

Note: During the review of development projects, the Town issues letters detailing whether the application materials are complete for processing and analysis. The project is expected to be revised through the public review process.

TOWN of PORTOLA VALLEY

Town Hall: 765 Portola Road, Portola Valley, CA 94028 - Tel: (650) 851-1700

October 11, 2019

John Donahoe
Stanford University
415 Broadway, 3rd Floor
Redwood City, CA 94063-3133

Re: **Planned Unit Development, Stanford Wedge, 3532 Alpine Road, File # PLN_ARCH0021-2019**

Dear Mr. Donahoe,

The Town of Portola Valley received your application on September 13, 2019 for a proposed planned unit development project with 27 units for Stanford faculty, 12 Below Market Rate (BMR) housing units, and associated site improvements. We have reviewed the plans and materials submitted and found the application to be incomplete for the reasons outlined below.

General Comments

1. **Development Standards:**

- a. The application does not include calculations for floor area. Please include calculations for each lot and the total project with sufficient support through diagrams and tables so that numbers can be verified. Provide your rationale for the calculation of floor area and how it complies with the Municipal Code, or specify whether you are seeking Conditional Use Permit approval for an alternative floor area number. If you are seeking a Conditional Use Permit, supply a narrative justifying the Conditional Use Permit findings.
- b. The application does not include calculations for impervious surface. Please include calculations for each lot and the total project with sufficient support through diagrams and tables so that numbers can be verified. The maximum amount of impervious surface on parcels in a planned unit development may be established for the development; please specify the number you are requesting.
- c. The height of proposed buildings exceeds the Code limit of 28'. Are you seeking an exception through the planned unit development process? If not, please update all sheets to comply with the height limit.

2. **Duet Housing Units:** As proposed, the project does not appear to comply with General Plan and Municipal Code requirements for unit type. General Plan Section 2105(1) indicates that lands indicated for residential use should be characterized by a single household occupying a main detached dwelling as the principal use of a parcel. Definitions in PVMC Sections 18.04.140 and 18.04.150 support a policy intent that single-family units be detached. Please revise plans to include detached units or provide a rationale to support the duet units.
3. **Application of State Density Bonus:**
 - a. The application does not include sufficient information for the Town to determine whether the requested incentives are appropriate. Please provide information explaining why the lot sizes cannot conform to the minimum lot size requirements for the zoning district and why the proposed lot sizes are necessary. Also please explain why the lot size reductions cannot be accomplished through a Variance.
 - b. The application does not include sufficient information for the Town to determine if the requested incentives are providing identifiable and actual cost reductions to provide for affordable housing costs. Please provide additional detail regarding how the cost reductions were calculated and how those provide for the affordable housing costs. Please provide more detailed information on the anticipated affordable housing costs, how the costs were calculated and whether the costs take into account any rental revenue.
 - c. Please provide additional information to explain why the application of the Town's development standards would physically preclude the project at the requested density or the requested incentives. Please provide additional information and explanation regarding the requested waivers. For example, would reducing the proposed floor area allow for the requested density while also satisfying the base zoning district setback requirements?
4. **Vehicle Parking:**
 - a. Staff understands that your intent is to use parking standards outlined in State Density Bonus regulations. Please provide calculations showing the number of spaces required using those standards. Based on staff's calculations, some of the spaces shown as "guest spaces" are actually required spaces. Please update the notes accordingly.
 - b. How would the BMR parking be assigned/allocated? How would the garage spaces be assigned? For the middle building, there are not enough spaces for each unit to have one space immediately adjacent to their building, unless they utilize the accessible space.
5. **Geologic Conditions:** Provide an exhibit that demonstrates that the proposed development area is located outside the Ps soil type as shown on the Ground Movement Potential Map. (This exhibit should be separate from the plan set.)

