

County of Santa Clara

Department of Planning and Development
Planning Office

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San Jose, California 95110-1705
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www.sccplanning.org



STAFF REPORT Zoning Administration January 17, 2019 **Item # 2**

Staff Contact: Kavitha Kumar, Senior Planner
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11443-18A (STANFORD UNIVERSITY)

Architecture and Site Approval – Stanford University Chemistry Administration Modular Building

Summary: Architecture and Site Approval for a new 4,082 sq.ft. Chemistry Administration Modular Building, associated utilities and site improvements, to accommodate offices and conference rooms for the Chemistry Department administrative staff.

Owner:	Stanford University	Community Plan Designation:	Academic Campus
Applicant:	David Kirk, Project Manager	Zoning:	A1 (General Use)
Address:	364 Lomita Drive, Stanford	Project Area:	14,100 sq. ft.
APN:	142-05-024	Supervisory District:	5

RECOMMENDED ACTIONS

- A. Approve the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)].
- B. Grant Architecture & Site Approval (ASA), subject to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination – Use of a Prior CEQA Document
Attachment B – Proposed ASA Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

PROJECT DESCRIPTION

The proposed project is a new 4,082 sq. ft. Chemistry Administrative Modular Building, associated utilities and site improvements, to accommodate offices and conference rooms for the Chemistry Department administrative staff. Of the total square footage, 4,082 sq. ft. is proposed to be deducted from the 2000 GUP academic square footage allocation. The balance construction is not conditioned space, thus not counted as 2000 GUP square footage allocation. The height of the proposed building is 13 feet, as measured from adjacent grade. The project site is the existing construction parking lot, located south of the Keck Building, west of the Lomita Mall.

The proposed project includes construction of office spaces, conference rooms and restrooms. No new parking is proposed with this project. No trees are proposed to be removed as part of this project. All trees with a 12-inch or greater diameter surrounding the project site will be considered protected. There is no grading associated with this project.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The proposed project is in conformance with both the 2000 Stanford Community Plan ("SCP") and General Use Permit ("GUP") and has no new effects beyond those analyzed in the Program EIR, certified by the Board of Supervisors in December 2000. The Program EIR analyzed the environmental impacts of campus development allowed under the SCP and GUP. The proposed project is within the scope of the campus development analyzed in the 2000 GUP. Therefore, use of the prior CEQA document is adequate for this project.

B. Project/Proposal

1. Stanford Community Plan and GUP: The project conforms to applicable Community Plan goals, strategies and policies. Academic Support uses like the administrative building are permitted uses within the Academic Campus land use designation, and as conditioned, will satisfy the requirements of the GUP. The 2000 Community Plan and GUP governs development projects on the Stanford campus. This project conforms to the criteria set forth by the GUP and provisions identified within the Community Plan, and subject to compliance with the preliminary conditions outlined in Attachment B.

2. **ASA approval:**

ASA approval standards, applicable regulations, and findings: The project substantially conforms to the requirements and guidelines in the SCP and GUP. These requirements meet all of the ASA Findings through the ASA approval process approved by the Zoning Administrator.

C. ASA Findings:

Pursuant to §5.40.040 of the County Zoning Ordinance, the Zoning Administrator may grant an Architecture & Site Approval, contingent upon specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

Long-term traffic

The project is located within an established area of the Stanford academic campus with adequate parking facilities. Traffic impacts of academic projects in the core of the campus have been assessed in the programmatic 2000 GUP EIR. As such, the proposed new administrative building to support the surrounding academic buildings does not result in any change in the amount of traffic and does not generate any new trips from a traffic impact perspective. The users of the facility are encouraged to use the Margerite shuttle service, bike and walk to the facility with Stanford's incentive programs. The traffic would be consistent with that analyzed in the prior 2000 GUP EIR.

