



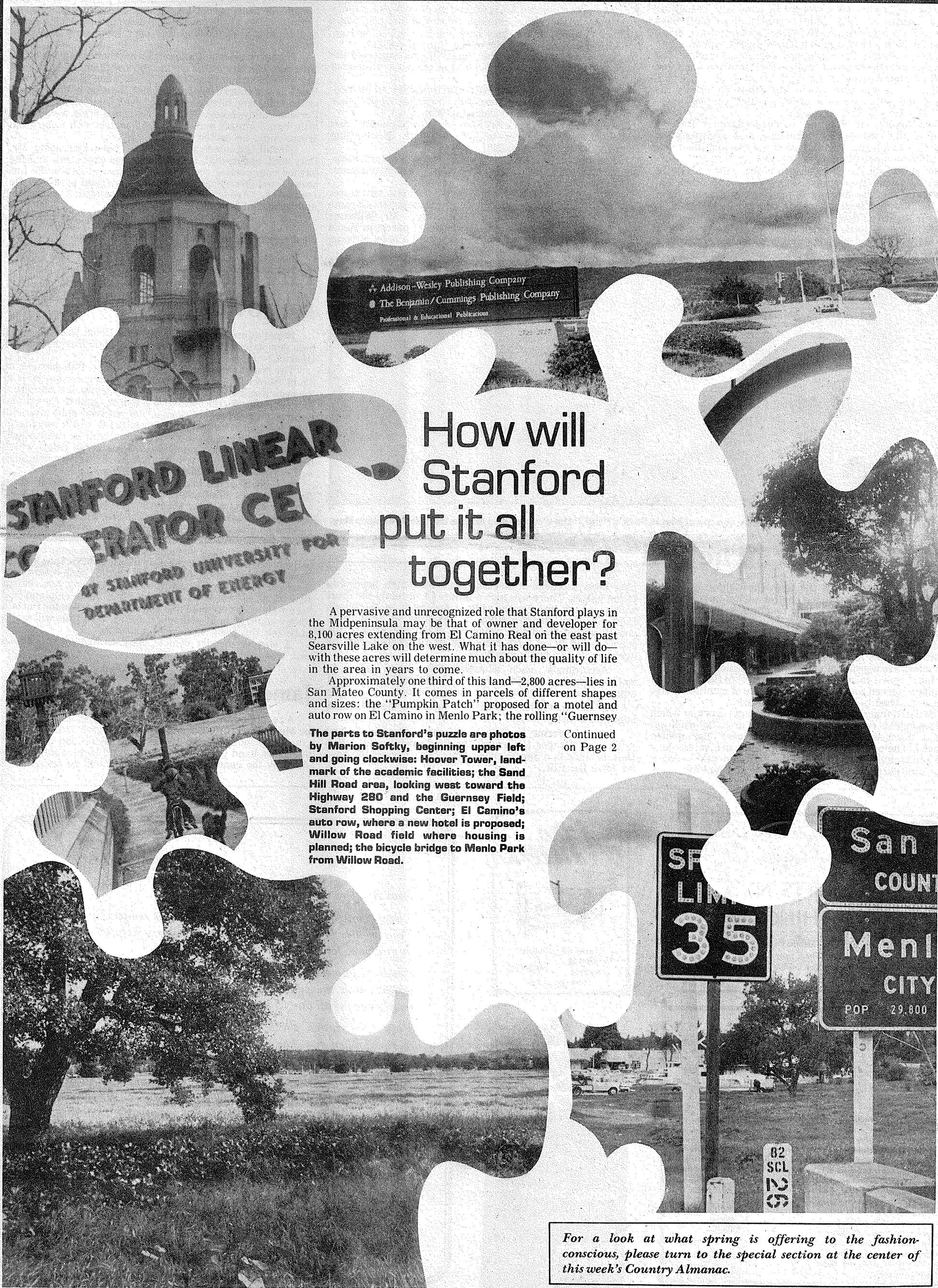
the Country Almanac

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How will Stanford put it all together?

