

ANNUAL REPORT NO. 2



COUNTY OF SANTA CLARA
PLANNING OFFICE

June 2003

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Appendix C	Cumulative Projects

The purpose of this Annual Report is to provide public documentation that summarizes Stanford University development and required environmental mitigation activity within the jurisdiction of unincorporated Santa Clara County for the period of September 1, 2001, through August 31, 2002. This report documents both new projects proposed during the reporting period and the status of ongoing projects.

Background information and the context for this report are provided in Section I, Introduction. As the County continues to refine its mitigation monitoring and reporting program for Stanford University, the format of the annual report will also change.

The production team for this annual report endeavored to make this report user friendly. If you have comments or questions about the format, you may forward your comments to the Santa Clara County Planning Office. For the second annual reporting period, Tim Heffington was the Santa Clara County Planning Office project manager for the Stanford University environmental mitigation monitoring and reporting program. Specific questions regarding this project or the Stanford Community Plan/General Use Permit/Environmental Impact Report may be directed to him. (Contact information is included on the back cover of this report.)

Stanford University owns 8,180 acres of land, including 4,017 acres within unincorporated Santa Clara County that are subject to the land use jurisdiction and regulatory authority of the County (Figures 1 and 2). Stanford University is a private institution and, as such, is subject to local zoning controls and project approval procedures. Stanford land in Santa Clara County includes the academic campus, residential areas, and most of the foothills east of Alpine Road.

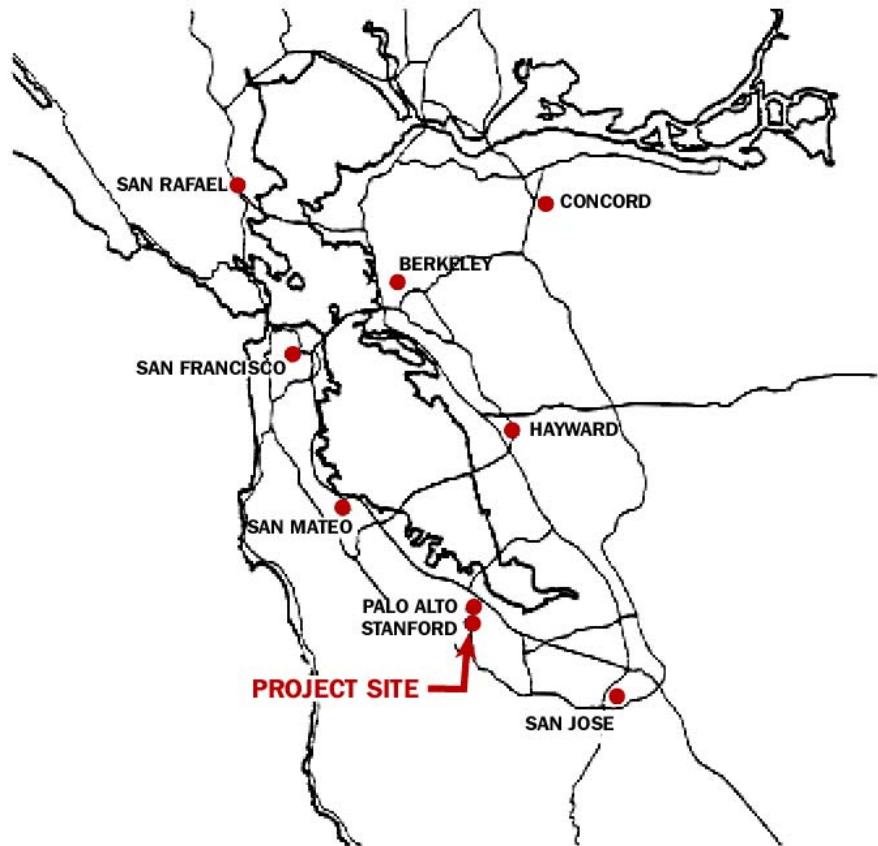
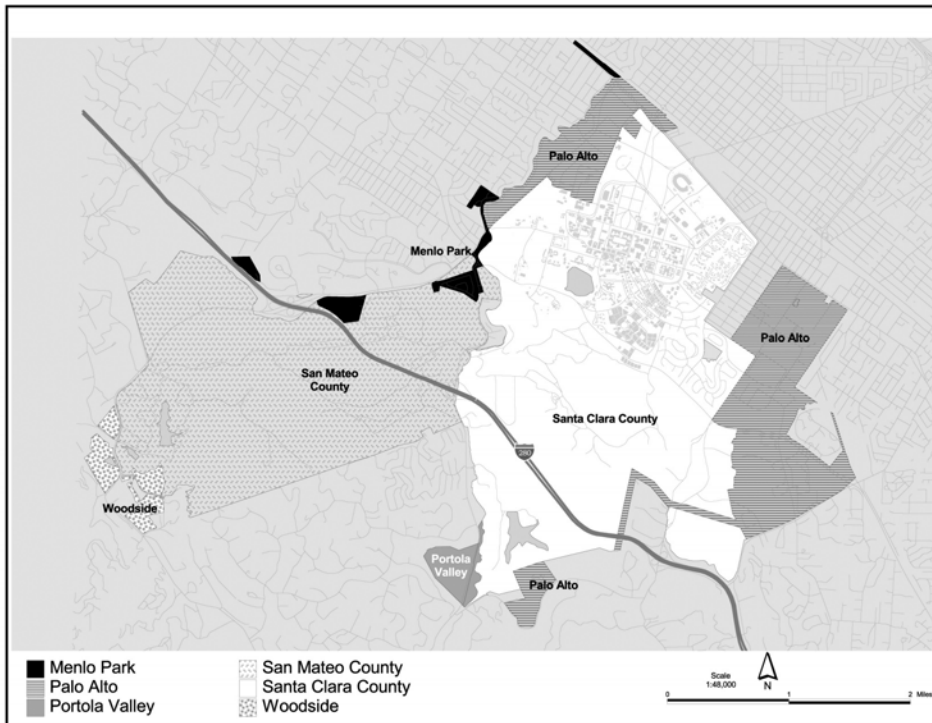


