

	Town Comments - Dec 21, 2019 letter	SU Response - July 2020
	<b>General Comments</b>	
1.	<b>Development Standards</b>	
1a.	- The parcel areas in table 1A column 1 are not consistent with the plan set. Sheets C-3.1 and C7.0 include different lot sizes for some of the lots. Please ensure the lot sizes are accurate and consistent in all materials and all sheets. - Table 1A column with Actual Proposed Floor Area is not consistent with the proposed floor area shown in the architectural sheets in the plan set.- Provide the total project floor area. - Provide a diagram for each floor plan showing how the floor area was calculated. It is not clear at this time that the correct areas are included in floor area compared to impervious surface.	To ensure consistency within the plan set, the parcel area table on sheet C-7.0 has been removed. See Sheet C-3.1 for updated table. Please also refer to diagrams of each unit type showing areas included in the calculated floor areas for the project. Architectural floor plan sheets (A1-2.01, A2-2.01, A3-2.01, A3-2.02, A4-2.01, A4-2.02) have been corrected to be consistent.
1b.	- The total parcel area and proposed floor area are not consistent; see comment above related to floor area. - Provide the impervious surface for each lot, the common parcels, and the total. - Provide diagrams showing how the impervious surface was calculated. It is not clear at this time that the correct areas are included in floor area compared to impervious surface.	To ensure consistency within the plan set, the parcel area table on sheet C-7.0 has been removed. See Sheet C-3.1 for updated table. Exhibit and Table showing how impervious surfaces have been calculated to be included alongside resubmittal. Exhibit and Table showing how impervious surfaces have been calculated to be included alongside resubmittal
1c.	Please include the height of all proposed buildings. An approximation of the number of buildings that comply is not sufficient for the purposes of application completeness.	A table has been provided in the supplemental materials binder which lists each lot and its proposed building height.
2.	Duet Housing Units	Comment satisfied previously
3.	Application of State Density Bonus	Previous comment satisfied, Stanford has updated the State Bonus Density to be consistent with site plan changes.
4.	Vehicle Parking	Comment satisfied previously
5.	Geologic Conditions	Comment satisfied previously
6.	Scenic Corridor	Comment satisfied previously
7.	Grading - revise to demonstrate compliance w/ Town Site Development Permit	Soil Movement subject to an SDP has been revised per the town's requirements. See supplemental documents that breaks up earthwork per building pad, site fill, and site cut. See Sheet C-5.0 for Earthwork quantities.

	<b>Tree Inventory and Arborist Report:</b>	
8a.	Please update the Arborist Report to include two missing trees	Line item for Total Significant trees have been added to the table. See Sheet C4-2. With new site plan, a total of 93 significant trees are to be removed.
8b.	Provide an Arborist's recommendations on tree protection during construction and integrate those recommendations into the construction logistics plan. (This is will be required prior to final planning review.)	Comment noted.
8c.	ASCC will expect to hear from the project arborist about whether selective tree removal should be considered.	Comment noted.
9.	Water Efficient Landscaping Ordinance	Comment satisfied previously
10.	Renderings	Comment satisfied previously
11.	Material Boards	Comment satisfied previously
12.	Lighting	Comment satisfied previously
13.	Sheet G0.02	Comment satisfied previously
14.	Sheets TM 3.0 and 3.1	Comment satisfied previously
15.	Sheet TM5.0 - Grading is not calculated according to Portola Valley requirements, see comment above.	Soil Movement subject to an SDP has been revised per the town's requirements. See supplemental documents that breaks up earthwork per building pad, site fill, and site cut. See Sheet C-5.0 for Earthwork quantities.
16.	Sheets TM 6.2 and L3.1	Comment satisfied previously
17.	Sheet TM 8.0	Comment satisfied previously
18.	Sheet TM 9.0	Comment satisfied previously
19.	Sheet L1.1 - horse fence compliance	Site plan adjusted so property fence extends to property line and does not intrude into the setback.
20.	Sheet L3.1 -Demonstrate adequate sight visibility at driveways.	Sight visibility triangles added to L3.2 enlargements
21.	Sheet L3.1	Comment satisfied previously
22.	Sheets TM-9.0 and L1.1 and L3.1 - Clarify 25' fuel mgmt area outside of residents' back yards	Per Fire Cal guidelines, fuel management areas are measured from the structure. Therefore, a portion of defined defensible space is located within private yards in addition to the adjacent 25' Fuel Management area/setback area. (The 25' Fuel Management Area/setback will be owned and maintained by the homeowner's association.) The site plan has been modified to resolve this conflict. See Sheet C-9.0 for revision.
23.	Sheet L5.1	Comment satisfied previously
24.	Lighting	Comment satisfied previously