Short-term construction traffic

The project will result in short-term impacts related to construction activities, however conditions of approval have been added to this project to mitigate these short-term impacts to a less than significant level. All construction trucks will be required to use approved truck routes, for transporting construction materials to and from the site. Furthermore, the project has been conditioned to restrict construction material deliveries to non-peak hours, as defined in the 2000 GUP EIR. Compliance with the Conditions of Approval (Attachment B) ensures that the short-term construction traffic associated with the project will not have a significant effect on traffic movement in the area.

Parking

The project has no new proposed parking on the project site. Hence, there would be no impact on parking. Existing parking located in the vicinity is adequate for the existing use and proposed academic support building.

B. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;

The new academic support building is a single-story modular building to provide space for administrative staff in the surrounding chemistry department buildings. The height of the proposed building is approximately 13 feet. The material and color of the new building matches the surrounding buildings. The project, as proposed, will not be detrimental to the surrounding area or neighborhood.

C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

The GUP and the SCP require that replacement trees, for those removed that are 12 inches or greater in diameter at 4.5 feet from grade level, be planted at a 1:3 ratio for all protected oak trees and at a minimum 1:1 ratio for all oak trees that are not protected. No trees are proposed for removal. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected.

New landscaping is proposed as part of this project to provide a buffer and screening from adjacent buildings, per the landscaping plan in Attachment D. Staff has added a condition of approval requiring that the landscaping meet the requirements of the SCP

and GUP, as well as be similar to the existing site landscaping in the immediate area. The final landscape plan is also subject to the requirements of the County Sustainable Landscape Ordinance. As such, the final landscape plan will blend in with the character of the surrounding area.

D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

The Program GUP EIR certified by the Board of Supervisors in December 2000 analyzed the environmental impacts of Stanford campus development allowed under the SCP and GUP. The proposed administration building is within the scope of the development analyzed in the 2000 GUP EIR. All appropriate conditions of approval have been added to ensure conformance with the 2000 GUP EIR.

The prior CEQA analysis concluded that the proposed improvements would not result in any significant environmental impacts as it relates to parking, traffic, construction noise, and air quality. The project has been reviewed with respect to all applicable regulations relating to public health and safety. The prior CEQA analysis for the project determined that with the conditions of approval, the project would not result in any significant environmental impacts (See Attachment A).

E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The project site does not contain any creeks or streams and is not located within a 100-year flood zone. The project has been reviewed by County Staff with respect to all applicable regulations relating to drainage and flood control. The project has been conditioned (Attachment B) to comply with the C3 requirements of the NPDES permit.

F. Adequate existing and proposed fire protection improvements to serve the development;

The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. Conditions ensure fire protection measures are included in Attachment B as part of the Condition of Approval.

G. No significant increase in noise levels;

Due to the nature of the proposed use, and its location within the Stanford Campus area, the project is not anticipated to cause any significant increases in noise levels to surrounding neighborhoods. The project may create short-term/temporary construction noise impacts due to construction activities and construction traffic. The project has been conditioned to require submittal of a Traffic and Construction Management Plan. Furthermore, construction activities shall be limited to the hours of 7AM and 7PM, Monday through Saturday, with no construction activity occurring after 7PM, or on Sundays.

H. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance.

The property is zoned A1, which is the “General Use” zoning district that provides for general purpose uses subject to discretionary land use approvals. The standards applicable to development within this zoning district are listed in Table 2.50-2 of the County Zoning Ordinance. The project complies with the development standards set forth in the zoning ordinance.

I. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city’s urban service area; and

The Stanford academic campus is primarily designated as Major Educational and Institutional Use within the Santa Clara County General Plan. The Community Plan identifies the project site as Academic Campus. The proposed project is part of the surrounding academic buildings and complies with the applicable policies set forth in the Community Plan, with reference to SCP-LU1 and SCP-LU2, which state that allowable academic uses include academic support facilities.

J. Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and other applicable guidelines adopted by the County.

