



# TOWN of PORTOLA VALLEY

Town Hall: 765 Portola Road, Portola Valley, CA 94028 Tel: (650) 851-1700 Fax: (650) 851-4677

October 10, 2016

Ken Kirkey, Director, Planning  
Metropolitan Transportation Commission  
375 Beale Street, Suite 800  
San Francisco, CA 94105

Re: Request to Revise Plan Bay Area 2040 Preferred DRAFT Scenario 2010 Employment  
Figures for Portola Valley

Dear Mr. Kirkey:

Thank you for taking the time to meet with Planning Director Debbie Pedro and Associate Planner Arly Cassidy to discuss the Plan Bay Area 2040 Draft Preferred Scenario.

At the meeting on September 29, 2016, Town staff explained that based on a recent survey of Town employers (Attachment 1), the draft scenario's employment number for the 2010 base year of 2,700 is significantly higher than our assessment. Town staff concludes that there are approximately 1,500 jobs for 2010, a more accurate number. Additionally, the forecast of 300 additional jobs by the year 2040 seems unrealistically high as the Town has very few commercial and institutional zoned parcels and there are no plans to expand such zoning districts.

MTC/ABAG and Town staff discussed the methodology for estimating the employment numbers and there was general agreement with the Town's assessment of the employment figures. Therefore, the Town of Portola Valley requests that the DRAFT Preferred Scenario Employment number for the 2010 base year be revised from 2,700 to 1,500 and the 2040 forecast of 300 be lowered accordingly.

Please let us know if you would like any additional information or background; Town Staff is happy to assist. Thank you for your time and consideration of our request.

Sincerely,



Jeremy Dennis  
Town Manager

#### Attachments

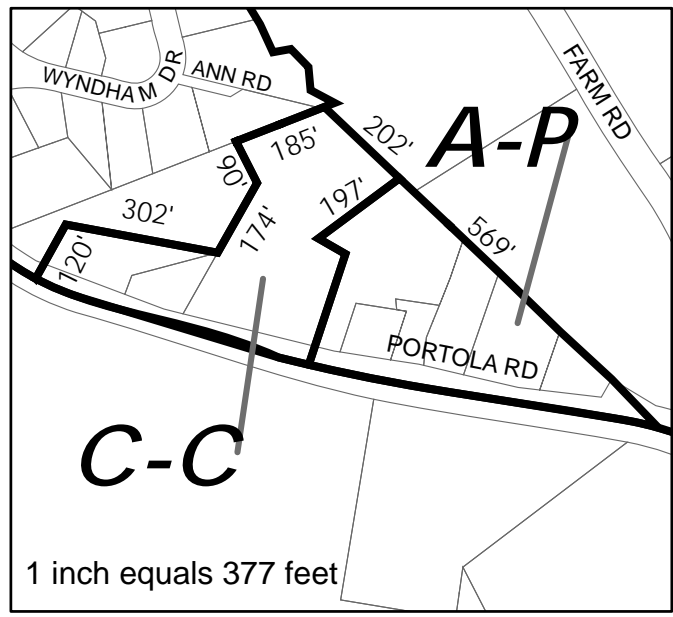
1. Town of Portola Valley Employers and Number of Employees
2. Town of Portola Valley Zoning Map