6. **Scenic Corridor:** For the bioretention areas, provide a plant palette with color pictures to assist in evaluating suitability in the Scenic Corridor.
7. **Grading:** Additional information is required related to grading. Soil movement shall be described in terms of total grading as well as grading subject to a Site Development Permit (SDP). Staff can provide a handout to assist in calculating soil movement subject to a SDP. In general, SDP soil movement = building pad fill + site fill + site cut. Please provide a grading plan with sufficient detail to verify these requirements.
8. **Tree Inventory and Arborist Report:**
 - a. Update the Tree Assessment Table to include a column noting whether the tree would be removed with the project and why it would be removed (in the area of development or due to tree condition).
 - b. Provide an Arborist's recommendations on tree protection during construction and integrate those recommendations into the construction logistics plan.
 - c. Does the Arborist recommend any removal of trees that are not in good condition to support the growth of healthier trees?
9. **Water Efficient Landscaping Ordinance:** Please demonstrate compliance with PVMC Chapter 15.32. Submit the Water Efficient Landscape Worksheet available [here](#). The plans shall include hydrozones and sufficient detail to demonstrate compliance.
10. **Renderings:** Please provide additional (realistic) renderings of the units from inside the development. Include versions with and without the proposed trees.
11. **Material Boards:** The lighter colors proposed appear to exceed reflectivity values of 40% as outlined by the Design Guidelines (page 13). Please update the colors accordingly and ensure all colors comply.
12. **Lighting:** Please include information on how the lighting will be controlled (switches, timers, motion sensors, etc.).

Please note that the ASCC must expressly approve the proposed lighting at the driveway entrance.

Specific Comments on Plan Sheets

13. Sheet G0.02- In the rendering, what assumptions were made about the age of the new trees proposed with the project? Please note that additional renderings may be requested showing the planting in the Scenic Corridor at different time intervals of tree growth.
14. Sheets TM-3.0 and TM-3.1- These sheets are not sufficient to clearly show which trees are proposed for removal with the project and whether they are Significant. Staff recommends a separate sheet in the plans (which could be a landscape sheet) which shows the trees to be removed without all the additional information

on the sheet to ensure it is legible. If TM-3.1 remains, please include a column noting whether the trees are Significant as defined by the Code.

15. Sheet TM-5.0-

- a. Grading is not calculated according to Portola Valley requirements, see comment above.
- b. Please update the legend to only include the elements that are included in this plan. Staff cannot identify where “Concrete sidewalk” and “Planting” are used.

16. Sheets TM-6.2 and L3.1- Are there any potential conflicts with the utility plan and landscaping plan? Please have the Civil Engineer and Landscape Architect confirm and provide a statement that they have coordinated the plans.

17. Sheet TM-8-

- a. Staff recommends that the Construction Logistics plan be removed from the Tentative Map package. Separate Civil sheets may be more appropriate.
- b. The stabilized construction entrance printed poorly and is not legible.
- c. How many parking spaces can be accommodated in the parking area?
- d. It appears like there would not be a construction fence around the back of the site. Is that correct?
- e. The “limit of disturbance” is inside the fence. How would you ensure there is no disturbance if the area is inside the main construction fence?
- f. Include tree protection in response to Arborist’s recommendations (see comment above).

18. Sheet TM-9.0-

- a. It appears that the 1”-40’ scale is incorrect.
- b. Where are the backflow preventers? One at each house?

19. Sheet L1.1-

- a. On the north (right) side of the project, some of the proposed fences are within 25’ of the property line. As proposed, they encroach into the required Yard. Only Horse Fences are allowed in the Required Yard per PVMC Section 18.43.020(A)3. Please revise.
- b. Please provide more detail for the proposed double (terraced) retaining walls behind the BMR buildings. Include elevation, section, material details, or other information so that decision makers can visualize the proposal.
- c. At least one existing tree in the Scenic Corridor setback that would be removed is shown on this sheet. Please update to only show trees that would remain with the project. Ensure this is carried through all relevant landscape sheets.

20. Sheet L3.1 – Demonstrate adequate sight visibility at the driveways. Limit plants to selections less than three feet tall and consider the location of the fence. Please include a blow up view of the driveways and sight visibility triangles and include a specific planting plan. Additional comments may be forthcoming upon submittal of this plan.
21. Sheet L3.1-
 - a. The Typical Lot Blow-Up Plan should include a specific planting plan with plant types and quantities. Use a scale that will adequately show the details. Additional comments may be forthcoming upon submittal of this plan.
 - b. The 75' Fuel Management Zone is inconsistent with the 200' distance show on Sheet TM-9.0. Please update accordingly.
22. Sheets TM-9.0 compared to L1.1 and L3.1- The 25' Fuel Management area is shown as maintained by the HOA on Sheet TM-9.0 but it is in residents' private yards on the landscaping sheets. Please resolve.
23. Sheet L5.1-
 - a. Add lumens to the lighting schedule.
 - b. The quantity of Tech Lighting fixtures appears to be 12, not 10. Please clarify.
24. Lighting- Include a closer view of the lighting proposed for the BMR units at a scale such that the details are clear.
25. Sheet A0.01- Please keep this architectural site plan but also include sheets with segments of the site plan at a scale that presents the details more clearly.
 - a. Include dimensions of driveways, parking spaces, and other elements.
 - b. Update note regarding guest parking spaces, see comment above.
26. Sheet A1-2.01 (and all floor plans)-
 - a. There is insufficient information to verify that the unit areas are calculated according to Portola Valley floor area standards. It appears as if the garages are not included. Please ensure the numbers represent floor area as used in Town and demonstrate how those numbers were calculated.
 - b. The A/C units are close to the proposed property lines. How will the units comply with noise ordinance requirements?
27. Sheet A4-2.01- There is not a person door out of the garage of the BMR units?