25.	Sheet A0.01	Comment satisfied previously
26.	Sheets A1-2.02 -Demonstrate floor area calculations (see comment 1a)	To ensure consistency within the plan set, the parcel area table on sheet C-7.0 has been removed. See Sheet C-3.1 for updated table. Please also refer to diagrams of each unit type showing areas included in the calculated floor areas for the project. Architectural floor plan sheets (A1-2.01, A2-2.01, A3-2.01, A3-2.02, A4-2.01, A4-2.02) have been corrected to be consistent with the areas shown in table 1A.
27.	Sheet A4 - 2.01	Comment satisfied previously
<b>Comments on New Materials Submitted on Nov 25, 2019</b>		
1.	25' backup distance for all parking req'd	The depth of all parking spaces has been increased to provide a minimum 25' of backup distance.
2.	Sheet A0.01A - At BMR C, revise back up distance for parking	The BMR C parking lot has been revised to provide 25' backup distance at parking spaces
<b>Cotton, Shires &amp; Associates</b>		
1.	Final Geotechnical Review of Grading & Drainage Plan/Tentative Map reviewed by the Town prior to issuance of grading and/or building permits	Comment noted.
2.	Design-level Geotechnical Investigation	Comment noted.
3.	Structural plans should be developed that incorporate the recommendations of the Project Geotechnical Consultant for review and approval by the Town Geotechnical Consultant and Town Staff prior to approval of building permits.	Comment noted.
<b>NV5</b>		
<b>A. General</b>		
1.	Sign checklist for Public Works & Engineering Department Site Development Standard Guidelines and Checklist	The guidelines and checklist document will be signed and completed with the building plans as stated in the original comment.
2 - 6.	General Comments	Previous comments acknowledged or complied with.
<b>B. Specific (for resubmittal prior to approval of PUD)</b>		

1.	Prepare an analysis of the hydraulics/hydrology of the creek	Previous calculations provided deemed acceptable
2.	Calculation for the proposed 8" pipe capturing the hillside runoff is undersized, the proposed pipe connecting to existing inlet upstream of the existing 18" storm drain pipe. Please provide overland flow path for the 100-year event in plan.)	Calculations have been revised to consider a 100-year storm event for the proposed SD pipe along the hillside. Calculations show that a 10" pipe is required to be adequately sized for the 100-year storm event at 69% capacity.
3.	Please show a safe release pathway	Previous comment satisfied
4.	BAHM report acceptable, please provide geotechnical report for infiltration rate and groundwater elevation information. The proposed storm drainage system should discharge into the bioretention basins for stormwater treatment, instead of the peak/volume attenuation basin.	The geotechnical report is included with the resubmittal. The proposed storm drainage which lands within the limits of the improvements will be directed to the bioretention basin for stormwater treatment before being discharged to the Town's system.
5.	Comment in reference to bioretention/detention basins	Comment satisfied previously
6.	Comment related to Traffic	Comment satisfied previously
7.	Potential Fire Department comment	Comment satisfied previously
8.	Coordinate with the Town regarding trail alignments	Stanford University submitted a detailed trail proposal to the Public Works Director of the Town of Portola Valley in a letter dated May 26, 2020.
9.	Comment related the Town's planned 2021 slurry seal project on Alpine Road.	Comment noted
10.	The planned subdivision is subject to the Subdivision Map Act and Chapter 17 of the Town of Portola Valley municipal code. Final maps shall be reviewed and approved by NV5 / Town Land Surveyor/Engineer.	Comment noted
11.	Please coordinate with the Town regarding revegetation upgrades in the right of way	Comment noted
12.	TM-5.2 - confirm if public easement is req'd	Stanford University will work with the Town of Portola Valley to grant the necessary instrument(s) related to the proposed trails, and anticipates that this will be addressed in a condition of approval for the tentative map.
13.	Historic resource	A cultural resources report was submitted as part of the project's original submittal package. A supplement letter has been included in the most recent submittal addressing the proposed fire maintenance road.
14.	Include a blank space of eighty square inches in area, of suitable shape for certificates,	Complied