A pervasive and unrecognized role that Stanford plays in the Midpeninsula may be that of owner and developer for 8,100 acres extending from El Camino Real on the east past Searsville Lake on the west. What it has done—or will do—with these acres will determine much about the quality of life in the area in years to come.

Approximately one third of this land—2,800 acres—lies in San Mateo County. It comes in parcels of different shapes and sizes: the "Pumpkin Patch" proposed for a motel and auto row on El Camino in Menlo Park; the rolling "Guernsey

The parts to Stanford's puzzle are photos by Marion Softky, beginning upper left and going clockwise: Hoover Tower, landmark of the academic facilities; the Sand Hill Road area, looking west toward the Highway 280 and the Guernsey Field; Stanford Shopping Center; El Camino's auto row, where a new hotel is proposed; Willow Road field where housing is planned; the bicycle bridge to Menlo Park from Willow Road.

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For a look at what spring is offering to the fashion-conscious, please turn to the special section at the center of this week's Country Almanac.

How will Stanford put it all together?

Continued from Page 1

Field," popular with horsemen, and Sand Hill Road; the giant linear accelerator center also on Sand Hill Road, the Webb Ranch with its summer-fresh fruits and vegetables on Alpine Road.

What do these have in common? Whatever Stanford as landowner does with each parcel intimately affects its neighbors and the community in which it lies. Stanford's development plans for its lands across the creeks from San Mateo County—for example the proposed housing development on Willow Road—will also affect neighbors across the county line, through traffic, views, and loss of valued open space.

After many years of uncertainty, Stanford is now putting the finishing touches on a new set of plans and consulting with neighbors on them. Public presentations have been made in Palo Alto and Santa Clara County and are being planned in Menlo Park and San Mateo County, according to Andy Doty, Stanford's community relations director. The plans also go to the board of trustees for a preview this week with final approval slated for April or June.

"This is a massive University effort to clarify its thinking and get its house in order for itself and its neighbors," Mr. Doty said with a sigh.

"It's about time," he acknowledged. "Housing pressures, the jobs-housing imbalance, and transportation are coming to a head. This is a good time to join this planning with the other planning going on."

The plans—displayed in several colors with a series of overlays showing tree cover, slope, views and other environmental factors—attempt to spell out in graphic form what the Stanford land use policy adopted in 1974 said in words. It is broken down into five and 30-year projections.

Mr. Doty explained, "When we're done, we hope for a map that will show everyone: Here's where we are; here's

what we see in five years; and here's what it looks like—as far as we can tell—for the year 2010."

According to its 1974 land use policy, Stanford's lands will be managed for primarily academic rather than financial purposes, according to Mr. Doty. Even leases in the Stanford Industrial Park are being converted slowly to businesses which directly support the academic and research mission of the University.

One of the special things about Stanford's land endowment, created by Leland Stanford in 1887, is that land cannot be sold but is to be retained in perpetuity for the instructional and research activities of the university. Yet, Stanford officials grumble, some 700 acres have been taken from the original 8,800 acres endowment for public purposes, of which Route 280 took the largest chunk. Currently the Ladera Recreation District is in process of trying to acquire its swimming pool site on the edge of the Webb Ranch, while Stanford is negotiating to buy back the high school site on Sand Hill Road in the middle of the Guernsey Field.

Stanford Planning Director Phil Williams explained the three basic categories of support for the academic mission of the university:

—programs related to faculty research, such as the non-profit Electric Power Research Institute and other businesses in the Stanford Industrial Park;

—housing, with priority for Stanford faculty and students, and employees to help alleviate the housing shortage in the Midpeninsula;

—purely financial support, such as the Stanford Shopping Center, auto row in Menlo Park, Oak Creek apartments, and Stanford Hills.

"We are not in the shopping center business any more. Nor are we in the general housing business—for income only—without a commitment to Stanford," Mr. Williams said. One exception, he noted, is the specific parcel in Menlo Park on El Camino next to the creek where a hotel is being

proposed.