Environmental Review

Please note that additional information will be requested as necessary for the environmental review of the project under the California Environmental Quality Act (CEQA).

Staff Recommendations

In addition to the incomplete items listed above, staff would like to offer the following recommendations:

- At the driveways to the project, reduce the landscape planting and simplify the design. The entryway plantings should be simple and natural and not announce the project.
- Consider a reduction in height of the buildings to minimize mass and better fit the project within the existing tree canopy as recommended by the Design Guidelines. Staff would also like to discuss the architectural design.
- The site plan includes a significant amount of A/C paving. Consider a reduction or alternatives to be more consistent with the rural character of Town.

Interdepartmental Review

Comments have been received from Public Works, Town Geologist, Conservation Committee, and Trails & Paths Committee; please see attachments. The comments from Woodside Fire Protection District were delayed due to the PG&E Public Safety Power Shutoff and will be forwarded upon completion.

Please ensure that all architectural, landscape, and civil plans coordinate and are internally consistent. Additional comments may be forthcoming in response to additional materials submitted, for the purposes of environmental review, and if new issues arise. Please contact staff prior to resubmittal regarding the number of plans and materials required. A written response to all comments will also be required.

If you would like to schedule a meeting to discuss these comments, please contact me at (650) 851-1700 x218 or russell@portolavalley.net.

Thank you,



Laura Russell, AICP
Planning & Building Director

Attachments:

Geologic and Geotechnical Comments - Cotton Shires Memo
Public Works Comments- NV5 Memo
Conservation Committee Comments
Trails & Paths Committee Comments



October 2, 2019
V5189A

TO: Laura Russell
Planning and Building Director
TOWN OF PORTOLA VALLEY
765 Portola Road
Portola Valley, California 94028

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: Stanford Wedge, New Residential Development
Alpine Road, APN #077-281-020
PLN-ARCH 0021-2019

At your request, we have completed a geologic and geotechnical peer review of the Site Development Permit application for the proposed new residential development using the following documents:

- Civil Engineering Plans for Pre-Application Submission, including: Topographic Survey, Demolition, Grading and Drainage, Utility, and Stormwater Management Plans, Sections, Details and Notes (19-sheets, various scales), prepared by Sandis Civil Engineers, Planners, Surveyors, dated August 30, 2019;
- Landscape Plans, including: Planting and Irrigation Plans, Elevations and Details (13 sheets, various scales), prepared by Lutsko Associates Landscape, dated September 6, 2019;
- Architectural Plans, including: Floor and Roof Plans, Renderings, Elevations and Sections (29 sheets, various scales), prepared by Siegel and Strain Architects, dated September 6, 2019; and
- Project Description, Stanford Faculty Housing Project, dated September 12, 2019, prepared by Stanford Real Estate.

Documents previously reviewed for the Pre-Application Review:

- Civil Engineering Plans for Pre-Application Submission, including: Grading and Drainage, Utility, and Stormwater Management Plans, Details and Notes (10-sheets, 40-scale), prepared by Sandis Civil Engineers, Planners, Surveyors, dated July 17, 2019;
- Preliminary Geotechnical and Geologic Hazard Investigation (report), prepared by Cornerstone Earth Group, Inc., dated September 18, 2017;
- Biological Resources Report, prepared by H.T. Harvey and Associates, dated May 24, 2019;
- Pre-App Meeting Agenda, prepared by Stanford Real Estate, dated July 17, 2019; and
- Tree Inventory Data and Maps, prepared by Hort Science, dated September 5, 2017.

In addition, we reviewed pertinent technical documents from our office files and performed a recent site inspection.

