

County of Santa Clara

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ATTACHMENT A

ADDENDUM TO 2000 STANFORD COMMUNITY PLAN/GENERAL USE PERMIT 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
PLN20-048	142-12-002	06/30/2021
Project Name	Project Type	
Collaboration Building Project in the Center for Advanced Behavioral Sciences Complex ("CASBS")	Architecture and Site Approval	
Owner	Applicant	
Stanford University	Stanford University/ Paul Forti	
Project Location	75 Alta Road, Stanford	
Project Description	<p>The proposed project is for the construction of a new 1,689 square-foot Collaboration Building in the Center for Advanced Behavioral Sciences ("CASBS") Complex, that has been determined potentially eligible for listing in the California Register of Historic Resources, and associated site improvements. The project also includes demolition of two existing storage sheds and the shower facility, located at the far end of the CASBS Complex parking lot, equaling a total 1,721 square-feet of demolition area.</p>	
Background and Summary of Findings	<p>Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all discretionary County actions that have the potential for environmental effects 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).</p> <p>The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. The environmental impacts of the project have</p>	

been adequately evaluated in the program 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 (“2000 GUP EIR”), and no further environmental review is required under CEQA, and an Addendum to an EIR may be prepared for the described project.

The proposed project would not result in any new significant effects, as identified below for the following resource areas:

Biological Resources: The project site is outside Stanford’s Special Conservation Area, and is located within Management Zone 4 (urbanized land that does not support or cannot sustain the Covered Species) of Stanford’s Habitat Conservation Plan (HCP). Species covered under the Stanford HCP are California red-legged frog, California tiger salamander, and San Francisco garter snake. The site is located with 100 yards of Zone 1 (supports one or more of the Covered Species or provides critical resources for a Covered Species), and thus certain HCP conditions are applicable. The said conditions are required for the project to be consistent with the mitigation measures outlined in the Stanford HCP, which is a requirement of the 2000 GUP EIR. The project, as conditioned (Conditions No. 6, 7 & 21), would be consistent with the Stanford HCP mitigation measures, and there would be no impacts to biological resources.

Historic Resources: The 2000 GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, on Stanford lands in specified development districts, but does not identify the precise locations within particular development districts where construction will occur. Thus, site specific analysis for Stanford projects is required to assess any potential impacts to listed historic resources or potential historical resources.

The significance of a historic resource is materially impaired when a project is demolished or materially alters the physical characteristics of a portion of a historic resource that conveys its historic significance, thereby justifying its inclusion or potential inclusion in the California Register. Under CEQA, a project that meets the Secretary of Interior’s Rehabilitation Standards (SIS) for the treatment of Historic Properties is recognized to result in only a ‘less-than-significant’ impact.

The proposed project is for construction of a new 1,689 square-foot (sq.ft.) Collaboration Building in the parking lot of the CASBS Complex, and demolition of the two existing storage sheds (built pre-1951) and the shower facility (built 1965), located at the far end of the CASBS parking lot.

The project site is located within the existing CASBS Complex, built in 1954 and 1955 by architect William W. Wurster and landscape architect Thomas Church [also referred to as the “CASBS District” for purposes of the historic evaluation as stated in the Department of Parks and Recreation 523 form (“DPR 523 form” or “DPR”); refer to Attachment D]. William Wurster received American Institute of Architects (AIA) First Honor in 1956 for his CASBS design and he was also recognized as the recipient of the 1969 AIA Gold Medal. The DPR for the CASBS District, identified thirteen structures within the District, including eight single-story contributing buildings (also referred to in the DPR as the Wurster + Bernardi & Emmons (“WBE”) complex), and five non-contributing buildings. The DPR the CASBS District is potentially eligible for listing under Criterion 3 of the California Register for its architectural qualities. A Statement of Compatibility (“SoC”) was provided by Stanford, that determined the proposed Collaboration Building meets the SIS and would be compatible with the adjacent WBE complex in the CASBS District. The DPR and SoC were peer-reviewed by a County-hired historic consultant, LSA. LSA and Planning Staff concur with the analysis and conclusion in the DPR and SoC that the proposed project conforms to the SIS and would result in a less-than-significant impact to historical resources, findings summarized below:

- **Demolition of Two Existing Storage Sheds and the Shower Facility (located in the CASBS District)**

The project scope includes demolition of the two existing storage sheds (built pre-1951) and a shower facility (built 1965), located at the far end of the CASBS District parking lot. All three structures were determined ineligible and non-contributing in the CASBS District Evaluation – originally prepared January 23, 2017 and updated June 17, 2020, and a separate DPR record prepared in January 2021, see Attachment D). The North Shed, is identified as Building Number 12-290a, South Shed as Building Number 12-290b, and the Shower Facility as Building Number 12-290c in the DPR.