Stanford has been under particular pressure to provide housing to help alleviate the housing shortage created to a considerable extent by the large number of jobs on its lands. There are over 40,000 jobs on Stanford's lands, Mr. Doty explained: 10,000 at the university and another 30,000 in the industrial park, linear accelerator and elsewhere. There is presently housing on Stanford lands for 700 faculty and 7,000 students, plus 759 units at Oak Creek apartments and the homes in Stanford Hills.

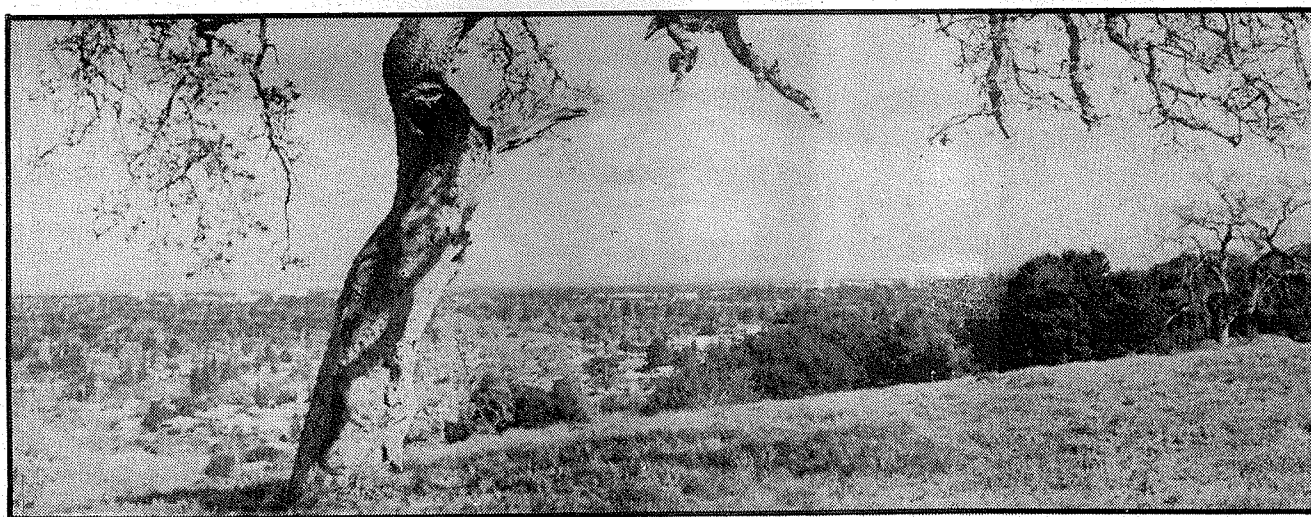
In response to the housing crisis, Stanford is reviving old plans to build apartments—possibly 1,600—on the 46-acre parcel on Willow Road between the Children's Health Council and Oak Creek apartments and across San Francisquito Creek from Menlo Park. Housing is also proposed eventually for the 74 acre parcel known as "Stanford Triangle" in Portola Valley at the corner of Westridge and Alpine Road, and on Arastradero Road just over the county line from Portola Valley.

The current plans also envision another expansion of the linear accelerator underground toward Stanford Hills, and negotiations are under way for possible use of the Guernsey Field as an equestrian center, and location of a proposed ornamental tree farm across the creek from Alpine Road in Portola Valley, below the radio-telescope. This would have little visual impact and would help protect Felt Lake from trespassing, according to Mr. Doty.

Overall the academic uses have been increasing Mr. Doty said, noting that Jasper Ridge has expanded, and the former commercial recreation operation at Searsville has been closed down and added to the biological preserve. He concluded, "Academic lands have expanded; commercial and industrial lands have contracted."

by Marion Softky

Next week; a closer look at Stanford's plans.



From the top of Menlo Park's "Hill," the views sweep across the San Francisco Bay.

What next for "The Hill"

"Fatally defective" is the term the California Circuit Court of Appeals applies to the environmental impact report for The Hill in Menlo Park, long fought over by developers and open space advocates.

The decision, is on appeal of a suit filed in 1974 to block development of the area by the defendants in the appeal, Blackwell Homes and Altos Developers, among others.