Suggested regulations that are addressed in the ASA Guidelines are superseded by the requirements and guidelines of the SCP and GUP. Nonetheless, conformance with the SCP and GUP are consistent with the ASA Guidelines.

BACKGROUND

On December 12, 2000, the County of Santa Clara approved the 2000 Stanford University Community Plan and General Use Permit (GUP), governing development projects on the Stanford campus. The GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, and 2,300 net new parking spaces on Stanford lands. The proposed project is for a new academic support administrative building for the Chemistry Department and is proposed in the Campus Center Development District. Per the development tracking sheet submitted with the application, after the addition of proposed structure’s GUP square footage (4,082 sq.ft.) to the District, the balance square footage remaining in the District is 149,247 sq. ft.

On November 1, 2018 an application for Architecture and Site Approval was submitted for Stanford University for the Chemistry Administrative building improvements. The application was deemed complete on December 3, 2018. A public notice was mailed to all property owners within a 300-foot radius on January 7, 2019 and was also published in the Post Records on January 8, 2019.

STAFF REPORT REVIEW

Prepared by: Kavitha Kumar, Senior Planner 

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



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USE OF A PRIOR CEQA DOCUMENT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

File Number	APN(s)	Date
11443-18A	142-05-024	01/04/2019
Project Name	Project Type	
Chemistry Admin Modular Building	Architecture and Site Approval	
Owner	Applicant	
Stanford University	David Kirk, Project Manager	
Project Location		
364 Lomita Dr., Stanford		
Project Description		
New 4,082 sf Chemistry Admin Modular Building, associated utilities and site improvements, to accommodate offices and conference rooms for the Chemistry Department administrative staff.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report adopted by the Board of Supervisors on December 15, 2000 for the project entitled "Stanford University Community Plan and General Use Permit" and that no further environmental review is required under the California Environmental Quality Act.

Approved by:
Leza Mikhail, Principal Planner


Signature


Date

ATTACHMENT B
Preliminary Conditions of Approval

ARCHITECTURE SITE APPROVAL

Date: January 17, 2019

Owner/Applicant: Stanford University/David Kirk

Location: 364 Lomita Drive, Stanford (APN: 142-05-024)

File Number: 11443-18A

CEQA: Prior CEQA - 2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)

Project Description: Architecture and Site Approval for a new 4,082 sf Chemistry Administrative Modular Building, associated utilities and site improvements, to accommodate offices and conference rooms for the Chemistry Department administrative staff.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Kavitha Kumar	(408) 299-5783	kavitha.kumar@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 573-2464	darrin.lee@cep.sccgov.org
Building Inspection	Building Inspection Office	(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

Apply for and obtain building permit for all new structures. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

Planning

1. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on November 1, 2018. The project is the construction of a new administrative modular building and associated landscaping.

2. The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, and approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program.
3. Stanford shall be responsible for paying all reasonable costs associated with work by the County Planning Department, or with work conducted under the supervision of the County Planning Office, in conjunction with, or in any way related to the conditions of approval identified in this project. This includes but is not limited to costs for staff time, consultant fees, and direct costs associated with report production and distribution.
4. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of Stanford shall assess the significance of the find and make mitigation recommendations.
5. If archeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.
6. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.
7. In the event that fossilized shell or bone is uncovered during any earth-disturbing operation, contractors shall stop work in the immediate area of the find and notify the Campus Archaeologist and the County Building Inspector assigned to the project. The

Campus Archaeologist shall visit the site and make recommendations for treatment of the find (including but not limited to consultation with a paleontologist and excavation, if warranted), which would be sent to the County Building Inspection Office and the County Planning Office. If a fossil find is confirmed, it will be recorded with the United States Geological Survey and curated in an appropriate repository.

Land Development Engineering

8. Construction staking is required and shall be the responsibility of the developer.

Fire Marshal's Office

9. The scope of this review is for fire protection water supply and fire department access only. An additional review for further compliance with the California Fire and Building Code will be performed by this office when a complete set of construction drawings is submitted for building permit application.
10. A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of the building permit.

