# TOWN OF PORTOLA VALLEY

**7:00 PM – Special Meeting of the Planning Commission**
**Wednesday, May 4, 2022**

**THIS SPECIAL MEETING IS BEING HELD VIA TELECONFERENCE ONLY**

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## SPECIAL MEETING AGENDA

**Remote Meeting Covid-19 Advisory:** On September 16, the Governor signed AB 361, amending the Ralph M. Brown Act (Brown Act) to allow legislative bodies to continue to meet virtually during the present public health emergency. AB 361 is an urgency bill which goes into effect on October 1, 2021. The bill extends the teleconference procedures authorized in Executive Order N-29-20, which expired on September 30, 2021, during the current COVID-19 pandemic and allows future teleconference procedures under limited circumstances defined in the bill. Portola Valley Town Council and commission and committee public meetings are being conducted electronically to prevent imminent risks to the health or safety of attendees. The meeting is not available for in-person attendance. Members of the public may attend the meeting by video or phone linked in this agenda.

**Below are instructions on how to join and participate in a Zoom meeting.**

**Join Zoom Meeting Online:**

**Please select this link to join the meeting**:

**https://us06web.zoom.us/j/89057722849?pwd=d3dmbG50UXBhcGZNSTBPVnlvZmpTUT09**

**Or:** Go to Zoom.com – Click Join a Meeting – Enter the Meeting ID

**Meeting ID**: 890 5772 2849 **Passcode**: 407307

**Or Telephone**:

1.669.900.6833
1.888.788.0099 (toll-free) Enter same Meeting ID

*6 - Toggle mute/unmute.

*9 - Raise hand.

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 04028) and may be viewed on the Town's website at www.portolavalley.net/projects. Interested persons are invited to appear before the Planning Commission to be heard at the time and place mentioned above. Written comments on the Draft EIR may be sent by email to stanfordeir@portolavalley.net. All comments received are included in the public record.

We encourage anyone who has the ability to join the meeting online to do so. You will have access to any presentations that will be shown on your screen and can easily provide comments using the "raise your hand" feature when the Chair calls for them.

## 7:00 PM - CALL TO ORDER AND ROLL CALL

Commissioners Hasko, Targ, Taylor, Vice-Chair Goulden, Chair Kopf-Sill

## ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on any subject not on the agenda may do so now. Please note, however, that the Planning Commission is not able to undertake extended discussion or action tonight on items not on the agenda. Comments will be limited to three minutes.

## PUBLIC HEARING

1. **Draft Environmental Impact Report (Draft EIR) for the Stanford Wedge Housing Project** located at 3530 Alpine Road, APN 077-281-020. The Draft EIR is available for public review and comment through May 13, 2022. Verbal comments may be presented at the public hearing.

## COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

2. Commission Reports

3. Staff Reports

    a. Housing Element Update
    b. Safety Element Update

## APPROVAL OF MINUTES

4. Planning Commission Meeting of February 2, 2022

## ADJOURNMENT

**ASSISTANCE FOR PEOPLE WITH DISABILITIES**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (650) 851-1700. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

**AVAILABILITY OF INFORMATION**

Any writing or documents provided to a majority of the Town Council or Commissions regarding any item on this agenda will be made available for public inspection at Town Hall located 765 Portola Road, Portola Valley, CA during normal business hours. Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Portola Valley Library located adjacent to Town Hall.

**PUBLIC HEARINGS**

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge any proposed action(s) in court, you may be limited to raising only issues you or someone else raised at the Public Hearing(s) described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

# MEMORANDUM

## TOWN OF PORTOLA VALLEY

**TO:** Planning Commission

**FROM:** Laura Russell, AICP, Planning & Building Director
Stephanie Davis, AICP, Consulting Principal Planner

**DATE:** May 4, 2022

**RE:** Public Hearing to Receive Comments on the Draft Environmental Impact Report (DEIR) for the proposed Stanford Wedge Housing Project, 3530 Alpine Road, File # PLN_ARCH0021-2019.

**RECOMMENDATION**
Staff recommends that the Planning Commission receive a presentation from staff and consultants, ask questions and provide comments, and receive public comments on the Draft Environmental Impact Report (DEIR).

**MEETING FORMAT**
This public meeting format will be as follows:

- Staff presentation on the overall project process, meeting structure, and roles and responsibilities.
- CEQA consultant presentation including a summary of the California Environmental Quality Act (CEQA) process, what the DEIR analyzed, and what impacts and mitigations measures were identified.
- Planning Commission questions of staff and/or the CEQA consultant.
- Public Comments on the DEIR using the “raise your hand” feature in Zoom.

**GUIDE TO STAFF REPORT AND MEETING STRUCTURE**
This report is meant to assist the Planning Commission, Town residents, and any other interested parties in providing an overview of the project and CEQA process, introducing the DEIR and to taking public comments on the DEIR. The meeting is intended to receive public comments on the DEIR and is not intended to answer any questions specific to the technical analysis contained in the DEIR. Any public comments or questions specific to the evaluations, conclusions, and/or mitigation measures identified within the DEIR will be taken as individual public comment and will be addressed in the forthcoming, formal written response to comments during the Final EIR (FEIR) phase. **No actions or decisions will be made by the Planning Commission at this meeting, nor will the specific details or merits of the project be discussed.**

**BACKGROUND**

**Proposed Project**
Stanford University has applied to the Town to develop a portion of University property often referred to as the “Stanford Wedge”, which, for descriptive purposes is broken up into 2 sub-areas: 1) Residential

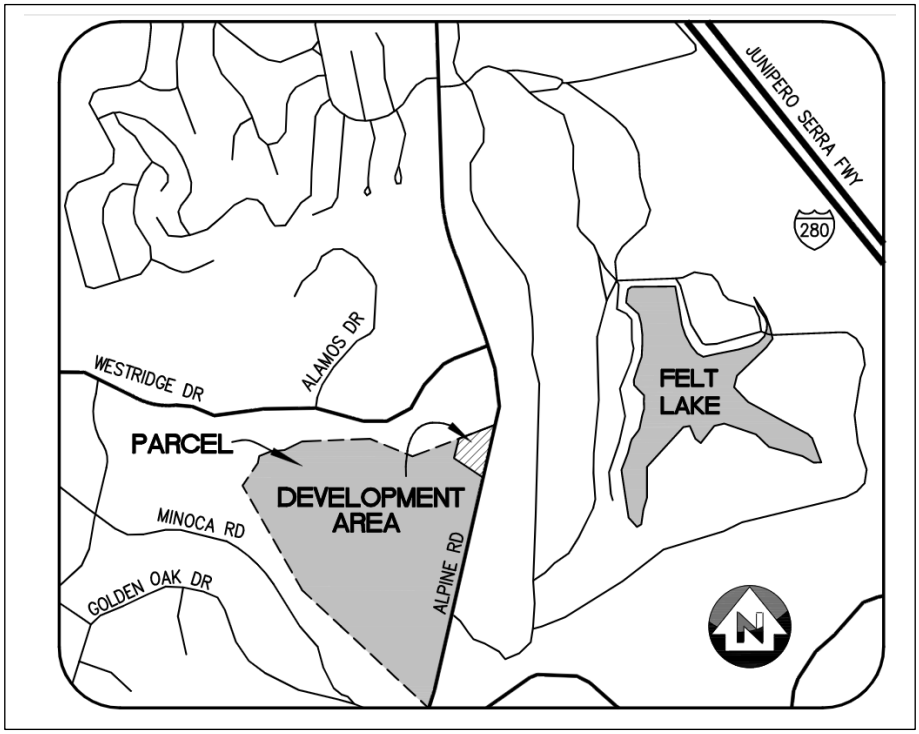
Development Area; and 2) Open Space and Permanent Maintenance Road Area. The entire site would be subject to a Vegetation Management Plan to address fire safety.

As described in the DEIR, the Residential Development Area is approximately 7.4 acres in size and includes all proposed residential lots, common areas, and dedicated open space. The applicant proposes to subdivide the property into 30 clustered residential lots and construct a project with the following key components:

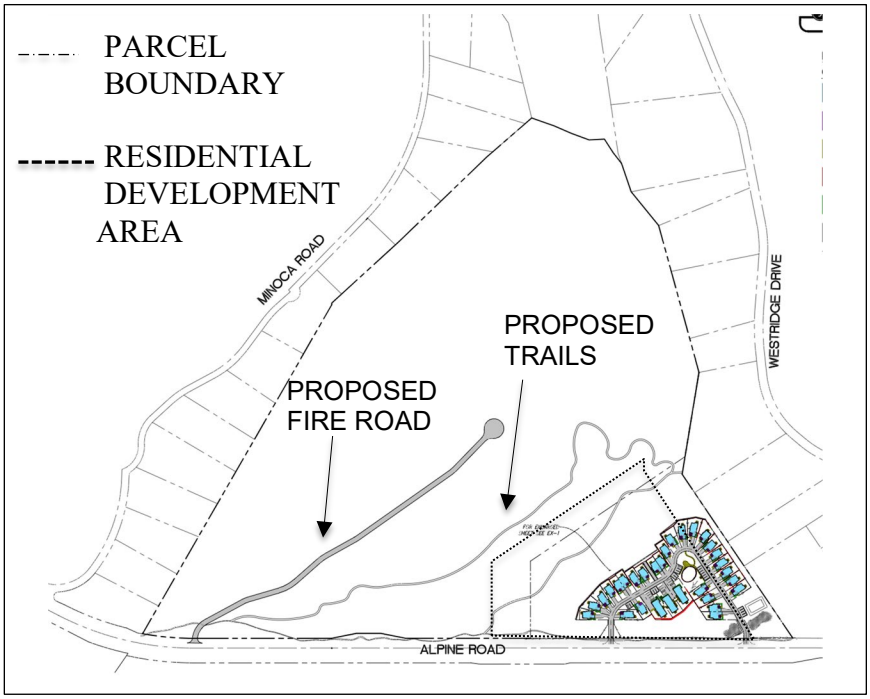
- 27 single family, 2-story residences for Stanford faculty; 6 of the units configured as “duets”.
- 12 affordable housing units in three buildings with four units each; 2-story.
- Common open space including picnic and play area.
- Private loop road that connects at both ends to Alpine Road with entrance and exit points at the northern and southern ends of the development.
- Vehicle and bike parking.
- A small emergency access roadway between two homes to provide access to the wildfire fuel management areas to the rear of the proposed homes
- Defensible space areas.
- Landscaping and storm-water treatment measures.
- The existing horse trail along the project site’s Alpine Road frontage is proposed to be retained.

The remainder of the site is proposed to remain as open space and accommodate a future, permanent maintenance road. Proposed trails are located both on the residential development area of the site, as well as the remainder open space/permanent maintenance road area of the site.

**VICINTY MAP**



## PROPOSED PROJECT EXTENT MAP




**California Environmental Quality Act (CEQA)**
The California Environmental Quality Act (CEQA) generally requires state and local agencies to inform decisions makers, like the Town of Portola Valley (Town) Council, and the community about the potential environmental impacts of proposed projects, and to identify ways to avoid or mitigate those impacts, if feasible. If a project may cause adverse impacts, the public agency must prepare an EIR. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project"; an activity which must receive some discretionary approval from a public agency which may cause either a direct physical change or a reasonably foreseeable indirect change in the environment. The proposed Stanford Wedge Housing project is a defined "project" per CEQA. Discretionary approval means that there is an exercise of judgement or deliberation by a governing body in determining whether a project will be approved, or if a permit is issued. The Town Council is responsible for approving the EIR for this project; the Planning Commission is a recommending body.

The Town is the CEQA lead agency, meaning it has the primary responsibility in preparing the EIR and discretionary authority over the proposed project. The Town has contracted with the environmental consulting firm Lamphier Gregory and Associates for professional environmental planning services in preparation of the EIR. Lamphier Gregory services include the services of certain sub-consultants who are qualified specialists in various fields that have prepared technical reports used in the DEIR analysis. The Town solely manages the contract for these CEQA services and as the applicant, Stanford pays for the cost of such services. Stanford submits such funds directly to the Town and the Town directly pays related contract invoices to the consultant. Beyond funding the contract services, Stanford has no other direct involvement in the preparation of the DEIR; Stanford did not comment on the technical reports or analysis while the DEIR was being developed.

The DEIR is not intended to serve as recommendation of either approval or denial of the project. Rather, it provides the primary source of environmental information for the Town to consider and identify ways any potentially significant environmental impacts can be avoided or significantly reduced.

In compliance with CEQA, a Notice of Preparation was issued on January 6, 2020 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. Subsequently, on January 30, 2020 the Town held a public scoping meeting to introduce the project and receive oral comment on the scope of the EIR from the public and interested agencies.

