



## Notice of Availability of an Environmental Impact Report and Notice of Public Hearing

**TO:** Responsible Agencies, Organizations, and Interested Parties

**SUBJECT:** Combined Notice of Release and Availability of the Draft Environmental Impact Report and Notice of Public Hearing for the Stanford Wedge Housing Project

**LEAD AGENCY** Town of Portola Valley, Planning & Building Department

The Town of Portola Valley, as the Lead Agency under the California Environmental Quality Act, has completed a Draft Environmental Impact Report (Draft EIR) for the Stanford Wedge Housing Project and the Draft EIR is currently available for public review and comment.

**Project Description/Location:** 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 Minoca 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.

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), as well as a picnic and play area and stormwater detention and bioretention treatment facilities.

The approximately 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 through an enforceable covenant or other mechanism. Within this open space hillside area, the project would implement an ongoing Vegetation Management Plan to reduce and manage wildfire risk on the property. As a part of these efforts, the project proposes a permanent fire access road, which would be used for ongoing vegetation management and fire access. A looped public trail is also proposed on this open space hillside, connecting to the existing Alpine Road Trail along the project's site's 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 consistent with allowable site density under the Portola Valley General Plan and 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: Planned Unit Development Permit, 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.

**Project Issues Discussed in Document:** The Draft EIR has identified potentially significant impacts in the following topic areas: Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Hydrology and Water Quality, Transportation, and Wildfire. After mitigation, the project would not have any significant unavoidable impacts.

**Document Availability:** Copies of the Draft EIR and all documents incorporated by reference in the Draft EIR are available for public review at Portola Valley Town Hall (765 Portola Road, Portola Valley, CA 94028, phone: 650-851-1700). The Draft EIR is also available for review online at <https://portolavalley.net/projects> and at the Portola Valley Library located adjacent to Town Hall.

**Public Review Comment Period:** The Town of Portola Valley is soliciting comments regarding the analysis contained in the Draft EIR. The Draft EIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15085, 15087 and 15372. The 45 day public review period for the Draft EIR begins on March 30, 2022, and ends on May 13, 2022. **All comments must be received by the Town of Portola Valley Planning & Building Department no later than 5:00 PM on May 13, 2022.**

Verbal comments may be presented at the hearing indicated below. Written comments on the Draft EIR may be sent by email to [stanfordeir@portolavalley.net](mailto:stanfordeir@portolavalley.net) or by mail to:

Town of Portola Valley  
Planning & Building Department  
765 Portola Road, Portola Valley, CA 94028  
Attn: Laura C. Russell, Planning & Building Director

For comments sent via email, please include “EIR Comments: Stanford Wedge Housing Project” in the subject line and the name and physical address of the commenter in the body of the email. Please include this information in any mailed letters as well. All comments on environmental issues received during the public comment period will be considered and addressed in the Final EIR. Issuance of the Final EIR and hearings to consider EIR certification and project entitlements are anticipated summer/fall of 2022.

