



**TOWN OF PORTOLA VALLEY**  
**Ad Hoc Site Evaluation**  
**Committee Meeting**  
**Tuesday, December 3, 2024**  
**5:00 PM**

**Karen Askey, Chair**  
**Mary Hufty, Vice Chair**  
**Ronny Krashinsky, Committee Member**  
**Danna Breen, Committee Member**  
**Nona Chiarello, Committee Member**  
**Joslyn Gray, Committee Member**  
**Karen Vahtra, Committee Member**

**HYBRID MEETING**  
**A G E N D A**

**HISTORIC SCHOOLHOUSE – 765 PORTOLA ROAD, PORTOLA VALLEY, CA**

**REMOTE MEETING ADVISORY:** On March 1, 2023, all committees in Portola Valley will return to conducting in-person meetings. A Zoom link will be provided for members of the public to participate remotely; however, the Town cannot guarantee there will be no technical issues with the software during the meeting. For best public participation results, attending the meeting in-person is advised.

**ASSISTANCE FOR PEOPLE WITH DISABILITIES:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (650) 851-1700 or by email at towncenter@portolavalley.net. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

**VIRTUAL PARTICIPATION VIA ZOOM**

**To access the meeting by computer:**

<https://us06web.zoom.us/j/82430925436?pwd=zNMrxsH3EloPOI33izjdMmbqHKQar9.1>

**Webinar ID: 824 3092 5436**

**Passcode: 842515**

**To access the meeting by phone:**

1-669-900-6833 or 1-888-788-0099 (toll-free)

*Mute/Unmute – Press \*6 / Raise Hand – Press \*9*

**1. CALL TO ORDER / ROLL CALL**

**2. ORAL COMMUNICATIONS FOR ITEMS NOT ON THE AGENDA**

*Persons wishing to address the Ad Hoc Site Evaluation Committee on any subject not on the agenda may do so now. Please note however, that the Ad Hoc Site Evaluation Committee is not able to undertake extended discussion or action tonight on items not on the agenda. Comments will be limited to three (3) minutes per person.*

**3. APPROVAL OF MINUTES**

**4. NEW BUISNESS**

- a. Election of Secretary
- b. Review Goals & Objectives of Committee
  - i. Update on HCD Requirements from Terrence Grindall, Interim Planning Director
- c. Review & Discussion of Proposed Timeline

- d. Review & Discussion of Proposed Site Evaluation Criteria
- e. Review & Discussion of Potential Sites – status of site visits and inquiries
  - i. Nathhorst Triangle Plus
  - ii. Alpine Corridor
  - iii. Town Center Area
- f. Review upcoming meeting dates
- g. Consider formation of new subcommittees for special assignment

**5. COMMITTEE REPORTS AND RECOMMENDATIONS**

- a. Committee Reports
- b. Staff Reports
  - i. Update from Terrence Grindall on Status of site development/permits in Town and RHNA Progress

**6. ADJOURNMENT**

- a. *The next regular Ad Hoc Site Evaluation Meeting will be tentatively held Tuesday December 17, 2024, at 5:00pm*

\*\*\*\*\*

**Land Acknowledgement:**

The Town of Portola Valley acknowledges the colonial history of this land we dwell upon—the unceded territory of the Ramaytush (rah-my-toosh) Ohlone, Tamien Nation, and Muwekma (mah-WEK-mah) Ohlone, who endured a human and cultural genocide that included removal from their lands and their sacred relationship to the land. Portola Valley recognizes that we profit from the commodification of land seized from indigenous peoples and now bear the ecological consequences. We seek to understand the impact of these legacies on all beings and to find ways to make repair.