FIGURE 1 PROJECT VICINITY

Santa Clara County guides future use of these lands through (1) the General Plan, (2) the Stanford Community Plan (CP) component of the General Plan (3) County Zoning Ordinances, (4) other County ordinances and policies, and (5) the General Use Permit (GUP).

I. Introduction



Source: *Stanford University General Use Permit, December 2000*

FIGURE 2 GOVERNMENTAL JURISDICTIONS ON STANFORD LANDS



In November 1999, Stanford University submitted a Draft CP/GUP Application to Santa Clara County. As a result of an extensive public review process, significant changes were made in the proposed CP/GUP. Santa Clara County, the lead agency under the California Environmental Quality Act (CEQA), prepared an Environmental Impact Report (EIR) to disclose the significant environmental effects of development pursuant to the CP/GUP. In December 2000, the County Board of Supervisors certified the EIR and approved the Final CP/GUP (2000 GUP).

The 2000 GUP replaced the 1989 GUP and is the permit under which Stanford continues its academic and support uses and may develop the following facilities:

- academic and academic support facilities (an additional 2,035,000 net square feet (sq ft) plus the square footage remaining under the 1989 GUP)
- childcare or community centers (an additional 40,000 sq ft)
- temporary trailers and surge space (up to 50,000 sq ft)
- parking structures and lots (2,300 net new parking spaces)
- housing (3,018 housing units).

The Board approval of the 2000 GUP and the EIR resulted in mitigation measures. These mitigation measures were identified within the EIR, formally adopted in the Mitigation Monitoring and Reporting Program.

GUP Condition D.2 requires Stanford to implement the identified MMRP mitigation requirements as follows:

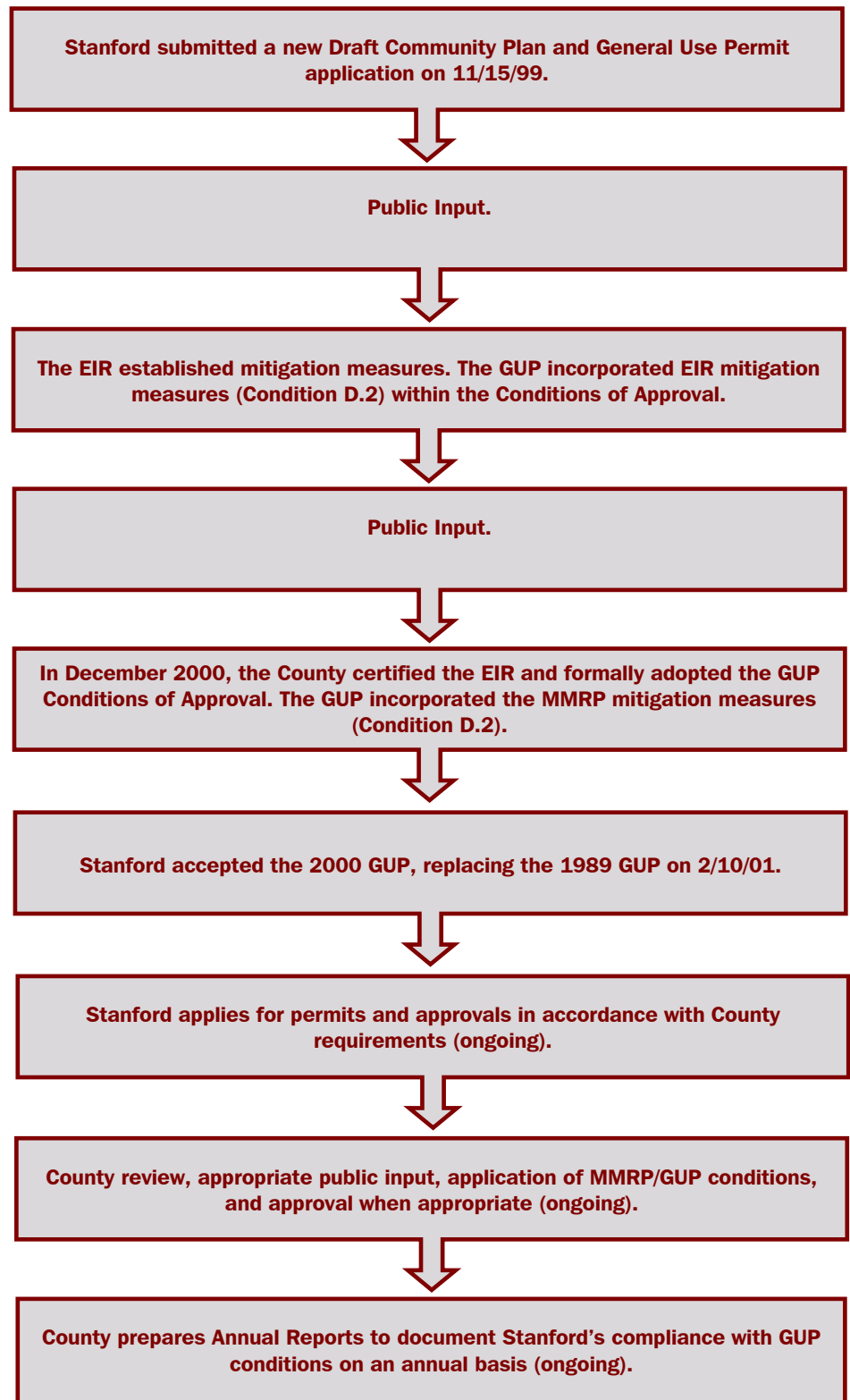
“If at any time the County Planning Commission determines that Stanford is not in compliance with one or more conditions of the General Use Permit, it may take corrective action as provided in the County Ordinance Code including, but not limited to, suspension of any future development approvals until such time as the conditions are met. Failure of Stanford to comply with aspects of the Mitigation Monitoring and Reporting Program adopted for the GUP or any specific projects approved under the GUP for which Stanford is responsible shall also constitute a violation of these GUP conditions for which corrective action may be taken as described above.”

Stanford agreed to all of the GUP conditions in writing including the above noted condition. Stanford and the County disagree on the implementation of this condition, which creates a challenge in accomplishing the required mitigation measures. This difference requires time for discussion to assure that impact mitigation is implemented.

I. Introduction

This second Annual Report documents Stanford's development activity and compliance with both the conditions of the 2000 GUP and any specific conditions associated with proposed building projects. This year's report covers the period from September 1, 2001, to August 31, 2002.

I. Introduction



I. Introduction

In addition to this Annual Report, the County maintains a Quarterly Status Report summarizing Stanford's compliance with 2000 GUP conditions. The Quarterly Status Report provides up-to-date information on Stanford's activities under the 2000 GUP, but is not as comprehensive as the Annual Report.

Due to the difference in the reporting periods for the Annual Report (September 1, 2001, to August 31, 2002) and the Quarterly Status Reports, the data in this Annual Report and the current Quarterly Status Report are not identical. Activities or projects occurring after August 31, 2002, are beyond the scope of this Annual Report, but will be presented in the next Annual Report covering activities between September 1, 2002, and August 31, 2003.

As the 2000 GUP is implemented, it will be necessary to clarify policies periodically and refine details to allow practical implementation. These policy clarifications are provided in Section III, Overview of Monitoring During Second Year. Examples include clarification of 2000 GUP definitions by the Planning Commission and the interpretation of 2000 GUP conditions.