**Portola Valley Employers and Number of Employees (September 2016 Survey)**

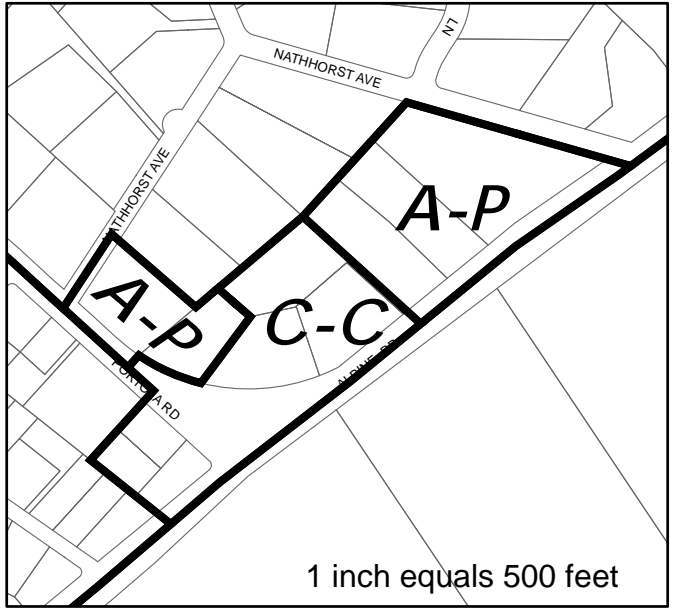
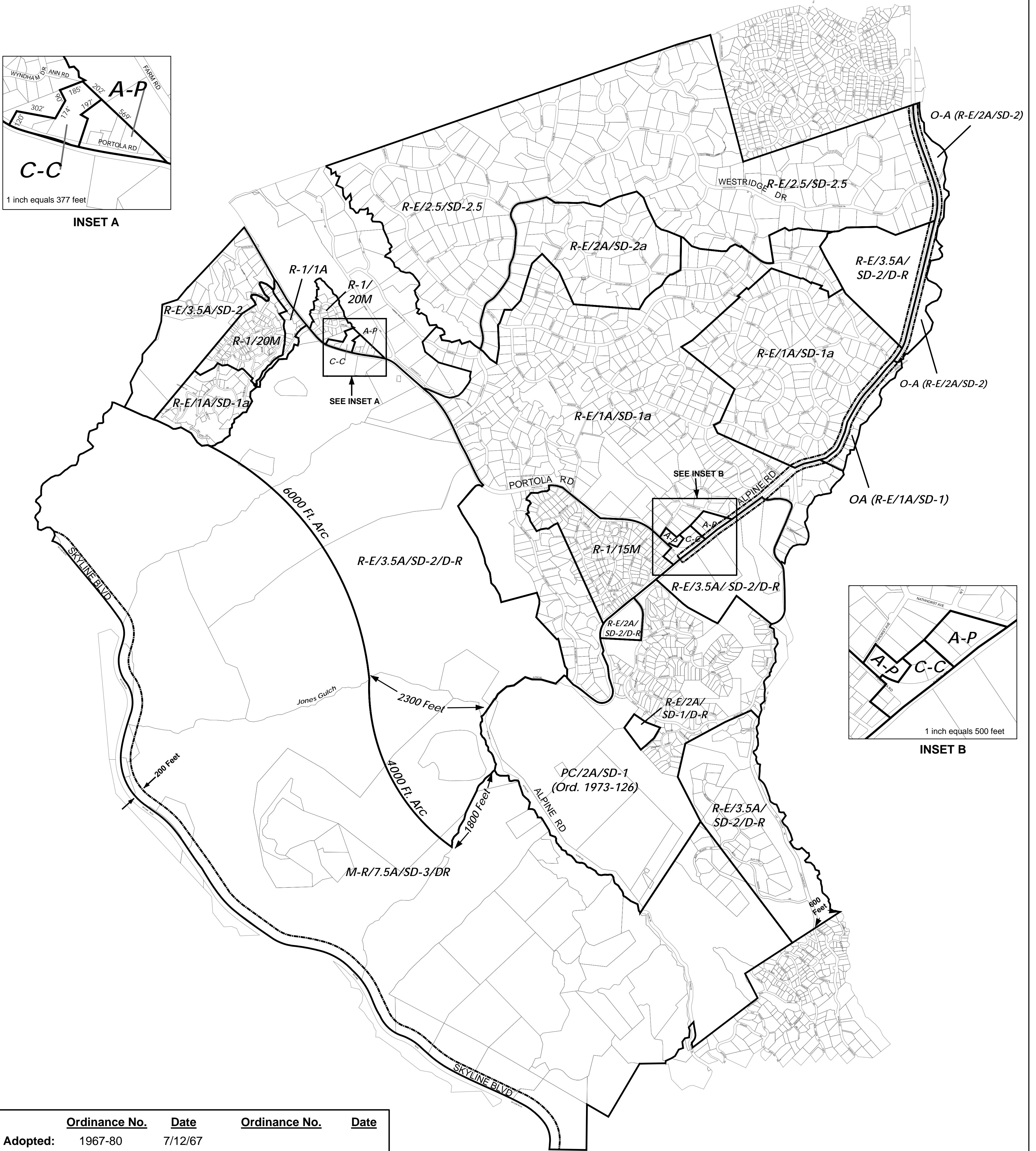
<b>Employer Category/Area</b>	<b>Name</b>	<b># of Employees</b>
<b>Commercial - General</b>		
	Spring Down Equestrian	8
	Jelich Ranch	3
	Golden Oak Equestrian	8
	The Sequoias	180
	Alpine Rock Ranch	1
<b>Commercial - Nathorst Triangle</b>		
	Roberts Market,	40
	Portola Valley Garage	7
	Additional small businesses, estimated	50
<b>Commercial - Village Square</b>		
	Park Side Grille	25
	Bay Area Lyme Foundation	2
	Woodside & Portola Private Patrol	26
	Portola Valley Feed	2
	Carousel Saddlery	5
	Village Square Veterinary Hospital	10
	Briarwood Veterinary Building	5
	Village Cleaners	2
	Hoffman & Moore Chiropractic	9
	Woodside Fire Temp Location	6
<b>Educational Institutions</b>		
	PVSD-Ormandale	36
	PVSD-Corte Madera	47
	PV SD	16
	Woodside Priory	90
	Creekside School	5
	Windmill School	5
<b>Religious Institutions</b>		
	Our Lady of Wayside Church	3
	Christ Church - The Episcopal Parish	4
	Valley Presb. Church	10
<b>Recreation/Open Space</b>		
	Farmer's Market	20
	Mid Peninsula Open Space	2
	Alpine Swim and Tennis Club	25
<b>Town</b>		
	Parks and Rec vendors/instructors	8
	Business Lisences, expiring 6/30/17	741
	Town Hall	14
<b>Fire</b>	PV Fire Station	6
<b>Library</b>	PV Library	8
<b>Total</b>		<b>1415</b>