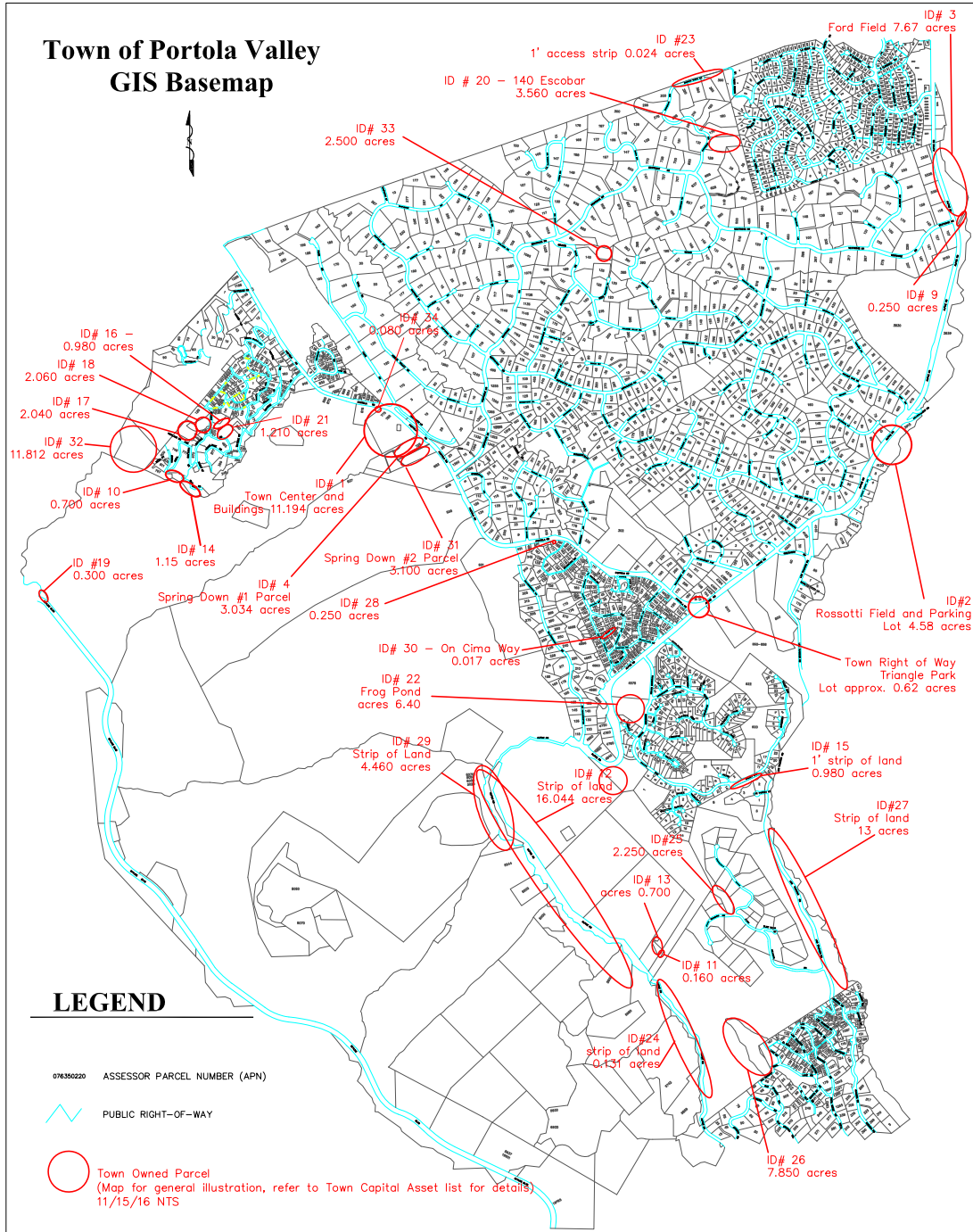
<b>PROPOSED Ad Hoc Site Evaluation Committee Deliverables &amp; Timeline</b>																	
(updated 11/26/24)																	
	2024		2025													2026	2031
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan		
Ad Hoc Site Eval. Comm. Mtgs. and Discussions w/Property Owners	█						█										
Final Site(s) Recommendation to Town Council & TC initiates zoning change via a Colleagues Memo							█										
Planning Commission & Public Review - Review Amendment to Mitigated Negative Declaration and Zoning Changes								█	█	█							
Final Approval by Town Council										█	█	█					
Issue RFQs										█	█						
Submit amendment of HE with financing outreach and rezoning plan to HCD										█	█						
Approval from HCD												█	█	█			
Construction Underway																█	
<b>Site Evaluation Criteria to be Discussed and Agreed On by Committee</b>																	
Property Owner Interest																	
Size of Property/Potential # of Units																	
Wildfire Danger																	
Geologic Safety																	
Development Constraints (slope, setbacks, drainage, etc.)																	
Accessibility/Evacuation Constraints																	
Infrastructure Capability (water, sewer, etc.)																	
Fit with General Plan guidelines																	
Affordability																	
Other?																	