DISCUSSION

Based on our review of the referenced documents, we understand that the applicant proposes to develop an approximate 6-acre portion of the 75-acre 'Stanford Wedge' with a new residential development consisting of approximately 27 single-family, two-story detached homes. The development would be accessed via a private loop road with two separate ingress/egress points along Alpine Road. In addition, 3 Below Market Rate (BMR) lots will be created; however, the number of BMR units has not been specified at this time. Anticipated grading quantities include 5,060 cubic yards of cut and 5,050 cubic yards of fill. Retaining walls are proposed for the upslope portion of the development, with maximum retained heights of approximately 4 feet. Two bio-retention basins are planned for the far northeastern portion of the development. We understand that septic effluent from the development will be discharged into the existing West Bay Sanitary Sewer District's sanitary sewer facilities in Alpine Road.

SITE CONDITIONS

The proposed residential development area is characterized, in general, by a relatively level to gently inclined, alluvial flood plain associated with ancestral Los Trancos Creek. A moderately steep to steep (up to 25-degree inclinations), east-facing hillside is upslope from the proposed residential area. Slope debris shed from this hillside locally blankets the alluvial deposits. A prominent drainage channel captures runoff along the east-facing hillside and conveys it eastward along the northern

boundary of the proposed residential subdivision. This drainage channel is incised from 5 to approximately 8 feet. Drainage within the proposed residential area is generally characterized by infiltration and sheetflow directed to the east.

The Town Geologic Map reveals that the site is underlain, at depth, by bedrock materials of the Whiskey Hill Formation (i.e., interbedded sandstone and siltstone). These materials are locally overlain by unconsolidated alluvium in the vicinity of the proposed residential area. The Project Geotechnical Consultant completed a geotechnical and geologic hazard investigation including the drilling and logging of 5 exploratory borings and 3 CPT probes. Exploratory borings were drilled to depths of up to 30 feet and encountered 7 to 18 feet of alluvium overlying resistant bedrock materials of the Whiskey Hill Formation. The Town Movement Potential Map shows that the proposed residential development area is located within a 'Sun' zone, which is defined as: *"Unconsolidated granular material (alluvium, slope wash, and thick soil) on level ground and gentle slopes; subject to settlement and soil creep; liquefaction possible at valley floor sites during strong earthquakes.* The slope areas upslope (northwest) from the proposed residential area have been mapped as 'Ps' and 'Sbr' zones. A 'Ps' zone is defined as: *"Unstable, unconsolidated material, commonly less than 10 feet in thickness, on gentle to moderately steep slopes subject to shallow landsliding, slumping, settlement, and soil creep."* An 'Sbr' zone is defined as: *"Level ground to moderately steep slopes underlain by bedrock within approximately three feet of the ground surface or less; relatively thin soil mantle may be subject to shallow landsliding, settlement, and soil creep.* The closest trace of the active San Andreas fault is mapped approximately 2 miles southwest of the property.

CONCLUSIONS AND RECOMMENDED ACTION

The proposed new residential development is potentially constrained by expansive surficial soil and bedrock materials, surficial soil creep, shallow sloughing and landsliding, the potential for liquefaction and differential settlement of alluvial soil materials, and the susceptibility of the site to very strong seismic ground shaking. The Project Geotechnical Consultant performed a preliminary investigation of the development site and provided general geotechnical design recommendations for the proposed residential subdivision that are in conformance with prevailing professional standards. These recommendations include supporting the proposed residential structures and retaining walls on conventional spread footings.

We do not have objections to the general layout or recommended design parameters for the proposed project and agree with the Project Geotechnical Consultant that the project is geotechnically feasible provided their recommendations are followed, and provided that a design-level geotechnical investigation is performed. Thus, we recommend approval of the conceptual design from a geotechnical standpoint. A Design-Level Geotechnical Investigation should be performed once the final

development layout and final grading and drainage plans have been completed, and prior to approval of building or grading permits:

1. **Geotechnical Review of Grading and Drainage Plan /Tentative Map** – The Project Geotechnical Consultant should review and approve the Grading and Drainage Plan/Tentative Map prior to approval to assure that their recommendations have been incorporated into the plans. Specifically, setbacks from the northern drainage channel, and retaining wall freeboard/mitigation from sloughing/landsliding along the upslope side of the development should be considered.

The geotechnical review of the Grading and Drainage Plans/Tentative Map should be submitted to the Town for review and approval by the Town Geotechnical Consultant and Town Staff prior to Tentative Map approval. The following should be performed prior to issuance of grading and/or building permits:

2. **Design-Level Geotechnical Investigation** – The Project Geotechnical Consultant should perform a Design-Level Geotechnical Investigation once the development plans have been finalized. Further investigation of the potential for expansive earth materials to adversely impact the development should be performed, as well as assessing the stability of the hillside areas upslope from the development. Additionally, since the previous subsurface exploration was performed in the summer of 2017, the potential for shallow, perched groundwater should be anticipated, and recommendations provided to assure that excessive moisture conditions are accounted for.
3. **Structural Plans** – Structural plans should be developed that incorporate the recommendations of the Project Geotechnical Consultant.

