

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT Zoning Administration October 8, 2020 **Item #1**

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PLN20-036 (STANFORD UNIVERSITY)

Architecture & Site Approval and Grading Approval – Lasuen Escondido Circulation Improvements

Summary: Architecture & Site Approval and Grading Approval for circulation improvements at Lasuen Mall and Escondido Mall, on Stanford campus. Grading quantities include 2,400 cubic yards (c.y.) cut and 1,000 c.y. fill (total of 3,400 cubic yards).

| | | | |
|-------------------|--------------------------------|------------------------------------|------------------|
| Owner: | Stanford University | Community Plan Designation: | Academic Campus |
| Applicant: | Kelly Rohlf, Project Manager | Zoning: | A1 (General Use) |
| Address: | Lasuen and Escondido Mall | Project Area: | 1.86 acres |
| APN: | 142-07-005,-082,-085,-086,-095 | Supervisory District: | 5 |

RECOMMENDED ACTIONS

- A. Accept 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) and Grading Approval, 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 includes modifications to two existing bicycle circles on Lasuen Mall (between Escondido Mall and Panama Mall), to improve bicycle and pedestrian access. The proposed design is focused on clarifying the flow of bicycles and pedestrians by altering the splitter islands from existing painted lines to slightly raised concrete. The project also includes an upgrade of a secondary fire route southwest of the Meyer Green (a landscaped open space), to primary fire route standards, and creation of a fire turn around. The project site is completely within the existing Pedestrian Zone (PZ) of Stanford campus.

No trees over 12-inch diameter are proposed to be removed as part of this project. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected.

Estimated grading quantities include 2,400 cubic yards (c.y.) cut and 1,000 c.y. fill.

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 and appropriate for this project.

B. Project Compliance

1. Stanford Community Plan and GUP:

The project conforms to applicable SCP goals, strategies and policies. Improvement of roadways on the campus are permitted uses within the Academic Campus land use designation, and as conditioned, will satisfy the requirements of the *GUP Condition D.1.b*. The 2000 SCP 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 SCP, and subject to compliance with the preliminary Conditions outlined in Attachment B.

2. ASA approval standards, applicable regulations, and findings:

The project substantially conforms to the requirements and guidelines in the SCP and GUP. These requirements include meeting all of the ASA Guidelines through the ASA approval process and approval at a Zoning Administration hearing.

C. ASA Findings:

Pursuant to §5.40.040 of the County Zoning Ordinance, the Zoning Administration Hearing Officer 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 proposed circulation improvements include modifications to two existing bicycle circles on Lasuen Mall (between Escondido Mall and Panama Mall). The proposed design is focused on clarifying the flow of bicycles and pedestrians by altering the splitter islands from existing painted lines to slightly raised concrete. The project also includes an upgrade of a secondary fire route southwest of the Meyer Green (a landscaped open space) to a primary fire route, and creation of a fire turn around. The fire route upgrade would provide an additional primary route to the Stanford fire response system, and the fire turn around would improve fire access to the Green Library.

The project site is completely within the existing Pedestrian Zone (PZ) of Stanford campus. Within the Pedestrian Zone, only pedestrians and bicycles are allowed, and external vehicular traffic is not permitted, except for very limited circumstances and emergency vehicles, such as fire trucks. As such, pedestrians and bicyclists traveling through the proposed project site would not typically interface with vehicular traffic under current or future conditions.

Through the circulation improvements on Lasuen Mall, the project will improve bicycle and pedestrian access and provide for safer circulation between cyclists and pedestrians. The project would not result in any change in the amount of traffic. The overall traffic coming to the Stanford campus would still be the same. Therefore, 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), would ensure 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 or removal of parking spaces. Stanford addresses parking needs at the University in a comprehensive manner, staying within the parking cap established under the 2000 GUP. There is adequate commuter parking in this region of the campus to address current needs.

For the reasons stated above, this finding can be made.

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 site is within the Academic Campus area and the circulation improvements will follow Stanford University's design standards and will be consistent with other roadwork improvements on campus. Landscaping will be similar to the existing landscaping in the immediate area. Hence, the project will not be detrimental to the character of the surrounding core campus area, and this finding can be made.

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 replacement trees, for those removed that are 12 inches or greater in diameter at 4.5 feet from grade level. The ratio is to replace the trees at a 3:1 ratio for all protected oak trees and 1:1 ratio for all oak trees that are not protected. No trees over 12-inch diameter are proposed to be removed as part of this project. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected.

The final landscape plan shall meet the requirements of the *SCP* and *GUP* and shall be similar to the existing site landscaping and will not be detrimental to the character of the surrounding area. 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, and this finding can be made.

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

The *2000 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 circulation improvements at Lasuen and Escondido Mall are 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 project would not result in any significant environmental impacts as it relates to parking, traffic, construction noise, and air quality. Proposed circulation improvements will improve bicycle and pedestrian access, and provide for safer circulation between cyclists and pedestrians. 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). As such, this finding can be made.

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. The project site 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. As such, this finding can be made.

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 and as can be seen in the attached Condition of Approval (Attachment B). The proposed fire route upgrade would provide an additional primary route to the Stanford fire response system, and the proposed fire turn around would improve fire access to the Green Library. For these reasons, this finding can be made.

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 prior to building permit issuance. 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. Therefore, as conditioned, this finding can be made.

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. As such, this finding can be made.

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 complies with applicable policies SCP-C10 and SCP-C11 set forth in the SCP. SCP-C10 states *"Modify street and intersection capacity and configuration in a manner consistent with the street hierarchy and surrounding land uses,"* and SCP-C11 states *"Prioritize use and improvement of the internal campus circulation system over roadways on the*

campus edges.” The proposed project will improve street and intersection configuration in a manner consistent with street hierarchy and surrounding land uses, and will improve the internal campus circulation system. For these reasons, this finding can be made.

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

Some suggested regulations that are addressed in the ASA Guidelines are superseded by the requirements and guidelines of the *SCP* and *GUP*. Nonetheless, the proposed project is consistent with the *SCP*, *GUP* and *Guidelines for Architecture and Site Approval*. Specifically, the proposed project complies with the landscaping guidelines set forth in *Guidelines for Architecture and Site Approval* as the landscaping blends with vegetation on nearby properties and natural vegetation is retained to the extent feasible. As such, this finding can be made.

Grading Findings:

Pursuant to Section C12-433, and the 2000 *GUP*, all Grading Approvals are subject to 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. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

A total of 2,400 c.y. cut and 1,000 c.y. fill is associated with the proposed project. This grading is primarily for drainage improvements on the site, as required by the Stormwater Management Plan, as well as fire turnarounds. The amount, design, location and the nature of proposed grading is necessary to establish the circulation improvements, which is a permitted use in the A1 zoning district. For these reasons, this finding can be made.

B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil in the watercourse.

The proposed project will improve bicycle and pedestrian access on Lasuen Mall and provide for safer circulation between cyclists and pedestrians. A Grading Permit will be required through the County’s Land Development Engineering department, which will ensure that the project adequately drains to an approved location and that the grading improvements are carried out in conformance with County regulations. No excessive material will be deposited onsite. All excess grading will be hauled to a County-approved off-site facility. The project site does not contain any creeks, streams, or watercourse. As such, this finding can be made.

C. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to minimize impacts to existing landscaping, and will not result in any scenic, biological, or aquatic resource impacts. No trees over 12-inch diameter are proposed to be removed as part of this project. Adequate mitigation measures have been identified and are required in the ASA and Grading conditions of approval (Attachment B). As such, this finding can be made.

- D. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

Estimated grading associated with this project is 2,400 c.y. of cut and 1,000 c.y. of fill with a maximum cut depth of 1.3 feet and a maximum fill depth of 1.3 feet. The cut and fill depths are required to ensure proper drainage on the site. The proposed grading is primarily for drainage improvements on the site, as required by the Stormwater Management Plan. The proposed grading, with compliance with Conditions of Approval in Attachment B, will be in conformance with all applicable regulations. The proposed grading is not for a new building or development site. As such, this finding is not applicable.

- E. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible and should not create a significant visual scar.**

The new proposed circulation improvements are designed to conform with existing topography to the maximum extent possible, to minimize grading and visual impacts. In addition, no trees over 12-inch diameter are proposed to be removed as part of this project. 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. Therefore, as conditioned, this finding can be made.

- F. Grading conforms with any applicable general plan or specific plan policies; and**

Stanford University lands are governed by policies in the *SCP* that is a part of the Santa Clara County General Plan. The proposed grading is in conformance with policies identified in the *SCP*. The proposed grading is designed to be the minimum grading necessary for modifying the existing bicycle circles and fire lane, and to ensure proper drainage on the site. The proposed grading is compatible with the surrounding development in the area. As such, this finding can be made.

- G. Grading substantially conforms with the adopted "*Guidelines for Grading and Hillside Development*" and other applicable guidelines adopted by the County.**

The project site is in the A1 zone on the academic campus of Stanford University. This finding does not apply to the site.

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 for circulation improvements at Lasuen Mall and Escondido Mall is located in the Campus Centre Development District.

On February 25, 2020, an application for Architecture & Site Approval and Grading Approval was submitted for the Lasuen Escondido circulation improvements. A one-week extension of the 30-day review was requested due to COVID19 shelter in place transitions and the application was deemed incomplete on April 9, 2020. The application was resubmitted on July 10, 2020 and a second incomplete letter was issued on August 7, 2020. A subsequent resubmittal was submitted on August 11, 2020 and the application was deemed complete on September 10, 2020. A public notice was mailed to all property owners within a 300-foot radius on September 28, 2020 and was also published in the Post Records on September 28, 2020.

STAFF REPORT REVIEW

Prepared by: Charu Ahluwalia, Associate Planner C.A.

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator

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Attachment A

CEQA Determination – Use of a Prior CEQA Document


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 |
|--|---|-----------|
| PLN20-036 | 142-07-005, -082, -085, -086 & -095 | 9/23/2020 |
| Project Name | Project Type | |
| Circulation Improvements at Lasuen Mall and Escondido Mall, Stanford University | Architecture and Site Approval and Grading Approval | |
| Owner | Applicant | |
| Stanford University | Kelly Rohlf, Project Manager | |
| Project Location | | |
| Lasuen Mall and Escondido Mall, Stanford | | |
| Project Description | | |
| Circulation improvements at Lasuen Mall and Escondido Mall, on Stanford campus. Grading quantities include 2,400 cubic yards (c.y.) cut and 1,000 c.y. fill. | | |
| 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.

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| Approved by: Leza Mikhail, Zoning Administrator & Principal Planner | DocuSigned by:  <small>4272684C30A646B...</small> Signature | 10/1/2020 Date |
|--|--|------------------------------|

Attachment B

Proposed Conditions of Approval

**ATTACHMENT B
DRAFT CONDITIONS OF APPROVAL
FOR
ARCHITECTURE & SITE APPROVAL AND GRADING APPROVAL**

Date: October 8, 2020

Owner/Applicant: Stanford University

Location: Lasuen Mall and Escondido Mall, Stanford
(APN: 142-07-005,-082,-085,-086,-095)

File Number: PLN20-036

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

Project Description: Architecture & Site Approval and Grading Approval for circulation improvements at Lasuen Mall and Escondido Mall. Grading quantities include 2,400 cubic yards (c.y.) cut and 1,000 c.y. fill (total of 3,400 cubic yards).

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 | Charu Ahluwalia | (408) 299-5740 | charu.ahluwalia@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 |
| Building Inspection | Building Inspection Office | (408) 299-5700 | |

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on August 11, 2020. The project allows circulation improvements at Lasuen Mall and Escondido Mall including modifications to two existing bicycle circles and upgrade of a secondary fire route. Plans submitted into Plan Check shall be in substantial conformance with the approved plans. Changes to the design, quantity, location or other modifications to the approved plans may result in a modification to the approved ASA and Grading Approval.

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.

Fire Marshal's Office

8. 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 Fire Marshal office when a complete set of construction drawings is submitted for building permit application.
9. All required access roads, driveways, turnarounds, and turnouts shall be clear at all times.
10. Fire protection water 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.

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 GRADING 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 tracks 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. Final grading permit plans shall include the following construction notes:
- A. Construction materials delivered from off campus shall not be delivered between the hours of 7:00 AM to 9:00 AM and 4:00 to 6:00 PM on weekdays.
 - B. Trucks exporting/importing dirt and building materials for the project shall use approved truck routes shown in the 2000 GUP, as designated by the cities of Palo Alto and Menlo Park.
16. Submit a Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, prior to issuance of any grading permits, that clearly identifies the elements listed below:

- 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.

17. The following tree removal/protection requirements shall apply:

- A. No tree removal over 12 inches in diameter at 4.5 feet above grade is permitted with this project.
- B. All trees in the project area shall remain and are protected after the approval of this ASA, per plan L1.00 (Tree Disposition Plan) and plan L2.00 (Illustrative Landscape Plan).
- C. 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.
- D. Final grading plans shall show the size and species of all trees over 12 inches in diameter (at 4.5 feet above grade) within the proposed work area for the project and clearly label all trees proposed for removal. This shall include all trees where construction will occur within the dripline of the tree.
- E. An I.S.A.-certified arborist shall review final grading plans. The objective shall be to ensure that all the trees adjacent to the improvements will not be damaged or removed.

- F. 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 letter prior to the issuance of the final grading permit evaluating consistency of final grading plans with these mitigations and a construction-observation letter prior to the issuance of final occupancy summarizing implementation of these mitigation measures.
- i. 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.
 - ii. Submit to Land Development Engineering (LDE) an estimate, prepared by a licensed landscape architect, of the landscaping and associated irrigation and improvements. The amount of this estimate shall be included in the bond for the improvements administered by LDE per Section C12-206 of the County Ordinance Code.
18. 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.
19. 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.
20. Landscape Plan: The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. As proposed, if the total landscape area exceeds 2,500 sq. ft., and 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>

21. 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.
22. 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:

Depict the extent of illumination from all new outdoor lighting (photometric plan).
Ensure absence of upward glow. Use “state-of-the-art” luminaries including those with high beam efficiency.