Town-Owned Property Assessment Report										
ID #	APN #	Size (ac)	Description	Zoning District	Land Use Category	History	Sewer/Septic	Geo Category	Other Notes	Legal Issues
1	076-270-080 076-270-050	11.19	Town Center	R-E/3.5A/SD-2/D-R	Community Park	PV School District sold land to Town in 1976 for \$120,000.	Sewer line on Portola Road	Pf/Sun	<ul style="list-style-type: none"> <li>Portola Road scenic corridor</li> <li>Fault line over portions of parcel</li> </ul>	
2	079-123-120	4.580	Rossotti Field and Parking	OA(R-E/1A/SD-1)	Community Park	In January 1981, the Town purchased the property from Beltramo and Rossotti for \$312,000. Condition is for land to be used only for parking, recreational or open space purposes. The agreement notes that "open space purposes" shall not be construed to include residential uses.	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> <li>Only regulation-sized soccer field in Town; well-used</li> <li>Annual parking lot lease with Alpine Beer Garden</li> <li>In Los Trancos Creek setback area (55 ft from top of bank)</li> <li>2 equestrian easements</li> <li>Alpine Road scenic corridor</li> <li>Sale Agreement prohibit residential use</li> </ul>	
3	077-272-010	7.67	Ford Field and Open Space Preserve	OA(R-E/2A/SD-2)	Community Park	Grant Deed dated 2/24/71 to acquire land from Hare Brewer and Kelley for \$90,000. (Reso. 34-1965)	Sewer line on Alpine Road	Sun	<ul style="list-style-type: none"> <li>Baseball diamond and parking lot</li> <li>In Los Trancos Creek setback area</li> <li>Public Park, scenic corridor, well-used Alpine Trail</li> <li>Ingress/egress driveway easement (Kelly property)</li> </ul>	
4	076-280-140	3.03	Springdown Open Space (parcel 1)	R-E/3.5A/SD-2/D-R	Community Park/Preserve	Agreement of Sale with the Goodsteins dated April 7, 2000, purchased land for \$1,625,000	Sewer line on Portola Road	Sbr/Pf	Open space preserve, half of the open space. See parcel ID #31.	Deeded for Open Space purposes. Grant Deed June 29, 1982
9	077-272-020	0.250	Land: 0 Alpine	OA(R-E/2A/SD-2)	Community Park	~20' x 150 long narrow strip of easement next to Ford Field, 18-RSM-PG048	Sewer line on Alpine Road	Sun		
10	076-192-260	0.700	Land: 0 South Court	R-E/1A/SD-1a	Conservation Residential	Motmans gave the land to the Town for open space purposes 2/26/1976.	Septic	Md/Pd	Landslide Parcel at top of wayside road	
11	080-250-430	0.160	Land: 0 Alpine	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Ps	Remainder parcel, PV Ranch. Encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). It does provide that the open space easement could be abandoned pursuant to Section 51061.	
12	080-250-160	16.04	Land: 0 Alpine (Bovet Pk, Parcel C)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement		Sun/Pd/Ps/Md	Long narrow strip of land along Alpine road ROW. Max width ~100' with alpine road running through the land.	Deeded for Parks and Recreation purposes. Grant Deed September 5, 1975
13	080-250-440	0.700	Land: 0 Alpine (Portion Parcel 2 of PM)	PC/2A/SD-1	Open Residential	Irregular remainder parcel surrounded by blue oaks open space	Septic	Sbr/Ps	Remainder parcel, PV Ranch. Encumbered by an open space easement limiting the use of the property to open space and computable uses (e.g. agricultural use, grazing). It does provide that the open space easement could be abandoned pursuant to Section 51061.	
14	076-192-090	1.150	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Burroughs property dedicated to the Town as neighborhood preserve, December 31, 1974	Septic	Md	Landslide parcel	
15	080-511-050	0.980	Land: 0 Valley Oak (Lot T, 1' strip PVR)	PC/2A/SD-1	Conservation Residential	Lot T of PV Ranch, ROW along Valley Oak St.	Septic	Sun	1' strip of land that runs along valley oak	
16	076-184-030	0.980	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlands landslide parcels given to town	
17	076-181-150	2.040	Land: 0 Buena Vista	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic	Md	Woodside Highlands landslide parcels given to town	
18	076-181-160	2.060	Land: 0 Wayside	R-E/1A/SD-1a	Conservation Residential	Town acquired as Open space preserve October 4, 1974	Septic/TBD County	Md	Woodside Highlands landslide parcels given to town	
19	076-330-050	0.30	Land: 0 Skyline	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway	Landslide property	Septic	Pmw	<ul style="list-style-type: none"> <li>Intersection of old la honda road and skyline, corner of intersection. Used to be centerline of Old Ridge Road ROW. Remainder parcel.</li> <li>Skyline is a scenic highway, no tree or vegetation removal within 100'</li> <li>Pmw geo designation: steep to very steep slopes, fractured bedrock</li> </ul>	