The Design-Level Geotechnical Investigation and Structural Plans should be submitted to the Town for review and approval by the Town Geotechnical Consultant and Town Staff prior to approval of building permits.

LIMITATIONS

This geologic and geotechnical peer review has been performed to provide technical advice to assist the Town in its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally

accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

COTTON, SHIRES AND ASSOCIATES, INC.
TOWN GEOTECHNICAL CONSULTANT



John M. Wallace
Principal Engineering Geologist
CEG 1923



Patrick O. Shires
Senior Principal Geotechnical Engineer
GE 770

JMW:POS:st

MEMORANDUM

To:	Howard Young & Laura Russell, Town of Portola	Date:	October 7, 2019
From:	Jeff Nelson & Nona Espinosa, NV5 Inc.	Project:	SJ00717-305 3510 Alpine Road #PLN_ARCH0021-2019
Subject:	Review comments for planning permit application <ol style="list-style-type: none"> 1. Siegel and Strain Architects - Combined ASCC Submittal Set dated 9/9/19 2. Sandis - Subdivision Tentative map Application plans dated 8/30/19 3. Lutsko Associates Landscape – ASCC plans dated 9/6/19 4. C3 Stormwater Requirements Checklist dated 9/12/17 5. Stanford Real Estate - Project Description FINAL dated 9/12/19 6. SDP Permit Application dated 9/19/19 7. SDP Permit Checklist dated 9/19/19 8. Public Works Standard Guidelines Checklist dated 9/19/19 		

NV5 has completed the review of the Site Development Application package and has the following comments:

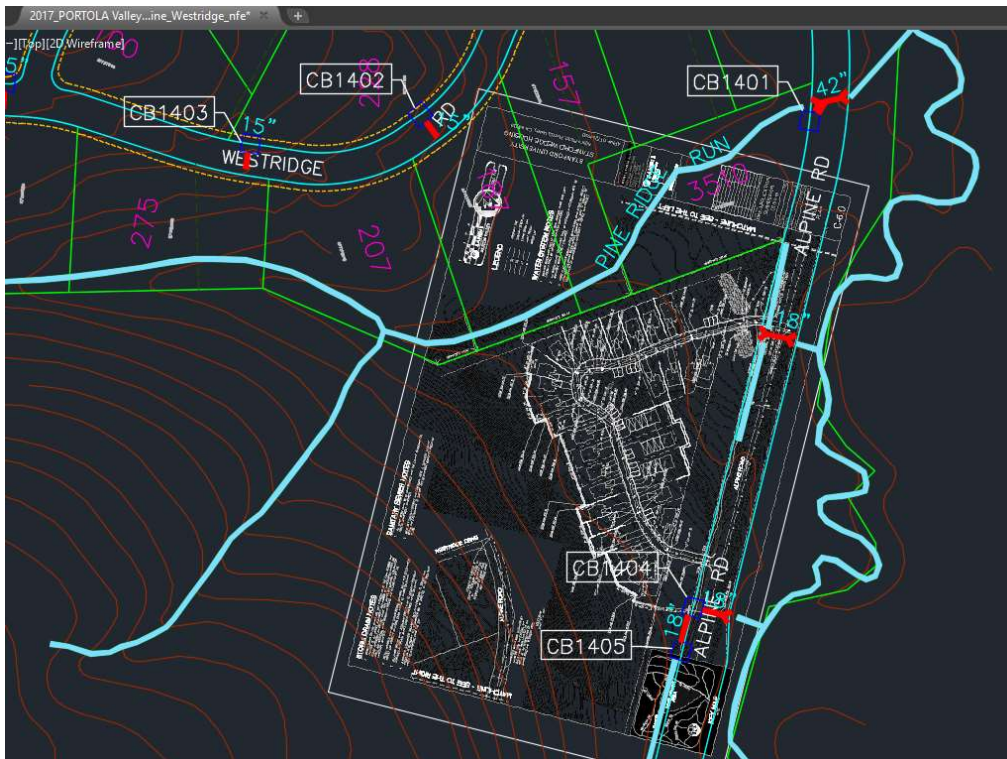
A. General.