- **New Collaboration Building**

The project site is located within the existing CASBS District that is potentially eligible for listing under Criterion 3 of the California Register for its architectural qualities. Pursuant to the 2000 GUP, whenever new development is proposed in the immediate vicinity of a listed or potential historic resource, Stanford submits a Statement of Compatibility (“SoC”) to the County Planning Office outlining design principles for the proposed new construction’s compatibility (as defined by the SIS) with the historic resource(s). Stanford University provided a SoC for the Collaboration Building project (see Attachment E) with compatibility analysis of the project with the contributing resources of the CASBS District, the WBE complex. The SoC was prepared by Stanford on June 18, 2020, and updated January 8, 2021 & April 6, 2021.

The SIS encourages the preservation of historic properties through the preservation of character-defining features and materials. The standards guide the maintenance, repair, replacement of historic materials and provide design guidance for compatible new additions to historic resources. The proposed project meets the SIS Rehabilitation Standards Nos. 1, 2, 3, 5, 9 and 10, for the Treatment of Historic Properties. The table below summarizes the SIS findings.

Secretary of the Interior’s Standards for Rehabilitation		Analysis	Findings
1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	The project would not alter the existing use of the WBE complex; all the historic buildings and open spaces will continue to function as they currently do. The addition located off to the south-east corner of the main building in the parking lot would enclose the fourth side and form a south-east terrace garden mirroring the north-west garden and north-east dining terrace located directly contiguous to the main building. The project would retain and enhance the indoor-outdoor spatial relationships that characterize the property and would be consistent with Standard No. 1. (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	Meets Standard
2	The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.	The proposed project would preserve significant viewsheds, and not alter the character-defining features of the historic resource. The Collaborative Building is physically separated by an open space from the WBE complex. This enables the	Meets Standard

		historic resource to maintain the formal spatial relationship between the original buildings and its new neighbor that would not adversely affect the setting. The project would be consistent with Standard No.2 (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	
3	Each property will be recognized as a physical record of its time, place, and use . Changes that create a false sense of historical development , such as adding conjectural features or elements from other historic properties, will not be undertaken.	There are no changes proposed that might be mistaken for original features. The project's compatible material palette represents its time, place, and use, yet appropriately establishes continuity between the historic character and architectural styles of the neighboring resources with contemporary design and construction methods inspired by the historic resource. The project is consistent with Standard No.3. (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	Meets Standard
4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	The proposed project scope would not effect changes to properties that have acquired historic significance over a period of time within the CASBS district. (For discussion on CASBS District that has been evaluated and determined eligible for listing refer to the DPR, Attachment D)	Not Applicable
5	Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Project scope does not include any restoration or replacement work to existing buildings in the CASBS district. The pathway from the parking lot to the main building would be upgraded for ADA access, the Thomas Church designed stone wall flanking this walkway would be restored along with the restoration of the southeast courtyard so that the new walkways and existing walkways blend seamlessly.	Meets Standard
6	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Project scope does not include any restoration or replacement work to existing buildings in the CASBS district.	Not Applicable
7	Chemical or physical treatments, if appropriate, will be	Treatments that cause damage would not be used.	Not Applicable

	undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.		
8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	The proposed project is located on the footprint of an existing developed area; no archeological resources are expected within the project boundary. If such resources are found during construction they would not be disturbed, unless monitored and mitigated by a qualified archeologist.	Not Applicable
9	New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.	The new work would be coherent, and clearly differentiated from the old to protect the integrity of the historic property and its environment. The project material palette and detailing are inspired from its neighbors, it takes its cues from the Wurster designed façades and would be predominantly composed of wood cladding with dark window mullions. The project is consistent with Standard No. 9. (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	Meets Standard
10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The proposed Collaboration Building would be completely detached from the WBE complex therefore if removed it would not impair the essential form and integrity of the neighboring historic resources. The project is consistent with Standard No. 10.	Meets Standard

<p>Prepared by: Charu Ahluwalia, Associate Planner</p>	<p>DocuSigned by: <i>Charu Ahluwalia</i> E260F57503D0427...</p> <hr/> <p>Signature</p>	<p><u>6-30-2021</u> Date</p>
<p>Reviewed by: Manira Sandhir, Principal Planner</p>	<p>DocuSigned by: <i>Manira Sandhir</i> 6BD23CC8C7554B3...</p> <hr/> <p>Signature</p>	<p><u>6-30-2021</u> Date</p>