15.	Provide profiles of all streets, highways, ways, trails, sanitary sewers and storm drains in the subdivision (Chapter 17.20.030 C).	Typical street, hillside, and bioretention area section has been provided. See Sheet C-5.2. A utility section showing the sanitary sewer and storm drain in profile has been provided. See C-6.2. More detailed profiles will be provided during construction documents
16.	Provide a preliminary title report	Comment satisfied previously
17.	Provide proposed Conditions, Restrictions or Covenants	CC&Rs are being prepared and will be submitted upon completion.
18.	Lot corners, property corners, the boundaries of any open space easements, and the centerlines of roads, trails and paths shall be staked and flagged in the field. Trails and paths flags shall be of a distinctive color. Six copies of the tentative subdivision map shall be submitted showing the location of the stakes (Chapter 17.20.030 S).	The applicant will work with Town staff to stake reference points within the proposed development area during the initial review period. Additional staking will be provided later in the review process.
	<b>Additional comments:</b>	
19.	The Town's General Plan defines Alpine Road as an arterial road. Per the Town's Municipal Code (Chapter 17.40.100), arterial roads right-of-way shall be a minimum of 100'. The existing Alpine Road right-of way is generally 80 feet wide. Provide additional right-of-way along the entire property frontage where needed to achieve the 100'.	Additional right-of-way along Alpine Road has been provided to maintain 100'. See Sheet C-3.0 for revision.
20.	Depict the entire existing Alpine Trail along the entire length of the existing parcel and up to Westridge Drive on the plans.	Entire existing trail along Alpine has been added to plans. See Sheet C-2.0.
21.	Provide easement for the portion of the existing Alpine Trail that falls outside the existing Alpine Road right-of-way that is located within the existing property.	Stanford University will provide an easement or related instrument in a form acceptable to Stanford and the Town of Portola Valley for said portion of the trail that lies on Stanford property.
22.	Provide additional information in the project Arborist's report for the trees along the entire property frontage of Alpine Road including the trees within the Alpine Road right of-way and approximately 30' behind the property line along the property frontage to determine the trees that may affect the Alpine Trail and right of way (protruding or canopying). In addition, include trees in the right of way east to Westridge Drive.	Additional tree information has been added to the Arborist Report and Sheets C-4.0 and C-4.1 along Stanford's frontage only.
23.	Provide sight visibility study at each project entrance onto Alpine Road.	Sight visibility triangles added to L3.2 enlargements
C.	<b>Specific (for consideration during building plan submittal).</b>	

25.	Sheet A0.01	Comment satisfied previously
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C.	<b>Specific (for consideration during building plan submittal).</b>	

3.	All fire apparatus access roads and/or driveways (including from all public roadways to secondary roadways) shall have a minimum turning radius of 40ft. 1/10/20 - East and West entrances need to show a 40-degree radius on plans.	The 10 ft radius is the Town standard for a driveway entrance. Providing a 40ft radius would be inconsistent with the Town's standards and result in additional grading into a steep hillside and additional tree removal. The applicant will continue to work with Town staff and the WFPD to resolve any conflicting requirements.
4.	All roadway transitions and superelevations shall be less than 10%	Comment noted.
5.	Roadway width of 20 feet must also always be maintained and free of encroaching vegetation.	Comment noted.
	<b>Signage</b>	
1.	Addressing required on each structure and each individual R-2 rental unit. Numbers shall be visible from the loop road, be of contrasting color from background, illuminated and a minimum of 4-inch stroke	WFPD agrees to address the addressing during the building phase with all above comments remaining intact.
2.	All curbs within subdivision to be painted red to maintain and preserve the 20-foot emergency vehicle access/egress requirements. Areas in subdivision within 3 feet and adjacent to hydrants, PIV, and fire suppression appliances that are not next to curbs must also be painted in red or have no parking signage posted.	A note has been added to the fire access plan stating striping and signage will be provided per Woodside Fire's standards to ensure no parking along the EVAE. See Sheet C-9.0.
	<b>CA State Fire Marshall Mandated Inspections</b>	
1.	R-2 occupancies are required by state mandate to have annual fire inspections by local jurisdiction (fee TBD)	Comment noted.
	<b>Water Supply/Fire hydrants</b>	
1.	Produce, before planning approval, a "will serve letter" from Cal-Water stating a positive fire flow of a minimum of 1,000 GPM is available at 20 PSI.	Said letter from Cal-Water has been submitted with this application. 8/10/20 - WFPD acknowledges and accepts the "Cal-Water Will Serve Letter" WFPD.
	<b>Defensible space</b>	
1.	200' defensible space required in perpetuity - Not satisfied, show a specific vegetation management plan showing what fuels will be modified, removed and maintained for defensible space. The time of year the management will take place, by what mechanism and who the responsible party will be.	Stanford has submitted a Vegetation Management Plan to the WFPD on May 4, 2020. 8/10/20 - Stanford's team delivered the Vegetation Management Plan to WFPD on May 4, 2020. WFPD approves of the VMP and would like to inspect progress after the first round of treatment. WFPD