Department of Environmental Health

11. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

12. Place a construction note on the site plan that states the following: "The Bay Area Air Quality Management District (BAAQMD) has identified a set of feasible PM10 control measures for all construction activities. These control measures, as previously required in the Program EIR, shall be adhered to during all construction activities."
 - A. Water all active construction areas at least twice daily;
 - B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
 - C. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
 - D. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
 - E. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
 - F. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
 - G. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand,);
 - H. Limit traffic speeds on unpaved roads to 15 mph;

- I. Install fiber rolls, sandbags or other erosion control measures to prevent silt runoff to public roadways;
 - J. Replant vegetation in disturbed areas as quickly as possible;
 - K. Install wheel washers for all existing trucks, or wash off the tires of trucks of all trucks and equipment leaving the site; and
 - L. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.”
13. Place a construction note on the site plan that states the following: “All construction contractors shall properly maintain the equipment and where feasible, use “clean fuel” equipment and emissions control technology (e.g., CNG fired engines, catalytic converters, particulate traps, etc.). Measures to reduce diesel emission would be considered feasible when they are capable of being used on equipment without interfering substantially with equipment performance.”
14. Submit site plan that shows all pedestrian and bicycle corridors along with public transit stops adjacent to the project site and indicate how bicycle, pedestrian, and public transit access and circulation will be maintained during construction. Bicycle and pedestrian access onto the campus and around the site (outside construction areas) shall not be substantially limited by construction activities associated the project. In addition, access to public transit shall not be limited, which could include the relocation or removal of adjacent bus stops.
15. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development engineering, prior to issuance of any permits that clearly identifies the elements listed below (G.12):
- A. Provide the location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
 - B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.
 - C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating “No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted.”
 - D. Prohibit roadway construction activities from reducing roadway capacity during Stanford major athletic and special events. Stanford shall not limit roadway capacity during special events or during major athletic events, which attract a large number of visitors to the campus.
 - E. Provide written notification to Stanford Police and Palo Alto Fire Department regarding construction location and construction dates. Include in the notices alternate

- evacuation and emergency route designations to maintain response times during construction periods, if applicable. Provide one copy of the notices to the County.
- F. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.
- G. Provide notification to the Cities of Palo Alto and Menlo Park of the construction schedule and include a copy of the Santa Clara County approved Construction and Traffic Management Plan. Provide one copy of the notices to the County Planning Office.
16. The following tree removal/protection requirements shall apply:
- A. No trees are authorized for removal with this project.
- B. If any trees are proposed to be removed after the approval of the ASA, further review by the Planning Office may be required to assess the visual impact of the tree removal to the project and surrounding area.
17. Adequate signs shall be posted along the street frontages or in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate Stanford person the public may contact to register a complaint about construction noise. Additionally, Stanford shall create an outreach and information portal to facilitate information and alerts to be delivered to the immediate neighborhoods on construction activities. Stanford shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.
18. Preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation. Between January 1 and April 30, preconstruction surveys shall be conducted no more than 14 days **prior to the initiation of construction activities or tree removal**. Between May 1 and August 31, preconstruction surveys no more than 30 days **prior to the initiation of these activities**. Stanford University shall conduct an additional preconstruction survey within 24 hours of initiation of construction activities, by the Campus Biologist, to verify no new nesting has occurred. If an active nest is found near, or in close proximity to, the construction area where the nest could be disturbed by these activities, the ornithologist or Campus Biologist, shall, in consultation with the California Department of Fish and Game, designate a construction free buffer zone (typically 250 feet) around the nest.
19. A certified arborist shall monitor the construction and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review and a construction-observation letter prior to the issuance of final occupancy summarizing implementation of these mitigation measures.
20. Provide two copies of an arborist report that recommends effective tree protection measures for the site's existing trees that have not been slated for removal. Protection measures must be in place prior to construction activity commencing.

