



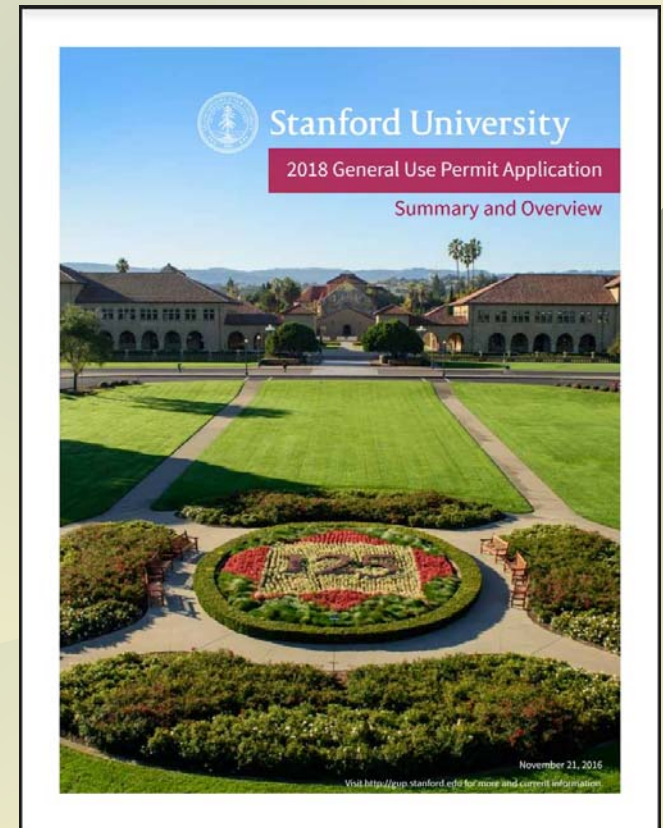
Stanford 2018 General Use Permit Draft Environmental Impact Report

Community Resource Group Review

County of Santa Clara
Department of Planning and Development
November 16, 2017

Meeting Agenda

- *Draft Environmental Impact Report*
 - *Organization*
 - *Environmental Topics*
 - *Impact Analysis*
 - *Key Issues*
- *Discussion*



2018 GUP Development Request

Square Footage of Academic and Academic Support Facilities



■ Pre-2000 ■ 2000 GUP ■ 2018 GUP Application

Number of Student Beds and Faculty & Staff Units



Chapters of the Draft EIR

Volume 1

Chapter 1 - Summary

Chapter 2 - Introduction

Chapter 3 - Project Description

Chapter 4 - Plan Consistency

Chapter 5 - Environmental Setting, Impacts, and Mitigation Measures

Volume 2

Chapter 5 - Environmental Setting, Impacts, and Mitigation Measures (continued)

Chapter 6 - Other CEQA Considerations

Chapter 7 - Alternatives

Chapter 8 - Special Considerations

Chapter 9 - Report Preparers

Appendices

Notice of Preparation Comments

Special Studies and Background Technical Reports

Environmental Topics Covered in Draft EIR

- *Visual and Scenic Resources*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Energy Conservation*
- *Geology and Soils*
- *Greenhouse Gas Emissions (GHG)*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Land Use and Planning*
- *Noise and Vibration*
- *Population and Housing*
- *Public Services*
- *Recreation*
- *Transportation and Traffic*
- *Utilities and Service Systems*
- *Cumulative Impacts*
- *Alternatives to the Project*

Key Issues of Concern

Based on scoping comments received by County, issues of concern include:

- Housing supply and demand on- and off-campus*
 - Providing more homes on campus for Stanford staff and workers*
 - Effect on jobs-housing imbalance around Stanford*
 - Contributions to low-income housing and use of funds*

- Transportation Impacts*
 - Extension of traffic analysis to cover non-peak hours*
 - Parking and cut-through effects in local neighborhoods*
 - No Net New Trips feasibility and methodology*

Population and Housing

- Policy SCP-H 1: Promote a variety of housing types and supply adequate to meet the needs of faculty, staff, students, postgraduate fellows, and hospital residents.
- Policy SCP-H 7: Require that new housing development occur commensurate with population growth and academic development approvals on campus. Through the General Use Permit establish conditions to require construction of needed housing prior to or concurrently with approval for increases in academic space.