# ZONING MAP

## FOR THE TOWN OF PORTOLA VALLEY



INSET A



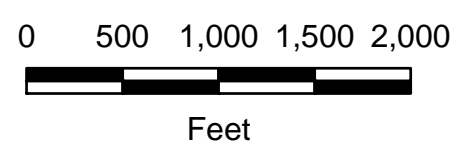
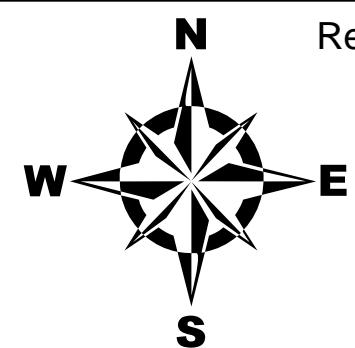
INSET B

	<u>Ordinance No.</u>	<u>Date</u>	<u>Ordinance No.</u>	<u>Date</u>
<b>Adopted:</b>	1967-80	7/12/67		
<b>Amended:</b>	1969-97	9/24/69	1989-246	9/22/89
	1973-119	2/14/73	1990-251	4/11/90
	1973-126	1/9/74	1990-253	7/11/90
	1976-147	10/13/76	1995-283	4/21/95
	1979-171	4/11/79	1996-287	4/10/96
	1981-181	3/11/81	1998-305	1/14/98
	1981-182	4/8/81	2003-347	2/26/03
	1983-247	7/20/83		



### Legend

- RE/1A Zoning Boundary & Designation
- - - - - Special Building Setback Lines - S



PROJECTION: CALIFORNIA STATE PLANE COORDINATES, ZONE III, NAD83 DATUM. UNITS IN FEET. PUBLISHED: OCTOBER, 2004

Reprinted July 2007