21. Landscape Plan: The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. As proposed, the total landscape area exceeds 2,500 sq. ft., and therefore a landscape documentation package shall be submitted prior to grading permit issuance for review and approval. New landscaping shall be similar to existing landscaping on-site and meet all Stanford Community Plan and General Use

Permit requirements. The submittal shall include a landscaping plan and irrigation plan, stamped and signed by a licensed landscape architect. Submit two (2) copies of the final landscape plan and associated irrigation systems, prepared and stamped by a licensed landscape architect.

The landscape ordinance and supporting information can be found on the Planning Department web site:

<https://www.sccgov.org/sites/idpd/PlansOrdinances/Landscape/Pages/weloapply.aspx>

22. Incorporate any applicable water conservation and recycling measures into the project building plans, which may include but not be limited to: water efficient landscape, landscape water management, and public outreach.
23. Submit a detailed lighting plan which includes all new exterior lighting. The Lighting Plan shall provide light fixture details with lighting profiles and product-specific information that includes the following information:
- A. Depict the extent of illumination from all new outdoor lighting (photometric plan).
 - B. Ensure absence of upward glow.
 - C. Use "state-of-the-art" luminaries including those with high beam efficiency.

Land Development Engineering

24. Survey monuments shall be shown on the building plans to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
25. The building plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period).

Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

26. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
27. Include one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. Though only one site design measure is required, it is encouraged to incorporate as many site design measures as possible into the project. For additional information, please refer to the C.3 Stormwater Handbook (April 2016) available at the following website:
 - www.scvurppp.org > Resources > reports and work products > New Development and Redevelopment > C.3 Stormwater Handbook (April 2016)
28. The project is located within the drainage capture area of the BioChem Quad Regional C.3 Bioretention Basin (County File No. 10628-14G). The project will impact the amount of impervious area within the capture area. Prior to building permit clearance, submit an update to the capacity/credit tracking spreadsheet for the BioChem Quad Regional C.3 Bioretention Basin.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL INSPECTION

Planning

29. For each 11,763 net square feet of academic space built, Stanford shall either: (1) provide 1 affordable housing unit on the Stanford campus; or (2) make an appropriate cash payment in-lieu of providing the housing unit equal to the "BMR" payment that the City of Palo Alto is charging to commercial development projects when the project is built. The payment shall be made to an escrow account established and maintained by the County.
30. Following completion of construction, contact Charu Ahluwalia at 408-299-5740 to schedule a site visit to verify the approved development. Contact the Planning Department at least two weeks in advance to set up an appointment.

Land Development Engineering

31. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer

authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

32. The preliminary plans indicate that the project will utilize in-lieu credits provided by the Stanford University East Campus C.3 Regional Stormwater Capture Facility (County File No. 1044-17C3). Prior to final sign-off, the regional capture facility shall be fully constructed, on-line, and covered by an executed Storm Water Best Management Practices Operations and Maintenance Agreement.
33. Submit as-built plans. If there have been any changes to the stormwater management plan (e.g., a change in new/replacement impervious area, change in credit/capacity usage, etc.), submit an updated Credit/Usage Capacity Tracking Sheet with the as-built.

Fire Marshal's Office

34. FIRE PROTECTION WATER SUPPLY: Fire protection water system shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. System shall be maintained in good working order and accessible throughout construction. A Stop-Work Order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