Note: Application proposes housing concurrent with academic growth at ratio consistent with 2000 GUP (605 units/0.5 MSF)

Population and Housing

- Significance Criteria:
 - a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
 - b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
 - c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Population and Housing

**TABLE 5.12-9
ANTICIPATED POPULATION GROWTH IN ALL POPULATION SEGMENTS**

| Affiliation | 2018 Population | 2035 Population | Change in Population |
|---|------------------------|------------------------|-----------------------------|
| Undergraduate Students | 7,085 | 8,785 | 1,700 |
| Graduate Students, including PhDs | 9,528 | 10,728 | 1,200 |
| Postdoctoral Students ^a | 2,403 | 3,364 | 961 |
| Faculty ^b | 3,073 | 3,862 | 789 |
| On-Campus Staff ^c | 8,985 | 11,423 | 2,438 |
| Nonmatriculated Students ^d | 977 | 1,397 | 420 |
| Other Workers (total / daily based on commute frequency) ^e | 9,166 / 5,321 | 11,267 / 6,395 | 2,101 / 1,074 |
| Total / Daily | 41,217 / 37,372 | 50,827 / 45,955 | 9,610 / 8,583 |

On-site Housing

- ❑ Proposing total 3,150 net new housing units/beds (2,753 units/beds required):
 - 2,600 units/beds for undergraduate and graduate students (projected 1,700 undergraduate units/beds and 900 graduate units/beds [~450 affordable])
 - 550 units would be available for faculty, staff, postdoctoral scholars, and medical residents

- ❑ Increase in residential population between 2018 and 2035 would be 6,326 students, faculty, staff and associated family members (including remaining 2000 GUP allowances and 2018 GUP proposal). Approximately 95 percent of undergraduates and 76 percent of graduate students would live on campus in 2035.

Off Site Population and Housing Demand

❑ Growth in off-site households:

- 83 graduate student households
- 449 postdoctoral student households
- 1,385 staff households
- 610 households for other workers

❑ Distribution:

- 52 percent Santa Clara County
(15% Palo Alto, 12% San Jose, 10% Mountain View, 6% Sunnyvale, 3% Santa Clara)
- 27 percent San Mateo County
(6% Menlo Park & Redwood City, 4% unincorporated, 3% in San Mateo)
- 10 percent Alameda County
- 8 percent San Francisco.

Affordable Housing Impact Fee

❑ 2000 GUP:

- Amount indexed to Palo Alto Commercial Fee (currently \$20 - \$35/sq.ft. of academic development)
- Can fund projects within six mile radius of the campus
- \$25,700,000 contributed to-date (400+ units)
- \$13.3 million four affordable projects in Palo Alto; one in Mountain View
- \$12.3 million earmarked for acquisition of Buena Vista Mobile Home Park
- \$39 million total anticipated from full buildout of 2000 GUP

❑ 2018 GUP Proposal:

- \$20/sq.ft. of academic development indexed to inflation
- Fund projects within 0.5 mile of major transit stops (SB 375)
- \$56 million total anticipated from full buildout of 2018 GUP

Transportation

❑ Significant impacts:

- *If Stanford does not expand its Transportation Demand Management programs to meet No Net New Commute Trips, added trips would result in significant impacts to 22 intersections assuming all project trips are layered onto cumulative background growth in 2035*
- *Project will increase traffic volumes on area freeways*

❑ Mitigation:

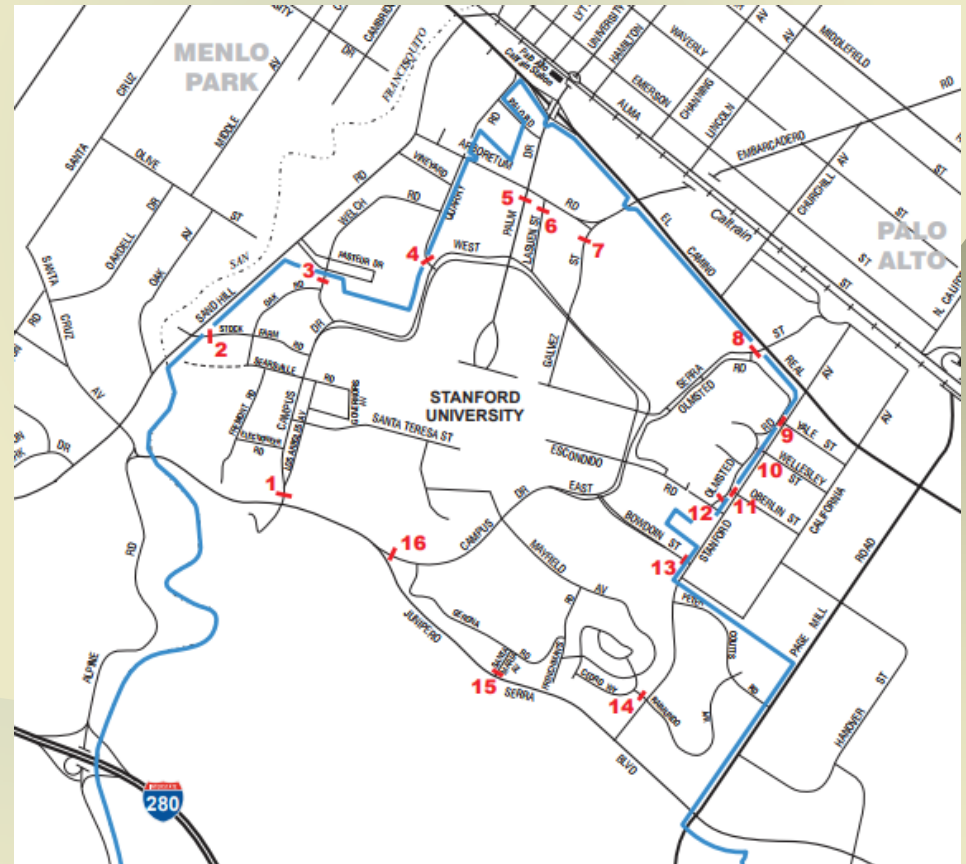
- *Expand Transportation Demand Management to meet No Net New Commute Trips standard*
- *Credit trip reductions from Stanford-funded facilities and programs in local impact area*
- *Establish a per-trip fee that Stanford must pay if No Net New Commute Trips standard is not achieved to fund off-campus projects that reduce vehicle trips by increasing mobility for pedestrians, bicyclists and transit users, or improve intersections.*

❑ After mitigation:

- *If the No Net New Commute Trips standard is not achieved, and if sufficient trip-reduction projects are not available, impact to intersections and freeways will be significant and unavoidable.*