The DEIR is the first iteration of environmental analyses collecting the project description, identification of impacts, technical studies, mitigation measures and alternatives. In further accordance with CEQA, the DEIR is required to be available for public review and public comment for 45 days – this 45-day period began on March 30, 2022 and ends on May 13, 2022. All received public comment during this 45-day period – including comments and/or questions received at tonight's meeting - will be responded to with the Final EIR. In addition to tonight's meeting, public comments can be submitted to the Town by:

- DEIR comment form on the website: https://www.portolavalley.net/projects and navigate to the web form
- Email: stanfordeir@portolavalley.net
- Mail and/or drop off hard copy comments: Town of Portola Valley, Planning Dept. DEIR – Stanford Wedge Housing Project 765 Portola Rd. Portola Valley, CA 94028

Following the end of the 45-public review period, any edits/revisions to the DEIR will be made, and a Final EIR (FEIR) will be prepared, which will include written responses prepared by Lamphier Gregory to received public comments. The FEIR will again be released for public review and will be part of the documents reviewed and ultimately acted up by the Town decision making bodies at future public hearings.

Ultimately, the Town Counsel will be asked to certify the EIR. A certification is an official position taken by the Town Council indicating that the EIR has complied with CEQA for the identified project. It also indicates the EIR is adequate and provides sufficient detail to allow the project's construction and will include a Mitigation Monitoring & Reporting Program (MMRP) which is a matrix describing the mitigation measures, responsibility, and timing of implementation.

**DISCUSSION**

**DEIR Overview**
The DEIR evaluated the projects potential impact on the following environmental topics as required by CEQA and State Law:

- Aesthetics
- Cultural and Tribal Cultural Resources
- Land Use and Planning
- Utilities and Service Systems & Energy
- Agriculture, Forest, & Mineral Resources
- Geology and Soils
- Wildfire
- Population and Housing
- Public Services and Recreation
- Air Quality
- Hazards and Hazardous Materials
- Noise and Vibration

- Transportation
- Biology
- Hydrology and Water Quality
- Population and Housing
- Greenhouse Gas Emissions

The DEIR also includes a project description, alternative project scopes, description of the environmental setting, and identifies significant environmental impacts and potential adverse effects, technical studies, and mitigation measures. It is important to note that not all specific details of the proposed project are evaluated in the EIR if not explicitly required in the CEQA guidelines but could be further evaluated as part of the Town's future consideration of the project entitlements and consistency with applicable Town plans and regulations. These may include such things as parking, inclusionary housing and some wildfire issues not explicitly called out in CEQA.

The DEIR is not intended to serve as recommendation of either approval or denial of the project. It provides the primary source of environmental information for the Town to consider and identify ways any potentially significant environmental impacts can be avoided or significantly reduced. Impacts can be identified as "no impact", "less than significant or less than significant with mitigation incorporated", or "significant impact". If an impact is identified as "significant and unavoidable" it means that an impact that would cause a substantial adverse impact that cannot be avoided, even with the implementation of all feasible mitigation. In these instances, a jurisdiction must adopt a "statement of overriding considerations" which will conclude that even though adverse impacts have been identified, overriding economic, legal, social technological or other considerations outweigh the project's significant, unmitigated impacts. All impacts identified in the Stanford DEIR are "no impact", "less than significant" or "less than significant with mitigation incorporated" in the following topic areas. No significant, unavoidable impacts were identified as part of this project.

Impacts identified it the DEIR as "less than significant with mitigation incorporated" include the following:

- Air Quality
- Biology
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Transportation
- Wildfire

These potentially significant impacts identified are largely limited to construction-period disturbance, including impacts and mitigation related to construction period dust and emissions, potential disturbance of special status plants, animals, and/or habitat, potential disturbance of cultural and tribal cultural resources, appropriate construction for site soils and in a seismically-active region, minimizing potential for erosion, sedimentation, and other stormwater contamination. Following construction, impacts and mitigation would apply to ongoing operation of the residential development and trails, including those related to prohibition of nighttime and off-trail use to protect biological resources, erosion, sedimentation, and other stormwater control, safety of vehicular trail crossings, and ignition reduction measures to reduce the potential for ignition and wildfires. Additional impacts and mitigation would be applicable to the vegetation management activities to implement the VMP, including those related to address the potential disturbance of special status plants, animals, and/or habitat, cultural resources, and effectiveness of the VMP.

See Attachment 2 for an excerpt of the DEIR, Table 2.1 "Summary of Project Impacts and Mitigation Measures".

In accordance with CEQA, the DEIR also evaluated three project alternatives to reduce any identified impact, including a "No Project Alternative" per Section 15126.6(e) of CEQA Guidelines. The other two alternatives were selected to comply with CEQA Guidelines, which call for a "*range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project*." The following three alternatives were evaluated:

1. The "No Project" Alternative representing a scenario in which the existing horse boarding facility (or a similar use) at the Project site remains in place. This scenario assumes no comprehensive vegetation management plan would be implemented to reduce wildfire risk at the site.
2. The "Larger Setback" Alternative representing the same development as proposed, shifted a little farther to the south farther from concerned neighbors but into a less flat area requiring more disturbance of the hillside. The fire access road and trails would be developed the same as under the proposed Project and a vegetation management plan would be implemented.
3. The "No Clustering" Alternative assumes the site would be developed with standard single-family homes each on their own lots rather than a clustered development including some multifamily homes and duet units. This would eliminate the need for a Planned Unit Development approval and more closely follow the adjacent lotting pattern.

The "No Project" alternative was identified as the environmentally superior alternative, since it would not result in any substantial changes to the site or use and therefore, has the lowest possible impacts in every parameter. However, this alternative does not meet any of the Project objectives and would not provide a mechanism to require a comprehensive vegetation management plan to reduce wildfire risk at the site.

Under CEQA, when the "No Project" alternative has been identified as the environmentally superior alternative, it is necessary to identify another alternative that would represent the environmentally superior alternative in the absence of the "No Project" Alternative. The CEQA Guidelines require a consideration of whether alternatives "avoid or substantially lessen" significant impacts of the proposed Project. No significant and unavoidable impacts were identified under the proposed Project. All Project impacts are either less than significant or can be reduced to those levels through implementation of the mitigation contained in the Draft EIR. Because of the low impact of the proposed Project, differences between it and the Alternatives are marginal except in the case of the "No Project" Alternative, which avoids all impacts entirely, and the potential for construction-period impacts to cultural resources, which could be significantly increased under the "No Clustering" Alternative.

Because the "No Clustering" Alternative would require additional construction activities to prepare spread-out development sites and longer driveways, it would result in a marginally greater construction impacts including the potential to significantly impact a known cultural resource at the site and is therefore not environmentally superior to the Project.

The "Larger Setback" Alternative and the Project would have similar impacts. The "Larger Setback" alternative would result in marginally greater impacts related to grading, including construction emissions and tree removals. Therefore, the Project was noted as the next most environmentally superior alternative.

**Next Steps**

The DEIR will be available for public comment until May 13, 2022. Following the close of this 45-day review period, staff and the CEQA consultant will develop written responses to all public comment received during this time. These written responses and other relevant project information will be incorporated into a Final EIR (FEIR) which is expected to be released late summer 2022.

A series of public meetings will occur through 2022 on the project. While subject to change, they are expected to include the following:

- Two Planning Commission study sessions to discuss specific topics the Commission expressed interest in discussing at earlier meetings. (Early summer 2022.)
- Town Committee review, including the Trails and Paths Committee, Conservation Committee, and Bicycle, Pedestrian and Traffic Safety Committee, to discuss the project within their respective purviews. This may be in the form of joint meetings. (Fall 2022)
- Subdivision Committee recommendation to Planning Commission
- ASCC recommendation to Planning Commission
- Planning Commission public hearing and recommendation to Town Council
- Town Council review including discussion on the adequacy of the FEIR for potential certification, all required project entitlements and final decision to approve or deny the project.

**COMMUNITY OUTREACH**

The Town has created an informational webpage including project information, past meetings and related materials: www.portolavalley.net/projects. This page will be updated throughout the review process.

Public notice of this public hearing was mailed to all property owners within 1,000 feet of the site, published in the newspaper, posted on the Town website, sent out via social media and the PV forum, and emailed to residents that have subscribed to the Stanford Wedge Housing Project eNotice.

**ATTACHMENTS**

1. DEIR and Appendices (*available*: online at https://www.portolavalley.net/projects navigate to the Stanford EIR page, at the library, and for viewing at Town Hall)
2. Table 2.1 “Summary of Project Impacts and Mitigation Measures” Excerpt from DEIR