20	077-080-120	3.56	Land: 140 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Westridge developers offered the steep lot to the Town as open space in October 21, 1971.	Septic	Ps/Ms	• Moving shallow landslide, trail easement and scenic easement over portions of property.	Gifted to the Town with the Intent as open space. "This land adjoins a scenic easement and would be a logical addition to it and the open space program, which we hope the community would be able to enjoy" Westridge Subdividers, Ltd. October 20, 1971
21	076-244-020	1.210	Land: 0 Tynan	R-E/1A/SD-1a	Conservation Residential	Town acquired Tax Delinquent Parcel as open space in June 3, 1975.	Septic	Md	Landslide parcel	
22	080-432-010	6.400	Land: 0 Bear Paw (Frog Pond)	PC/2A/SD-1	Neighborhood Preserve	Lot E of PV Ranch Subdivision. Grant Deed to Town 9/26/75 for Park and Recreation Purposes.	Sewer near PV Ranch	Sun	Deed prohibit construction of permanent building on land and reversion of title to the grantor in the event the property is not used for PR purposes or in the event the conditions of the deed is violated.	
23	077-080-220	0.024	Land: 0 Escobar	R-E/2.5/SD-2.5	Low Intensity Residential	Long narrow strip along Escobar ROW per parcel map 4PM-PG003, Sept. 1967	Septic	Sbr	Part of 30' x 350' emergency easement	
24	080-241-430	0.131	Land: 0 Los Trancos	M-R/7.5A/SD-3/DR	Scenic Corridor & Greenway	bottom of valley	Septic	Pd/Ps		
25	080-241-400	2.25	Land: 0 Los Trancos Parcel F	R-E/3.5A/SD-2/D-R	Neighborhood Preserve/Residential Open Space Preserve	Par. F Blue Oaks Sub. Rsm 128/64-92 Open Space - Trail. Redberry Preserve	Septic	Sbr/Pf	• Skyline is a scenic highway, no tree or vegetation removal within 100'	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% (13.2 acres total) land requirement for park and recreation areas.
26	080-241-390	7.85	Land: 0 Los Trancos Parcel D	M-R/7.5A/SD-3/DR	Neighborhood Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Sbr/Ps/Pd	<ul style="list-style-type: none"> <li>• Adjacent to 2 water district parcels</li> <li>• Adjacent to 0.12 parcel acquired from Los Trancos County Water District in 2015 that is subject to MROPSD conservation easement</li> <li>• Lake Trail/Old Spanish Trail pass through N and S ends of parcel</li> <li>• Relatively steep near NE end of parcel</li> <li>• Possible access via adjacent Lake Road cul-de-sac</li> <li>• Subject to Blue Oaks "open space neighborhood preserve purposes", "for passive recreational use"</li> <li>• Land flattens adjacent to lake</li> </ul>	Neighborhood Preserve required to be dedicated as part of subdivision to satisfy 5% land requirement (13.2 acres total) for park and recreation areas.
27	080-241-380	13.00	Land: 0 Los Trancos Parcel C	R-E/3.5A/SD-2/D-R	Residential Open Space Preserve	Parcel B, C, D, F Fee dedication to the Town for open space and neighborhood preserve purposes. Blue Oaks Subdivision, June 1998 128-RSM-PG064	Septic	Ps/Pdf/Sis	<ul style="list-style-type: none"> <li>• Los Trancos Creek and road setbacks means only narrow strip at center of parcel would be developable</li> <li>• Open space easement</li> </ul>	Portions of the parcel (3.1 acres) required to make up for 5% land dedicated to Town for the subdivision. The entire parcel dedicated as open
28	079-151-280	0.250	Land: 0 Portola	R-E/1A/SD-1a	Low-Medium Intensity Residential	Town purchased land as part of flood control work (bridge) work in March 3, 1988	Sewer line on Portola Road	Sun	Town purchased land to facilitate construction of Portola Brookside bridge	
29	080-250-080	4.46	Land: 0 Alpine (Bovet Strip Park)	PC/2A/SD-1	Scenic Corridor & Greenway	Grant Deed 3/12/68 dedicated to Town for road easement	Septic	Pd/Sun	Long narrow strip of land along Alpine road ROW.	Deeded for Parks and Recreation purposes. Grant Deed March 1, 1965
30	079-181-220	0.017	Land: Cima Way	R-1/15M	Low-Medium Intensity Residential	Agreement of Sale 11/30/81, town purchased from SMC for \$152.00 for ROW street purposes	Septic	Sbr	Small sliver of road ~740SF that part of the ROW	
31	076-280-150	3.10	Land: Springdown Parcel #2	R-E/3.5A/SD-2/D-R	Community Park/Preserve	April 7, 2000, Agreement of Sale with the Goodsteins for \$1,625,000	Sewer line on Portola Road	Sun/Pf	Open space preserve, half of the open space. See Parcel ID #4.	Deeded for Open Space purposes. Grant Deed June 29, 1982

32	076-170-030	11.81	Land: Kersten Parcel	R-E/3.5A/SD-2/D-R	Conservation Residential	Dangler Open Space Preserve donated to Town in 2005. A trail project started after the Kersten family donated what is now the Herb Dangler Preserve. Along with the donation of the property an additional \$25,000 was included for trail construction and maintenance. With this seed money the Trail Committee began working with the Public Works department to design an extension to the existing trail system. In December 2007 Bill and Jean Lane donated an additional \$25,000 towards the construction costs and the Trails Committee allocated \$10,000 from the FY70/08 trails budget to cover the estimated cost of \$60,000. The budget and initial design was approved by the Town Council on December 7, 2007.	Septic	Md/Od/S Is	Landlocked. No access except through Town of Woodside.	Deeded for Open Space purposes. Grant Deed November 29, 2005
33	077-212-140	2.50	Land: Shady Trail/Westridge	R-E/2A/SD-2a	Low Intensity Residential	Formerly Michael Tevis property. Town purchased flag lot to preserve as open space in November 16, 2007. Town contributed \$100,000 from Open Space Acquisition Fund. Per resolution 2373-2007, residents of the Town contributed the balance of the purchase price so \$1,595,000 to the Town to assist with the purchase to keep it in its open space condition.	Sewer line on Golden Hills	Sun/Ps		Deeded for Open Space purposes. "This land being transferred is to be kept in its natural state consistent with public safety, no structure may be placed or constructed on the land and no parking shall be allowed on the land". Grant Deed November 16, 2007
34	076-262-020	0.080	Land: 815 Portola Rd	R-E/3.5A/SD-2/D-R	Scenic Corridor & Greenway	Acquired as part of Christ Church LLA, Part of PV Town Center parking lot.	Sewer on Portola Road	Pf		
	ROW	0.620	Triangle Park	C-C	Scenic Corridor & Greenway	Triangle Park, road ROW, not a parcel	Sewer on Portola/Alpine	Sun		
	ROW		Alpine Road ROW adjacent to Corte Madera School							