Victors are a group of neighbors organized as "Save the Hill, Inc." which raised a \$30,000 war chest to fight for what the judges agreed was the last open space of significant size privately owned in the city of Menlo Park.

"We find that the environmental impact report on which the respondents relied is fatally defective in its failure to set forth a discussion of three specific points," the opinion declared. The opinion said that short term use versus long term productivity and irreversible environmental changes were "omitted from consideration." The fact that they may

have been discussed at meetings was not enough, according to the judges. There was also a failure to circulate the draft widely enough, most specifically a failure to let the Menlo Park Sanitary District study it, resulting in "failure to comply with a mandatory provision" of the law. Finally, the report failed to set forth responses to all points raised by agencies and in public hearings.

"Accordingly, each administrative action taken in reliance on this defective report constitutes an abuse of administrative discretion," the opinion stated.

The developers have 30 days to appeal to the California Supreme Court.

David Sowerine is chairman of the citizen group, and William H. Draper III headed the fund-raising effort. Bob Heil, partner in a San Francisco law firm, argued the case for Save the Hill.

Fire district begins negotiations

Negotiations with the Firefighters Union will move into high gear later this month for the Woodside Fire Protection District.

The board will meet with its negotiator, Bob Atwood, at 8 p.m. March 24, for a half hour in executive session prior to the regular meeting. While some items on the list submitted for negotiation by the Firefighters can be tackled, the crucial issue of money probably cannot be resolved until after the June election. The fate of Proposition 9, which would cut income state income tax by 50 percent, will be determined. The legislature has already passed Assembly Bill 8 which would pass most of the revenue cuts on to local districts such as the fire district, Chief Richard Figone noted.

The board acted to place Fireman Steve Ortega on indefinite leave of absence. The fireman and his friend, Jennifer McCrory, have not been seen since Feb. 10, when they went to walk on Martin's Beach. Widespread search has yielded no clues to their fate, and a \$2500 reward has been posted for information leading to their safe return.

In a more detailed financial report Chief Figone reported to the board at its Feb. 25 meeting that the district has been in a good fiscal situation, digging into surplus cash reserves to postpone cuts under Proposition 13's property tax reform structures. He noted that former Chief John Volpiano had accumulated reserves so that the new fire station for Portola Valley could be built without incurring debt. Cuts will begin to be felt this year, however, he warned.

A surplus district vehicle, used as a communications van, was sold for \$1300.

James Sayre

A reception will be held for James Sayre, candidate for the Menlo Park City Council, Sunday, March 17 from 3 to 5 p.m. in the lounge of the Menlo Park Recreation Center. A blue grass band will provide music, and home-made bread baked by the candidate and his friends will be served.

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Best regards,

Elizabeth S. Fry
Publisher

The Midpeninsula Giant...Stanford plans ahead

Stanford's new land use plans, currently being circulated for review, are a far cry from what was being discussed 15 and even 10 years ago.

Then there was talk of an industrial park on the Webb Ranch and possibly the Guernsey Field. Even the proposed land use plan prepared in 1970 for the university by Livingston and Blaney showed the Webb Ranch as either academic reserve or residential and the Guernsey Field as future residential.

Those were also the days when Freeway 280 was still under construction, and official plans called for the Willow Freeway to extend out San Francisquito Creek—literally covering it part of the way—and along Sand Hill Road, ultimately to connect with the coastal freeway planned to link San Francisco with Santa Cruz.

Plans from that more ambitious day also showed other almost forgotten projects: a foothill expressway slashing through Stanford's open lands between Alpine Road and Junipero Serra; a parkway following Alpine Road out to Skyline and across the proposed recreational complex centered at the Pescadero Dam; a Ladera Dam proposed by the U. S. Army Corps of Engineers on the Webb Ranch; and a Bayfront Freeway proposed to run up the mudflats and open waters of the Bay to serve future Bayfront development.