1. All conditions listed in the most current “Public Works & Engineering Department Site Development Standard Guidelines and Checklist” shall be reviewed and complied with. A completed and signed checklist by the project architect or engineer must be submitted with the building plans. This checklist document is available on the Town website at <https://www.portolavalley.net/building-planning/stormwater>.
2. All items listed in the most current “Public Works & Engineering Department Pre-Construction Meeting for Site Development” shall be reviewed and understood. This document is also available on the Town website.
3. The site is subject to County’s Green Infrastructure plan. Use San Mateo County Design Guidelines as template.

4. Any revisions to the Site Development permit plan set shall be resubmitted to the Town for review. The revised items must be highlighted on the plans, and each item that was revised listed in the letter.
5. All plan review comments and subsequent review comments from NV5 shall be addressed to the Town's satisfaction.
6. Show and label all existing and proposed utilities within the project vicinity on the plans.

B. Specific (for resubmittal before approval of the PUD)

1. Prepare an analysis of the hydraulics/hydrology of the creek and demonstrate whether any 100-year overland flow reaches the project site, and, if it does, indicate how such flows are directed to flood proof the site and not induce/concentrate flooding on downstream properties. Show the overland flow path. The north side of the development is adjacent to the Pine Ridge Run. Please evaluate the potential for flooding issues along this area and if the setback is sufficient.



2. It appears that there will be significant runoff from the hillside drainage area (to the west of the development) that will flow along the western retaining walls of the proposed site. Please provide more detail as to how the proposed storm drainage system along the retaining walls is sized and how the runoff from the site impacts the existing storm drainage system along and crossing Alpine Road and ultimately discharges into Los Trancos Creek. Please confirm the condition and size of the Town's storm drains that cross Alpine Road are sufficient to handle site runoff and upgrade these crossings, if necessary.
3. Please show a safe release pathway for the post development 100-year flow condition. Within urbanized areas, the 100-year discharge may be carried by a combination of a storm drain system and surface flow on streets, as long as the hydraulic grade line is contained within a designated flow path. Under no circumstances shall the energy grade line (water surface plus velocity head) exceed the finished floor elevation of any structure, including garages.
4. The plans show a proposed detention or bioretention system to be used as part of the stormwater management system for the development. Please provide more detail as to how this system will meet the Town's hydromodification and stormwater treatment requirements.
5. There appears to be storm drain inlets that are proposed to be located down gradient of the proposed bioretention/detention basins, near Alpine Road and the proposed northern entrance to the development. Please provide more details as to how the stormwater captured by these inlets will be diverted into the bio-retention/detention basins. The bioretention/detention basins should be designed to not impact Alpine Road (e.g., under-seepage and boiling up in the roadway) and minimize vector/mosquito issues.
6. Provide an analysis of how the development will impact traffic flow and sight visibility on Alpine Road, including whether a dedicated turn lane or other measures will be required.
7. The Fire Department may require a fire road be constructed along uphill perimeter of the development site. Please coordinate with the Town and Fire Department regarding the need for a fire road.
8. The Town of Portola Valley has horse trails and hiking paths that may be impacted by the development. Please coordinate with the Town regarding trail alignment, potential mitigation measures, including relocating or improving (e.g. widening of the paths), for any potential impacts to the paths. Please refer to Town trail standards or provide better/equivalent trail design standard. Please clarify if the proposed extended trail shown on sheet TM-5.2 will be on public or private property.

9. The construction work on Alpine Road will impact the Town's planned 2021 slurry seal project for Alpine Road. If the slurry seal is disturbed, the Town may request re-slurry sealing from curb to curb for the length of the effected roadway.
10. The planned subdivision is subject to the Subdivision Map Act and Chapter 17 of the Town of Portola Valley municipal code. Final maps shall be reviewed and approved by NV5 / Town Land Surveyor/Engineer.
11. Please coordinate with the Town regarding revegetation upgrades in the right of way.
12. Sheet TM-5.2 shows a proposed 6-foot-wide trail; please confirm with the Town whether a public easement is required (Chapter 17.20.020 U).
13. Please indicate the presence of any historic resource as identified in the historic element of the general plan, or provide a statement regarding the absence of historic resources (Chapter 17.20.020 W).
14. Include a blank space of eighty square inches in area, of suitable shape for certificates, conditions and approvals, and other similar matters (Chapter 17.20.020 X).
15. Provide profiles of all streets, highways, ways, trails, sanitary sewers and storm drains in the subdivision (Chapter 17.20.030 C).
16. Provide a preliminary title report (Chapter 17.20.030 M).
17. Provide proposed Conditions, Restrictions or Covenants (Chapter 17.20.030 N).
18. Lot corners, property corners, the boundaries of any open space easements, and the centerlines of roads, trails and paths shall be staked and flagged in the field. Trails and paths flags shall be of a distinctive color. Six copies of the tentative subdivision map shall be submitted showing the location of the stakes (Chapter 17.20.030 S).