**TABLE 2.1: SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES**

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **Significant and Unavoidable Impacts** | | |
| This EIR did not identify any impacts of the Project that would remain significant following implementation of identified mitigation. The Project would not result in any Significant and Unavoidable impacts. | | |
| **Less than Significant Impacts After Mitigation** | | |
| **Impact Air-1: Construction Period Dust and Emissions.** Construction activities would generate exhaust emissions from vehicles and equipment and fugitive dust particles that could affect local air quality. This impact is ***less than significant with mitigation.*** | **Air-1: Basic Construction Management Practices**. The Project shall demonstrate proposed compliance with all applicable regulations and operating procedures prior to issuance of demolition, building or grading permits, including implementation of the following BAAQMD "Basic Construction Mitigation Measures".<br>• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.<br>• All haul trucks transporting soil, sand, or other loose material off-site shall be covered.<br>• All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.<br>• All vehicle speeds on unpaved roads shall be limited to 15 mile per hour.<br>• All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.<br>• Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.<br>• All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.<br>• Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. | Less than Significant |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **Impact Bio-1: Impacts on Special-Status Plants.** While there are no special-status plant species in the Residential Development Area, ten species have the potential to occur on the remainder of the site and could be impacted by construction and use of the fire access road and hiking/equestrian trails and/or vegetation management activities. This impact is ***less than significant with mitigation.*** | **Bio-1a: Survey (outside the Residential Development Area): Special-Status Plant Surveys.** Prior to the initiation of grading for the fire access road and/or hiking/equestrian trail, or the implementation of initial ground disturbance or vegetation removal activities in areas outside the Residential Development Area that has been surveyed for special- status plants, a qualified biologist shall conduct, in areas outside the Residential Development Area that has been surveyed, a focused survey during the appropriate bloom season for potentially occurring special- status plant species, including:<br>• California bottle-brush grass (Elymus californicus; CRPR 4.3; May through August)<br>• Western leatherwood (Dirca occidentalis; CRPR 1B.2; January through March)<br>• Bent-flowered fiddleneck (Amsinckia lunaris; CRPR 1B2; March through June)<br>• Woodland woolly threads (Monolopia gracilens; CRPR 1B.2; March through July)<br>• Santa Cruz clover (Trifolium buckwestiorum; CRPR 1B.1; April through October)<br>• California androsace (Androsace elongata ssp. acuta; CRPR 4.2; March through June)<br>• Brewer's calandrinia (Calandrinia breweri; CRPR 4.2; March through June)<br>• Oakland star-tulip (Calochortus umbellatus; CRPR 4.2; March through May)<br>• Bristly leptosiphon (Leptosiphon acicularis; CRPR 4.2; April through July)<br>• Michael's rein orchid (Piperia michaelii; CRPR 4.2; April through August)<br>Ground disturbance associated with vegetation management activities that could potentially impact sensitive plant species if they are present, necessitating focused plant surveys, would include all vegetation management activities except initial vegetation management treatments that are implemented prior to construction of the fire access road (Panorama Environmental 2020b). These initial treatments include (1) removing trees and large shrubs through hand removal methods to avoid ground disturbance, and minimizing dragging out material; (2) minimization of soil disturbance through use of low compacting equipment (e.g., masticator or chipper) that would reduce rutting from machine turns and minimize soil compaction; and (3) limiting the spread of chipped or masticated materials to 1-inch in depth or less (Panorama Environmental 2020b). Therefore, focused surveys shall be conducted prior to all ground disturbance associated with vegetation management activities including and following construction of the fire access road, including a surrounding 50-foot buffer area on site and to the extent access to adjacent properties may be permitted. Surveys shall take place no more than 3 years before | Less than Significant |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | ground disturbance or vegetation removal for these vegetation management activities and should be conducted in a year with near-average or above-average precipitation. Alternatively, these surveys may be conducted in a year of below-average precipitation and the surveyor should attempt, if possible, to identify a nearby reference population that is flowering and detectable despite the below-average rainfall. The purpose of the survey shall be to assess the presence or absence of the potentially occurring species. If none of the target species are found in the impact area or surrounding 50-foot buffer, then no further mitigation measures shall apply. Otherwise, Mitigation Measure Bio-1b shall be additionally implemented.<br><br>**Bio-1b: Avoidance and Minimization: Special-Status Plants**. If any individual special-status plants are found in the impact area or 50-foot buffer, then in consultation with a qualified botanist or plant ecologist, the project shall be designed to avoid direct and indirect impacts to the species to the extent feasible. If avoidance of special-status plants reduces the impacts so that less than 10% for CRPR List 1B species of either individuals or occupied area within the population would be impacted, or less than 20% for CPRP List 4 species, then the impact would be considered less than significant, and no further mitigation is necessary. Otherwise, Mitigation Measure Bio-1c shall be additionally implemented.<br><br>**Bio-1c: Compensatory Mitigation if Avoidance is Infeasible: Special-Status Plants.** If, even with project redesign to minimize impacts, more than 10% of the population for CRPR List 1B species, or more than 20% of the population for CRPR List 4 species would be impacted, compensatory mitigation shall be provided via the management of currently occupied habitat or the establishment of a new population for the species impacted. The mitigation habitat shall be of equal or greater habitat quality compared to the impacted areas, as determined by a qualified plant ecologist, in terms of soil features, extent of disturbance, vegetation structure, and dominant species composition, and shall contain at least as many individuals of the species as are impacted by project activities. A Habitat Mitigation and Management Plan (HMMP) shall be developed by a qualified plant or restoration ecologist and implemented for the mitigation lands. The HMMP shall be approved by the Town of Portola Valley prior to the start of ground-disturbing activities. The HMMP shall include, at a minimum, all of the following information:<br>• Summary of habitat impacts and the proposed mitigation;<br>• Description of the location and boundaries of the | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | mitigation site and description of existing site conditions;<br>• Description of measures to be undertaken to enhance (e.g., through focused management that may include removal of invasive species in adjacent suitable but currently unoccupied habitat) the mitigation site for the focal special-status species;<br>• Description of measures to transplant individual plants or seeds from the impact area to the mitigation site, if appropriate (which shall be determined by a qualified plant or restoration ecologist);<br>• Proposed management activities to maintain high-quality habitat conditions for the focal species;<br>• Description of habitat and species monitoring measures on the mitigation site, including specific, objective final and performance criteria, monitoring methods, data analysis, reporting requirements, monitoring schedule, etc. At a minimum, performance criteria shall include demonstration that any plant population fluctuations over the monitoring period do not indicate a downward trajectory in terms of reduction in numbers and/or occupied area for the preserved mitigation population that can be attributed to management (e.g., that are not the result of local weather patterns, as determined by monitoring of a nearby reference population, or other factors unrelated to management); and • Annual monitoring should be conducted for a period of 5 years following transplantation of individuals, if plants are transplanted, or following the initiation of monitoring (e.g., for a mitigation site where the species is already present) to ensure that the population is healthy.<br>• Description of the management plan's adaptive component, including potential contingency measures for mitigation elements that do not meet performance criteria. | |
| **Impact Bio-2: Loss of Individual California Red-legged Frogs.** While there is no breeding habitat on the Project site for the California red-legged frog, there is the potential for infrequent individuals to visit the site and these could be impacted directly or indirectly by construction, operation, and vegetation management activities. Despite the low potential for individuals to be impacted, loss of any individual California red-legged frogs resulting from the proposed project activities would constitute a significant impact due to the species' regional rarity. This impact is ***less than significant with mitigation.*** | **Bio-2a: Survey and Avoidance (all Construction Activities and the Initial Vegetation Management Activities): Red-legged Frogs**. Before any construction or initial vegetation management activities begin, the following measures shall be completed and/or included in construction contracts as ongoing measures:<br>i. *Pre-activity Survey*. A qualified biologist shall conduct a preconstruction survey for the California red-legged frog no more than 24 hours prior to initial ground disturbing activities within 100 feet of any riparian area. If a California red-legged frog is encountered in the work area, all activities with the potential to result in the harassment, injury, or death of the individual shall be immediately halted and shall not resume until the individual leaves the | Less than Significant |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | project site of its own accord.<br>ii. *Worker Environmental Awareness Program*. Before any construction activities begin, Stanford shall hire a qualified biologist to conduct a training session for all construction personnel. At a minimum, the training shall include descriptions of all special-status species potentially occurring on the project site and their habitats, the importance of these species, the general measures that are being implemented to conserve them as they relate to the proposed project, and the boundaries within which project activities may be accomplished.<br>iii. *Construction Timing*. Because California red-legged frogs are most active at night, nighttime earthmoving and other construction activities shall be avoided to the extent practicable within 100 feet of any riparian area. Further, to the extent practicable, ground-disturbing activities shall be avoided during the wet season, from mid-October through mid-April, when red-legged frogs are most likely to be moving through upland areas.<br><br>**Bio-2b: Survey and Avoidance (Initial and Ongoing Vegetation Management Activities): Red-legged Frogs.** Before any construction or vegetation management activities (initial or ongoing) begin, the following measures shall be included in construction/vegetation management contracts:<br>i. *Vegetation Stockpiles*. Because California red-legged frogs could move into areas under debris piles, where they could then be injured or killed when the debris piles are disposed of, debris intended for burning, mastication, or other disturbance, should not be piled on the ground within 100 feet of any riparian area unless the piles would be treated on the same day that they are created. If vegetation piles cannot be treated or removed daily, they should be dispersed on the site, to the extent feasible.<br>ii. *Trash Containment during Construction and vegetation management Activities*. Because human trash associated with construction activities and vegetation management activities has the potential to attract predators, all trash shall be contained in sealed containers and disposed of on a daily basis.<br>iii. *Mechanical Support for Vegetation Management*. If off-road mechanical support is necessary for ongoing vegetation management activities, Mitigation Measure Bio-2a shall be implemented for the off-road mechanical support activities.<br><br>**Bio-2c: Avoidance, Operational Prohibition of Nighttime Access to Trails: Red-Legged Frogs.** Signage shall be installed at trailheads indicating that nighttime access to trails and all access off trails is prohibited. | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| **Impact Bio-3: Loss of Individual Western Pond Turtles.** While there is no suitable habitat on the Project site for the western pond turtle, there is a low potential for individuals to visit the site and these could be impacted directly or indirectly by construction or vegetation management activities. Despite the low potential for individuals to be impacted, loss of any individual western pond turtle resulting from the proposed Project activities would constitute a significant impact due to the species' regional rarity. This impact *is **less than significant with mitigation.*** | **Bio-3: Survey and Avoidance (all Construction Activities and Vegetation Management Activities Involving Off-Road Mechanical Equipment): Western Pond Turtles.** Before any construction or vegetation management activities involving off-road mechanical equipment begin, a qualified biologist shall conduct a preconstruction survey for western pond turtles no more than 24 hours prior to initial ground disturbing activities within 100 feet of any stream. If a western pond turtle is encountered in the work area, all activities with the potential to result in the harassment, injury, or death of the individual shall be immediately halted, and the individual shall be captured and relocated to a safe location outside of the work area by a qualified biologist, after which work may proceed. | Less than Significant |
| **Impact Bio-5: Disturbance of Dusky-footed Woodrats.** Hundreds of woodrat nests are expected to be present in the coast live oak woodland, blue oak woodland, mixed riparian forest, and chamise chaparral areas throughout the Project site, including at least 13 in the Residential Development Area. While dusky-footed woodrats and their habitat are relatively common in the region, woodrats are very important ecologically in that they provide an important prey source for raptors and predatory mammals, and their nests provide habitat for a wide variety of small mammals, reptiles, and amphibians. Loss multiple woodrat nests would be considered a potentially significant impact due to the ecological impact that the loss of nests would represent both to the woodrat and to the other species that benefit from its presence. This impact is ***less than significant with mitigation.*** | **Bio-5a: Survey and Avoidance (all Construction Activities and Vegetation Management Activities Involving Off-Road Mechanical Equipment): Dusky-footed Woodrats.** Before any construction or vegetation management activities involving off-road mechanical support begin, the following measures shall be completed and/or included in construction contracts:<br>i. *Pre-activity Survey.* No more than 30 days prior to any initial ground disturbance or vegetation removal activities, a pre-activity survey for woodrat nests shall be conducted by a qualified biologist within areas where ground disturbance or vegetation removal shall be conducted and within 10 feet of the disturbance and vegetation removal areas.<br>ii. *Disturbance-Free Buffers.* If feasible, a minimum 10-ft buffer shall be maintained between project construction activities and each nest to avoid disturbance. In some situations, a smaller buffer may be allowed if in the opinion of a qualified biologist, removing the nest would be a greater impact than that anticipated due to project activities. Environmentally sensitive area (ESA) fencing shall be installed to mark the buffer area around potentially impacted woodrat nests to keep workers, construction equipment, and construction materials out of the area where the nests are located.<br>iii. *Woodrat Relocation Plan*. Due to the large number of nests that could be impacted and infeasibility of avoiding impact to all nests at the site, a woodrat relocation plan shall be prepared by a qualified biologist prior to initial ground disturbance or vegetation removal activities. At a minimum, the plan shall include woodrat nest relocation methods, relocation site habitat requirements, appropriate relocation sequence with respect to vegetation management activities, spacing of nests, timing of relocations, and recommended protective buffers around nests proposed to remain in place. | Less than Significant |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| | The plan shall also include a map of all woodrat nests, and proposed relocation areas. Relocation of nest materials shall follow the following guidance:<br>If it is determined that disturbance of woodrat nests cannot be avoided, the woodrats shall be evicted from their nests prior to the removal of the nests and onset of ground-disturbing activities to avoid injury or mortality of the woodrats. Relocation activities shall follow methods outlined in the Woodrat Relocation Plan. A qualified biologist shall monitor and direct all activities associated with the removal of dusky-footed woodrat nests (structures). Only as necessary and to the minimum extent possible, project site vegetation shall be removed to provide access to the woodrat nest(s). Following the removal of vegetation required to access woodrat nests, a fiber-optic camera shall be used to observe inside the nest to determine its occupancy prior to beginning the dismantling process. If young are not observed, the nest shall be fully dismantled and materials shall be relocated, as described below. If dependent young are present, the protocol for active nests below shall be followed to dismantle the structure over a two-week period.<br>Except where dependent young are present, woodrat structures or nests shall slowly and progressively be dismantled during a single site visit. Appropriate personal protective equipment (e.g. respirator, gloves, and Tyvek suit) shall be used while dismantling and relocating woodrat nest material to protect against disease carried by rodents (e.g., hantavirus). Where feasible, nesting material or food caches shall be moved to a new location at least 30 feet outside the disturbance area, preferably next to a large tree or similar structure in a riparian or oak woodland habitat, in an area where it can be used by woodrats to construct new nests. If no suitable structure is present, a log pile structure may be constructed to support the nest materials.<br>If young are uncovered within the nest prior to or during the dismantling process, dismantling of the nest shall be suspended for a period of two weeks to allow young to develop eyesight and become mobile. Nest materials shall be placed back on top of the nest to re-cover the exposed young. After the two-week period, the above removal procedures shall be resumed. Within 24 hours of vegetation removal and completion of nest dismantling, an additional survey shall be conducted to confirm no new woodrat nests were constructed.<br><br>**Bio-5b: Avoidance, Implement Overgrazing Management Strategy for Annual Vegetation Management: Dusky- footed Woodrat.** To ensure that annual grazing activities do not result in excessive | |

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| | disturbance of, or habitat loss around, San Francisco dusky- footed woodrat nests, grazing shall be performed so that goats will not graze in any one area too long. If no off-road mechanical support of annual vegetation management is required, Mitigation Measure Bio-5a would not also be required for this activity. | |
| **Impact Bio-6: Disturbance of Pallid Bats.** Construction in or demolition of buildings could result in destruction of maternity roosts, hibernacula, day roosts, and/or night roosts of bat species, including pallid bat. This impact is ***less than significant with mitigation.*** | **Bio-6: Survey and Avoidance (all Construction Activities and Vegetation Management Activities Involving Off-Road Mechanical Equipment): Pallid Bats**. Before any structure removal, construction, or vegetation management activities involving off-road mechanical support begin, the following measures shall be completed and/or included in construction contracts:<br>i. *Potential Roost Habitat Removal September through February, Outside Pallid Bat Maternity Season.* Potential roost habitat trees may be removed outside the maternity season, during a two-day tree removal process, to encourage day-roosting bats to leave potential roost trees ahead of tree removal. This process involves removing small branches and small limbs containing no day-roost habitat (e.g., crevices) on habitat trees on Day 1, using chainsaws only. The following day (Day 2), the remainder of the tree is to be removed. The disturbance caused by chainsaw noise and vibration, combined with the physical modification of the tree, is expected to cause day-roosting bat species to abandon the roost tree after nightly emergence for foraging. Trimmed habitat trees must be removed the next day to prevent re-occupation of trimmed trees.<br>If potential habitat trees are not proposed for removal but would undergo a specific treatment (e.g., thinning, crown raising), disturbance shall be scheduled to take place outside the maternity roost season. If treatment activities cannot occur outside the maternity season, a pre-activity evening survey shall be conducted by a qualified biologist to determine if the tree is occupied by a maternity colony. If no bats are detected, work may proceed without any additional surveys. If a maternity colony is present, work shall be postponed until the end of the maternity season (August 31).<br>ii. *Pre-activity Survey for Work within Pallid Bat Maternity Season (March through August).* Prior to any initial ground disturbance or off-road mechanical vegetation removal activities to occur during Pallid Bat Maternity Season, a pallid bat roost habitat assessment shall be conducted for all trees and structures on and within 150 feet of the location of the activity, during the appropriate time of year when bats would be detectable (March 1 – August 31). A qualified bat biologist shall conduct the survey to look for evidence of bat use within suitable habitat. If evidence of use is observed, or | Less than Significant |

