



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
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Stanford University has proposed a subdivision of 39 residential units on 7.4 acres of a 75.4-acre parcel located at 3510 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: 3510 Alpine Road in Portola Valley (Assessor's Parcel Number 077-281-020).

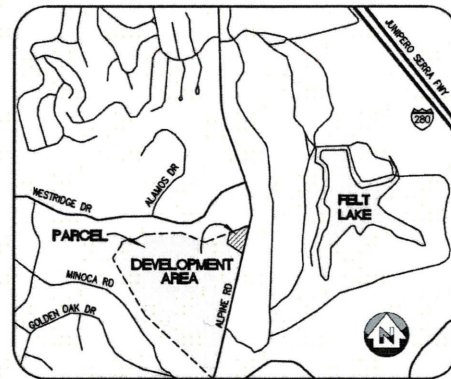
Project Summary: Development of 27 market-rate single-family residences and 12 affordable multifamily units (configured as 3 buildings with 4 units each) on a 7.4 acre portion of a 75.4-acre parcel, with the remaining parcel area preserved as open space.

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

Date: 1/14/2020

Project Site and Project Description

The project site is located at 3510 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.

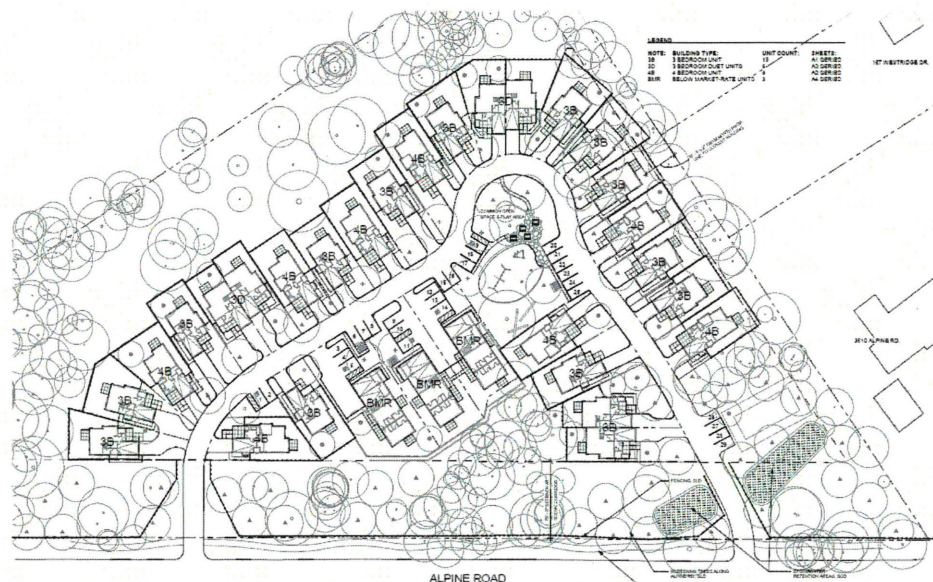
The project would also include common open space areas, including a picnic and play area; visual buffers; and wildfire fuel management areas. A new public recreational trail would be constructed along the western edge of the development area, connecting to the existing horse trail along the project site's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