



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



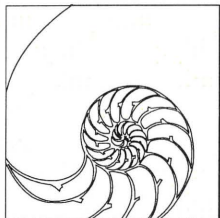
Kate Gordon
Director

Memorandum

Date: January 17, 2020
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2020010203
Stanford Wedge Housing Project

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Laura C. Russell
Town of Portola Valley, Planning & Building Dept
765 Portola Road
Portola Valley, CA 94028
Phone : (650) 851-1700



LAMPHIER-GREGORY

TRANSMITTAL

TO: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814
p: 916-445-0613

FROM: Rebecca Auld
Lamphier-Gregory
1944 Embarcadero
Oakland, CA 94606
510-535-6670

SUBJECT: **CORRECTION** for Submittal –
Stanford Wedge Housing Project – NOP (no Initial Study attached)
Lead Agency: Town of Portola Valley

DATE: January 16, 2020

As discussed on the phone on 1/16, the previous version sent had an error (the incorrect site address) and should not be used. **Please use this corrected version instead.**

Please find enclosed the following documents for the subject project, SCH# TBD:

- One (1) copy completed NOC form
- Fifteen (15) copies of the notice of preparation (NOP) with project description.

The intended review period is unchanged: January 17, 2020 through February 17, 2020.

There is no attached Initial Study. A Scoping Meeting is included in the notice and will be held on January 30, 2020.

Please notify me if there are any problems at 510-535-6670 or at rauld@lamphier-gregory.com.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020010203**Project Title:** Stanford Wedge Housing ProjectLead Agency: Town of Portola Valley, Building, Planning & Engineering DeptContact Person: Laura C. RussellMailing Address: 765 Portola RoadPhone: (650) 877-8535, Billy.Gross@ssf.netCity: Portola ValleyZip: 94028County: San Mateo**Project Location:** County: San MateoCity/Nearest Community: Town of Portola ValleyCross Streets: 3530 Alpine Road between Westridge Drive and Minocca RoadZip Code: 94028Longitude/Latitude (degrees, minutes and seconds): 122 ° 11 ' 37.6 " N / 37 ° 23 ' 27.6 " W Total Acres: 75.4Assessor's Parcel No.: 077-281-020

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: I-280

Waterways: _____

Airports: _____

Railways: _____

Schools: various**Document Type:**CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec☐ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.) _____
Other: _____NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSIOther: ☐ Joint Document
☐ Final Document
☐ Other: _____**Local Action Type:**☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☒ Site Plan☐ Rezone
☐ Prezone
☒ Use Permit
☒ Land Division (Subdivision, etc.)☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: sewer dist annex**Development Type:**☒ Residential: Units 39 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual
☐ Agricultural Land
☐ Air Quality
☐ Archeological/Historical
☐ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☐ Traffic/Circulation☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Residential Estate (R-E) / Conservation-Residential

Project Description: (please use a separate page if necessary)

The project Applicant proposes to subdivide the 75.4 acre property into 30 developable lots plus a lot for common open space (parcel Y) and a lot left in a natural state (parcel Z). The 30 developable lots would be located on the 7.4 acre northeastern portion of the project site currently operated as the Alpine Rock Ranch (approximately 10% of the total site area), which would be removed. The developable lots would be developed with 27 market-rate single-family residences as part of a planned unit development and 12 affordable multifamily units configured as 3 lots with 4 units each. The remainder of the property, not included as part of the development site, is sloped and heavily wooded; it would remain in University ownership as preserved as open space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> S Other: San Mateo LAFCo
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> S Other: West Bay Sanitary District
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 17, 2020

Ending Date February 17, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Lamphier-Gregory
Address: 1944 Embarcadero
City/State/Zip: Oakland, CA 94606
Contact: Rebecca Auld
Phone: 510.535.6690

Applicant: Stanford University, John D. Donahoe
Address: 415 Broadway, 3rd Floor, Mail Code 8873
City/State/Zip: Redwood City, CA 94063
Phone: 650-724-4913