STANFORD UNIVERSITY

CHEMISTRY ADMINISTRATION MODULAR BUILDING B07-225T

364 LOMITA DRIVE, STANFORD CA 94305

ASA SUBMITTAL 10-8-18

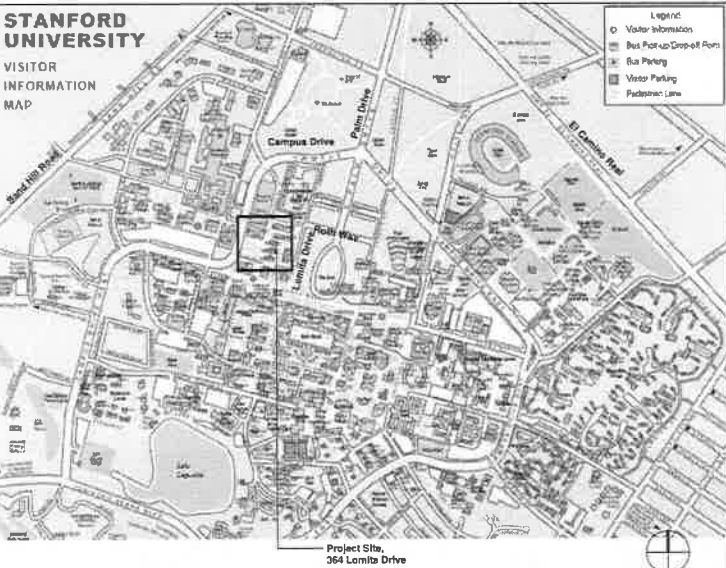


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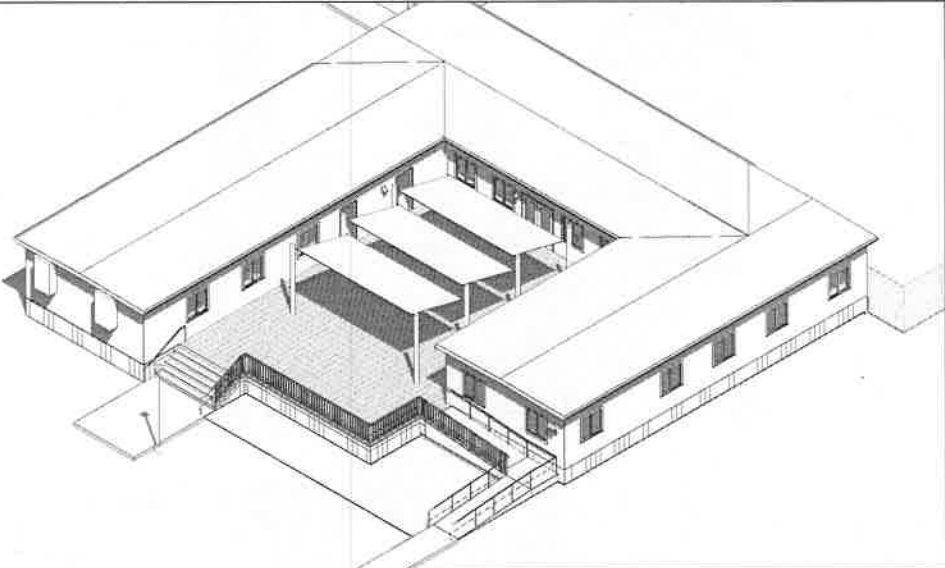
VICINITY MAP

STANFORD UNIVERSITY

VISITOR INFORMATION MAP



BIRDSEYE VIEW



DEFERRED SUBMITTALS

Fire Alarm
Fire Sprinkler
Underground Impediment

DESCRIPTION

The project consists of construction of a 4,200 SF modular building for the Chemistry Admin Group offices.
In addition a deck, ramp with stairs and a curbside structure will be included.