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| | if high-quality roost sites are present in areas where evidence of bat use might not be detectable (such as a tree cavity), an evening survey and/or a nocturnal acoustic survey may be necessary to determine if a bat colony is present and to identify the specific location of the bat colony.<br>iii. *Avoidance.* If an active pallid bat maternity colony or non-breeding roost is located, construction work or vegetation activities shall be redesigned to avoid disturbance of the roost, if feasible.<br>iv. *Eviction and Alternative Roost Habitat.* If an active pallid bat maternity colony or non-breeding bat roost is located and construction work cannot be redesigned to avoid removal or disturbance of the occupied roost, the individuals shall be safely evicted by a qualified bat biologist between August 1 and October 15 or between February 15 and March 15, with the timing determined by a qualified bat biologist.<br>If eviction is necessary, alternative roost habitat shall be provided at least 30 days prior to eviction of bats from the roost. A qualified bat biologist shall determine the appropriate location for the alternative roost structure, based on the location of the original roost and habitat conditions in the vicinity, and oversee installation of a new roost structure. The structure shall be placed as close to the affected roost site as feasible, taking into account potential for disturbance during construction on the site (e.g., the roost might be placed elsewhere on the larger project site). The roost structure either shall be built to specifications determined by a qualified bat biologist or shall be purchased from an appropriate vendor (though a qualified bat biologist should approve the type of structure purchased). Stanford University shall monitor the roost for up to three years (or until occupancy is determined, whichever occurs first) to determine use by bats. If, by Year 3, pallid bats are not using the structure, a qualified bat biologist, in consultation with CDFW, shall identify alternative roost designs or locations for placement of the roost, place the new roost at the agreed-upon location, and monitor the new roost for an additional three years (or until occupancy has been verified). | |
| **Impact Bio-8: Direct or Indirect Impacts to Riparian Habitat.** Construction of the fire access road would occur within 50 feet of an ephemeral stream, which could result in erosion and sedimentation impacting the riparian habitat. Additionally, while vegetation management activities are proposed to generally avoid riparian habitat, impacts could occur without specific measures for avoidance and/or compensation if warranted. This impact is ***less than significant with mitigation.*** | **Bio-8a: Avoidance (all construction and all Vegetation Management Activities): BMPs for Work within/near Sensitive Habitats.** The following measures shall be implemented to reduce impacts on mixed riparian forest and streams during construction on the Residential Development Area, during the grading of the fire access road and hiking/equestrian trails, and during all vegetation management activities:<br>i. If the CDFW and/or RWQCB determine potentially impacted areas are under their | Less than Significant |

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| | jurisdiction, the applicant shall acquire permits from CDFW and RWQCB and comply with all permit conditions.<br>ii. Personnel shall prevent the accidental release of chemicals, fuels, lubricants, and non-storm drainage water into channels.<br>iii. Spill prevention kits shall always be in close proximity when using hazardous materials.<br>iv. No equipment servicing shall be done in the stream channel or immediate floodplain, unless equipment stationed in these locations cannot be readily relocated (i.e., pumps, generators).<br>v. Existing native vegetation shall be retained by removing only as much vegetation as necessary to accommodate the fire access road and trail clearing width.<br>vi. If riparian vegetation is to be removed with chainsaws, consider using saws currently available that operate with vegetable-based bar oil.<br>vii. If goat grazing is to be used as a long-term vegetation management tool in the future, temporary fencing shall be erected when goats are introduced to keep them out of riparian habitats.<br>viii. Control exposed soil by stabilizing slopes (e.g., with erosion control blankets) and protecting channels (e.g., using silt fences or straw wattles).<br>ix. Control sediment runoff using sandbag barriers or straw wattles.<br>x. Stabilize site ingress/egress locations.<br>xi. Temporary disturbance or removal of aquatic and riparian vegetation shall not exceed the minimum necessary to complete the work.<br>xii. Vehicles operated within and adjacent to streams shall be checked and maintained daily to prevent leaks of materials that, if introduced to the water, could be deleterious to aquatic life.<br>xiii. Potential contaminating materials must be stored in covered storage areas or secondary containment that is impervious to leaks and spills<br>xiv. All disturbed soils shall be revegetated with native plants suitable for the altered soil conditions upon completion of construction. Local watershed native plants shall be used if available. All disturbed areas that have been compacted shall be de-compacted prior to planting or seeding. Cut-and-fill slopes shall be planted with local native or non-invasive plants suitable for the altered soil conditions.<br><br>**Bio-8b: Compensatory Mitigation if Avoidance is Infeasible (All Vegetation Management Activities): Riparian Habitat.** The riparian habitat within the project site consists of a mature overstory composed of California bay, California buckeye, and coast live | |

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| | oak. Riparian vegetation may be removed during vegetation treatment activities. All trees removed within mixed riparian forest habitat shall be replaced with the same species that was removed during project implementation, which shall be planted within the same reach where impacts occur or along streams on other Stanford University lands. Trees shall be replaced at a ratio of at least 1:1.<br>Additionally, if trees are to be removed within mixed riparian forest habitat, a qualified biologist shall develop a Riparian Mitigation and Monitoring Plan, which shall contain the following components (or as otherwise modified by regulatory agency permitting conditions):<br>i. Summary of habitat impacts and proposed mitigation ratios<br>ii. Goal of the restoration to achieve no net loss of habitat functions and values<br>iii. Location of mitigation site(s) and description of existing site conditions<br>iv. Mitigation design:<br>a) Soil amendments and other site preparation elements as appropriate<br>b) Planting plan<br>c) Irrigation and maintenance plan<br>d) Remedial measures/adaptive management,etc.<br>v. Monitoring and Success Criteria: the mitigation site shall be monitored by an ecologist during a 5-year monitoring period. The interim site performance success criterion is annual replacement of any dead trees and shrubs during Years 1-3. The final success criterion at Year 5 shall be defined as 60% average cover of native trees and shrubs combined.<br>vi. Reporting requirements | |
| **Impact Bio-9: Introduction and/or Spread of Invasive Plants.** Project construction and vegetation management activities could contribute to the introduction or spread of non-native invasive vegetation, some of which could degrade the quality of sensitive habitats. This impact is ***less than significant with mitigation.*** | **Bio-9: Implement Invasive Weed BMPs.** The invasion and/or spread of noxious weeds shall be avoided by the use of the following invasive weed BMPs:<br>i. During construction activities in the Residential Development Area, all seeds and straw materials used on-site shall be weed-free rice straw (or similar material acceptable to the Town), and all gravel and fill material shall be certified weed-free to the satisfaction of the Town.<br>ii. Prior to equipment coming onto the site for construction or vegetation management activities, all equipment (e.g., masticators, haul vehicles, excavators, and other heavy equipment) shall be washed (including wheels, undercarriages, and bumpers). Vehicles shall be cleaned at existing construction yards or legally operating car washes.<br>iii. Following construction of the residential development and the fire access road and hiking/equestrian trails, a standard erosion control | Less than Significant |

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| | seed mix (acceptable to the Town) from a local source shall be planted within the temporary impact zones on any disturbed ground that shall not be under hardscape, landscaped, or maintained. This will minimize the potential for the germination of the majority of seeds from non-native, invasive plant species.<br>iv. If areas are left bare by vegetation treatments as carried out by the VMP, a standard erosion control seed mix (acceptable to the Town) from a local source and consisting of native species shall be planted on any disturbed ground. | |
| **Impact Bio-13: Disturbance of Nesting Birds.** The removal of trees and shrubs during the February 1 to August 1 breeding season could result in mortality of nesting avian species if they are present. This could include but is not limited to species of special concern, which could also be disturbed when they are wintering at the site, outside of breeding season. This impact is ***less than significant with mitigation.*** | **Bio-13a: Nesting Bird Avoidance, Substrate Pre-removal, Pre-activity Surveys, and Buffers.** The applicant shall conduct or include in work contracts the following measures related to nesting birds for construction and vegetation management activities:<br>i. To the extent feasible, construction and vegetation management activities should be scheduled to avoid the nesting season (February 1 to August 31). If these activities are scheduled to take place outside the nesting season, all impacts on nesting birds protected under the MBTA and California Fish and Game Code shall be avoided.<br>ii. If construction of the residential development, fire access road, or trails would not be initiated until after the start of the nesting season, all potential nesting substrates (e.g., bushes, trees, grasses, and other vegetation) that are scheduled to be removed by these project features may be removed prior to the start of the nesting season (e.g., prior to February 1). This would preclude the initiation of nests in this vegetation and prevent the potential delay of the project construction due to the presence of active nests in these substrates.<br>iii. If it is not possible to schedule construction or vegetation management activities between September 1 and January 31 then pre-activity surveys for nesting birds should be conducted by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. We recommend that these surveys be conducted no more than seven days prior to the initiation of all project activities. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats (e.g., shrubs, ruderal grasslands, trees, horse paddocks) in and immediately adjacent to the impact areas for nests.<br>iv. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a construction- or disturbance-free buffer zone to be established around the nest (typically 300 feet for raptors and 100 feet for other species), to ensure that no nests of species protected by the MBTA and California Fish and Game Code shall be | Less than Significant |

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| | disturbed during Project implementation.<br><br>**Bio-13b: Maintain Nesting Substrate during Vegetation Management.** To the extent feasible, maintain a variety of tree, shrub, and herbaceous nesting substrates during vegetation management activities. This would involve maintaining (1) plant species diversity, and structural and age class diversity to accommodate a variety of tree-nesting species, (2) islands or scattered locations of live and dead or dying trees that support nest cavity habitat, and (3) islands or scattered locations supporting moderately dense pockets of shrubs, and other low-lying vegetation for shrub and ground-nesting species. | |
| **Impact Cultural-1: Potential Disturbance of Resource P-43-000557 (Precontact Habitation Site).** While there is no evidence that Resource P-43-000557 is located within the Project site, the known location is close by (43 meters east of the Residential Development Area). Due to the underlying soils and depositional conditions within the Residential Development Area, it is considered possible that subsurface deposits from this resource could extend into the Residential Development Area and adjacent Alpine Road and if so, could be disturbed by Project construction activities. This impact is ***less than significant with mitigation.*** | **Cultural-1: Residential Development Area Archaeological Monitoring.** Prior to the issuance of a grading permit in the development Residential Development Area and adjacent Alpine Road , the project sponsors shall obtain the services of a qualified archaeological consultant (meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (NPS 1983)) to observe all project-related ground disturbing activities.<br>In accordance with CEQA Guideline §15064.5 (f), should any previously unknown prehistoric resources (including but not limited to charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, or pockets of dark, friable soils) and/or historic-period resources (including but not limited to glass, metal, ceramics, wood, privies, trash deposits or similar debris) be discovered in the Residential Development Area during grading, trenching, or other on-site excavation(s), earthwork within 25 feet of these materials shall be stopped until a qualified professional archaeologist has an opportunity to evaluate the potential significance of the find and suggest appropriate mitigation(s), as determined necessary to protect the resource.<br>If feasible, the location of earthwork shall be modified to protect the resource from damaging effects through avoidance.<br>If avoidance is not feasible, a qualified archaeologist shall conduct data recovery in the area of potential adverse effect in accordance with an approved Archaeological Data Recovery Plan (ADRP)<br>Once the site has been properly tested, subject to data recovery, or preserved to the satisfaction of the professional archaeologist in compliance with CEQA Guideline §15064.5, the site can be further developed.<br>Archaeological monitoring may be reduced or halted at the discretion of the monitor, and in consultation with the Town, as warranted by conditions such as encountering bedrock, ground disturbance is occurring in fill, or negative findings during the first 60 percent of rough grading. If monitoring is reduced to spot- | Less than Significant |

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| | checking, spot checking shall occur when ground-disturbance moves to a new location within the site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock). | |
| **Impact Cultural-2: Potential Disturbance of P-41-000297 (Stone Circle) and the Wedge Quarry/Bedrock Mortars Site within the Vegetation Management Area.** The "stone circle site" (P-41-000297) and the Precontact component of the Wedge Quarry/Bedrock Mortars site would not be directly impacted by construction associated with the Residential Development Area, trails, or fire access road, but may be affected by activities related to the Stanford Wedge Property VMP. The VMP describes four treatment activities to be undertaken at the Project site: steep slope mechanical treatment with manual support, mechanical treatment, manual treatment, and prescribed herbivory. As described, several of these treatment activities use heavy machinery to assist in vegetation management, which may negatively impact surface or near-surface archaeological resources. This impact is ***less than significant with mitigation.*** | **Cultural-2: Vegetation Management Plan Archaeological Monitoring.** Prior to the implementation of the VMP, the Project sponsor shall hire a qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards for prehistoric archaeology (NPS 1983)) to review all proposed activities and determine if those activities are in or near (within 50 feet) P-41-000297 and the precontact component of the Wedge Quarry/Bedrock Mortars site. If work is proposed at or within 50 feet of either of these sites, a qualified archaeologist will be required to accompany the VMP crew and prevent any work from occurring within 25 feet of the site. | |
| **Impact Cultural-3: Disturbance of Previously Unidentified Cultural Resources or Human Remains.** While not anticipated, it is possible that previously unidentified historic resources, archaeological resources, or human remains could be uncovered and disturbed during ground disturbing activities throughout all portions of the Project site. This impact is ***less than significant with mitigation.*** | **Cultural-3a: Halt Construction Activity, Evaluate Find and Implement Mitigation.** In the event that any previously unidentified cultural resource (historic / archaeological / paleontological / Native American) are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by a qualified consultant and specific measures can be implemented to protect these resources in accordance with sections 21083.2 and 21084.1 of the California Public Resources Code.<br><br>**Cultural-3b: Halt Construction Activity, Evaluate Remains and Take Appropriate Action in Coordination with Native American Heritage Commission.** In the event that any human remains are uncovered during site preparation, excavation or other construction activity, all such activity shall cease until these resources have been evaluated by the County Coroner, and appropriate action taken in coordination with the Native American Heritage Commission, in accordance with section 7050.5 of the California Health and Safety Code or, if the remains are Native American, section 5097.98 of the California Public Resources Code. | Less than Significant |
| **Impact Cultural-4: Disturbance of Previously Unidentified Tribal Cultural Resources or Remains.** During earth-moving activities at the Project site, it is possible that | Mitigation Measure Cultural-1 detailed under Impact Cultural-1 above requires archaeological monitoring during ground disturbance within the Residential Development Area and appropriate actions taken in | Less than Significant |