Land Development Engineering

23. Obtain a Grading Permit from Land Development Engineering (LDE) **prior to beginning any construction activities**. Issuance of the grading permit is required **prior to LDE clearance of the building permit** (building and grading permits can be applied for concurrently). The process for obtaining a Grading Permit and the forms that are required can be found at the following web page:

www.sccplanning.org > I Want to... > Apply for a Permit > Grading Permit

Please contact LDE at (299-5734) for additional information and timelines.

24. Final plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
25. Final grading plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards (Land Development Engineering Standards and Policies Manual, Volume 1, and 2007 Santa Clara County Drainage Manual) are available on-line:

- www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
- www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

26. Survey monuments shall be shown on the improvement plan 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.
27. The improvement 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.
28. 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.
29. In the grading plans, include a stormwater management plan that details how the project complies with Provision C.3 of the current NPDES Municipal Regional Permit. Include C.3 sizing calculations to support the information provided in the stormwater management plan.
30. Indicate on the grading plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General Construction Permit. The SWRCGB will issue a Waste Discharge Identification (WDID) number. The WDID number shall be shown on the grading plans. The SWRCVB website is:
- www.waterboards.ca.gov > Water Issues > Programs > Stormwater
31. Demonstrate that the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a public nuisance.

32. Submit one copy of the signed and stamped of the geotechnical report for the project.
33. Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.
34. Submit an updated Credit/Usage Capacity Tracking Sheet for the Stanford University East Campus C.3 Regional Stormwater Capture Facility.

Fire Marshal's Office

35. Submit a written construction site safety plan directly to the Fire Marshal's Office.
36. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
37. See CFMO-C7 for minimum requirements for access roads/driveways during construction.
38. Any new construction will be reviewed during building permit submittal in regard to access, including aerial access.
39. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
 - a) Width: Clear width of drivable surface of 20-ft.
 - b) Vertical Clearance: 15-ft.
 - c) Inside Curve Radius: 42-ft.
 - d) Grade: Maximum grade shall not exceed 15%
 - e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
 - f) Dead-end Roads: Dead-end roads in excess of 150-ft. in length shall be provided with an approved turnaround meeting County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
 - g) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway, and may require a Fire Department Lock Box/Gate Switch to allow for fire department access. Installation shall comply with CFMO-A3.
 - h) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC 503.3.

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

Planning

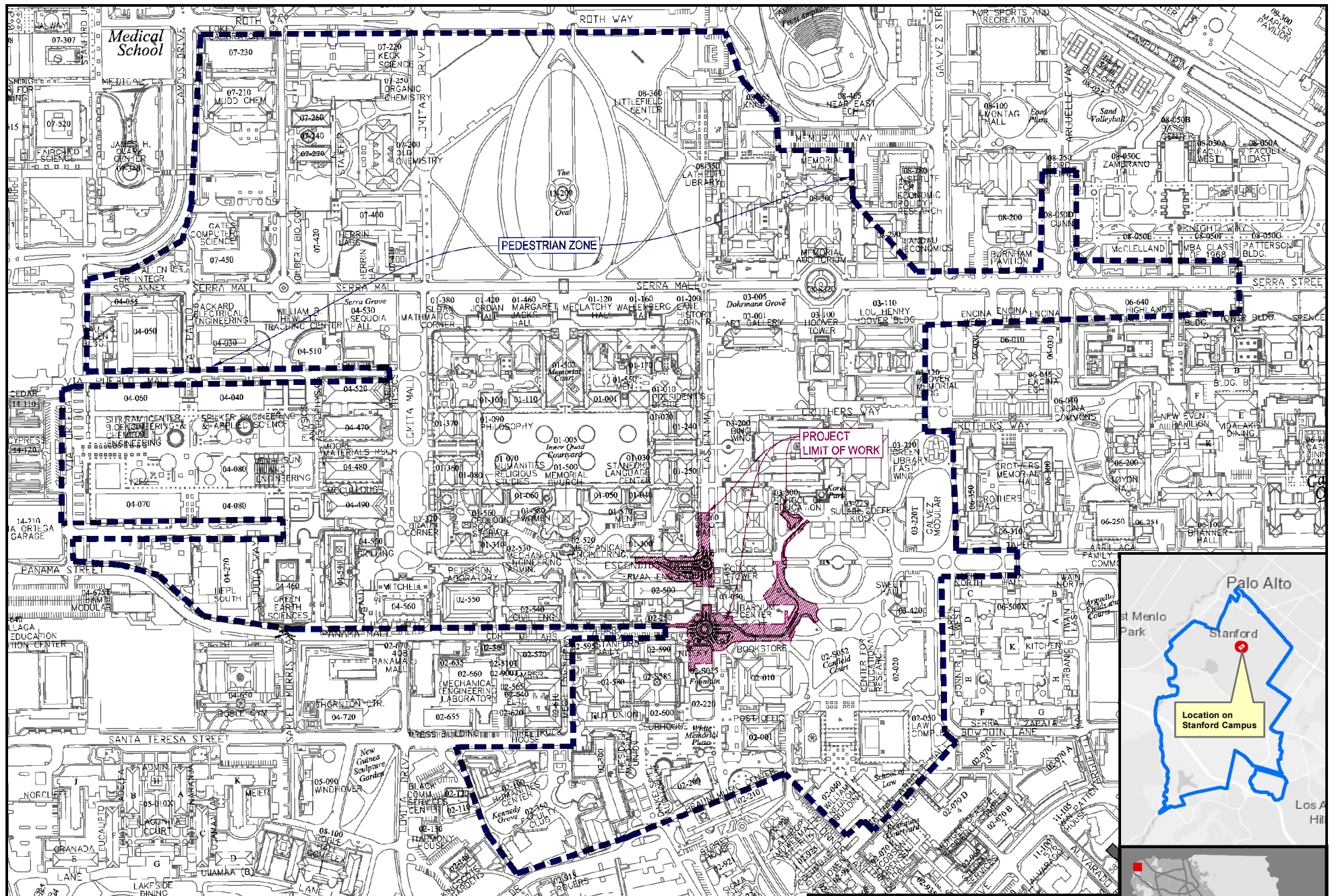
40. Following completion of construction, contact the Planning Department (Charu Ahluwalia at 408-299-5740) **at least two weeks in advance** to set up an appointment to schedule a site visit to verify the development is per approved plans.

Land Development Engineering

41. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.
42. 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.
43. 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 plans.