# Town of Portola Valley GIS Basemap



**TO:** Ad Hoc Affordable Housing Site Evaluation Committee  
**FROM:** Karen Vahtra, committee member, Portola Road Subcommittee Member  
**DATE:** 11/26/2024  
**RE:** Soccer Field at Town Center

### **RECOMMENDATION**

The Portola Subcommittee recommends that the committee consider using the soccer field at the town center as a full or partial substitute for Dorothy Ford Field and Open Space. This question had been raised to some extent during the Ad Hoc Housing Element Committee meetings. Our subcommittee has found some new information that slightly alters the previously raised question.

### **QUESTION**

Do we have enough soccer fields in town that losing the one at town center is a better trade off than losing Dorothy Ford Open Space including the two large oak trees?

### **Housing Element Survey Results — February 2022**

The community expressed very strong support for both preserving open spaces and recreation spaces.

Factors to consider in planning for multi-family housing in Portola Valley: • Strongest agreement around limiting housing where high fire and geologic risk (84%) and preserving open spaces, trails, recreation spaces (95%).

Unfortunately, the question was listed with open space and recreation together not allowing a trade off between the two items. Several responders also included detailed comments on this subject:

*7 Portola Valley has been and continues to be exemplary to attract a family lifestyle that enjoys Open Space and quality of life that is unique to the Bay Area. PLEASE DO NOT DESTROY THAT!!!*

*217 ...What can be negotiated with Open Space owners to create a Community Land Trust? Town Center fields and the Town Center facilities -- start over and create housing there instead if we have to. Go up. 2/10/2022*

*48 Use Town center, soccer/baseball fields, schools for multi-level dwellings. 2/13/2022 4:01 PM*

<https://www.portolavalley.net/home/showpublisheddocument/15752/637817473938570000>

## **JUNE 22, 2022 AD-HOC Housing Element Meeting**

A question was raised at the June 20, 2022 meeting about moving the town soccer field onto the open area at Dorothy Ford Park and Open Space. The question was raised around 1:51:45 from a committee member. <https://www.youtube.com/watch?v=X2HZVA2ssaA>

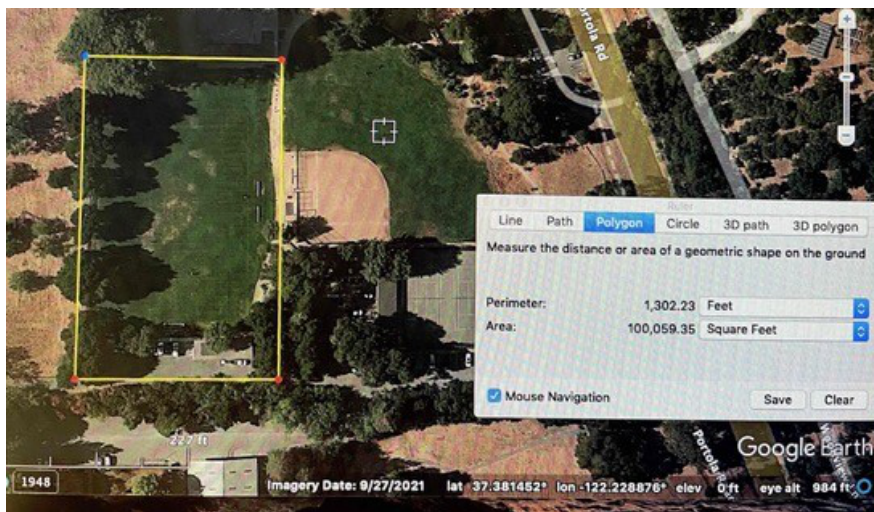
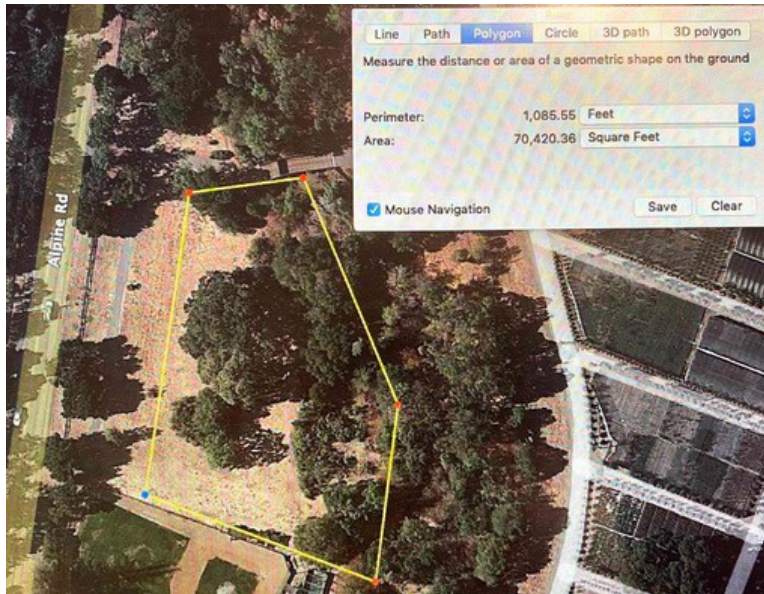
Committee Member Bob Turcott: *There is a resistance to sacrifice fields but I wonder Laura if you can tell me whether this scenario has been considered. What about developing the soccer field and replacing it with a new field adjacent to the baseball field on Ford Field. So in other words preserve the number of sports fields that we have but just move it to where we are envisioning the Ford Field development now that has that been considered?*