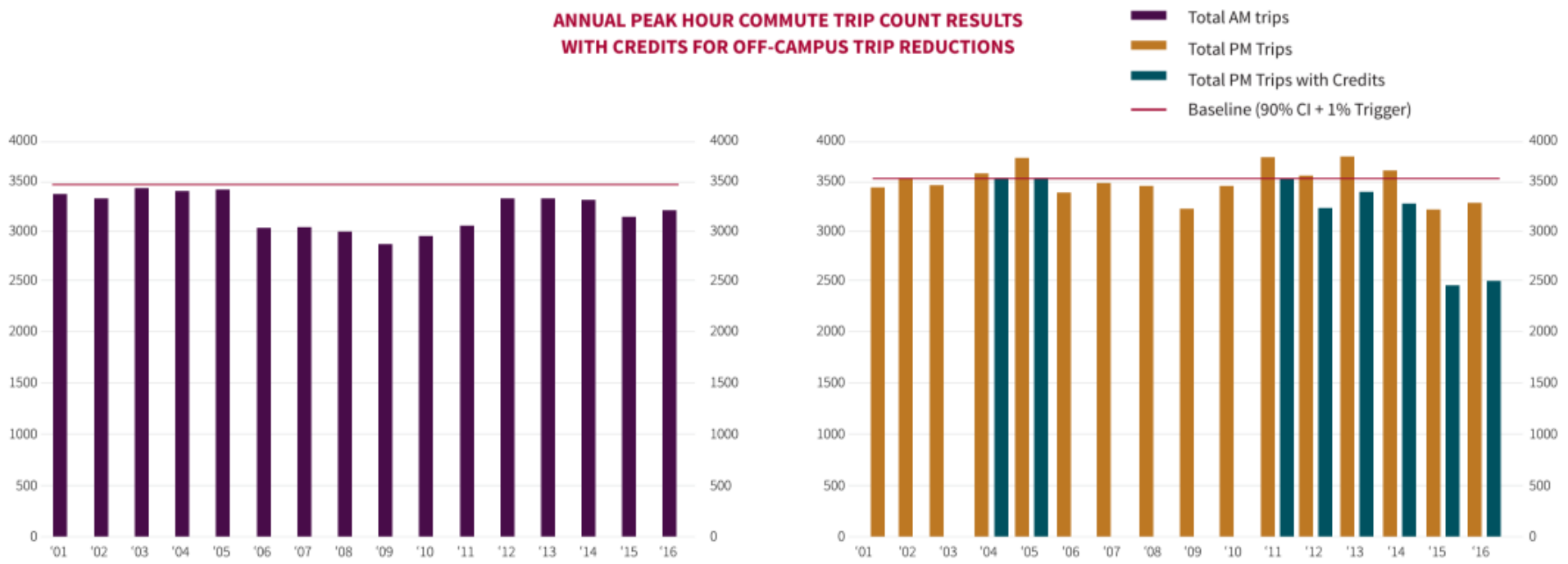
Traffic Demand Management

- ❑ Peak hour traffic measured 3 times per year at 16 cordon exit and entry locations
- ❑ Cut-through and hospital traffic not counted
- ❑ Counts compared to 2001 baseline
- ❑ Compliance trigger 1% exceedance in two of three years
- ❑ Map apply off-campus trip reduction credits to achieve compliance