Signature of Lead Agency Representative: 

Date: 1/14/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Notice of Preparation of an Environmental Impact Report and Notice of Environmental Scoping Meeting

TO: Responsible Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report and Notice of a Scoping Meeting for the Stanford Wedge Housing Project

LEAD AGENCY Town of Portola Valley, Planning & Building Department

CONTACT: 765 Portola Road, Portola Valley, CA 94028
Attn: Laura C. Russell, Planning & Building Director
lrussell@portolavalley.net, 650-851-1700 Ext. 218

Stanford University has proposed a subdivision of 39 residential units on 7.4 acres of a 75.4-acre parcel located at 3530 Alpine Road in Portola Valley. The proposed residential units include 27 single-family homes and 12 affordable multifamily units in 3 additional buildings. The project proposal includes the removal of the existing horse ranch and numerous trees on the property. See reverse for a summary of project details.

As part of the Town's consideration of the Applicant's proposal, the Town will assess the potential for the proposed project to cause impacts on the environment. The Town will serve as the lead agency in the preparation of an Environmental Impact Report (EIR) for compliance with the California Environmental Quality Act (CEQA). The purpose of an EIR is to inform decision makers and the general public about the environmental effects of the proposed project. The EIR process is intended to provide public agencies with the environmental information required to evaluate a proposed project; to identify methods for reducing adverse environmental impacts; and to ensure that a range of alternatives is considered prior to consideration of approval of the proposed project.

The purpose of this Notice of Preparation (NOP) is to solicit comments about the project, specifically related to the scope and content of the environmental information and alternatives to be included in the EIR in accordance with CEQA. Comments may be submitted in writing during the review period and addressed to the lead agency contact listed above or presented orally during the scoping meeting detailed below. Due to the time limits mandated by State law, your response must be received not later than 30 days after January 17, 2020. The NOP comment period closes at 5:00 pm on February 17, 2020.


The environmental review process will include another opportunity for formal public comment regarding environmental effects once the analysis is completed and Draft EIR issued, which is expected to occur in summer 2020. (Another notice will be sent at that time.) A Final EIR including responses to comments will subsequently be issued, followed by noticed public hearings at which the public may again comment and the Town will make decisions regarding certification of the EIR and project approval or denial.

Scoping Meeting: A scoping meeting has been scheduled to introduce the project and receive oral comment on the scope of the EIR from the public and interested agencies, as follows: Thursday, January 30, 2020, at 7:00 pm in the Historic Schoolhouse at 765 Portola Road, Portola Valley, CA 94028.

Project Title: Stanford Wedge Housing Project

Project Location: 3530 Alpine Road in Portola Valley (Assessor's Parcel Number 077-281-020).

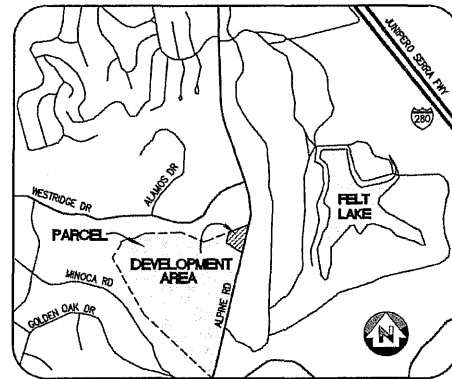
Project Summary: Development of 27 market-rate single-family residences and 12 affordable multifamily units (configured as 3 buildings with 4 units each) on a 7.4 acre portion of a 75.4-acre parcel, with the remaining parcel area preserved as open space.

By Signature: 
Name & Title: Laura Russell, Planning & Building Director

Date: 1/16/2020

Project Site and Project Description

The project site is located at 3530 Alpine Road on a 75.4-acre parcel (APN 077-281-020) that forms a triangular shape between Alpine Road, and developments along Westridge Drive and Minocca Road in Portola Valley, California. The site, known as the Stanford Wedge property, is mostly undeveloped and is covered with grasses, shrubs, and trees. The approximately 7.4-acre northeastern portion of the project site (10% of the total site area) is proposed for development. Alpine Rock Ranch, a horse boarding facility with stables, currently occupies this portion of the site and would be removed.