PROJECT TEAM

Project Manager:
David Kite
Dept of Project Management
Stanford University
3180 Porter Drive
Palo Alto, CA 94304
650.384.5758
Email: dkite@stanford.edu

Architect:
Sissela Malmstrom
Sissela Malmstrom Architect
3770 La Selva Drive
Palo Alto, Ca 94305
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CE&E:
Greg Jordan
MacKay & Sonja Civil Engineers, Inc.
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Pleasanton, CA 94568
Tel: 925.225.2980
Email: greg.jordan@macce.com

SITE DATA INFORMATION

GENERAL:
APN: 143-05-045
PARCEL SIZE: 162.737 ACRES
DEVELOPMENT DISTRICT: CENTRAL CAMPUS
LAND USE DESIGNATION: ACADEMIC CAMPUS
AMOUNT OF BUILDING: 4,200 SF
SITE AREA: 14,100 SF
DEMOLITION AREA: 0 SF
PERCENTAGE OF SITE AREA:
BUILDING: 4,200 SF, 30%
PARKING/DRIVEWAYS: 4,043 SF, 29%
OUTSIDE STORAGE: 0%
LANDSCAPING: 2,757 SF, 20%
UNDEVELOPED: NONE
NUMBER OF NET NEW PARKING SPACES: NONE
ESTIMATED CUT AND FILL:
CUT: 0.00
FILL: 0.00
ESTIMATED CUT AND FILL OUTSIDE OF BUILDING FOOTPRINT:
CUT: 0.00
FILL: 0.00
GUP CALCULATION:
BUILDING AREA: 4,200 SF
JANITOR / IT: 69.92 SF
MECHANICAL SHAFT: 48.57 SF
ADJUSTED GUP SF: 4,081.51 SF

DRAWING INDEX

PLANNING
PL0.0 TITLE SHEET
PL1.2 GUP INFORMATION MAP
PL1.3 SITE PHOTOS
CIVIL
C4 EXISTING CONDITIONS
C5 SITE PLAN
C6 UTILITY PLAN
C8 WATER MANAGEMENT PLAN
ARCHITECTURAL
A0.1 SITE PLAN / HC ACCESSIBILITY / SITE LOGISTICS
A0.2 EXISTING PLAN
A2.1 FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS / SECTIONS
LANDSCAPE
L1.0 EXISTING CONDITIONS PLAN
L2.0 SITE PLANTING PLAN

