

CARR McCLELLAN

June 14, 2023

Lauren I. Boro
lboro@carr-mcclellan.com

San Mateo County Planning and
Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: ADMINISTRATIVE EXTENSION OF USE PERMIT NO.
PLN2000-00352

Ladies and Gentlemen:

We represent Woodland School (the School) in connection with certain land use matters relating to 360 La Cuesta Drive, Portola Valley (APN No: 77-180-20).

Concurrently with this letter, we are submitting an application for renewal of Use Permit No. PLN2000-00352, which expires on July 24, 2023. By this letter, we respectfully request an administrative extension to the Use Permit for six months, to January 24, 2024 to afford the School time to process the renewal. We understand that it will take approximately four to six months from the time the application is submitted to the hearing date. We have been working with the School for several months to determine whether any amendments to the permit will be requested. The School is not planning any new projects or improvements at this time and no changes to the Permit are being sought. The School also has reached out to the Ladera Community Association and attended a meeting of the Association to solicit its input and concerns.

Please feel free to call me with any questions.

Very truly yours,

CARR McCLELLAN P.C.

By: 

Lauren I. Boro

June 5, 2023

San Mateo County Planning and
Building Division
455 County Center, 2nd Floor
Redwood City, CA 94063

RE: Renewal of Use Permit No. PLN2000-00352

Ladies and Gentlemen:

The Las Lomas Elementary School District (the "District") is the fee owner of that certain real property located in the unincorporated area of San Mateo County at 360 La Cuesta Drive, Portola Valley, California 94028, APN No: 77-180-20 (the "Property"). The Property is subject to a long-term lease to Woodland School (the "School"). The Property also is subject to Use Permit No. PLN2000-00352 (the "Permit"), which expires July 24, 2023 and is subject to renewal. The District hereby authorizes the School to seek and apply for a renewal of the Permit for a term of 10 years and to submit such applications, affidavits and other documents and appear at such proceedings as may be necessary to do so.

Very truly yours,

Las Lomas Elementary School District

By:  _____

Printed Name: Mei Chan

Its: _____

Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063
Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
www.co.sanmateo.ca.us/planning

PLN: PLN2000-00352

BLD:

Applicant/Owner Information

Applicant: Woodland School

Mailing Address: 360 La Cuesta Drive
Portola Valley, CA

Zip: 94028

Phone, W: 6508549065

H:

E-mail Address: jwarren@woodland-school.org

FAX:

Name of Owner (1): Las Lomas Elementary School District

Name of Owner (2):

Mailing Address: 1011 Altschul Avenue
Menlo Park, CA

Mailing Address:

Zip: 94025

Zip:

Phone, W: 6508542880

Phone, W:

H:

H:

E-mail Address: bpolito@llesd.org

E-mail Address:

Project Information

Project Location (address):

360 La Cuesta Drive

Portola Valley, CA 94028

Zoning: R-1/S-104

Assessor's Parcel Numbers: 77 — 180 — 20

Parcel/lot size: 10

AC (Acreage)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Applicant is requesting renewal of the Use Permit for a term of ten (10) years.

No improvements to the Property or changes in use are proposed in connection with this renewal.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation)

No improvements to the Property or changes in use are proposed in connection with this renewal.

Describe Existing Structures and/or Development:

No improvements to the Property or changes in use are proposed in connection with this renewal.

Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature

Owner's signature

Applicant's signature

Permit Types	Ownership		Survey		Grading Projects	NPDES	Dept. Of Public Works	Access Plans (if > 100-ft. from public road)	Other Fire Dept. Reqs.	Septic System	Well	See Regulations for Additional Application Requirements	Plan Reductions (8.5" X 11")	Other														
	Owner's Concurrence	Chain of Title	Title Report (within past 2 mo.)	Proof of Ownership (Deed or Tax Bill)											Boundary Survey	Topographic Survey	Existing Tree Plan	Location Map	Site Plans (show all easements)	Elevation Plans	Floor Plans	Landscaping Plan	Grading Plans	Erosion/ Sediment Control	Haul Routes (if export exceeds 250 cy)	Density Analysis/ Certification	Tentative Map	Geotechnical Report
AgriTourism Permit/ Exemption	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Agricultural Preserve	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Architectural Review	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Architectural Review Exemption	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Certificate of Compliance - Type A	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Certificate of Compliance - Type B	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Coastal Development	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Coastal Development Exemption	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Major Development Review	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Certified Animal Permit or Exempt.	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Design Review	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Farm Labor Housing	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Fence H. Ex.	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
General Plan Amendment	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Grading	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Grading Exemption	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Home Improvement Exception	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Kennel/Cattery	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Lot Line Adjustment	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Merger	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Off-Street Parking Exception	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Planned Agriculture	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Resource Management	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Rezoning	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Street Name/Change	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Subdivision	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Surface Mining	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Timberland Preserve	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Use Permit	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Use Permit - Telecom.	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Variance	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Application Companion Page	<	<	<	<	<	<	<	<	<	<	<	<	<	<														
Environmental Info. Form	<	<	<	<	<	<	<	<	<	<	<	<	<	<														

**Required when applicable, as determined by County Staff.

***Water tanks may be required by Fire Department

****Turn around may be required by Fire Department

*****Submittal Requirements: 1) 5 sets of plans are required for any application, with the exception of Subdivision applications where 7 sets are required, plus an electronic vector-based map on disc (preferred).
 Disclosures: In addition to those items checked, other items may be required on a case-by-case basis during the Planning permit review process. Plans approved under a Planning Permit are preliminary to construction. Additional information may be requested at the building permit stage.

Environmental Information Disclosure Form

PLN PLN2000-00352

BLD _____

Project Address: 360 La Cuesta Drive
Portola Valley, CA 94028

Assessor's Parcel No.: 77 — 180 — 20

Zoning District: R-1/S-104

Name of Owner: Las Lomas Elementary School District

Address: 1011 Altschul Avenue

Menlo Park Phone: _____

Name of Applicant: Woodland School

Address: 360 La Cuesta Drive, Portola Valley

CA, 94028 Phone: 6508549065

Existing Site Conditions

Parcel size: 9.8 acres

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation). The property includes a range of school buildings, a playground, grass field, and fire road on the perimeter of the field. An easement exists for a gravel path to Ladera Recreation Center. Native vegetation can be found throughout the premises.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

Yes	No	Will this project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction of a commercial structure > 2,500 sq.ft?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation : _____ c.y. Fill: _____ c.y.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

Signature required on reverse →

2. National Marine Fisheries Rule 4(d) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Construction outside of the footprint of an existing, legal structure?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Exterior construction within 100-feet of a stream?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Construction, maintenance or use of a road, bridge, or trail on a stream bank or unstable hill slope?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Land-use within a riparian area?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Timber harvesting, mining, grazing or grading?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Any work inside of a stream, riparian corridor, or shoreline?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	g. Release or capture of fish or commerce dealing with fish?

Please explain any "Yes" answers:

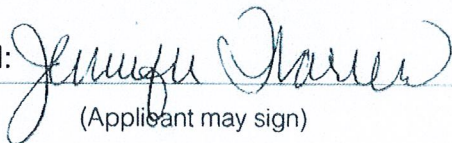
3. National Pollutant Discharge Elimination System (NPDES) Review

Yes	No	Will the project involve:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>a. <u>A subdivision or Commercial / Industrial Development</u> that will result in the addition or replacement of 10,000 sq. ft. or more of impervious surface?</p> <p>If yes, Property Owner may be required to implement appropriate source control and site design measures and to design and implement stormwater treatment measures, to reduce the discharge of stormwater pollutants. Please consult the Current Planning Section for necessary forms and both construction and post-construction requirements.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>b. <u>Land disturbance of 1 acre or more of area?</u></p> <p>If yes, Property Owner must file a Notice of Intent (NOI) to be covered under the statewide General Construction Activities Storm Water Permit (General Permit) prior to the commencement of construction activity. Proof of coverage under State permit must be demonstrated prior to the issuance of a building permit.</p>

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and the facts, statements and information presented are true and correct to the best of my knowledge and belief. **If any of the facts represented here change, it is my responsibility to inform the County.**

Signed:


(Applicant may sign)

Date:

6/9/23

Application for a Use Permit

455 County Center, 2nd Floor Redwood City • CA • 94063
Mail Drop PLN 122 • Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

Companion Page

(None-telecommunications Only)

Applicant's Name : Woodland School

Primary Permit #: PLN2000-00352

Please fill out the general Planning Permit Application Form and this form when applying for a Use Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

This application is for: Initial Use Permit

Renewal or Administrative Review of Existing Use Permit
Original Permit #: 2000-00352

Amendment to an Existing Use Permit
Original Permit #: _____

Initial New / Renewal Cell Site

If an initial permit, please describe specifics of proposed operation (ie. hours of business, number of employees, activities, etc.).
If an amendment to an existing permit, please describe the specific proposed changes in the operation.

No improvements to the Property or changes in use are proposed in connection with this renewal.

To approve this application, the County must determine that this project complies with all applicable regulations including the following specifically required finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

Write a brief statement in which you present evidence to support the required finding.

Write a brief statement to the following finding if the proposed project is a cell site.

That the proposed project is necessary for the public health, safety, convenience or welfare, since it will continue to provide the clarity, range and service of the existing cellular communications network in the area for the public.

The plans, 24"x36" shall contain the following:

- (1) One set of plan reductions
- (2) Boundary lines of the site.
- (3) The location of any existing buildings, structures, easements or underground utilities on the property where the work is to be performed.
- (4) Accurate contours showing the topography of the existing ground extending at least 10 feet outside all boundary lines of the project site.
- (5) Elevations, locations, extent and slope of all proposed final grading shown by contours.
- (6) Specifications, cross-sections, profiles, elevations,

dimensions and construction details based on accurate field data.

(7) General location and character of vegetation covering the site, including all trees proposed to be removed and all trees 12" dbh within 20 feet of the area to be disturbed.

(8) Amounts of grading cubic yards, cut and fill

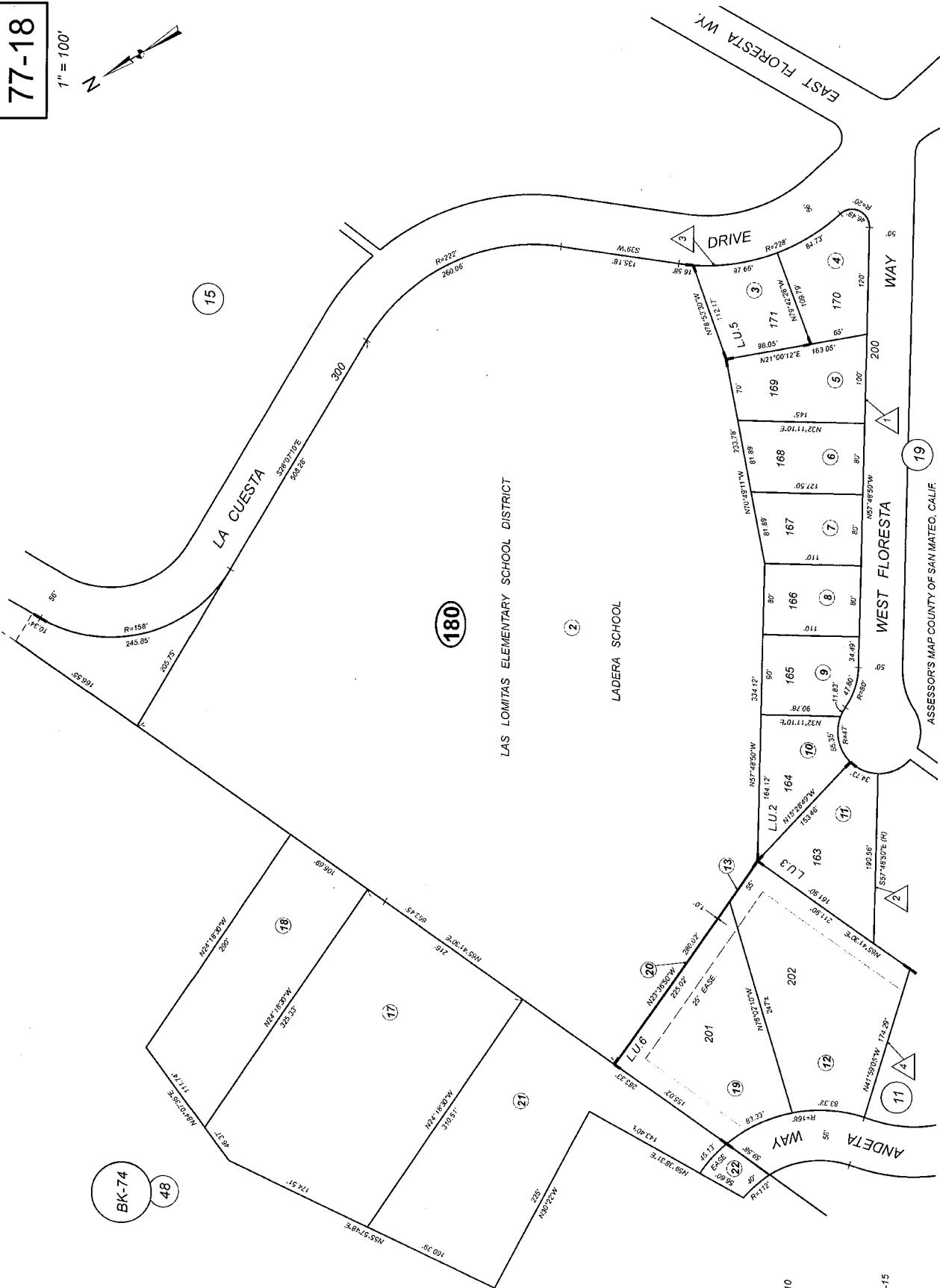
(9) Name and registration number of the registered California civil engineer under whose direction the plan is prepared.