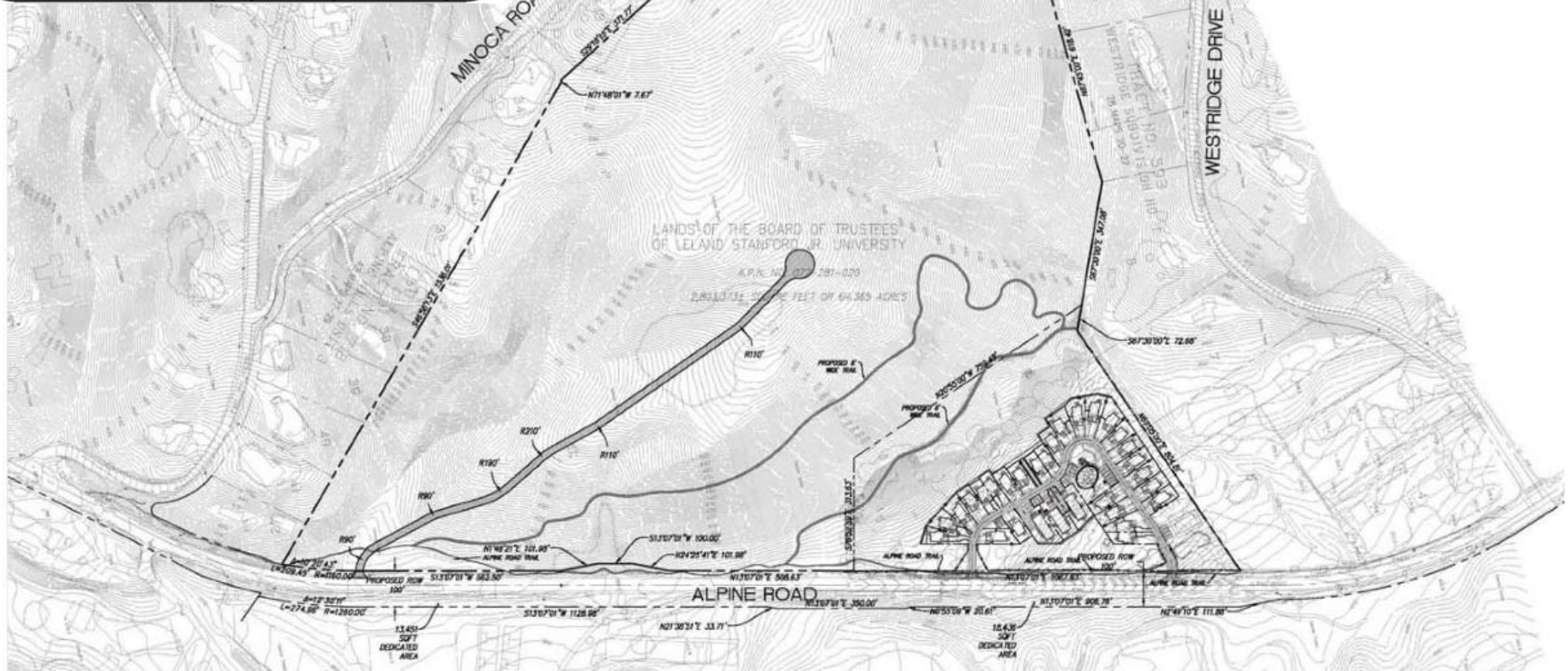
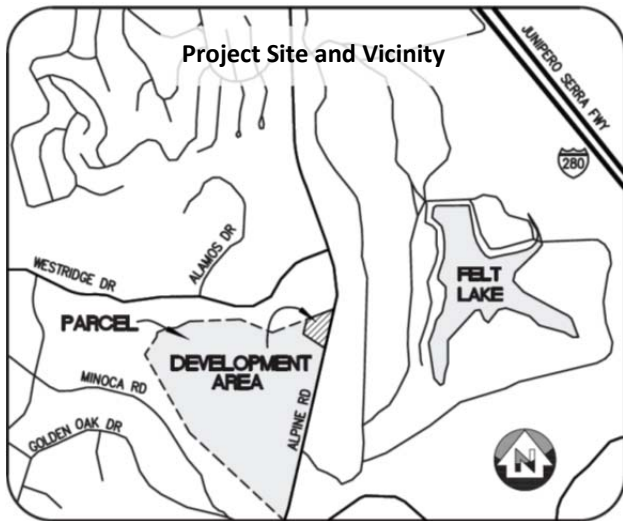
#### **Public Review Schedule**

Public Release of Draft EIR	March 30, 2022
Planning Commission Public Review Hearing In the Historic Schoolhouse at 765 Portola Road, Portola Valley, CA 94028	May 4, 2022 beginning at 7:00 PM
45-Day Public Review Period End Date	May 13, 2022 at 5:00 PM

For additional information please email: [stanfordeir@portolavalley.net](mailto:stanfordeir@portolavalley.net).

