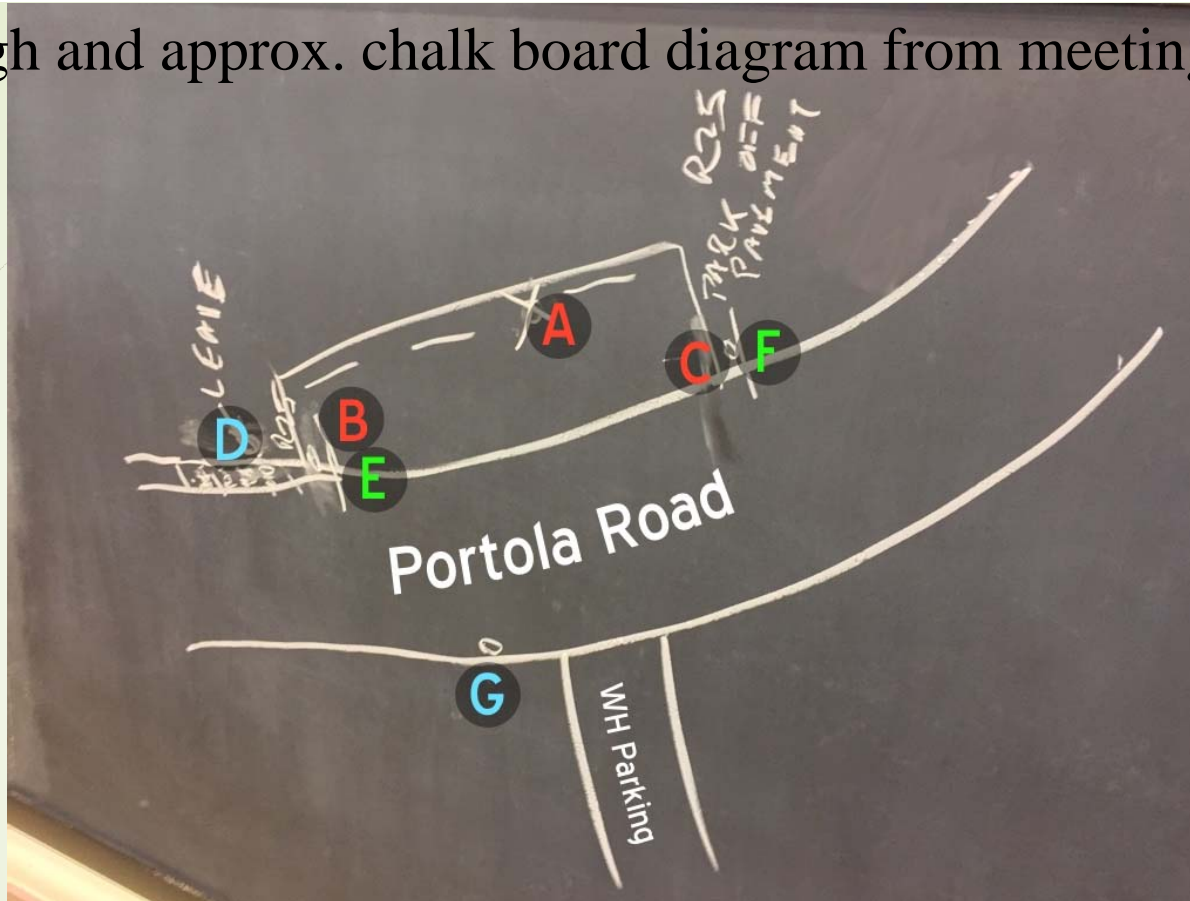
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CUP (X7D-133)

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4. The last sentence on page 11 of the conditional use permit supplement is modified to read:

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EXHIBIT "A"

Rough and approx. chalk board diagram from meeting



A, B, C: Existing large signs (A fixed, B&C temporary/movable) to be removed

D, G: Existing "No parking" brown/white signs to remain in existing locations

E, F: Two new small "PARK OFF PAVEMENT" signs, R25 from the manual to be installed. If these can be brown & white and still citable by sheriff, then brown and white; if not than black and white per the manual is acceptable as a fall-back.

No other changes to the signage on the Windy Hill side of the road (the signs in the parking lot, etc.)