(10) RF report to include individual and cumulative impacts.

(11) If no other cell facilities exist on subject parcel, carrier must submit a letter explaining reasons for a chose location.

Attachment A

The use and operations of the Woodland School will continue unchanged, in the same manner as currently conducted. No improvements to the Woodland School will be made in connection with this application. The Woodland School will continue to comply with the conditions of approval of the Permit. Accordingly, the continued operation of the Woodland School, as presently conducted, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.



ASSASSOR'S MAP COUNTY OF SAN MATEO, CALIF.

- ▲ 1. LADERA UNIT NO. 6 RSM 3778-10
- ▲ 3. LADERA UNIT NO. 5 RSM 36235
- ▲ 2. LADERA UNIT NO. 3 RSM 32039
- ▲ 4. LADERA UNIT NO. 2 RSM 32714-15

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF THE SURVEYING ACTS AS AMENDED BY THE REQUEST OF LADERA RECREATION DISTRICT IN JANUARY 1997

Richard Skierka
RICHARD SKIERKA L.S. 4840
LICENSE EXPIRES 9-30-00



BASIS OF BEARINGS

THE BEARING NORTH $65^{\circ}41'30"$ EAST BEING THE NORTH-WESTERLY LINE OF LOT 201 AS SHOWN IN VOLUME 37 OF MAPS AT THE BASIS OF BEARINGS FOR THIS MAP

COUNTY RECORDER'S STATEMENT

FILED THIS 4th DAY OF JUNE OF 1997 AT THE REQUEST OF RICHARD SKIERKA

FILE NO. 97-086488 FEE \$6.92

MARRHEN SLOCUM, COUNTY RECORDER, SAN MATEO COUNTY

BY: *Richard Skierka*
DEPUTY

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8788 OF THE LAND SURVEYOR'S ACT