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

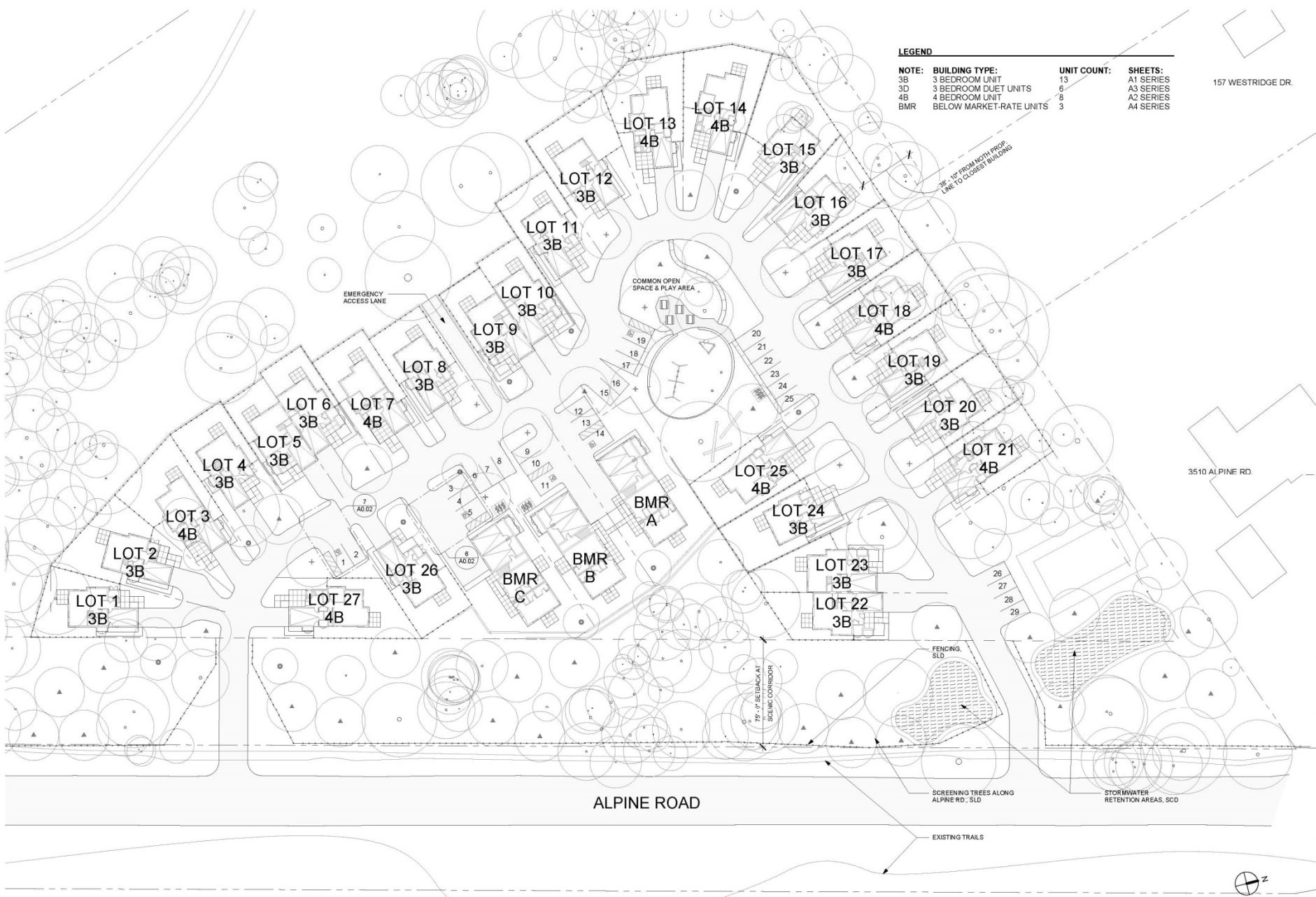
Date: 3/29/2022



**LEGEND**

- PROPERTY LINE
- TRAIL
- EXISTING TRAIL

Project Site Plan



**LEGEND**

NOTE:	BUILDING TYPE:	UNIT COUNT:	SHEETS:
	3B	13	A1 SERIES
	3D	6	A3 SERIES
	4B	8	A2 SERIES
	BMR	3	A4 SERIES

157 WESTRIDGE DR.

25'-0" FROM NOT PROP. LINE TO CLOSEST BUILDING

3510 ALPINE RD

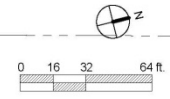
ALPINE ROAD

SCREENING TREES ALONG ALPINE RD., SLD

STORMWATER RETENTION AREAS, SCD

EXISTING TRAILS

1 ARCHITECTURAL SITE PLAN  
1/32" = 1'-0"



**Close up of Residential Development Area Site Plan**