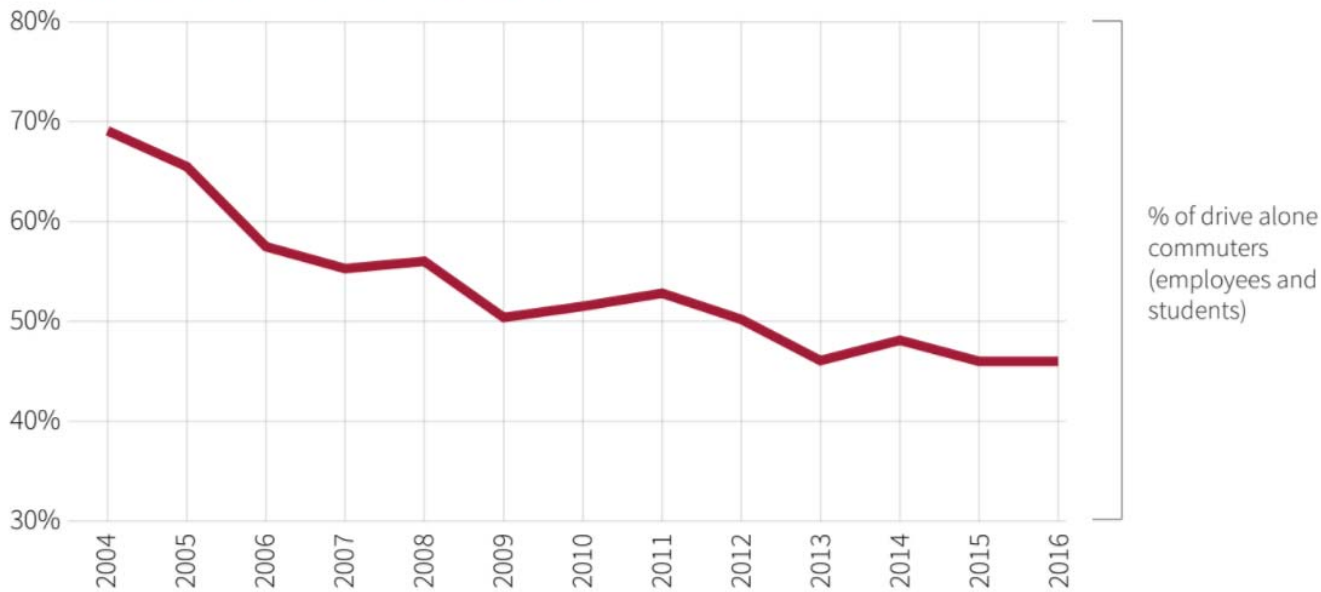
Traffic Demand Management

**ANNUAL PEAK HOUR COMMUTE TRIP COUNT RESULTS
WITH CREDITS FOR OFF-CAMPUS TRIP REDUCTIONS**



Traffic Demand Management

SHARE OF CAMPUS COMMUTERS WHO DRIVE ALONE



Since 2003, the university has reduced the percentage of single occupancy vehicle commuters to and from campus from 69% to 43% today.

57% | of commute trips by alternatives to driving alone

5,600 | Daily Stanford Caltrain trips

22% | Bicycle commute mode share

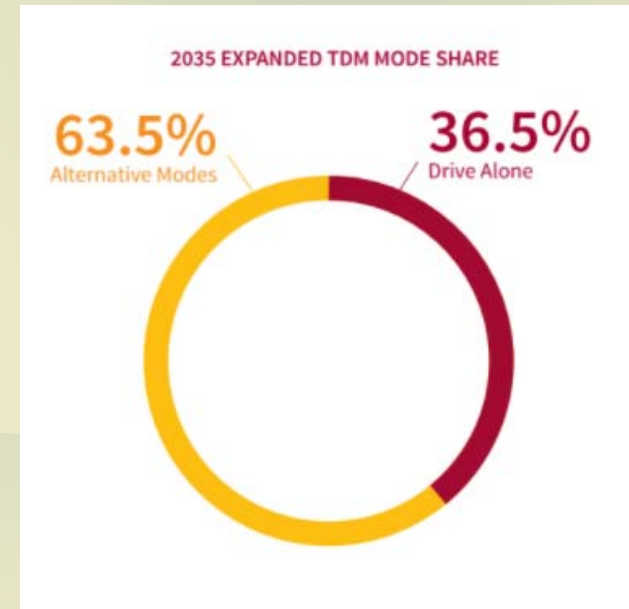
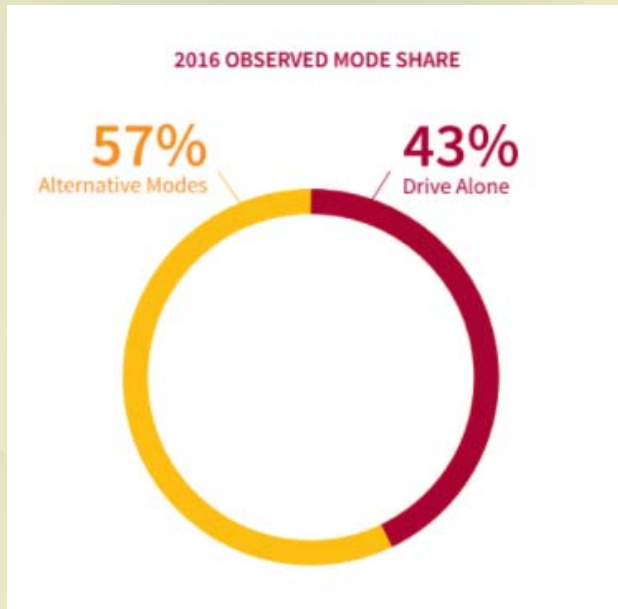
9,600 | Commute Club Members