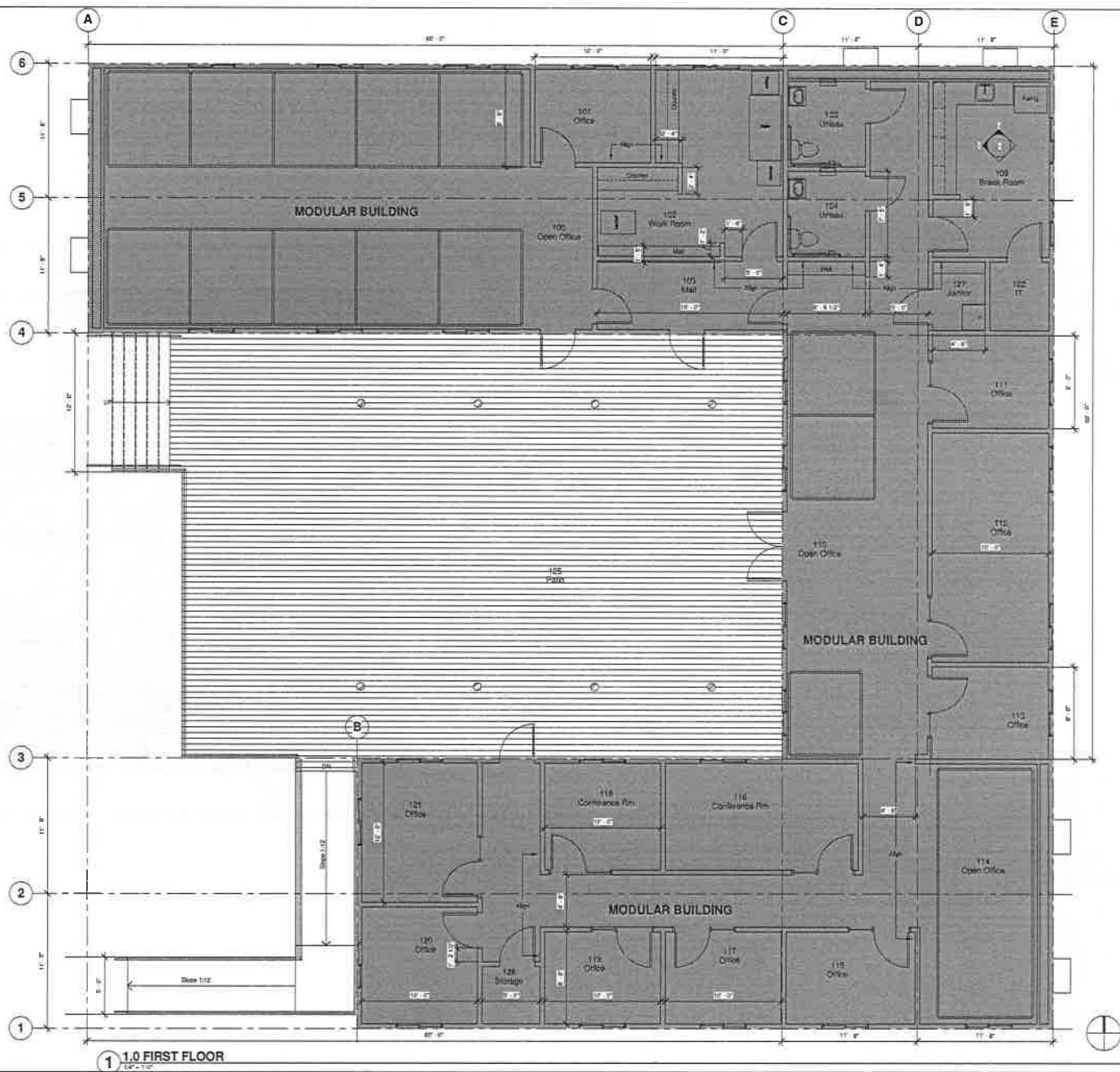
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Modular

TITLE SHEET

PL0.0

Project number: 2018-10
Scale:

ATTACHMENT C



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Chemistry Admin
Modular

FLOOR PLAN

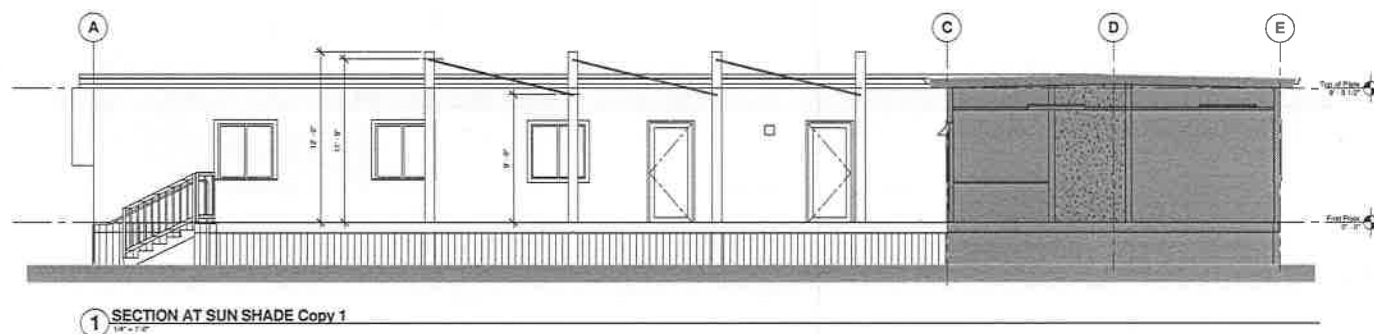
A2.1

Project number	2018-10
Scale	1/4" = 1'-0"

[illegible]

A3.2

Project number	2018-1
Scale	1/4" = 1'-0"



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