Attachment C

Location & Vicinity Map



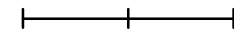
Project Vicinity Map

File No. PLN20-036

APN 142-07-005,-082,-085,-086,-095

Lasuen Escondido Circulation Improvements, Stanford University

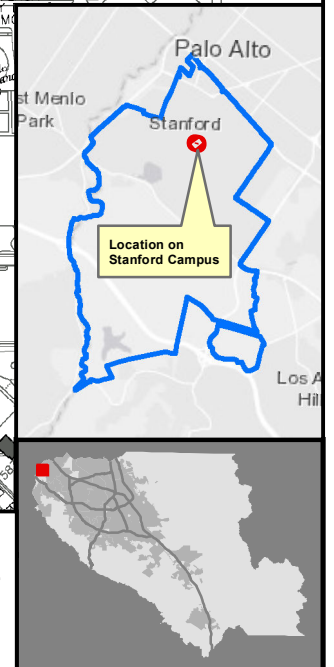
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LEGEND

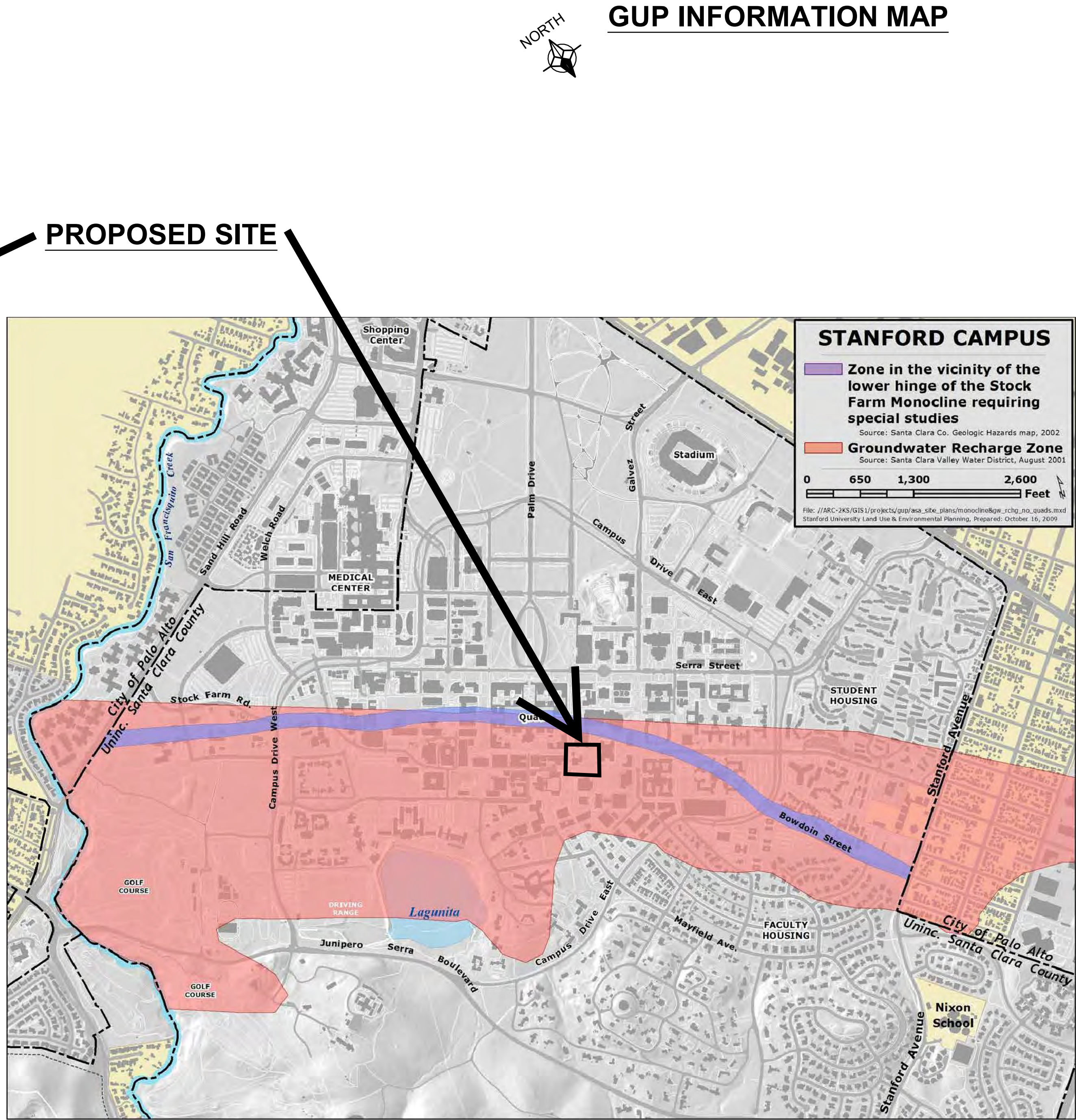
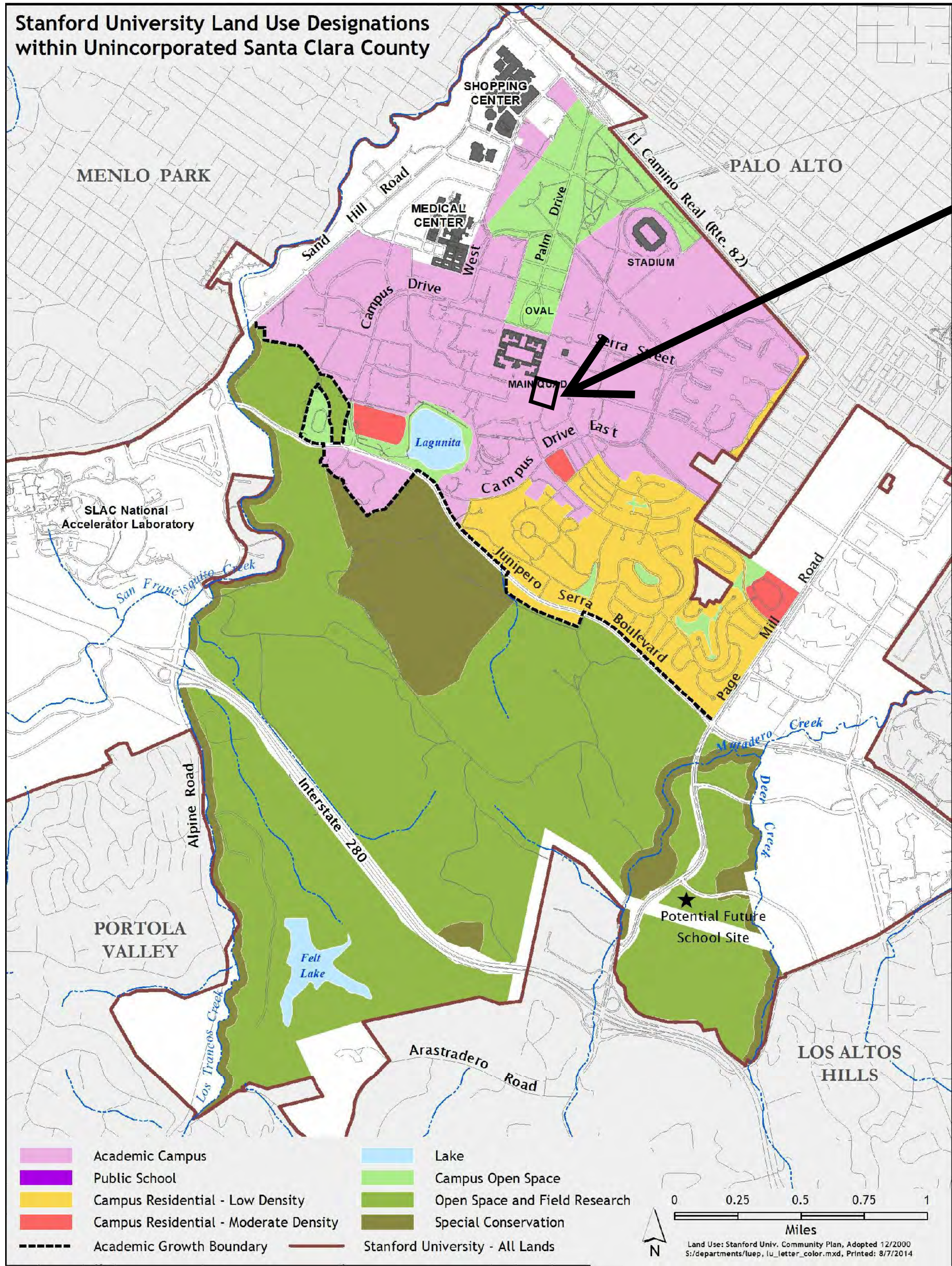
- PEDESTRIAN ZONE (BOLLARDS ARE LOCATED AT ALL PAVED ENTRANCES TO THE PEDESTRIAN ZONE RESTRICTING PASSENGER VEHICLE TRAFFIC ACCESS)
- PROJECT LIMIT OF WORK