Now thanks to the great conservation battles of the 60's and early 70's, these freeways are off the maps; plans for both dams have been scrapped; and the shores of the Bay are controlled by the Bay Conservation and Development Commission. It has not even proved possible to widen Willow Road between El Camino and Sand Hill Road.

Stanford's board of trustees in 1974 backed off from the Livingston-Blaney plan and adopted a new land use policy which emphasized use of its lands for academic rather than financial purposes. The policy also stressed cooperation with adjoining communities which are impacted by what is done on Stanford's lands, and land uses to respect the views of hilltops and ridges.

Stanford is now concluding the next phase of the planning process initiated in 1974. It has prepared a plan which puts into graphic form on maps what the land use policy says in words. It is circulating the proposed land use plan within the university and in neighboring communities for comment before seeking final adoption by the board of trustees in April or June. One or more meetings are being planned in South San Mateo County.

The new plans show proposed uses for Stanford's 8,100 acres in projected five and 30 years into the future. Actually, many of these are indefinite because the university cannot foresee what needs might develop.

"It's hard to reassure our neighbors because we don't know ourselves what is coming down the pike," says Andy Doty, director of community relations. "We can't say what will be where, when. But this distinguishes between lands held only for academic use and lands which might be available for interim uses."

Among the major changes from earlier plans is a new emphasis on providing housing to help redress the imbalance between jobs and housing on the Midpeninsula. Any new housing provided by Stanford would give priority to people associated with Stanford—students, employees, or people employed on Stanford lands, according to Phil Williams, planner for the university.

New projects on Stanford lands on and off the campus are not expected by Stanford officials to contribute significantly to the area's growth. According to Vice President William Massy, anticipated projects will not result in major increases in campus employment, although the present "upward creep" may continue. This has been running in the 10's and 20's per year, excluding the hospital.

As a basis for locating new uses on Stanford's lands, the planners first mapped eight key environmental factors. Tree cover, slope, hydrology, geology, historic sites, access to roads and utilities, and views have all been mapped and superimposed to determine which lands are suitable for what uses and which should be preserved. These studies led to a determination "which lands would be used first, which held longest, and which never used," Mr. Williams said.

The maps show solid colored areas indicating different land uses, separated by corridors for roads and streams. Mr. Williams added, "We are establishing a reasonable framework so that when and if development takes place, it

Who determines our lifestyle?

Stanford University affects our lives on the Midpeninsula far more than most of us realize.

We enjoy the intellectual and cultural climate of a great university.

We buy clothes and luxuries at the Stanford Shopping Center.

We—or our neighbors—work in the Silicon Valley electronics industry, first sparked by Stanford and now a hot spot in the world economy.

We visit Stanford for lectures, concerts, and classes. Our children get their education at Stanford.

We compete with job holders on Stanford's lands for space on local highways during rush hour.

We buy corn and tomatoes on Stanford's Webb Ranch.

We pay astronomical prices for houses which our children can't afford, partly because Stanford's lands contribute far more jobs than housing.

We particularly treasure the open spaces—wood, pastures, and oak-dotted hillsides—which offer islands of loveliness in the crowded Midpeninsula, seldom realizing that many of these also belong to Stanford.

Thus, what Stanford has done—and will do—with its 8100 acres in the Midpeninsula will affect our lives closely and will determine much about the quality of life in years to come.

will be done sensitively and with least environmental impact."

And what of grazing—the familiar open fields inhabited only by occasional clusters of cows and an occasional horseman? "With thousands of acres, there will be cows out there for a long time," Mr. Doty commented.

Following is a summary of some of the specific proposals which will be examined minutely by neighbors and local communities:

Central campus area and Willow Road

On Campus there are several projects proposed including a newly-authorized Center for Integrated systems, a \$16 million venture designed to help keep Stanford at the forefront of the electronics revolution; some additional recreational facilities, and a new music building. Eight hundred units of student housing around Lake Lagunita, and an extension of Campus Drive to Junipero Serra are included in the next year or so.

The 30-year plan indicates additional student housing around the lake and room for academic expansion both in the eucalyptus groves back from El Camino and into the vacant land toward Willow and Junipero Serra.