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| previously unidentified tribal cultural resources or remains could be uncovered and disturbed. This is a ***potentially significant*** impact. | the event of discoveries. This measure would be applicable to mitigate Impact Cultural-4 as well.<br>Mitigation Measures Cultural-3a and Cultural-3b detailed under Impact Cultural-3 above further require halting of construction activity and appropriate actions in the event any unknown cultural or tribal cultural resources or remains are discovered. These measures would be applicable to mitigate Impact Cultural-4 as well. | |
| **Impact Geo-2: Seismic Ground Shaking.** There is a high probability that the proposed development would be subjected to strong to violent ground shaking from an earthquake during its design life. Strong seismic ground shaking is considered a ***less than significant impact with mitigation.*** | **Geo-2a: Preparation and Compliance with a Design-Level Geotechnical Investigation Report prepared by a Registered Civil or Geotechnical Engineer and with Structural Design Plans as Prepared by a Registered Structural Engineer.** The Preliminary Geotechnical Investigation and Geologic Hazards Assessment for the site identified seismic design criteria for the Project development. The structural engineering design should incorporate seismic design standards required by the California Building Code/California Residential Code. In general, the design-level report shall either corroborate or provide alternative recommendations to the preliminary report based upon actual soil and rock conditions in the areas where structures are proposed. The fire access road shall also be investigated. As is standard required practice prior to issuance of building permits, a design level geotechnical investigation shall be completed that includes the following elements:<br>A) Additional subsurface investigation in areas to be occupied by structures which shall confirm or expand on the geotechnical recommendations presented in the preliminary report related to seismic ground shaking.<br>B) Specific measures to addressing the potential for seismically-induced landslides, such as retaining structures, buttress fills or other techniques to reduce the potential for seismically induced landslides.<br>C) Additional test pits within the Residential Development Area and fire access road area to identify areas of expansive claystone bedrock. As applicable, measures to address expansive claystone bedrock shall include control of drainage measures, depth of excavations, location of improvements relative to the claystone, the use of deep foundations, and the use of stiffened structural slabs and void forms beneath the slabs.<br>D) Measures for control of expansive clay soils, which could include the following:<br>1. Placing and compacting potentially expansive subgrade soils at high moisture contents (at least 3 percent above optimum moisture content in accordance with ASTM D1557) and compaction within selected ranges of 87 to 92 percent in the upper 5 feet and 95 percent below a depth of 5 feet. | Less than Significant |

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| | 2. Using thickened concrete slabs with increased steel reinforcement.<br>3. Replacing clayey soils underlying foundations and concrete slabs with select structural fill that is non-expansive or has a low expansion index.<br>4. Treating site soils with lime to reduce the expansion potential and increase the strength.<br>5. Utilize pier-and-grade-beam foundation systems where appropriate;<br>6. Grade around structures to assure positive drainage away from structures.<br><br>**Geo-2b: Compliance with California Building Code (CBC) and California Residential Code (CRC).** Project development shall meet requirements of the current applicable California Building Code and California Residential Code Edition as determined by the Town of Portola Valley, published by the International Conference of Building Officials, and as modified by the amendments, additions and deletions as adopted by the Town of Portola Valley, California. | |
| **Impact Geo-4**: **Seismically-induced Landslides**. Portions of the site may be subject to seismically-induced landsliding. A portion of the site is identified on the Seismic Hazard Zone Map of the Palo Alto Quadrangle as being potentially susceptible to seismic shaking induced ground failure. Preliminary investigation by Cornerstone indicates that a design-level geotechnical investigation is needed to address the potential for slope failure associated with seismic shaking events in several areas. This would be a ***less than significant impact with mitigation***. | Mitigation Measure Geo-2a (detailed under Impact Geo-2 above) would also mitigate Impact Geo-4. | Less than Significant |
| **Impact Geo-5: Soil Erosion**. The Project would involve mass grading in a location that could facilitate stormwater-related soil erosion, soil movement and the loss of topsoil. This could potentially impact vicinity drainages such as Los Trancos Creek, the unnamed creek, and ultimately San Francisco Bay. This would be a ***less than significant impact with mitigation.*** | **Geo-5a: Erosion Control Plan.** The Project applicant shall complete an Erosion Control Plan to be submitted to the Town in conjunction with the Grading Permit Application. The Erosion Control Plan shall include winterization, dust, erosion and pollution control measures conforming to the California Stormwater Quality Association (CASQA) Stormwater Best Management Plan Handbook for New Development and Redevelopment. The Erosion Control Plan shall describe the "best management practices" (BMPs) to be used during and after construction to control pollution resulting from both stormwater and construction water runoff. The Erosion Control Plan shall include locations of vehicle and equipment staging, portable restrooms, mobilization areas, and planned access routes. The erosion control plan will also address the fire access road area.<br><br>Recommended soil stabilization techniques include placement of straw wattles, silt fences, berms, and gravel construction entrance areas or other control to prevent tracking sediment onto city streets and into | Less than Significant |