Staff Response Laura Russell: *No, that has not been considered. We did not talk about developing any active play fields any active recreation fields — we did not consider for the direction of this group. No one suggested a swap. I don't think the soccer field here at town center is big enough to accommodate the same size development. I don't think a swap would work but I would have to think about that.*

Public Input William Russell: (2:31:25) *You could consider the soccer field at town center.*

## Peter Lipman PV Forum Proposal

On June 21, 2022 (the day after the meeting), Peter Lipman proposed developing the town center soccer field instead of Dorothy Ford Park and Open Space and provided some approximate measurements which I have verified to be reasonably accurate. The bottom line is that the developable area in Dorothy Ford Open Space is considerably smaller than the town soccer field. Here are Peter's estimates using Google Earth. The soccer field is about 2.3 acres (100,000 square feet) and the developable area of the Dorothy Ford Open Space is 1.6 acres (70,500 square feet).



<https://pvforum.us/g/main/message/163816?p=,,,20,0,0,0::recentpostdate/sticky,,soccer+field+peter,20,2,0,91912716> (You will need to be a PVForum member to access this link).

**Moving Soccer Field to Dorothy Ford Open Space**

The initial question was could we move the soccer field onto Dorothy Ford Open Space to retain the number of fields in town?

This answer is a clear no because of the irregular shape of the parcel not allowing enough width to make a rectangle. Here is a very rough approximation where the developable area is in yellow and the soccer field in red.



**Public Comment for Subsequent July 13, 2022 Meeting**

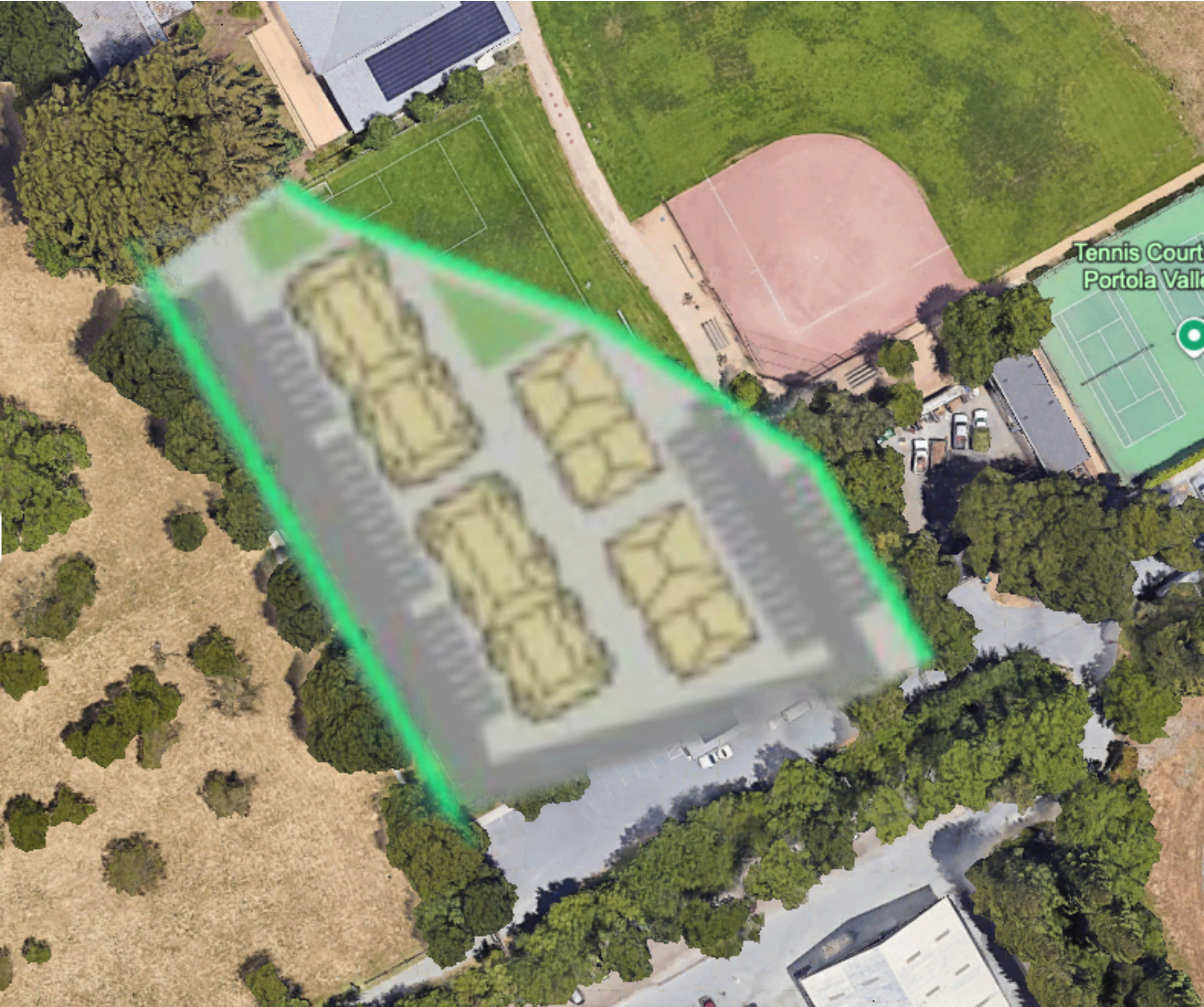
*Has the Town Council devoted enough consideration to moving the multifamily housing from Dorothy Fork Park to the Town Center soccer field? The town center location offers access to the library, computers, the town center community rooms and lawn area. It also allows for addition options for evacuation. Distributing some of the development to Portola Road should be carefully considered so that the bulk of the development is not concentrated in one area. The town center soccer field could possibly be moved to Dorothy Ford Park. Joye Scott*