Some development of the medical center is planned, including a new cardio-vascular center and bringing the hospital up to current codes—but no major expansion of the hospital.

The Stanford Shopping Center is completed, except for one more department store and a building housing four small movie theaters.

The University would like to extend Willow Road from Arboretum Drive to a new intersection with El Camino. If this project goes through, the eucalyptus grove by the creek would remain as a park.

The "Pumpkin Patch" across the creek from Stanford Shopping Center in Menlo Park is one exception to the commitment of Stanford lands to support the academic mission of the university. It is proposed for a hotel and restaurant by William Crowell and Ellis Alden of Woodside.

Up to 1,600 units of housing on the 46-acres along Willow Road and across San Francisquito Creek from Menlo Park between the Children's Health Council and Oak Creek apartments are proposed in the five-year plan. Planning for the site should start this spring with hopes for some housing to be in place in less than five years.

"There is a need for it, the university would like to do it; our housing friends would like to do it—if we can get the access problem resolved," Mr. Doty said. Although the binding agreement to protect the creek disappeared when the

Willow Road project was dropped, Mr. Doty expects that future plans for the property will still respect the creek. "The creek is still the creek, trees are still trees, and promises are still promises," he said.

The Sand Hill Road corridor:

Physicists at the Stanford Linear Accelerator Center are studying development of a new underground tunnel for a "single pass collider project." The tunnel would be bored under the recently completed Positron-Electron Project ring but would be somewhat larger, extending almost to Stanford Hills and Alpine Road. So far the project has not been approved or funded, but the idea—attributed to Nobel-prize-winning physicist Burton Richter—is causing lots of excitement in the high-energy physics community.

Farther out Sand Hill Road, the vacant parcel between Addison-Wesley and the freeway is potentially available for mixed commercial and residential use.

The "Guernsey Field," is currently under negotiation with representatives of the Woodside equestrian center. The university is also negotiating with the Sequoia Union High School District to buy back the 40-acre surplus high school site. "We'd like to have it back if the price is right," Mr. Doty said. Although it is not in the basic Academic Reserve, no use is planned for the Guernsey Field in the foreseeable future, according to Mr. Doty. Ultimately, "We can't state securely whether the use will be academic, academic-related, or housing," he said.

Across Sand Hill Road from the Guernsey Field, the field where Christmas trees are just starting to grow, is also available for some still undefined future use.

Still farther out Sand Hill Road the Jasper Ridge Biological Preserve, recently expanded to include Searsville Lake, is "as permanent as anything can be at Stanford," according to Mr. Doty.

The Alpine Road corridor:

There are no plans to develop the Webb Ranch in the foreseeable future, although as part of the Academic Reserve, it may some day be available for academic purposes.

"So far as we know, there will still be a Webb Ranch in 30 years," Mr. Doty said. "We are also saying there won't be an industrial park there."

The ornamental tree farm, originally proposed for the Guernsey Field is now proposed for part of the Piers Ranch below the radio-telescope hill and across the creek from Alpine Road and Portola Valley.

Additional housing may be placed on Stanford's 74 acre triangle of land in the corner between Westridge and Alpine. Another 77 units may be placed on the former site of the Artificial Intelligence Center on Arastradero Road just beyond the Portola Valley town boundary.

by Marion Softky

Easter egg hunt

An Easter egg hunt will be held 10:30 a.m., Saturday, March 29, at the Portola Valley Town Center. The hunt is open to families with pre-school children in the Portola Valley School District but older brothers and sisters may also attend. It is sponsored by the Portola Valley Parents of Young Children.

A dozen eggs should be dropped off the day before. To find out where, call Barbara Barnum, 851-0404 or Nancy Lockwood, 851-8301.

Following the hunt there will be games and a potluck luncheon. Beverages will be provided.

"Bunny grass"

Children will gather at 2:30 p.m., Saturday, March 22, at the Menlo Park Public Library to plant "bunny grass" in time for Easter baskets, according to Mary Ann Whiting of the library staff.

Children of all ages are welcome and should each bring a small container for their grass.