3.2M | Annual Marguerite Shuttle riders

17,000 | Transit passes distributed

Traffic Demand Management

- ❑ Existing peak hour commute trips average ~ 3,500
- ❑ Without traffic demand management, total project buildout generates 800 additional peak hour commute trips
- ❑ To achieve No-New-Net-Commute Trips ~ 50 commuters per year on average must switch to other modes



Key Issues of Concern (continued)

- Hydrology and water quality – downstream flooding San Francisquito Creek*
- Impacts on local public school enrollment, capacity and services, childcare services*
- Relationship to other Stanford and non-Stanford development (e.g., circulation)*
- Future growth and potential changes to the Academic Growth Boundary*

Hydrology – Flooding in San Francisquito Creek

- Policy SCP-HS 9 – Require Stanford to design development and infrastructure improvements, including storm drainage detention facilities, to accommodate runoff from future development so as to achieve no increase in peak flows.

Note: Existing detention facilities are estimated to have the capacity to accommodate an additional 2.48 million square feet of impervious surfaces in the San Francisquito watershed, and 8.52 million square feet of impervious surfaces in the Matadero watershed.

Impacts Summary by Topic

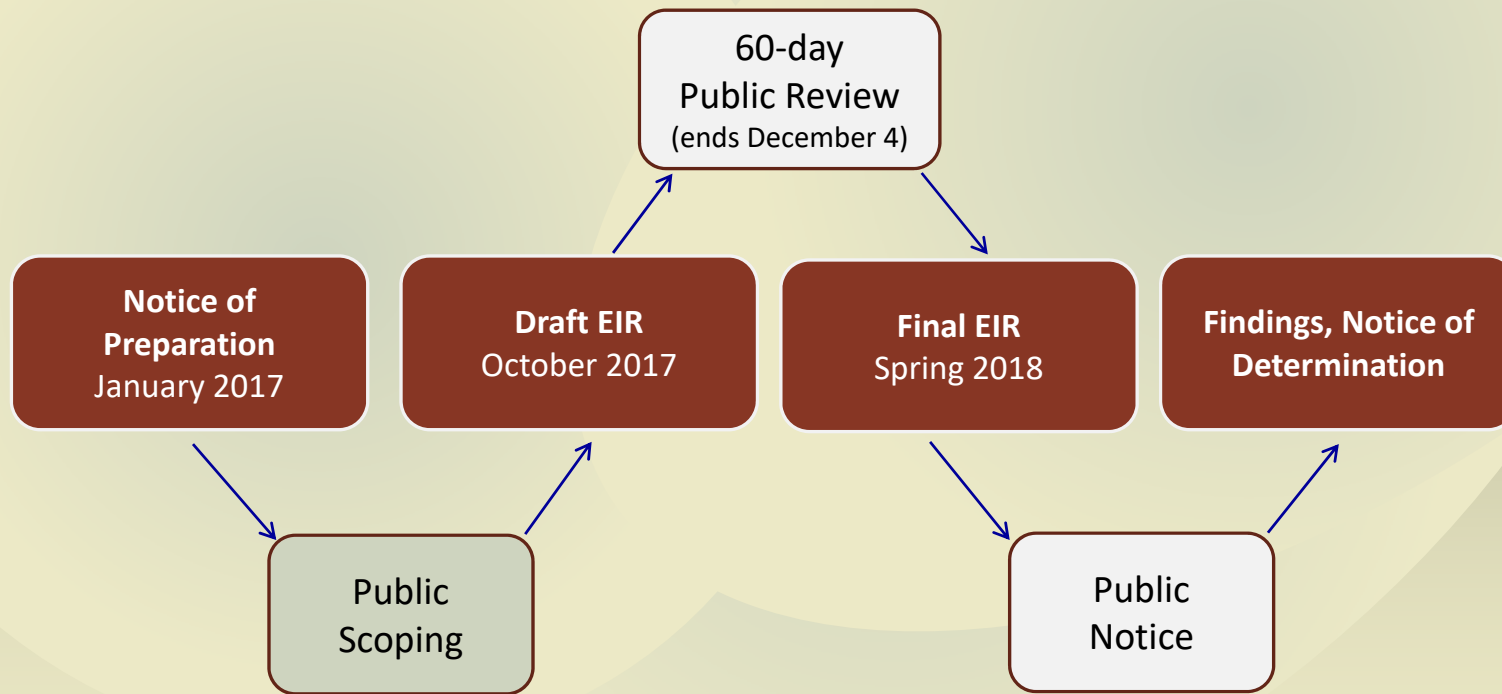
| Less Than Significant | Less Than Significant With Mitigation Incorporated | Significant and Unavoidable |
|--|--|--|
| 1. Energy | 1. Visual and Scenic Resources | 1. Noise and Vibration |
| 2. Geology and Soils | 2. Air Quality | -direct and cumulative increase in ambient construction noise levels |
| 3. Land Use and Planning | 3. Biological Resources | 2. Transportation and Traffic |
| 4. Population and Housing | 4. Cultural Resources | -direct and cumulative impacts for traffic volumes at intersections and on freeways |
| 5. Public Services | 5. Greenhouse Gas Emissions | 3. Historic |
| 6. Noise and Vibration -cumulative traffic noise levels | 6. Hazards & Hazardous Materials | -cumulative adverse changes in the significance of historical resources |
| 7. Utilities & Service Systems | 7. Hydrology and Water Quality | |
| 8. Recreation | 8. Noise and Vibration -construction noise | |
| | 9. Transportation and Traffic -construction-related | |
| | 10. Utilities and Service Systems | |