*As you consider the updates to the Portola Valley Housing Element, we urge you to maintain all current recreation space as recreational space - especially Ford Field. Jen Sweeney Alpine Little League President*

<https://www.portolavalley.net/home/showpublisheddocument/16362/637934704498470000>

**Moving 50 Units onto the Town Soccer Field**

What is feasible is moving the development onto the soccer field. The picture below is a reasonably accurate approximation of the drawing prepared by Lisa Wise Consulting showing a feasibility proposal for 50 units. This exact configuration is not ideal for a rectangular lot but allows a simple visualization. The soccer field could support 50 units.



## Soccer Fields in Town

Portola Valley has four public and one private field for playing soccer. Both public schools have a soccer field, the town center has the Russ Miller soccer field and the Rossotti Field next to the Alpine Inn (Zott's). The Rossotti field is the largest size field. Woodside High School, the public high school, has a field appropriate for teenagers.

The local American Youth Soccer Organization (AYSO) Chapter 25 has been in operation since 1968 with a fall and a spring season. The local leagues currently have six divisions categorized by age. Different divisions use different sized fields. They use all four public fields in town along with the field at Woodside Elementary. <https://www.ayso25.com/field-locations/>. High schoolers can join teams outside of the immediate area.

Division	Grade
4s Schoolyard*	4 years old/Pre-K (Coed)
Under 6 (6U)	4.5-5/Pre-K or Kindergarten (Coed)
Under 8 (8U)	6-7/first and second grade (Coed)
Under 10 (10U)	8-9/second, third or fourth grade
Under 12 (12U)*	10 and 11/fourth, fifth, and sixth grades
Under 14 (14U)*	12 and 13/sixth, seventh, and eighth grades

## Public Soccer Fields In Neighboring Communities

Woodside has two fields: Barkley Fields and Woodside Elementary. Los Altos Hills also has two public fields: Gardner - Bullis School and Foothill College. Portola Valley has four public fields.