THIS 21st DAY OF JUN 1997



NEIL R. CULLEN, DIRECTOR OF PUBLIC WORKS, R.C.E. 19109
LICENSE EXPIRES 9/30/97

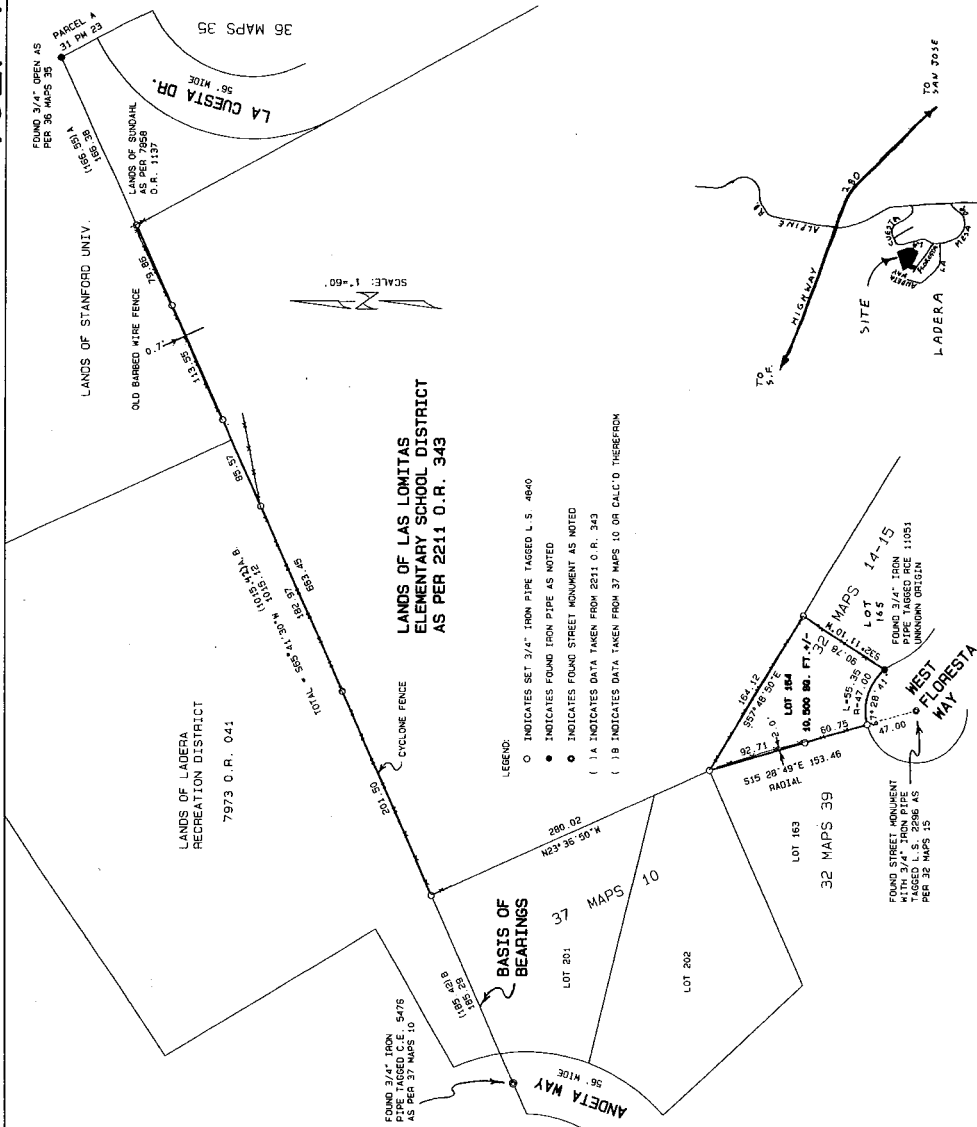
RECORD OF SURVEY

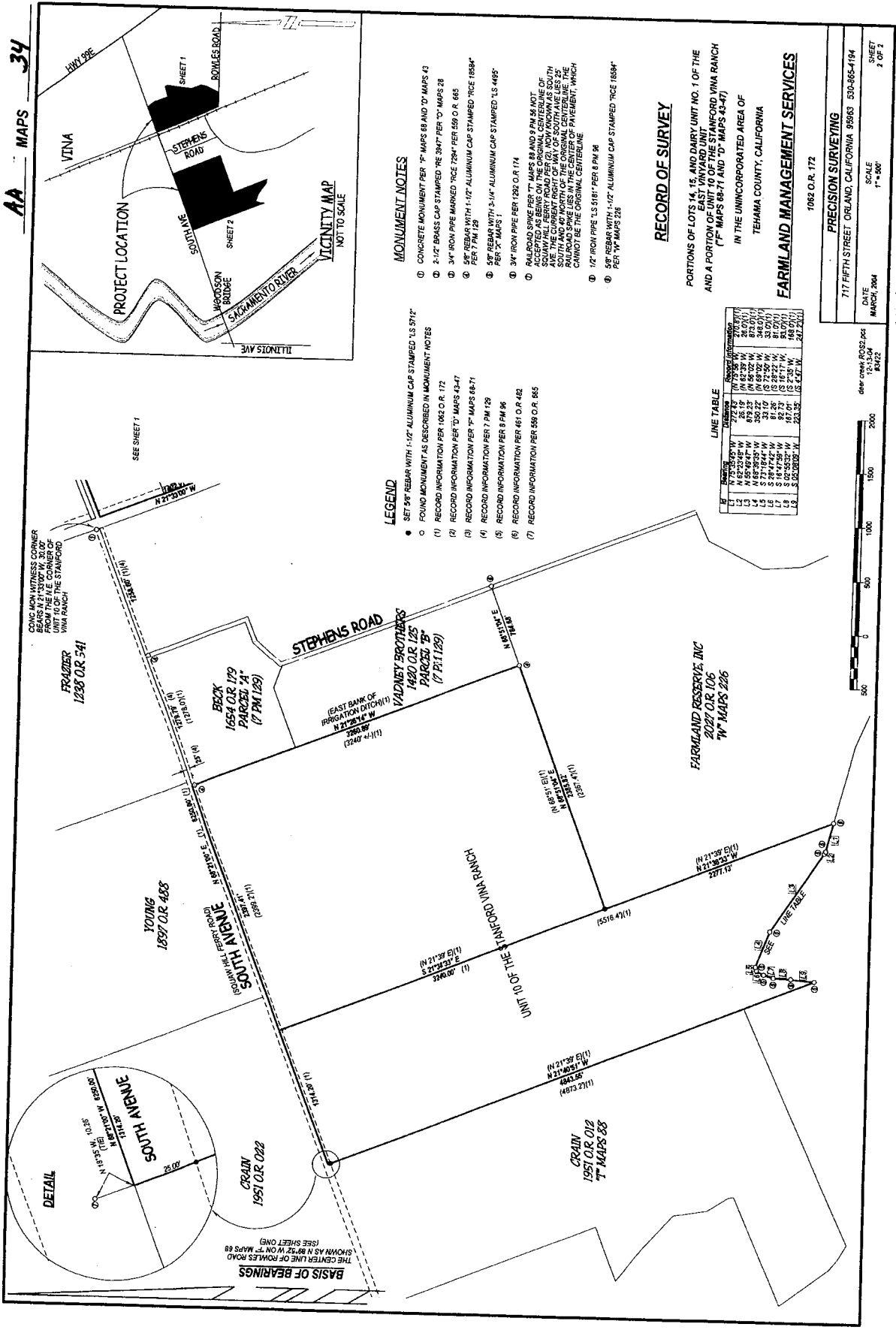
BEARINGS AND DISTANCES OF THE LINES OF THE SUBJECT PROPERTY WERE OBTAINED BY MEASUREMENTS MADE IN THE FIELD BY THE SURVEYOR IN 1997. THE BEARINGS AND DISTANCES SHOWN ON THIS CERTAIN MAPS AT PAGES 14-15, SAN MATEO COUNTY RECORDS, CA.

SAN MATEO COUNTY, CALIFORNIA
SCALE: 1" = 60'
MAY 1997

RICK SKIERKA - LICENSED LAND SURVEYOR
P.O. BOX 680192 WOODSIDE, CA. 94062
(415) 957-1256

SHEET 1 OF 1 SHEET
L 666
97-4 MT





va 2211 342

Escrow No. SJA 243339
MCC 111171

IT IS THE INTENT OF THE PARTIES
TO THIS INSTRUMENT THAT THE
PROPERTY HEREIN DESCRIBED SHALL BE
CONVEYED TO THE PARTIES
HEREIN MENTIONED
BY THE DEED OF THE PARTIES
HEREIN MENTIONED

Dated: March 5, 1952.

Witnessed
L. J. Fuller

STATE OF CALIFORNIA.