This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.
9/25/2020 2:15:30 PM C:\Users\mthompson\Desktop\Work From Home\slu\Stanford\PLN20-036.mxd



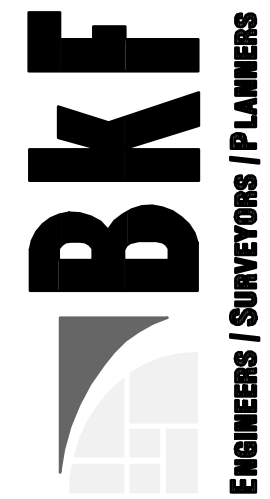
Attachment D

Proposed Plans



Stanford University
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
TEL: 408-467-9199
FAX: 408-467-9199

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
TEL: 408-467-9199
FAX: 408-467-9199



STANFORD UNIVERSITY
LASUEN/ESCONDIDO CIRCULATION IMPROVEMENTS
GUP INFORMATION MAP

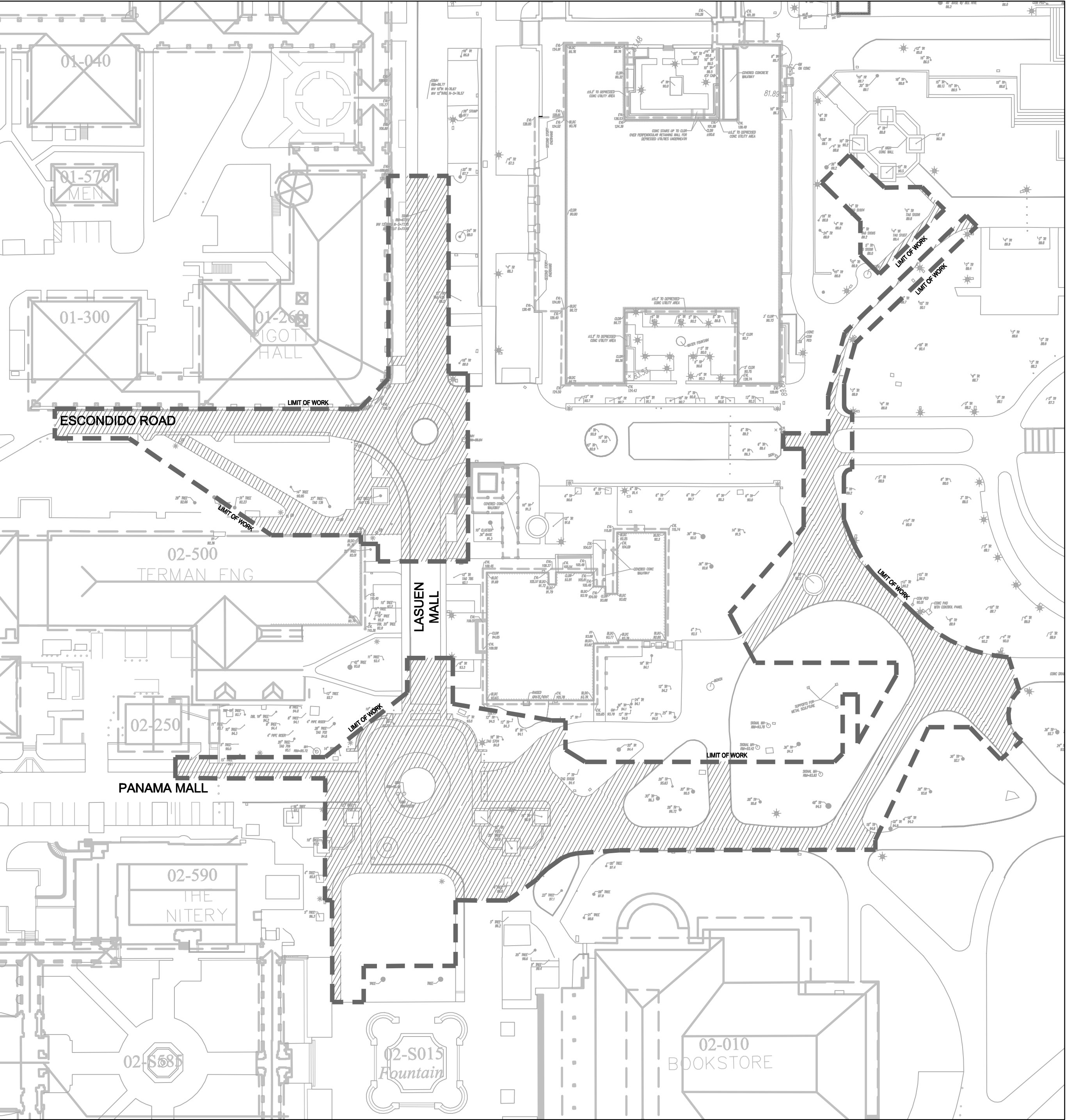
CALIFORNIA
SANTA CLARA COUNTY
STANFORD

| Revisions | | No. | |
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| Design: MW | | | |
| Drawn: MW | | | |
| Approved: DP | | | |
| Job No: 20190439 | | | |

Drawing Number:

PL1.1

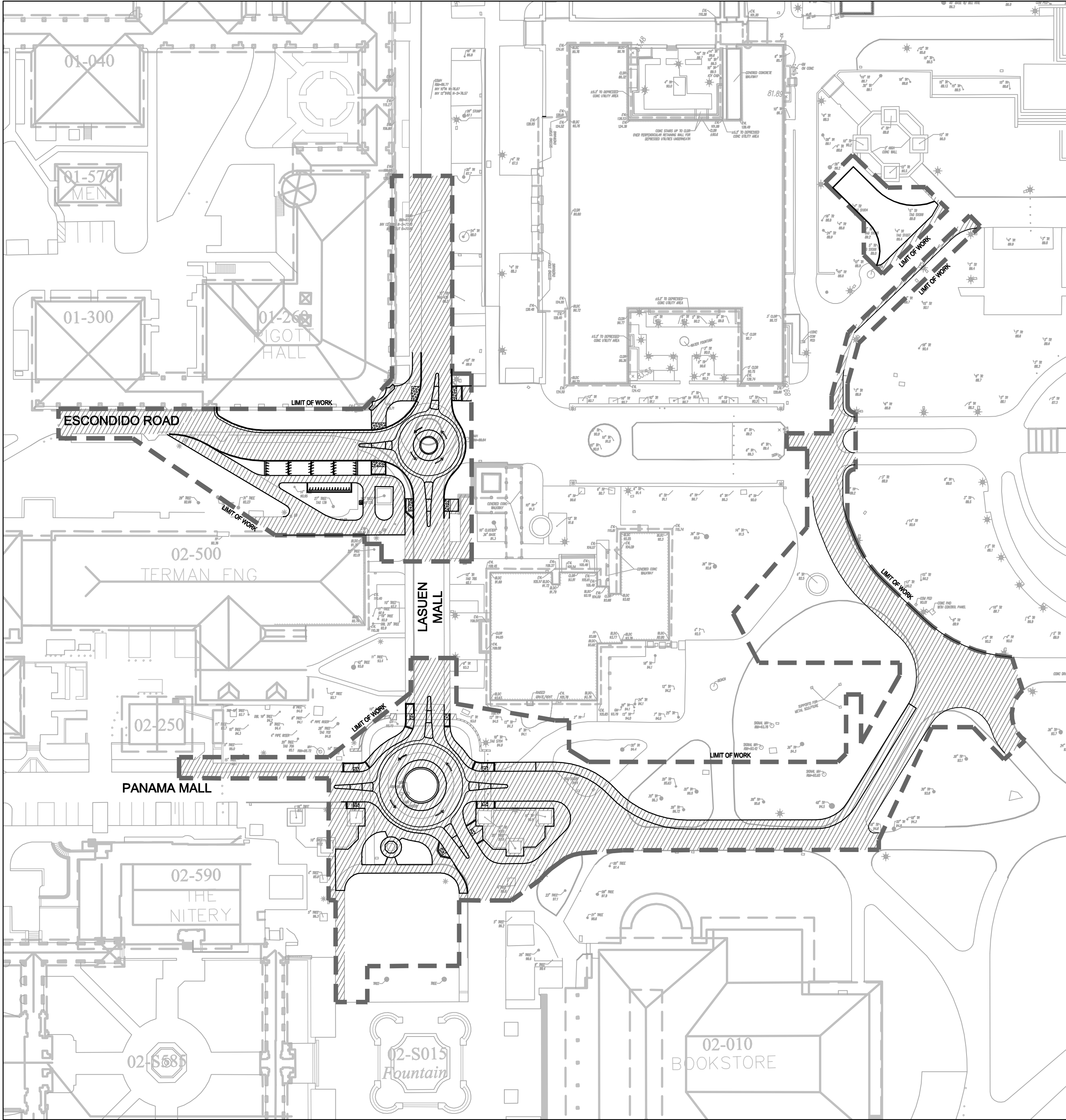
OF



EXISTING CONDITIONS

EXISTING CONDITIONS LEGEND

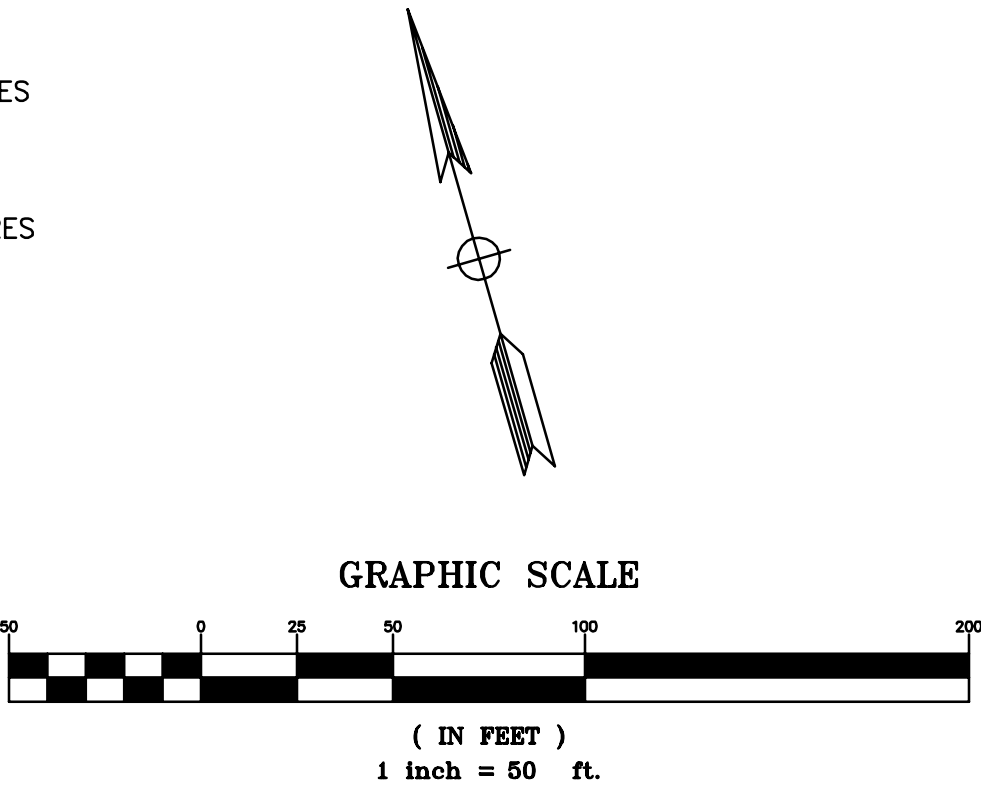
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|--|-----------------------|-----------|------------|
| | IMPERVIOUS CONDITIONS | 49,984 SF | 1.15 ACRES |
| | PERVIOUS CONDITIONS | 33,645 SF | 0.77 ACRES |



PROPOSED CONDITIONS

PROPOSED CONDITIONS LEGEND

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| | IMPERVIOUS CONDITIONS | 46,439 SF | 1.07 ACRES |
| | PERVIOUS CONDITIONS | 37,190 SF | 0.85 ACRES |