The Annual Report and Quarterly Status Report are available at the Santa Clara County Planning Office, 70 West Hedding, 7th Floor, San Jose, and on the Web at www.sccplanning.org.

This report is organized into six primary sections and three appendices:

- I. Introduction**—addresses the background of the 2000 GUP, its overall requirements, the reporting period of the Annual Report, and the organization of the Annual Report.
- II. Development Overview**—presents major statistics on certain 2000 GUP provisions, including the academic building area cap, the distribution of development, development projects that do not count toward the building area cap, housing, and parking.
- III. Overview of Monitoring During Second Year**—summarizes Stanford's activities and status of compliance with 2000 GUP conditions.
- IV. Project Summaries**—provides summaries of each individual Stanford project that received Architectural and Site Approval (ASA) within this Annual Report's reporting period.
- V. Anticipated Future Development**—lists projects anticipated for submittal/approval under Annual Report 3 and illustrates their proposed locations.
- VI. Other Information**—presents references for the information used in the Annual Report and the persons involved in its preparation.

Appendix A—provides two maps to illustrate the general orientation of Stanford lands and campus.

Appendix B—presents the complete list of 2000 GUP conditions and all associated compliance activities.

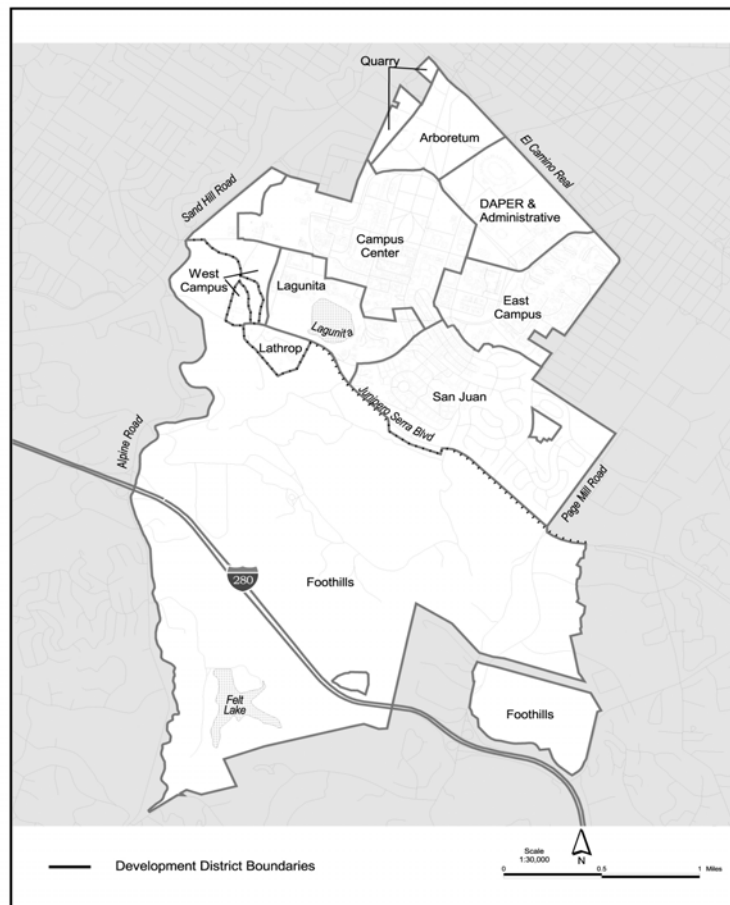
Appendix C—provides cumulative tables and location maps for building projects, housing projects, parking projects, and grading projects.

Academic Building Area Cap

The 2000 GUP (GUP Condition A.1.b) establishes a 2,035,000-net-square-foot building area cap for new academic and academic support uses. The limit applies to most nonresidential development that occurs during the time that this GUP is in effect. Because the exact amount of square footage may change due to design refinements that occur between initial ASA application and issuance of a building permit, the County requires that the actual square footage deducted from the building area cap be documented at the time a building permit is issued.

The GUP generally distributes the 2,035,000 sq ft of additional academic and academic support facilities among 10 development districts on the Stanford Campus. Figure 3 provides a map with the names and locations of the districts. The majority of 2000 GUP academic building area, 1,605,000 gross square feet (gsf), is allocated to the Campus Center. The allocation of square footage between the development districts can deviate from the GUP's general allocation as long as the GUP procedures are followed (see GUP Condition E.2).