Note: Some topics fall into more than one category due to differing conclusions for specific impacts within the environmental topic.

Alternatives

- ❑ *No Project Alternative*
 - *No Project/No Development Alternative*
 - *No Project/Individual Use Permit Alternative*
- ❑ *Reduced Project Alternative*
 - *43% reduction in development*
 - *1.3 million net new square feet of academic space and academic support space*
 - *1,000 undergraduate beds, 500 graduate student beds, 300 faculty/staff units*
- ❑ *Historic Preservation Alternative – Identified historic resources would be conserved through duration of 2018 General Use Permit*
- ❑ *Comparison of impacts:*
 - *No Project Alternative environmentally superior to proposed project*
 - *Reduced Project Alternative environmentally superior among remaining alternatives*

EIR Process Overview



DEIR Community Meetings

- *Remaining public input meeting:*

- *November 30 (Thursday) from 7:00 to 9:00 pm*
Palo Alto Arts Center Auditorium, 1313 Newell Road, Palo Alto
(Hosted by Santa Clara County Planning Commission)

Background Documents

- *The following background documents are available on the Santa Clara County Planning Website:*

<https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/CurrentProjects.aspx>

- *2000 Community Plan and General Use Permit*
- *2000 Environmental Impact Report*
- *2008 Sustainable Development Study*
- *16 Annual Development Reports presented to the Planning Commission*
- *16 Traffic Reports documenting No New Net Trips compliance*

How to Comment

- Provide verbal comments at public input meetings*
- Submit written comments at public input meetings, or via mail, or email. Send comments to:**

*County of Santa Clara Planning and Development Department
Attn: David Rader
70 West Hedding St.
San Jose, CA 95110
david.rader@pln.sccgov.org*

Written comments accepted until **5:00 p.m. on Monday, December 4, 2017*