## Rossotti Field

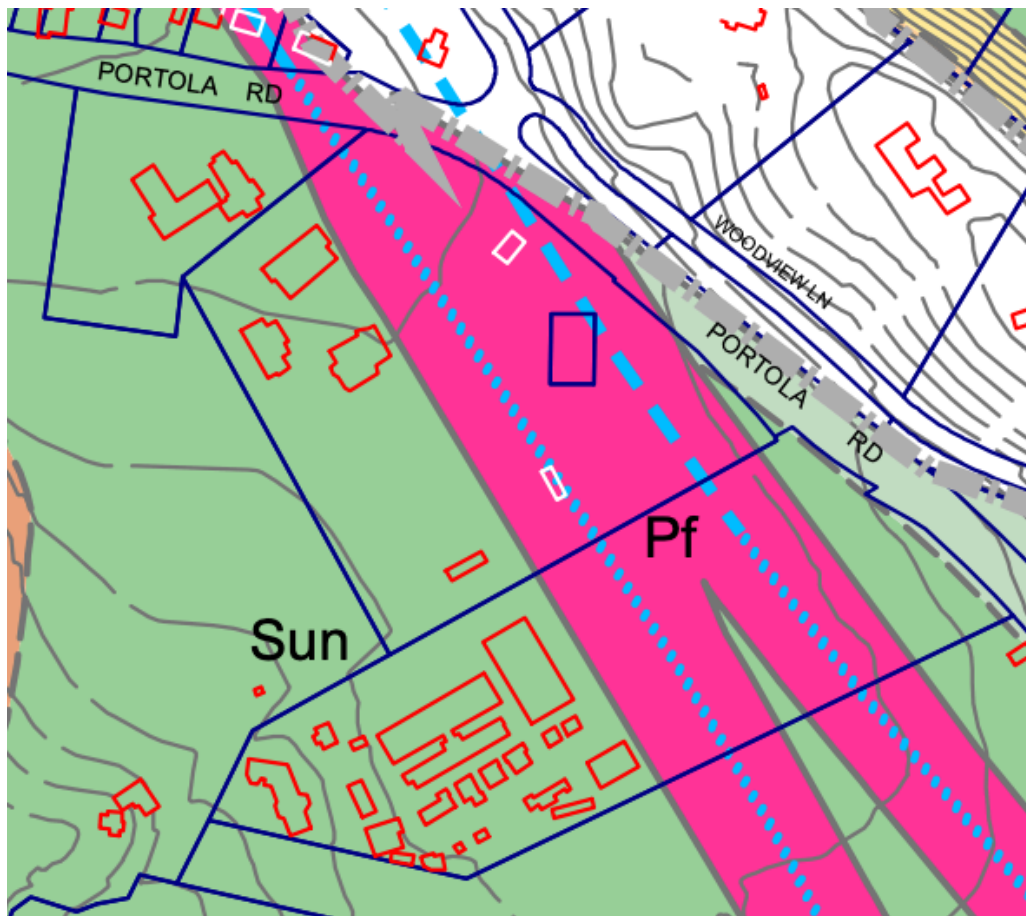
The Rossotti Field is the largest of the four public fields in town. Our former Town Attorney stated in the June 20,2022 meeting:

*The title report with respect to that field (Rossotti) and that does have a deed restriction in the actual deed that it be preserved for parking, open space, and recreation.*

Currently due to the popularity of Alpine Inn, the Rossotti field is currently underutilized. Zott's is so popular that the parking lot is often overflowing.

## San Andreas Fault

The San Andreas Fault does cross the town center but just to the East of the soccer field.



<https://www.portolavalley.net/home/showpublisheddocument/3967/636464484565400000>

## Leach Field

The town center is not connected to the sewer line on Portola Road but uses a leach field under the soccer field. The leach field would have to be moved to another location or the town center buildings would need to be connected to the sewer line along Portola Road.

### **Easement for El Mirador**

El Mirador has two access points off Portola Road. The road passing the pickleball/tennis courts, the Sheriff's substation and the soccer field continues into this private property. This road will need to be configured to continue to allow access for the owners of El Mirador from this location.



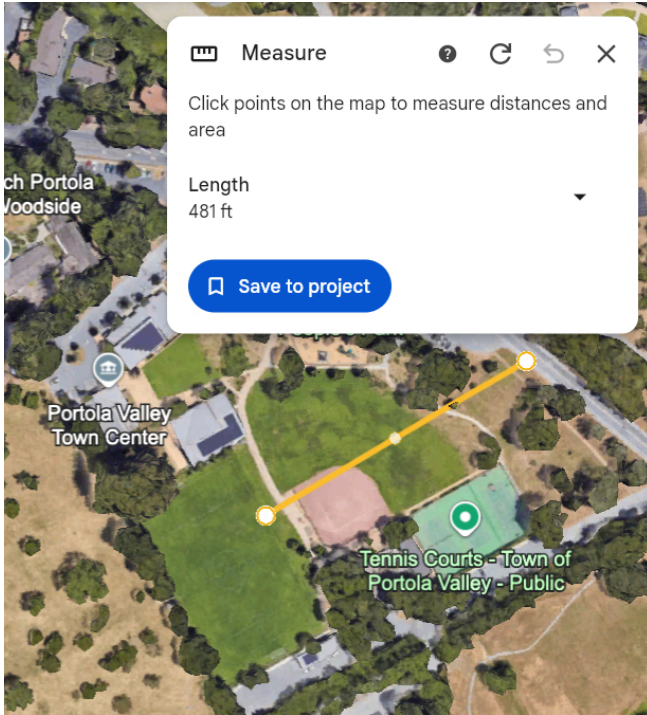
### **Removal of the Sheriff's Substation and Restrooms**

The town and the Sheriff have been discussing for the last few years either replacing the substation or moving the substation into town hall. The Sheriff currently does not use the current location for interacting with the public.

The Sheriff's substation building also contains restrooms. These facilities are used by both field users and players from the pickleball/tennis courts. The restrooms could be relocated or somehow incorporated into the housing project and available for the public at large.

## Scenic View Impacts

Having even a three story building at the soccer field will have limited visual impact along Portola Road. The buildings would be at the closest just under 500' away.



A combination of trees, the baseball field, and pickleball/tennis courts obstruct the view from most angles. The photo below shows the only clear visibility of the buildings from Portola Road as indicated by the brown rectangle.