DATE: 8/10/2020
SCALE: 1"=50'
DESIGN: MW
DRAWN: MW
APPROVED: DP
JOB NO: 20190439

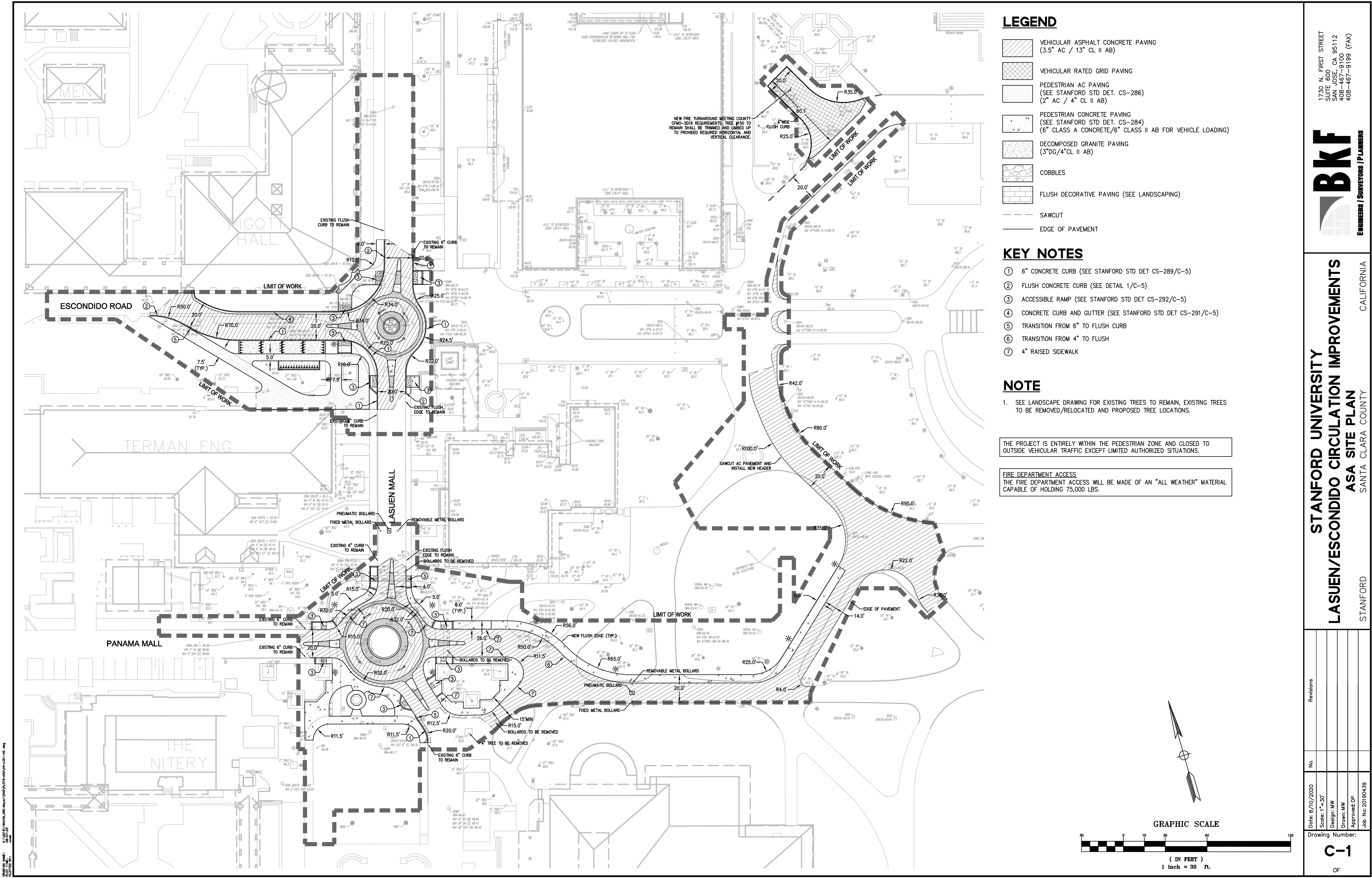
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9190 (PHONE)
408-467-9199 (FAX)



STANFORD UNIVERSITY
LASUEN/ESCONDIDO CIRCULATION IMPROVEMENTS
IMPERVIOUS AREAS EXHIBIT
STANFORD
SANTA CLARA COUNTY
CALIFORNIA

| No. | Revisions |
|-----|-----------|
| | |
| | |
| | |
| | |

Date: 8/10/2020
Scale: 1"=50'
Design: MW
Drawn: MW
Approved: DP
Job No: 20190439
Drawing Number:
PL1.2
OF



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9199 (FAX)