C. Specific (for consideration during building plan submittal).

1. Hydrology/Hydraulics (no calculations were submitted; please submit calculations).
2. Please refer to the current San Mateo County stormwater quality control requirements and demonstrate how the project complies with these requirements.
3. Provide documentation and a summary table showing the total overall impervious surface area for both the existing pre-construction site condition and the post-construction site condition. The Town's Site Development Standard Guidelines include a requirement for



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the installation of stormwater detention for projects that create or replace greater than 10,000 square feet of impervious surface.

4. Please provide documentation as to how the size of the detention system and its components were determined.
5. Provide documentation showing the existing condition and estimated post-development peak runoff. Post-development peak runoff must be less than or equal to the existing pre-development condition or mitigation must be provided. For the runoff calculation for existing and post-construction conditions, please provide the watershed delineation, time of concentration for peak flow and the runoff coefficient used for the project site.
6. Provide calculations indicating the flow velocity for sizing the proposed storm drainage pipes, and provide information for the sizing of any proposed rock slope protection.
7. Please provide cleanouts in the drain system along bends.
8. Provide a sediment capture inlet upstream of the detention basin connection.
9. Per Fire Department requirements, the minimum turning radius is 40 feet for Hammerhead/Tee and curves. Please ensure the minimum turning radius meets this requirement.
10. Please show and provide the sizes of all existing utilities in the project area.
11. Please show the existing 42-inch storm drainage pipe that crosses the proposed water line.
12. For maintenance purposes, the proposed 8-inch storm drain that crosses under Alpine Road on the south side of the development should be increased to 18 inches in diameter, similar to the other existing storm drain crossings.
13. Please show the location of the proposed fire hydrants along Alpine Road.
14. Please score trails located at any driveway approaches.



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WEDGE SUBCOMMITTEE
FIRST COMMENTS FROM CONSERVATION COMMITTEE
10/8/19

It is a real loss for the Town to have this rural open space developed. We appreciate that Stanford understands how valuable the scenic corridor and open space are – for the esthetics, for the wildlife, and for the trails. We hope that the Town and the other committees will hold Stanford to a high level of follow through on preserving the natural appearance of this space, even as it loses its minimally developed state.

Comments:

1. We appreciate that the landscaping is largely with low water use natives. We would encourage only native species. All Carex species are on Town's Discouraged list.
2. We appreciate area Y, the relatively open defensible space behind the proposed homes.

Requests:

1. To the maximum extent legally permissible, working within the limitations of the Founder's Grant, the undeveloped remainder of the property should be preserved as committed open space.
2. We would like to see the developed area pushed as far back from the road and as far south as the terrain will allow, rather than focusing on meeting exact minimal easement requirements.
3. Minimize landscaping in the Alpine Road scenic corridor setback, especially along the street. Even temporary irrigation puts the oaks at risk. Preserve this undeveloped oak woodland look. Move some of the smaller existing oaks from construction footprint into this area to create islands of vegetation. The setback from Alpine should be for all structures and uses, not just buildings.
4. Fencing should be minimized or absent. A fence would make sense to separate BMR 1 and unit #25 from the common area, and units # 15-21 from the wildlife corridor and trail, and could be allowed around a shared garden plot area.
5. The play area should be as natural as possible and appeal to a wide age range. Plastic "springers" are not appropriate and are useful only for a very limited age. Play area should be protected from nearby parking spaces by picnic tables and/or grade changes.
6. The 3 trails that show on the old General Plan map should be built. A wildlife corridor and trail along the north property line should be established. The other 2 trails should extend along the topo lines uphill from the developed area from the north property line (connecting with the wildlife corridor trail) to the south property line (connecting to the Alpine Road trail near Zotts). Once Stanford has re-established and graded these Trails, the Town should be granted a trails easement so these will be official public trails. It would be desirable to have Stanford assume responsibility for maintenance of these trails.
7. If detached homes are wanted, is it possible to allow a sideyard setback variance (one sided zero setback) so they each have a useable yard on one side? As

planned each has only 2 narrow strips for side yards. Not really functional and likely to accumulate junk and less tended vegetation.