<p>3.</p>	<p>Two separate fire modeling programs must be conducted with WFPD present and included in the evaluation criteria before planning approval and Environmental Impact Report. EIR cannot be done prior to having a veg. management plan and veg. management plan is dependant on the fire behavior evaluation.  <span style="color: red;">8/10/20 - WFPD acknowledges and approves of the two fire modeling programs used to evaluate the Wedge. WFPD is pleased to see that the results of the modeling match up with WFPD's initial assessment of the existing fuels and fire hazard on the property. WFPD</span></p>	<p>A wildland fire behavior modeling protocol was developed for this effort and was presented to WFPD Fire Marshal, Don Bullard. Two fire behavior modeling programs were used to understand the existing fire hazard on the project parcel and to compare or cross check the results. Each model is described below:</p> <ul style="list-style-type: none"> <li>• Interagency Fuel Treatment Decision Support System (IFTDSS) utilizes two imbedded models, FlamMap and Minimum Travel Time. IFTDSS is a web-based application designed to make fuels treatment planning and analysis more efficient and effective. IFTDSS provides access to data and models through one simple user interface.</li> <li>• BehavePlus is composed of a collection of mathematical models that describe fire behavior and the fire environment. The modeling program simulates flame length, rate of fire spread, spotting distance, scorch height, tree mortality, fuel moisture, as well as other variables; so, it is used to predict fire behavior in multiple situations.</li> </ul>
<p>4.</p>	<p>A fire protection plan with a detailed vegetation management component, complete prescription, methods and timelines for the remaining undeveloped parcel must be approved by WFPD prior to planning approval - WFPD Secondly, a performance bond in the amount of \$80,000.00 shall be provided by Stanford to WFPD for the purpose of insuring annual fuel reduction and vegetation management plan is completed as prescribed and required.</p>	<p>Stanford has submitted a Vegetation Management Plan to the WFPD on May 4, 2020.  <span style="color: red;">8/10/2020 - WFPD received the Vegetation Management Plan from Stanford on May 4, 2020. WFPD agrees with and approves of the prescribed fuel treatments on the property. Ongoing long term fuel management will be necessary and is described in the plan. Periodic WFPD inspections of the phases of treatment is required. Performance Bond still a condition of approval WFPD.</span></p>
<p>5.</p>	<p>Vegetative screening around all structures must meet government code 51182 and public resources code 4291 at all times. Conditions of approval will be required on any planting within 30 feet of any and all structures in order to maintain and meet all defensible space requirements. Additionally, any new planting within subdivision boundaries shall be first approved by WFPD in order to maintain and meet all defensible space requirements.</p>	<p>Added note to L3.1 that all planting is to be reviewed by WFPD  <span style="color: red;">8/10/20 - WFPD Approves.</span></p>
<p>6.</p>	<p>Any future planting of Buckeyes, Valley Oaks, Coast Oaks or other large growth trees that are being planted within 20-feet of the roadway and/or 30 feet of structures that are capable of compromising future defensible space requirements must first be approved by WFPD in order to preserve future defensible space and emergency vehicle access/egress requirements.</p>	<p>Added note to L3.1 that all planting is to be reviewed by WFPD  <span style="color: red;">8/10/20 - WFPD Approves.</span></p>

	<b>New Comment:</b>	
	<p>Access point to be created in approximately the middle of the subdivision between structures, a minimum of 12 feet wide access, all weather drivable surface, to access the undeveloped remainder parcel behind the subdivision for maintenance and emergency vehicle access/egress and defense. Create an additional access point on the Western entrance to provide a staging area for fire apparatus and large vegetation maintenance equipment. Staging area and access shall be less than 15% slope/grade.</p>	<p>A 12' wide all weather drivable surface is provided between Lot 8 and Lot 9 to allow access for maintenance and emergency vehicle access. See Sheet C-9.0.</p> <p>8/10/2020 - WFPD approves of the Maintenance and Emergency Vehicle Access location between lots 8 &amp; 9. Additional access point and staging area on the Western entrance should be large enough to stage multiple pieces of firefighting equipment, vegetation management equipment and provide a standard fire truck turnaround. Approved WFPD</p>