Project Location and Surroundings

The project would subdivide the development area into 30 residential lots, which would be developed with 27 market-rate single-family 2-story residences as part of a planned unit development and 12 affordable multifamily units (configured as 3 lots, each with a 2-story, 4-unit building). The 68-acre remainder of the property, not included as part of the development site, is sloped and heavily wooded; it would remain in University ownership and preserved as open space.

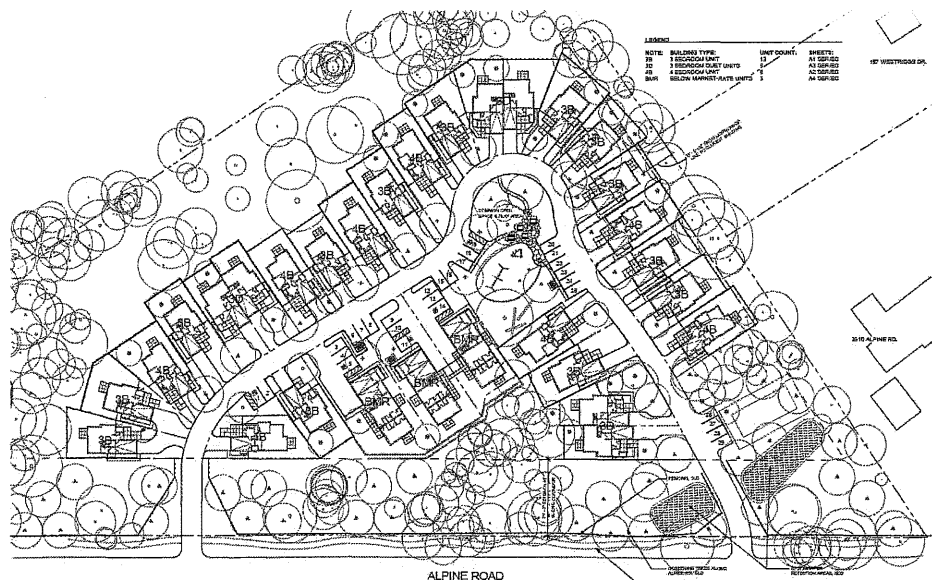
The project would also include common open space areas, including a picnic and play area; visual buffers; and wildfire fuel management areas. A new public recreational trail would be constructed along the western edge of the development area, connecting to the existing horse trail along the project site's Alpine Road frontage.

The Town of Portola Valley General Plan designates the project site as Conservation-Residential, and the site is zoned Residential Estate (R-E). The project site is subject to the 3.5A residential density combining district, the SD-2 slope-density combining district, and the D-R design review combining district. The Housing Element of the General Plan identifies the Stanford Wedge site (Site 40) as one that could accommodate a number of new homes, including affiliated affordable housing, and notes that such development would need to be clustered along Alpine Road given the site constraints. The proposed development is allowable under the State Affordable Density Housing Bonus Law due to the amount and type of affordable housing proposed.

The project would require the following approvals from the Town: Conditional Use Permit, Vesting Tentative Map, Site Development Permit, Architectural Review Permit, and may enter into an Affordable Housing and Development Agreement. The project would also require Local Agency Formation Commission (San Mateo LAFCo) approval of annexation into the West Bay Sanitary District for sewer service.

Proposed Environmental Analysis

A full EIR will be prepared for the proposed project, with assessment in all CEQA topic areas. Technical analyses that will be performed as part of the EIR include those related to biological resources, cultural resources, geologic and hydrological considerations, wildfire risk, visual impacts, air quality and greenhouse gas emissions, construction noise, and traffic.



Project Site Plan