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| | storm drains.<br><br>**Geo-5b: Storm Water Pollution Prevention Plan (SWPPP).** In accordance with the Clean Water Act and the requirements of the State Water Resources Control Board (SWRCB), the Applicant shall file a SWPPP prior to the start of construction. The SWPPP shall be prepared by a Qualified Plan Developer (QSD) and shall include specific best management practices to reduce soil erosion and protect ground water quality. This is required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activities.<br>During construction, the SWPPP measures shall be reviewed by a Qualified Individual (QSP) certified to monitor that the stormwater protection measures are adequately implemented. Reporting will be performed in accordance with General Permit requirements. | |
| **Impact Geo-6**: **Unstable Geologic Unit-Expansive Bedrock**. Portions of the Project site are underlain by expansive soils that can be susceptible to substantial differential movement resulting in damage to structures, concrete slabs, retaining walls, pavements, sidewalks and other improvements. This would be a ***less than significant impact with mitigation***. | Mitigation Measure Geo-2a (detailed under Impact Geo-2 above) would also mitigate Impact Geo-6. | Less than Significant |
| **Impact Geo-7**: **Potentially Expansive Soils**. The surface soils at the Project site are moderately expansive due to clay content that is susceptible to substantial shrink-swell characteristics linked to changes in the moisture content. These expansive soils could cause damage to foundations, concrete slabs, and pavements. The impact due to expansive soils is ***less than significant with mitigation***. | Mitigation Measure Geo-2a (detailed under Impact Geo-2 above) would also mitigate Impact Geo-7. | Less than Significant |
| **Impact Geo-8: Disturbance of Previously Unidentified Unique Paleontological Resources.** While not considered likely due to the types of soil at the Project site, it is possible that previously unidentified paleontological resources could be uncovered and disturbed. This impact is ***less than significant with mitigation.*** | Mitigation Measures Culturale-1b and Cultural-1c (detailed under Impact Cultural-1 above) would also mitigate Impact Geo-8. | Less than Significant |
| **Impact Hydro-1: Potential for Contaminated Runoff.** Unmitigated, Project activities associated with construction of the Project could result in violation of waste discharge requirements under the San Mateo County Municipal Regional Stormwater NPDES Permit from contaminated runoff entering Los Trancos Creek or other unnamed creeks or drainages for both the construction phase and on-going operation of the Project. | **Hydro-1a: Erosion and Sediment Control Plan.** Prior to issuance of grading permits or approval of improvement plans, the Applicant shall submit a detailed ESCP to the County of San Mateo Planning and Building Department and the Director of Public Works of Portola Valley for review and approval. The purpose of the ESCP shall be to mitigate erosion and sedimentation impacts during the construction period for the proposed residential development, trails, and the new fire access road. The detailed ESCP shall | Less than Significant |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| Increased erosion caused by construction activities and increased runoff could result in the sedimentation of receiving waters. This impact is ***less than significant with mitigation.*** | meet the requirements of both San Mateo County and the town of Portola Valley. It shall be accompanied by a written narrative and shall include, at a minimum, the following:<br>a. Proposed schedule of grading activities, monitoring, and infrastructure milestones in chronological format. An anticipated construction schedule and/or construction duration (in weeks or months) shall be provided.<br>b. Separate plan sheets for measures to be implemented at the grading stage and the construction stage.<br>c. Delineation of work areas including protection of surface waters, storm drain inlets, sensitive areas, and buffer zones.<br>d. A separate Tree Protection Plan.<br>e. All proposed retaining walls, including areas that will be used for stockpiling and storing construction materials.<br>f. Indicate location and method of stabilizing disturbed bare earth areas. Use seeding and/or mulching and the following, as necessary: (i) For slopes less than 3:1, provide silt fencing or fiber rolls along contour lines; (ii) For slopes greater than 3:1, anchored erosion blankets (rice, straw, or coconut) and fiber rolls or silt fencing at the crest are required. Jute netting is preferred when used with seeding.<br>g. Use diversion berms to divert water from unstable or denuded areas (e.g., top and base of a disturbed slope, grade breaks where slopes transition to a steeper slope).<br>h. Direct water from construction areas to designated temporary filtration/detention areas. Show any temporary detention areas for stormwater and stabilization of those areas.<br>i. Show location of office trailer(s), storage sheds, temporary power pole, scaffold footprint, and other temporary installations on the Erosion and Sediment Control Plan. Show how they will be accessed and show protection of the access routes.<br>j. Show location of utility trenches, indicate utility types, and identify timing of installation.<br>k. Use stabilized designated access points for entrance onto the property using 4- to 6-inch fractured aggregate over geo-textile fabric over the first 20 feet of the property. If using an existing paved driveway, identify on EC Plan. Where vehicles or equipment will travel from an existing paved driveway to unpaved areas within the property, a stabilized transition point is required that meets the above standards.<br>l. Provide designated area(s) for parking of construction vehicles, using aggregate over geo-textile fabrics required that meets the above | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| | standards.<br>m. Show all access roads/ramps and access points used by excavation equipment, trucks, or forklifts/crane access. The type of materials used for stabilization and their locations shall be indicated on the Erosion and Sediment Control Plan. Materials for this purpose are required to be stored on-site.<br>n. Show location, installation, and maintenance of a concrete/stucco mixer, washout, and pits. No concrete, mortar, or stucco washout is allowed to be placed directly on the soil/ground. Specify the method used to contain the washout.<br>o. Show location of portable toilets away from surface water locations and storm drain inlets.<br>p. Show storage location and containment of construction materials during work, as well as afterhours/ weekends. Show the location of lumber, gravel, and materials storage areas on the Erosion and Sediment Control Plan. Show how they will be accessed and show protection of the access routes.<br>q. Show areas and proposed protection of temporary stockpiles using anchored-down plastic sheeting in dry weather. The use of plastic sheeting during the wet season, October 1 through April 30, is not allowed, unless the stockpile is also protected with fiber rolls containing the base of the stockpile. Alternatively, in wet weather, or for longer storage, use seeding and mulching, soil blankets or mats.<br>r. Indicate the location of refuse piles and debris box locations on the Erosion and Sediment Control Plan. Show how they will be accessed and show protection of the access routes.<br>s. Identify an Erosion Control Point of Contact, including name, title/qualification, email, and phone number. The Erosion Control Point of Contact will be the County's main point of contact if Erosion and Sediment Control or Tree Protection corrections are required.<br>The ESCP shall also contain the following standard comments:<br>• Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.<br>• Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.<br>• Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary. | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| | • Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.<br>• Limit and time applications of pesticides and fertilizers to prevent polluted runoff.<br>• Limit construction access routes to stabilized, designated access points.<br>• Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.<br>• Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and Construction BMPs.<br>• List the locations where placement of erosion materials is required on weekends and during rain events.<br>• The areas delineated on the plans for parking, grubbing, storage, etc., shall not be enlarged or "run over."<br>• Construction sites are required to have erosion control materials on-site during the "off-season."<br>• Dust control is required year-round.<br>• Erosion control materials shall be stored on-site.<br>• Use of plastic sheeting between October 1 and April 30 is not acceptable, unless for use on stockpiles where the stockpile is also protected with fiber rolls containing the base of the stockpile.<br>• Tree protection shall be in place before any demolition, grading, excavating or grubbing is started.<br><br>**Hydro-1b: Stormwater Pollution Prevention Program**. Prior to issuance of grading permits or approval of improvement plans, the Applicant shall also submit evidence to the Town Engineer of Portola Valley showing that coverage under the Statewide General Construction Activities Stormwater Permit (General Permit) has been obtained. The Applicant shall comply with the NPDES General Construction Activities Storm Water Permit Requirements established by the CWA. The Applicant can obtain coverage under the General Permit by filing a Notice of Intent (NOI) with the State Water Resource Control Board's (SWRCB) Division of Water Quality. The filing shall describe erosion control and storm water treatment measures to be implemented during and following construction and provide a schedule for monitoring performance.<br><br>These BMPs shall serve to control point and non-point source pollutants in stormwater and constitute the Project's SWPPP for construction activities. Long-term BMPs shall serve to control post-construction erosion and sedimentation. While the SWPPP will include several of the same components of the ESCP, | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| | the SWPPP shall also include BMPs for preventing the discharge of other nonpoint source pollutants besides sediment (such as paint, concrete, etc.) to downstream waters.<br><br>**Hydro-1c: Final Drainage Plan.** Prior to the issuance of the Building permit or Planning permit (for Provision C3 Regulated Projects), the Applicant shall submit to the Planning and Building Department for review and approval a Drainage Plan including the following:<br>1. A drainage analysis of the proposed Project (including the Residential Development Area, trails, and fire access road) prepared, by a registered civil engineer. The drainage analysis shall consist of a written narrative and a plan. The plan shall include the following:<br>a. A written analysis that includes the delineation of all drainage basins to which stormwater from the Project site would flow, description of proposed drainage system, discussion of rationale used to design the system, a discussion of methods and/or calculations, description of how excess drainage will be detained, and a description of how discharge will be controlled.<br>b. Complete plans of storm drainage contours and elevations, storm drain facilities and lines, utility crossings, and construction materials.<br>c. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow.<br>d. A hydraulic analysis demonstrating that the post-development discharge will be controlled and peak flow and velocity will not exceed pre-development values, and that all storm drainage facilities have sufficient capacity to carry anticipated peak flows. This analysis shall consider all facilities including the fire access road grading and its drainage system. The condition of the southern culvert underneath Alpine Road shall be assessed and replacement or repairs shall be completed as necessary. The analysis shall detail all measures necessary to certify adequate drainage. Post development flows and velocities shall not exceed those that existed in the pre-developed state.<br>e. Recommended measures shall be designed and included in the improvement plans and submitted to the Planning and Building Department for review and approval.<br>2. In addition, once reviewed and approved by the Town, the Applicant shall record documents which address future maintenance responsibilities of any private drainage and/or roadway facilities which | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| | may be constructed. The Applicant or Homeowners Association must be responsible for proper maintenance of drainage structures, the bioretention swale, and equipment on the Project area. The Applicant must submit an Operation and Maintenance Agreement for review and approval. At a minimum, the Operation and Maintenance Agreement must include the following:<br>• The contact information for the property owner(s) or responsible party;<br>• Identification of the number, type and location of all stormwater treatment measures on site;<br>• A list of specific, routine maintenance tasks and the intervals that they will be conducted; and<br>• An inspection checklist specific to the measures, which indicates the items that will be reviewed during regular maintenance inspections.<br>For bioretention areas, the following inspections must be required:<br>• Inspect monthly for obstructions and trash.<br>• Inspect monthly for ponded water. If ponded water does not drain in 5 days, take the appropriate action.<br>If mosquito larvae are observed, contact the San Mateo County Mosquito Abatement District.<br>• Inspect monthly for channels, exposure of soils, or other evidence of erosion. Clear any obstructions and remove any accumulation of sediment.<br>• Inspect biannually for health of plants and remove dead and diseased vegetation.<br>• Treat and maintain vegetation and irrigation system. Minimize use of pesticides and quick-release synthetic fertilizers.<br>• Inspect and replace mulch as needed before wet season.<br>**Hydro-1d: Stormwater Treatment System Operation and Maintenance Plan.** A stormwater treatment system operation and maintenance plan shall be prepared by the applicant's engineer consistent with the San Mateo County Water Pollution Prevention Program requirements that describes the type and frequency of ongoing maintenance required for proper operation of all post-construction permanent stormwater treatment measures on the Project site. As development accessed via a private road, this operation and maintenance plan shall include maintenance and cleaning of paved areas to minimize litter and debris washing into storm drains. This plan shall be submitted to and must be approved by the City of Portola Valley Public Works Department prior to first certificate of occupancy. | |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| **Impact Hydro-2: Potential for Erosion and Sedimentation**. If unmitigated, erosion and sedimentation could occur during and after construction-period earthwork and grading activities and due to the resultant increased impervious surfaces at the Project site once constructed. This impact is ***less than significant with mitigation.*** | Mitigation Measures Hydro-1a, Hydro-1b, and Hydro-1c (detailed under Impact Hydro-1 above) would also mitigate Impact Hydro-2. | Less than Significant |
| **Impact Hydro-3b: Potential for Increased Runoff from the Fire Access Road.** Construction of the Project fire access road would result in increased runoff to the Alpine Road culvert in the southern corner of property, which could lead to flooding of Alpine Road during large storm events if the capacity and condition are not adequate to accommodate the additional 2.7% increase in runoff from this watershed. This impact is less than significant with mitigation. | Mitigation Measure Hydro-1d (detailed under Impact Hydro-1 above) would also mitigate Impact Hydro-3b. | Less than Significant |
| **Impact Hydro-4: Contribute to the Stormwater System.** If unmitigated, increases in impervious surfaces at the Project site and resultant increases in stormwater runoff could exacerbate downstream flooding problems. This impact is ***less than significant with mitigation.*** | Mitigation Measure Hydro-1c (detailed under Impact Hydro-1 above) would also mitigate Impact Hydro-4. | Less than Significant |
| **Impact Trans-2: Additional Vehicle Crossings Across Alpine Road Trail.** The Project would increase in vehicle access points and vehicle crossings across the Alpine Road trail, which would increase the potential for conflict between vehicles and trail users and is considered a potential safety hazard. This impact is ***less than significant with mitigation.*** | **Trans-2: Trail Crossing Warning.** The Project shall install a sign at the driveways "STOP HERE LOOK FOR TRAIL USERS STOP AGAIN AT ROAD" for outbound traffic approaching the trail to alert the exiting drivers of the presence of trail users. | Less than Significant |
| **Impact Wildfire-2: Lessened On-Site Wildfire Risk but Increased Activity and Related Ignition Risk.** Overall, if the Project and proposed vegetation management activities were implemented, it would substantially lower Wildfire Risk at the Project site. However, the additional human activity creates a greater likelihood of ignition at the site if not mitigated. Therefore, the Project impact with respect to Wildfire Risk would be ***less than significant with mitigation.*** | **Wildfire-2a: Further Increase Effectiveness of the Vegetation Management Plan.** The Project sponsor shall implement the following measures to further increase the effectiveness of the VMP, as feasible:<br>i. Consideration of less thinning of the oak woodland canopy cover than the 40% thinning proposed in the VMP. This level of canopy opening can promote growth of understory shrubs and small trees - ladder fuels that contribute to tree torching, and ember production.<br>ii. Consideration of allowable methods to remove over-abundant fuels in riparian forests and creekbeds in consultation with the California Department of Fish and Wildlife.<br>iii. No mechanical equipment use on days of Red Flag Warning. | Less than Significant |

| Potentially Significant Impacts | Mitigation Measures | Resulting Level of Significance |
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| | **Wildfire-2b: Ignition Reduction.** The Project sponsor shall implement the following measures to further reduce the potential for ignitions within the Residential Development Area:<br>i. Annual third-party inspection and certification of defensible space in HOA-property; the letter of compliance should be sent to the Woodside Fire Protection District.<br>ii. As feasible, obtain fuel management easements on adjacent properties where defensible space is not 100-feet from structures so that the HOA can treat fuels appropriately.<br>iii. Installation of non-combustible fences on sides as well as rear yards. Solid, non-combustible fences could form a radiant heat barrier rather than a source of heat.<br>iv. Installation and maintenance of ember-resistant zones 5-feet from side walls, per AB 3074.<br>v. Prohibition of smoking in common areas, outdoor fireplaces, and pizza ovens in yards and common areas, and use of mechanical equipment on hot, dry windy days. No mechanical equipment use on days of Red Flag Warning.<br>vi. Robust and regular education of residents regarding ignition prevention to be coordinated by the HOA. | |

| **Less than Significant Impacts (No Mitigation Required)** |
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| **Impact Aesthetics-1: Development along the Alpine Road Scenic Corridor.** There are no designated or eligible scenic highways in the vicinity of the Project site though the Project is within the locally-designated Alpine Road Scenic Corridor. The Project is consistent with General Plan objectives related to development along the Alpine Road Scenic Corridor and the environmental impact of the Project with respect to scenic vistas or scenic resources would be ***less than significant.*** |
| **Impact Aesthetics-2: Modified Visual Character.** The Project proposes residential redevelopment of a portion of the site. While this would change the look of that portion of the site, the proposed development is generally consistent with plans and regulations for development of the site and would not represent a substantial degradation of visual character. The impact of the Project with respect to visual character would be ***less than significant.*** |
| **Impact Aesthetics-3: Low-Impact Site Lighting.** The Project proposes residential redevelopment of a portion of the site, which would include lighting. Proposed lighting fixtures are designed to provide targeted lighting at focused locations without substantial spillover into adjacent areas or into the sky and the proposed architectural finishes are consistent with rural residential development and do not include substantial glass or other reflective materials that could be a source of substantial glare. The impact of the Project with respect to light and glare would be ***less than significant.*** |
| **Impact Ag-1: Oak Woodlands.** The Project site contains Oak Woodlands, which while not used as productive forest land, and not under Williamson Act contract, a conservation plan, or conservation easement, and not indicated on state mapping as grazing land, could be considered potential rangeland. The Project is consistent with applicable identified protection opportunities under the state's latest Forests and Rangelands Assessment and applicable provisions of the Oak Woodland Conservation Act related to tree removal permits. This is a ***less than significant*** impact. |

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| **Impact Air-3: Exposure of Sensitive Receptors.** The Project would result in emissions that could contribute to increased health risks during both the construction period and operations. However, the Project's contribution would not be substantial and is below applicable screening and threshold levels and the impact would be considered ***less than significant.*** |
| **Impact Bio-4: Disturbance of White-tailed Kites.** Suitable nesting habitat is available on site for no more than one pair of white-tailed kites. Construction or off-road mechanical vegetation management activities during breeding season could result in destruction or disturbance of active nests. However, because no more than one pair of kites could possibly be impacted, and because this species is relatively widespread in the region, the loss of reproductive effort associated with one pair of kites, and the loss of habitat suitable to support one pair, would be a ***less than significant*** impact on this species. |
| **Impact Bio-7: Indirect Lighting Impacts on Wildlife.** While the project would bring artificial lighting to the Project site, such lighting is appropriately designed to avoid substantial impacts to surrounding habitat that could support sensitive species, and the impact of Project artificial lighting on wildlife would be ***less than significant.*** |
| **Impact Bio-10: Indirect Impacts on Wetlands.** While no wetlands occur on the Project site, the ephemeral streams on the Project site could carry sediment or contamination in stormwater to wetlands outside the project area. However, with required compliance with existing regulations requiring stormwater control and pollution prevention during construction and operation, the impact would be ***less than significant.*** |
| **Impact Bio-11: Reduced Wildlife Movement.** While development of a portion of the Project site would reduce the ability for wildlife to use and move across the Project site, wildlife would still be able to move between the surrounding higher quality habitat patches. This is a ***less than significant*** impact. |
| **Impact Bio-12: Bird Collisions.** While the proposed residential development would add structures that could present a risk of bird collisions as they travel across the site between surrounding habitats, the specific design of the proposed structures, including the lack of extensive glazing elements, would minimize this risk below levels where it could substantially impact sensitive species. This is a ***less than significant*** impact. |
| **Impact Bio-14: Tree Removal.** The proposed development as well as vegetation management activities would result in removal of an unknown but substantial number of trees, some of which may qualify as "Significant Trees" under the Town's Municipal Code. However, the applicant is required to comply with the Town's regulations, including the need for permits and payment of fees as appropriate and would therefore not conflict with local policies. This is a ***less than significant*** impact. |
| **Impact Geo-1: Surface Fault Rupture**. According to state mapping and a focused site-specific investigation, there are no active faults within the Project site. The impact of surface fault rupture would be a ***less than significant*** impact. |
| **Impact Geo-3: Seismic Ground Failure, including Liquefaction, Densification, and Differential Settlement.** Site-specific analysis has determined that soils at the site have a low potential for liquefaction, densification (seismic settlement/saturated sand shaking) or lateral spreading to occur at the site. Seismically induced ground failure is considered a ***less than significant*** impact. |
| **Impact GHG-1: Increased GHG Emissions.** Construction and operation of the proposed Project would be additional sources of GHG emissions, primarily through consumption of fuel for transportation and energy usage on an ongoing basis. However, the GHG emissions level would be below applicable significance thresholds and would therefore be a ***less than*** *significant* impact. |
| **Impact Haz-1: Routine Hazardous Materials.** Construction activities routinely utilize fuels and oils in construction equipment that may be considered hazardous and residential operations use small amounts of hazardous materials such as cleaning products and oil and gasoline in vehicles. However, compliance with applicable regulations would ensure that the impact is ***less than significant.*** |
| **Impact Haz-2: Additional Evacuation Traffic.** The Project would contribute additional evacuating vehicles in the event of an emergency evacuation in the area. However, based on modeling of evacuation traffic, the addition of evacuating vehicles from the Project site would not make a statistically significant difference in evacuation times. Proposed site improvements and vegetation management would additionally show fire spread across the Project site and therefore provide more time before area roadways including Alpine Road would be affected by fires. Therefore, the Project would not substantially impair emergency response or evacuation and would have a ***less than significant*** impact in this regard. |