8. The additional traffic could be mitigated by extending Marguerite to Portola Valley. Many Stanford faculty, staff and students already live out here; many more residents make frequent trips to the Medical Center and shopping center.
9. Three quarters of the guest parking is on the north half of the development. More bike parking is needed.

Submitted by Judith Murphy, Chair, Conservation Committee

Trails and Paths Committee Subdivision Subcommittee PRELIMINARY Comments

October 8, 2019

Dear Laura,

The Trails and Paths Committee Subdivision Subcommittee has reviewed the Stanford University Faculty Housing Plans dated 9/13/2019 (plot date 9/6/2019). Included in this set of plans is a Trail Map prepared by Sandis Civil Engineers dated 8/30/2019. The Subcommittee also visited the site on 9/30/2019 and met with John Donahoe of Stanford. With respect to this project, The Trails and Paths Committee Subdivision Subcommittee offer the following remarks, comments and recommendations:

1. The Trail Map included in the package shows a single new Trail/Path starting near the southern most proposed entrance into the subdivision extending up the hill and along a portion of the hillside to the northern property boundary with the Westridge Subdivision. This Trail/Path is proposed by the project developers and is not consistent with the Town of Portola Valley General Plan Trails and Paths Element dated 1/8/2003. The Trails and Paths Committee Subdivision Subcommittee recommends against implementing this Trail/Path as proposed.
2. The Trails and Paths Subdivision Subcommittee recommends that, as a condition of approval of the new Stanford Faculty Housing Subdivision, the project incorporate several new Trails/Paths as outlined in the Town of Portola Valley General Plan Trails and Paths Element dated 1/8/2003. The Trails and Paths Element addresses the entire property known as the "Stanford Wedge" and specifies the creation of several new Trails/Paths. The first new Trail/Path has an entrance at the southern most point of the subject property near Golden Oak Dr. This new Trail/Path traverses the hillside north to the property line with the Westridge Subdivision. A second new Trail/Path enters the subject property from Alpine Road near an existing gate across from Glenoaks Stables. This new Trail/Path runs somewhat parallel to the first, lower on the hillside and also traverses north to the property line with the Westridge Subdivision. A third new Trail/Path connects the two and then travels east alongside the creek and returns to Alpine Road. Reference The Town of Portola Valley Trails and Paths Element Plan Diagram A dated 12/21/2009 for more specific information on these new Trails/Paths. These new Trails/Paths are to be multi-use, with the upper trail available to hiking and equestrians, and the lower available to hiking, equestrians and possibly bicycles as yet to be determined.
3. The Trail/Path returning to Alpine Road along the creek would run very close to the proposed housing units that back up to the creek. The Trails and Paths Subdivision Subcommittee recommends that those units be moved south to create a sufficient scenic corridor along the creek to allow for the new Trail/Path and for any conservation purpose as required by the Conservation Committee.
4. The new Trails/Paths should be staked out by a licensed surveyor and their locations approved by the Trails and Paths Subdivision Subcommittee prior to approving the Stanford Faculty Housing Subdivision.

5. Construction of the new Trails/Paths should adhere to Town of Portola Valley Trail/Path Construction Standards and Specifications including but not limited to six foot minimum width and an all weather compacted base-rock surface. Additionally, Trail/Path surfaces shall be scored and made non-slip at any location where a Trail/Path traverses and driveway, sidewalk or any other hardened surface.

6. Prior to approving the proposed Stanford University Faculty Housing Subdivision, the Town should secure and record Public Use Trail Easements (ingress, egress & traversal) for all new Trails/Paths created as part of the Stanford University Faculty Housing Subdivision per the Town of Portola Valley General Plan and the Trails and Paths Element. Additionally, the Town should verify and/or secure and record Public Use Trail Easements for portions of the existing Alpine Trail that are on or adjacent to the subject property or for any other existing Trail/Path that may be on the subject property.

7. While it is not within the scope of the Trails and Paths Subdivision Subcommittee to seek out new open space easements, it's our understanding that Stanford wishes to keep the remainder of the "Wedge" property (the area not being developed) as open space and that the Town of Portola Valley Conservation Committee and/or Open Space Committee may be pursuing an open space easement on this land for the benefit of the Town of Portola Valley. If so, the Trails and Paths Subdivision Subcommittee reserves the right to propose new trails on this portion of land, per the Town of Portola Valley General Plan and Trails and Paths Element, and we request that the Town of Portola Valley secure and record Public Use Trail Easements for these new Trails/Paths prior to approval of the new Stanford Faculty Housing Subdivision.

Best Regards,

Gary Hanning

Trails and Paths Committee Subdivision Subcommittee