STANFORD UNIVERSITY
LASUEN/ESCONDIDO CIRCULATION IMPROVEMENTS
ASA SITE PLAN

CALIFORNIA

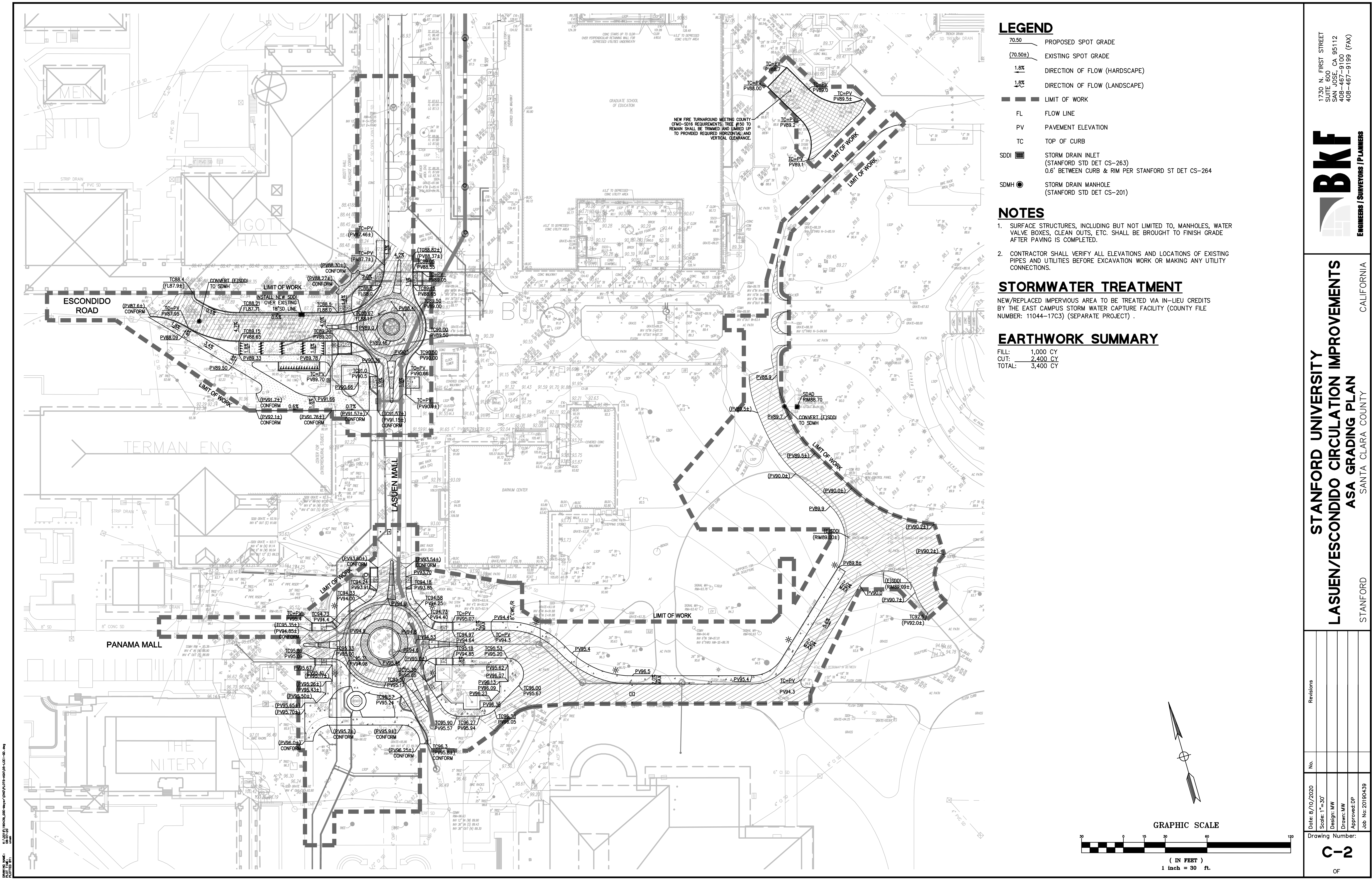
SANTA CLARA COUNTY

STANFORD

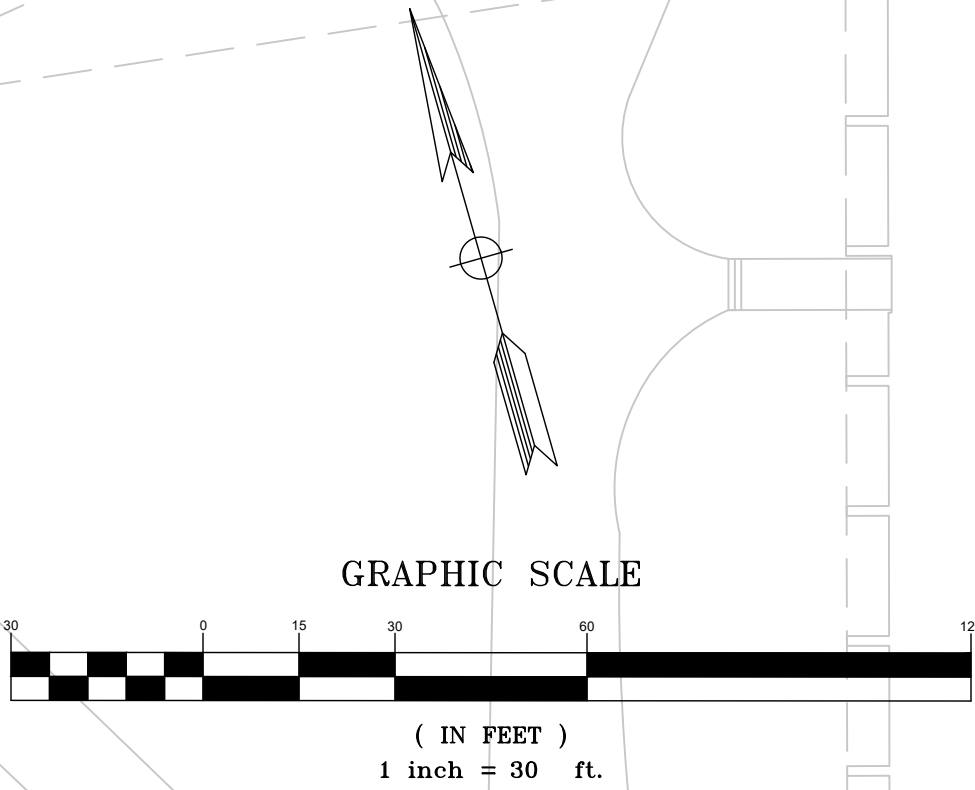
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C-1

OF



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| # 人 | EXISTING TREE TO REMAIN |
| # ⊗ | EXISTING TREE TO BE REMOVED |



LASUEN / ESCONDIDO CIRCULATION IMPROVEMENTS

Stanford University

ILLUSTRATIVE LANDSCAPE PLAN

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| | | |
| A | DATE | REVISIONS |

DATE: 10 AUG 2020

SCALE: 1" = 30'- 0"

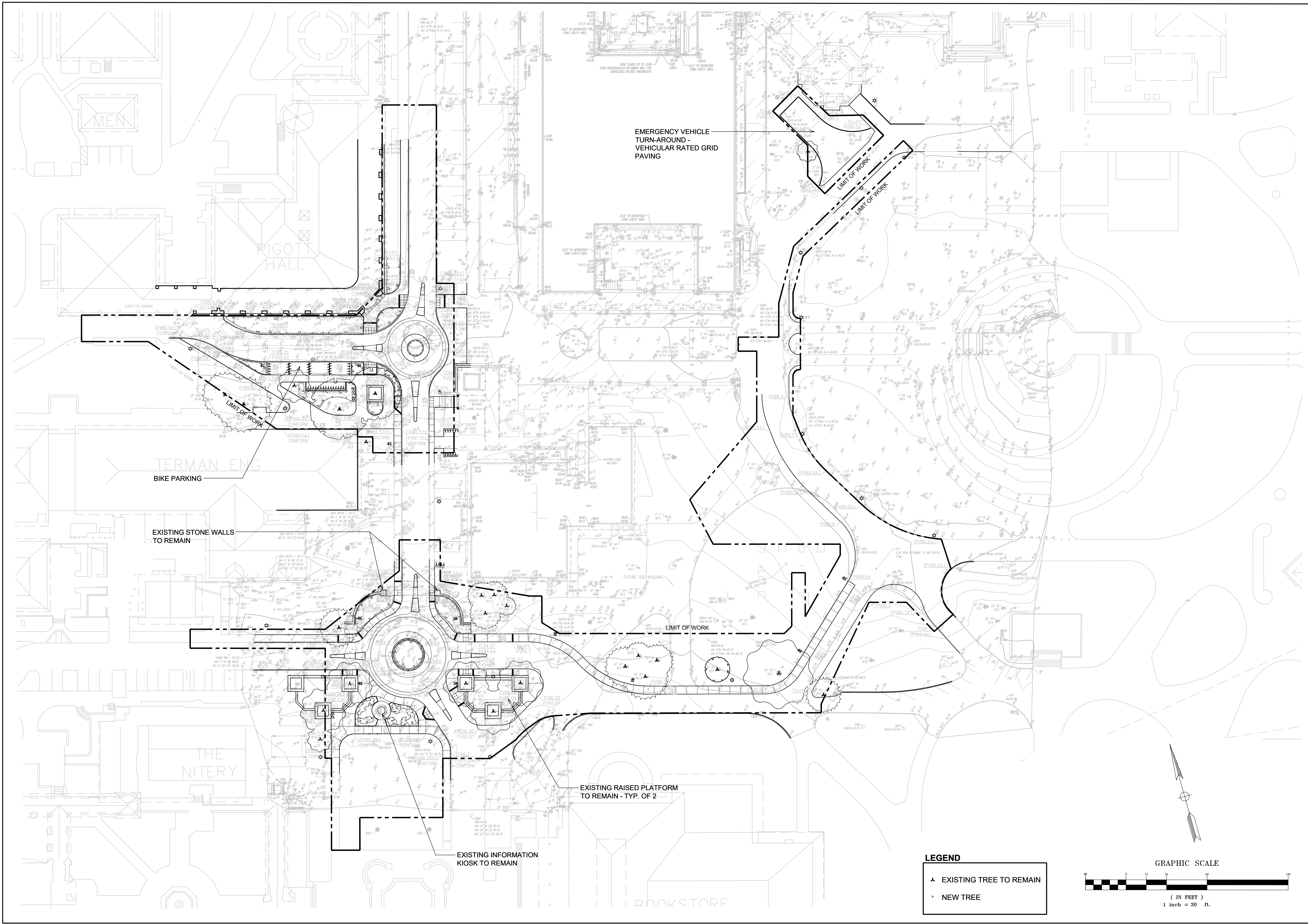
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DRAWN: J.F.

CHECKED: S.S.

TITLE: ILLUSTRATIVE
LANDSCAPE PLAN

SHEET NO.: L-2.0



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| Δ | DATE | REVISIONS |

DATE: 10 AUG 2020
SCALE: 1" = 30'-0"
JOB #: STA - 19005
DRAWN: J.F.
CHECKED: S.S.
TITLE: PRELIMINARY
LIGHTING PLAN
SHEET NO.: L-3.0