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| **Impact Hydro-3a: Potential for Increased Runoff from the Residential Development Area.** The Project would result in increased impervious area due to development in the Residential Development Area, which has the potential to result in increased runoff volumes and faster flows. However, the Residential Development Area includes a bioretention basin to capture and treat stormwater and mimic pre-Project hydrological conditions at the site. This is a ***less than significant*** impact. |
| **Impact Plan-1: Generally Consistent with Plans and Policies.** The proposed Project is generally consistent with the Town's plans and policies related to development of the Project site, with allowable approvals as proposed and the proposed land use would not result in physical changes to the environment that results in significant impacts. The impact related to conflict with plans and policies would therefore be ***less than significant.*** |
| **Impact Noise-1: Temporary Construction Noise.** Existing noise-sensitive land uses would be exposed to a temporary increase in ambient noise levels due to Project construction activities, but these would be constrained to weekday daytime hours and require appropriate noise control measures according to existing Town regulations and requirements. This is a ***less than significant*** temporary noise impact. |
| **Impact Noise-2: Operational Noise.** The proposed Project would generate operational noise related to residential use of the site including home mechanical equipment, increased traffic noise, and ongoing vegetation management. However, operational noise from the Project and increased noise levels at existing sensitive receptors would comply with applicable standards. This is a ***less than significant*** operational noise impact. |
| **Impact Noise-3: Vibration.** Residential uses are not a source of substantial operational vibration and while construction activities can result in vibration, Project construction would not result in vibration levels exceeding applicable standards (0.3 in/sec PPV) at the surrounding sensitive land uses levels. This is a ***less than significant*** impact. |
| **Impact Noise-4: Excessive Aircraft Noise.** The Project site is located over 6 miles from a public airport or public use airport and would not expose people residing or working in the Project area to excessive aircraft noise. This is a ***less than significant*** impact. |
| **Impact Pop-1: Planned Population Growth.** The Project would result in an increase of 39 units (approximately 101 residents) at the Project site. However, this increase is consistent with the Town's General Plan to develop the Project site with residential (including affordable) units and helps fulfil the Town's Regional Housing Needs Allocation and would therefore not be considered "unplanned." The impact related to substantial unplanned population growth would be a ***less than significant*** impact. |
| **Impact Services-1:Increased Public Service and Recreation Demand.** The Project would increase the number of residents at the site and therefore demand for public services and recreational opportunities. However, the Project would be served with existing facilities and those proposed as a part of the Project and the impact related to public services and recreation would be considered ***less than significant.*** |
| **Impact Trans-1: Consistency with Circulation System Plans and Policies.** The Project would improve pedestrian and equestrian facilities at the site and while it would add some use of bicycle, pedestrian, transit, and roadway facilities, it would not conflict with applicable plans and policies. This is a ***less than significant*** impact. |
| **Impact Trans-3: Consistency with Circulation System Plans and Policies.** The Project would add trips to the circulation system, but would have an average Vehicle Miles Traveled below the Town of Portola Valley and below applicable significance thresholds. This is a ***less than significant*** impact. |
| **Impact Trans-4: Site Access and Circulation.** The design of the Project would meet all applicable Town and safety standards related to circulation and emergency access. This is a ***less than significant*** impact. |
| **Impact Util-1: Increased Utility Demand.** The proposed Project represents development of a site that does not currently utilize public utilities, but on which the General Plan anticipated such development and therefore would be expected to generate related utility demand. While the proposed Project would lead to an increase in utility demand at the site, the Project would utilize existing service systems with connections to the Project site as applicable and included in this analysis and no other new or expanded off-site utility facilities are proposed. As a standard condition of any project, the proposed Project will pay appropriate development impact and utility connection fees toward ongoing improvement and maintenance and comply with all applicable regulations and would be required to present "Will Serve" letters from the applicable utility providers demonstrating availability of services prior to construction. Therefore, the impacts related to increased utility demand are ***less than significant.*** |

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| **Impact Util-2: Increased Energy Consumption.** The Project would have an incremental increase in the demand for energy at the Project site. However, the Project is expected to be served with existing capacity and would not require or result in construction of new energy facilities or expansion of existing off-site facilities and would not violate applicable federal, state and local statutes and regulations relating to energy standards. Additionally, development at the Project site is required to meet or exceed applicable energy efficiency standards. The Project would have a ***less than significant*** impact relating to energy. |
| **Impact Wildfire-1: Reduced Wildfire Roadway Blockage.** Overall, if the Project including proposed vegetation management activities were implemented, it would result in slower spread of wildfires and resultant fewer blockages of roadways and intersections during an evacuation despite small increases in vehicles to be evacuated from Project residences. Therefore, the Project would not substantially impair emergency response or evacuation and would have a ***less than significant*** impact in this regard. |
| **Impact Wildfire-3: Post-Fire Risk.** The Project would follow applicable construction and post-development best management practices and would not create conditions that result in post-fire risk or expose people or structures to significant post-fire risks. The Project would have a ***less than significant*** impact in this regard. |

**PLANNING COMMISSION** **FEBRUARY 2, 2022**
**Special Teleconference Meeting**

## CALL TO ORDER AND ROLL CALL

Chair Taylor called the Planning Commission special teleconference meeting to order at 7:00 p.m. Planning & Building Director Russell called the roll.

Present: Planning Commissioners: Goulden, Hasko, and Targ; Vice Chair Kopf-Sill; Chair Taylor
Absent: None.
Town Staff: Laura Russell, Planning & Building Director; Jake Garcia, Consultant Planner

## ORAL COMMUNICATIONS

None.

## PUBLIC HEARING

### (1) Review of an application for Architectural and Site Design Review for a new horse barn, corral, site development permit, and new landscaping, File #PLN_ARCH0007-2021, 270 Mapache Drive, David and Jane Pejcha

Jake Garcia, Consultant Planner, said that the 108,900-square foot parcel was zoned Residential Estate, was an interior lot, and was surrounded by single-family residences. The lot was sloped uphill along its frontage and sloped downhill at the rear of the property. The existing structure was a single-story main residence with an existing carport and those structures were proposed to remain on the site. The application was to construct a 128-square foot horse barn and 1,180-foot closed horse corral that would be partially covered by a rood structure attached to the new barn. He reported that the proposed floor area was within what was permitted for the site. The applicant also proposed to expand the front and rear patio area on the main residence. The rear patio was to include concrete seat walls and a path to the new fire pit area. He added that the project included an 11-foot wide seasonal dirt road with a 13-foot wide trailer turnaround and the project included new landscaping with no removal of existing trees. He summarized the proposed grading, as outlined in the staff report.

Consultant Planner Garcia reported that the proposed materials for the new barn and corral fence were consistent with the Town's Design Guidelines. The new roof was proposed to be a gable wood frame roof with shingles. The Architectural & Site Control Commission (ASCC) reviewed the project and recommended that the applicant consider changing the materials to more fire-resistant materials. Overall, the ASCC expressed satisfaction with the proposed design.

Regarding landscaping, Consultant Planner Garcia noted that there will be 6,311-square feet of new landscaping. All proposed plants were to be native plants and the project proposed to utilize 67 percent of the maximum allowed water allowance.

Regarding impervious surfaces, Consultant Planner Garcia shared that staff had asked the ASCC if the newly proposed seasonal road and turnaround should be included in the impervious surface calculations. ASCC recommended that the applicant show tire tracks on the road and turnaround because those areas may become compacted and therefore meet the definition of impervious surface. The plans were revisions as was recommended and the driveway and turnaround were included in the impervious surface calculation.

Consultant Planner Garcia concluded that public notice was sent to residents within 300-feet of the project site. No additional public comments were received by staff since the staff report was published. Before the meeting, the applicant shared emails of support as well as verbal support from surrounding neighbors.

Chair Taylor invited the Commissioners to ask questions of staff.

Commissioner Hasko asked why the road was being called a seasonal road.

Carter Warr, CJW Architecture, explained that the applicant wants the aesthetic of having a dirt road and would like to keep the rural appearance.

Commissioner Hasko inquired if that was an important distinguishing factor for any other reasons? She said it did not matter to her if the road was labeled seasonal or not seasonal. Planning & Building Director Russell agreed that it did not matter from a technical zoning point of view. The terminology was to distinguish that the road will not be often used and will be used for a specific purpose.

Commissioner Targ wanted to know if the Town has ever reviewed a road by looking at the tire tracks. He confessed never having done that type of review for a road before. Planning & Building Director Russell explained that staff asked ASCC to decide on whether the seasonal road should count toward impervious surface because it did not fall in the Town's guidelines. Senior staff had shared that there are roads on large properties that are used as maintenance roads or equestrian uses. ASCC found the road to be appropriate and rural. Staff determined that the tire track will be counted as an impervious surface. She remarked that the Commission can make a specific recommendation to staff regarding the seasonal road. Commissioner Targ restated that he could not recall ever making an interpretation that reviewed only the tire tracks. He stated that he was agnostic as to how the road should be treated. Mr. Warr interjected that tire tracks have never been counted as impervious surfaces. When the Open Space District Use Permit was reviewed, the trails, the road, and the parking were not considered impervious surfaces. He restated that during the ASCC hearing he provided the comment that if the road is used often enough, there will be tire tracks.

Commissioner Targ summarized that the concern is compaction. Mr. Warr agreed that the impervious planning tool intent was to prevent impaction and runoff that is associated with compaction.

Commissioner Targ wanted to understand what construction material will be used for the road. He said knowing the material of the road will better assist in understanding if the road should be counted toward as an impervious surface. He mentioned that on his property he has a 1,000-foot fire road. Planning & Building Director Russell clarified that based on the way the road will be used, staff found it reasonable to not include the road in the impervious surface calculation. ASCC did not make any specific comments on that at their meeting.

Chair Taylor requested that staff state what was included in the impervious calculation. Consultant Planner Garcia answered that the calculation included the tire tracks in the turnaround area which was recommended by the ACSS to include in the plans. If the entire road and turnaround were to be included in the calculation, the impervious calculation would exceed what was allowed for the site.

Chair Taylor invited the applicant to present their presentation.

Mr. Warr remarked that the applicant and himself were available for questions. The project intended to make the yard more kid-friendly and horse-friendly. The applicants have done their own outreach to the adjacent neighbors about the project as well as to the Homeowners Association (HOA). Regarding the construction of the road, the intention was not to construct the road but to grade it smooth and let the

vegetation cover the area. If the Commission recommended that the road be counted toward the impervious surface calculation, then the applicant should be allowed to lay down base rock.

Chair Taylor invited the Commission to ask questions of the applicant.

Vice Chair Kopf-Sill requested that Mr. Warr explain the road construction again. Mr. Warr restated that the only improvement was to smooth out the road and then let nature reclaim it. The applicants did not want to install base rock, but he stated they should be allowed to do so if the Commission recommends that the road be counted as impervious surface.

Vice Chair Kopf-Sill wanted to understand the future use of the road and could it be used as the main access to the property. Mr. Warr clarified that a car only needs the tire tracks to traverse the parcel and there would not be an instance when two cars are using the road at one time. He emphasized that the concept is to maintain a rural character. Planning & Building Director Russell added that the facility is small and that was why staff supported the original proposal of not including the road and turnaround in the impervious calculation.