County of Santa Clara
On this 5th day of March,

in the year one thousand nine hundred and Fifty-two before me
a Notary Public in and for the County of Santa Clara
State of California, residing therein, duly commissioned and sworn, personally appeared
L. J. Fuller

known to me to be the person whose name is subscribed to the within instrument
as witness thereto, who being by me duly sworn

deposed and said that he resides in City of Palo Alto County of
Santa Clara State of California
that he was present and saw Varion L. Ferguson, Heaster D.
Bonnot and A. Makle

personally known to him to be the person or persons named in, and who executed the said
within instrument in parcels thereto, and said and testified the same, that the said
Varion L. Ferguson, Heaster D. Bonnot and
A. Makle

duly acknowledged in the presence of
and affirm that they executed the same and that he the said affiant
Bonnot & A. Makle subscribed his name as witness thereto
and at the request of said Varion L. Ferguson, Heaster D.
Bonnot & A. Makle subscribed his name as witness thereto

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal
in the County of Santa Clara the day and year in the
certificate first above written

N. A. Kuttler

Notary Public in and for the County of Santa Clara State of California.
My Commission Expires Nov. 1, 1954

I.R.S.

Corporation Grant Deed Individual

PORTOLA DEVELOPMENT COMPANY

a corporation, does hereby GRANT TO
LAS LOMITAS ELEMENTARY SCHOOL DISTRICT
of the County of San Mateo, State of
California,
the real property situate in the
County of Santa Clara, State of California, described as follows:

Above space for Recorder

BEGINNING at the most easterly corner of Lot 169
as said lot is depicted upon that certain map entitled
"Tract No. 631 Leaders, Unit No. 2", a copy of which map
is filed in the office of the recorder of said County
County on September 3, 1950 in book 12 of Maps at pages
14 and 15; thence running from said point of beginning
along the North-easterly line of said Tract No. 631, North
70° 09' 11" West 255.78 feet and North 57° 21' 50" West
33.12 feet to the most Northerly corner of Lot 164; thence
leaving said line and running North 23° 36' 50" West 180.92
feet to the southeasterly line of the lands of Leland Stanford
Junior University; thence running along the last mentioned line
North 65° 41' 30" East 663.45 feet to a point distant 166.55
feet easterly along said line from the most easterly
corner of Tract No. 604 Leaders Unit No. 1; thence leaving
said line and running South 33° 07' 10" East 53.22 feet
along a line parallel with an distant 166 feet East westerly
from the southeasterly line of said Tract No. 604; thence on
to the arc of a curve to the right tangent to the preceding course
having a radius of 212 feet, a central angle of 67° 07' 13" through
an arc distance of 380.63 feet; thence South 39° 00' West 155.18
feet; thence on the arc of a curve to the left tangent to the
preceding course having a radius of 221 feet, a central angle of
25° 10' through an arc length of 16.58 feet; thence North 72° 51'
30" West 11.17 feet to the point of beginning. Containing 9.8 acres,
more or less.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its duly
authorized officers, this 28th day of February, 1952

PORTOLA DEVELOPMENT COMPANY
a corporation
By *William K. Kelley* President
By *Richard R. Kelley* Secretary

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On this 28th day of February, 1952
a Notary Public in and for said County and State personally appeared
known to me to be the
known to me to be the

before me, M.M. Blend
William K. Kelley
President and Richard R. Kelley
Secretary of the corporation that executed the within and foregoing instru-

ment, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to
me that such corporation executed the same.

M.M. Blend
Notary Public

My commission expires April 7, 1955

vol 2211 page 344

92033J

Corporation Grant Deed

INDIVIDUAL

PORTOLA DEVELOPMENT COMPANY

—TO—

LAS LOMITAS ELEMENTARY
SCHOOL DISTRICT

JAN 1952

Order No. 53 11111

When recorded please mail this deed to

San Jose Abstract & Title Insurance Co.
16 North First Street
San Jose, California

VOL 2211 PAGE 342

92033J

X RECORDED AT THE REQUEST OF
SAN MATEO COUNTY TITLE COMPANY X

MAR 6 2 00 PM 1952

OFFICIAL RECORDS
SAN MATEO COUNTY

Russ Harris
RECORDED

San Jose Abstract & Title Insurance Co.

16 NORTH FIRST STREET

San Jose, California