Commissioner Hasko requested that Mr. Warr clarify his statement. She confessed she was confused if the tire tracks would be improved and counted towards the impervious surface. Mr. Warr clarified that if the Commission required that the tire tracks be improved and counted as impervious surface. Then the applicant should have the opportunity to improve the entire road and turnaround space. Commissioner Hasko pointed out that the staff report stated that the applicant found it reasonable to include the tire tracks as impervious. Planning & Building Director Russell agreed that the conversation has become convoluted. She said that originally the applicant did not include the road or the turnaround space in the impervious surface calculation. Staff supported that based on past practice, but there was no formal determination in the Town Code. Staff invited ASCC to provide feedback on the matter. ASCC also found it appropriate not to include it in the calculation but was conflicted in their decision because there was no past practice. Mr. Warr suggested that the plans show the tire tracks and ASCC agreed. Once the tire tracks were shown, those were included in the impervious surface calculation and that was reflected in the staff report. She summarized that the Commission has the following options to consider and recommend:

- The road and turnaround not be counted as impervious surface;
- That the tire tracks with the dirt are acceptable; or
- Allow the applicant to improve the entire road and turnaround with a base rock if they are included in the calculation.

Vice Chair Kopf-Sill understood that if the entire road and turnaround included base rock. Then the site would be over its allowable impervious surface calculation. Chair Taylor noted that they would only be improving the tire tracks and the turnaround.

Chair Taylor stated that the project was before the Commission because of the cut and fill and inquired if there were any issues with drainage. Planning & Building Director Russell answered that staff did not find any concerns.

Commissioner Targ noted he wanted to understand how the road will be smoothed out. Mr. Warr explained that a skip loader or dozer would grade the road to remove the bumps.

Chair Taylor invited members of the public to provide their comments.

Rita Comes confirmed that the applicants are very active members of the Portola Valley Pony Club and she strongly supported the project.

Mary Hufty expressed her strong support for the project. She mentioned that she installed a gravel road to her barn and it was counted as an impervious surface. She removed her asphalt driveway and replaced it with gravel and it was counted as an impervious surface.

Chair Taylor clarified that the original proposal was not to lay down gravel, but to flatten the area only. If gravel was installed on the road and turnaround, then it would be counted as impervious surface and the site would be over the allowable limit.

Chair Taylor brought the item back to the Commission for discussion.

Commissioner Targ stated that the project was well thought out, the ASCC supported the project as well as did Town staff and the neighbors. The project was keeping the characteristics of a rural town setting. He said his view was that if there is a non-compacted, non-gravel, non-reinforced road, then it should be judged upon its porosity. He suggested that in the future, the Town should discuss how to treat compacted or semi-compacted roads. He agreed that the road and turnaround did not fall within the definition of an impervious surface. If the applicant wanted to install gravel on the tire tracks in the future, then the tire tracks should be counted as an impervious surface to allow for that type of upgrade. If they have no plans to do that then the road and turnaround should not be included in the impervious calculation.

Commissioner Goulden did not see any issues with the proposed cut and fill. Concerning the road and turnaround, he said he was not comfortable setting a precedent around whether to include tire tracks or not. He wanted to consider the concept further before approving projects with that type of concept. Based on those comments, he supported staff's proposal to not count the road or turnaround in the impervious surface calculation and they should remain unimproved.

Vice Chair Kopf-Fill said she supported the proposed cut and fill. She supported the dirt road concept with no improvements and to not count it towards the impervious surface. If the applicant wished to lay down base rock for the tire tracks, then it should be counted as an impervious surface.

Chair Taylor explained that at the ASCC meeting, the reason the tire tracks came up was that there was a concern that a future owner of the site might decide to lay down gravel. Also, that there was confusion among the public about what materials are pervious and what are impervious. The ASCC acknowledged that confusion and supported counting the tire tracks as an impervious surface to allow a future resident to lay down gravel.

Commissioner Hasko found Chair Taylor's clarification helpful. She agreed with the other Commissioners that the road and turnaround should be kept as rural as possible and remain pervious without improvements. She said if a future owner wants to lay down gravel, the impervious surface concerns will be addressed then. She found the project to be simple, the road will be used sparingly, and she supported the project as proposed.

Chair Taylor appreciated the discussion at the ASCC meeting. He agreed that if a surface is driven on enough, the surface does become impervious, but the Town has not typically counted those types of roads as impervious. He said that the applicant should not be punished for the Town not having a specific policy. He supported leaving the road uncounted as impervious surface but questioned whether the turnaround should be counted or not. He agreed with Commissioner Hasko that if a future owner does want to install gravel or lay down asphalt. They will have to go through the Town process. He appreciated the applicant reaching out to their neighbors and supplying their letters of support to the Commission.

Commissioner Goulden found Chair Taylor's suggestion interesting of including the turnaround in the impervious surface calculation. He requested that the applicant respond to that suggestion. Mr. Warr supported having only the turnaround be counted as an impervious surface.

Commissioner Goulden moved to approve the application for the 270 Mapache Drive project with the modification that the turnaround be included in the impervious surface but not the road. Seconded by Vice Chair Kopf-Sill, the motion carried 5-0.

## COMMISSION, STAFF, COMMITTEE REPORTS AND RECOMMENDATIONS

### (2) Annual Election of Chair and Vice

Chair Taylor explained that if the Commission wished to follow the previous year's process, Vice Chair Kopf-Sill will become Chair and Commissioner Targ will become Vice Chair. He mentioned that the Stanford Wedge Project will be coming before the Commission soon and both Vice Chair Kopf-Sill and Commissioner Targ must recuse themselves from the item. Due to this conflict, the suggestion was to have another Commissioner be Vice Chair for 2022 and then allow Commissioner Targ to become Chair in the year 2023. He asked Commissioner Targ for his opinion on the recommendation.

Commissioner Targ supported the recommendation that he would not become Vice Chair for 2022.

Chair Taylor invited nominations for Chair.

Commissioner Goulden nominated Vice Chair Kopf-Sill as Chair. Seconded by Commissioner Targ, the motion carried 5-0.

Commissioner Taylor invited nominations for Vice Chair.

Commissioner Taylor nominated Commissioner Goulden as Vice Chair. Chair Kopf-Sill seconded, the motion carried 5-0.

Commissioner Taylor expressed his appreciation to the members of the public who have provided their comments to the Commission throughout the year 2021.

### (3) Commission Reports

#### a. Update on Ad Hoc Housing Element Committee

Chair Kopf-Sill announced that Commissioner Targ and herself serve on the Housing Element Committee. The Housing Element Committee met twice in January 2022. At the first meeting, the Committee discussed fire safety and heard presentations from the Town of Paradise, California as well as several fire experts. At the second meeting, the Housing Element Committee received an update from other Town committees that were working on the Housing Element as well as staff.

Commissioner Targ shared that a resolution will be forthcoming that establishes where the highest probability fire danger locations are. The resolution will allow the Town to identify sites where the threat of wildfire could be a constraint on development. The resolution was not to limit development completely on those sites but to not allow high-density on those sites.

Planning & Building Director Russell added that staff was drafting constraint maps and collecting data that will be presented to the Commission at a future meeting. The maps will help determine which sites within the town have fewer constraints and can be developed for higher-density housing. The Safety

Element will contain more detailed maps and those will further help the discussion regarding housing inventory sites.

Commissioner Targ added that within the guidelines from the Housing and Community Development Department (HCD) there is a section that discussed constraints. That included physical, safety, infrastructure, and cost constraints. Planning & Building Director Russell agreed.

Commissioner Targ also mentioned that another guideline from HCD addressed policy objectives and programs. Much of the advice regarding fire, fire safety, and risk mitigation will be included in the Town's Housing Element. Planning & Building Director Russell agreed.

Commissioner Targ announced that folks should attend upcoming Ad Hoc Housing Element Committee meetings.

Sarah Wernikoff shared that she is Co-Chair of the Housing Element Committee as well as the representative of the Woodside Preparedness Committee. The constraint maps will include all feedback and considerations made by the committees, staff, the public, and other entities.

Commissioner Hasko asked what the relationship was between the pyro geographer and the Town. Planning & Building Director Russell confirmed that the pyro geographer is a sub-consultant to the Town for both the Housing Element and the Safety Element.

Commissioner Hasko requested that staff provide the dates for the upcoming Housing Element Committee meetings. Planning & Building Director Russell stated the next meeting will be February 22, 2022, then a special meeting will be held within a week or two of that first meeting. Folks can sign up for the e-notifications for the Housing Element which sends out notifications of when the Ad Hoc Housing Element Committee will be meeting.

Commissioner Goulden acknowledged that there are many maps and not everyone uses the same map. He asked if the constraint map will be standard map that everyone will use. Planning & Building Director Russell noted that the newest California Department of Forestry and Fire Protection (Calfire) maps will not be released until late 2022. She said that the release dates have changed often and so staff was trying to find the best practice. She believed that the pyro geographer the Town was using was best practice and the Town will have its map made with the best available mapping technology.

Chair Kopf-Sill invited members of the public to provide their comments.

Rita Comes stated that many folks within the community want the Safety Element to be updated before the Housing Element. She noted that while wildfires are concerning, there have been no discussions regarding earthquakes. Also, the Geologic Safety Committee, the Open Space Committee, and the Underground Committee have not been consulted and should be included in the discussions.

Planning & Building Director Russell said that all of the Town's Committees were invited to participate in the Housing Element discussion. She recommended that members of the public encourage the other committees to participate.

Mary Hufty stated that the Geologic Safety Committee was not aware they were invited to the discussions. Also, they have not met in a long time and need support. She appreciated the work the Ad Hoc Housing Element Committee has done so far.

Chair Kopf-Sill invited a phone caller with the last four digits 7562 to provide their comments. After having technical difficulties, she moved to the next item.

## (4) Staff Reports

### b. Update on Safety Element Update process

Planning & Building Director Russell noted that there is an important interplay between the Safety Element and the Housing Element. She said on February 23, 2022, Town Council will be discussing the Safety Element. Staff has been working on data gathering, analysis, and early mapping. The structure and the content in the Safety Element will strongly be guided by the materials provided by the State Office of Planning and Research (OPR). The Town will be using OPR's Fire Hazard Planning Technical Advisory in the Safety Element. Also, CalFire and Woodside Fire Protection District have a formal role in the Safety Element process. Several Town Committees will also be reviewing aspects of the Safety Element. She requested that the Geologic Safety Committee convene a meeting to discuss the Safety Element. The Town continued to work concurrently on the Safety Element and the Housing Element.

Chair Kopf-Sill invited members of the public to provide their comments.

Rusty Day shared that on January 25, 2022, Woodside Fire Protection District Board unanimously approved a recommendation from the Fire Marshal to update the Wildfire Severity Maps throughout the district. Also, to conduct a Wildfire Hazard Risk Assessment before the target deadline of July 1, 2022. He read Board Chairman Miller's statement into the record. He emphasized that it is important that the process of the Woodside Fire Protection District be integrated into the Safety Element.

Caroline Vertongen said there was a disconnect between what was happening at the committee levels and what the Commission has heard. She emphasized that many Town Committees did not attend the Wildfire Preparedness Committee meeting. She expressed that many residents have raised concerns for years to the Town regarding fire safety, and other safety concerns, and those concerns were affirmed by experts.

Commissioner Targ asked if the Wildfire Preparedness meeting was posted. Planning & Building Director Russell said that she was not sure. Commissioner Targ requested that those links be sent to the Planning Commission.

## APPROVAL OF MINUTES

## (5) Planning Commission Meeting of December 15, 2021

Commissioner Hasko shared editorial changes to Red Page 91, Red Page 92, Red Page 95, Red Page 96, and Red Page 100. She noted that several members of the public had no last name throughout the document. She stated that it was important to understand who was speaking and where they lived in town.

Commissioner Taylor suggested an editorial change to Red Page 101.

Chair Kopf-Sill invited members of the public to provide their comments on the minutes.

Caroline Vertongen wanted clarification if more buildings will be built at the Woodside Priory and are conditions attached to the amendment for the Priory.

Planning & Building Director Russell explained that the Priory has a Master Plan that allows them to build a certain number of buildings. They have completed six but can build units in the future with ASCC approval. She acknowledged that the Priory has indicated that they have no intention of building

more buildings at this time. She affirmed that the Planning Commission reviewed the Draft Conditions of Approval at the meeting and provided feedback. Staff revised the conditions and those will be reviewed by Commissioner Hasko and then published.

Kristi Corley requested that Staff provide comments on the pilot program for drop off at the Priory.

Chair Kopf-Sill explained that was a recent implementation and the Priory has not provided an update to the Town or the Commission.

Commissioner Targ remarked that staff will be able to address concerns that pertain to the Priory after staff and Commissioner Hasko complete the conditions. Planning & Building Director Russell mentioned that staff has almost completed their work and then it will be sent to Commissioner Hasko for review.

Commissioner Goulden moved to approve the minutes of the December 15, 2021, meeting, as amended. Seconded by Commissioner Hasko, the motion carried 5-0.

**ADJOURNMENT** [*8:30 p.m.*]

Commissioner Targ recognized Commissioner Taylor's service as Chair through 2021.

Chair Kopf-Sill agreed with Commissioner Targ's sentiments.

Planning & Building Director Russell agreed that Commissioner Taylor did a tremendous job working with staff, the public, and that he was very successful in conducting virtual meetings.

Commissioner Taylor moved to adjourn. Seconded by Commissioner Goulden, the motion carried 5-0.