See Appendix A for maps illustrating the general orientation of Stanford lands and the Stanford campus.



Source: Stanford University General Use Permit, December 2000

FIGURE 3 STANFORD UNIVERSITY DEVELOPMENT DISTRICTS

II. Development Overview

No ASA Hearing as of 8-31-02

Four ASA applications for academic/academic support facilities in the Campus Center Development District, which would result in square footage that counts toward the GUP building area cap, were submitted within the Annual Report 2 reporting period. As of August 31, 2002, no ASA approval had been granted for the following projects:

- Arrillaga Family Recreation Center, County File No. 8398. This project proposes to construct an approximately 75,000-square-foot two-story recreation center off Campus Drive between Galvez Street and Arguello Way. The ASA application was submitted on April, 5, 2002. A Supplemental EIR will be required for this project.
- Research Animal Facility Expansion, County File No. 8498. This project proposes to add approximately 11,585 sq ft of procedure, holding, and support space to the south and southwest of the existing Research Animal Facility. The ASA application was submitted on August 1, 2002.
- Carnegie Institution of Washington Global Ecology Center, County File No. 8492. This project would replace existing greenhouses with office and laboratory space, a metal storage building, and parking spaces. The project would add approximately 11,434 sq ft of developed space to the campus. The ASA application was submitted on August 2, 2002.
- Lucas Center 7T Expansion, County File No. 8499. This project proposes to add 17,600 sq ft of subgrade level space to the south side of the Lucas Center Building to house 7 Tesla MRIs, a cyclotron, laboratories, support space, and offices. The ASA application was submitted on August 12, 2002.

These projects are described in Section V, Anticipated Future Development, Table 6. The square footage of proposed development for each project has been estimated, but is subject to minor modification until a building permit is issued. The square footage for these projects will not be counted toward the GUP building area cap until building permits are issued. Status and GUP compliance for these projects will be reported in Annual Report 3, assuming that they result in ASA approval and/or building permit approval during the next reporting period.

ASA Approved—Not Under Construction as of 8-31-02

Two ASA approvals were granted this year for academic/academic buildings.

All projects that received a Building Permit or ASA approval during the reporting period are presented in Table 5 in Section IV.

- 1215 Welch Road Modular Replacement, County File No. 5243. A permit renewal for eight existing modulars at 1215 Welch Road and the in-kind replacement of three of them.
- Galvez Modular Repermit, County File No. 5102. A repermitting of the Galvez modular.

Neither of these projects would result in a change in campus square footage.

Projects Under Construction

As of August 31, 2002, Stanford received building permits and began construction on one academic/academic support project that had received ASA approval during the Annual Report 1 reporting period:

- Encina Tennis Courts, County File No. 8139. Although the project had been approved to include 380 sq ft of new office space, the office space was not built. Therefore, no square footage counted toward the GUP building area cap. Construction on the Encina Tennis Courts is expected to be completed in January 2003 and will be considered as a grading project in future annual reports.

In addition to the project approved in Annual Report 1, one academic/academic support project received ASA approval, building permit approval, and began construction during the Annual Report 2 reporting period:

- Rugby Pavilion, County File No. 8270: Upon issuance of a building permit, 3,382 sq ft were counted (Table 1) toward the GUP building area cap. The estimated construction completion date is February 2003.

Completed Projects

As of August 31, 2002, Stanford had completed construction on two academic/academic support projects that received ASA approval during the Annual Report 1 reporting period. During the Annual Report 2 reporting period, these projects received building or grading permit approval and construction was completed:

- Student Services Building, County File No. 8039.
(20,000 sq ft new - 2,752 sq ft demolished = 17,248 net new sq ft)
- Band Modular, County File No. 8142.
(4,320 sq ft new – 2,160 sq ft demolished = 2,160 net new sq ft)

II. Development Overview

The Student Services Building and the Band Modular projects resulted in square footage that counted toward the GUP building area cap. As shown in Table 1, the square footage counted upon issuance of the building permit for the Band Modular was the same as the ASA approved area, but the net increase for the Student Services Building square footage was greater than estimated by 1,248 sq ft.

Figure 4 illustrates ASA-approved square footage and building-permit-approved square footage for academic/academic support facilities during the 2001/2002 academic year and the remaining allowable square footage for development under the 2000 GUP.

Prior to development that results in a cumulative total of more than one million net new square feet of nonresidential development that counts toward the GUP building area cap, Stanford will complete a Sustainable Development Study (SDS) and submit it to the County Planning Office. The SDS must be approved by the County Board of Supervisors.

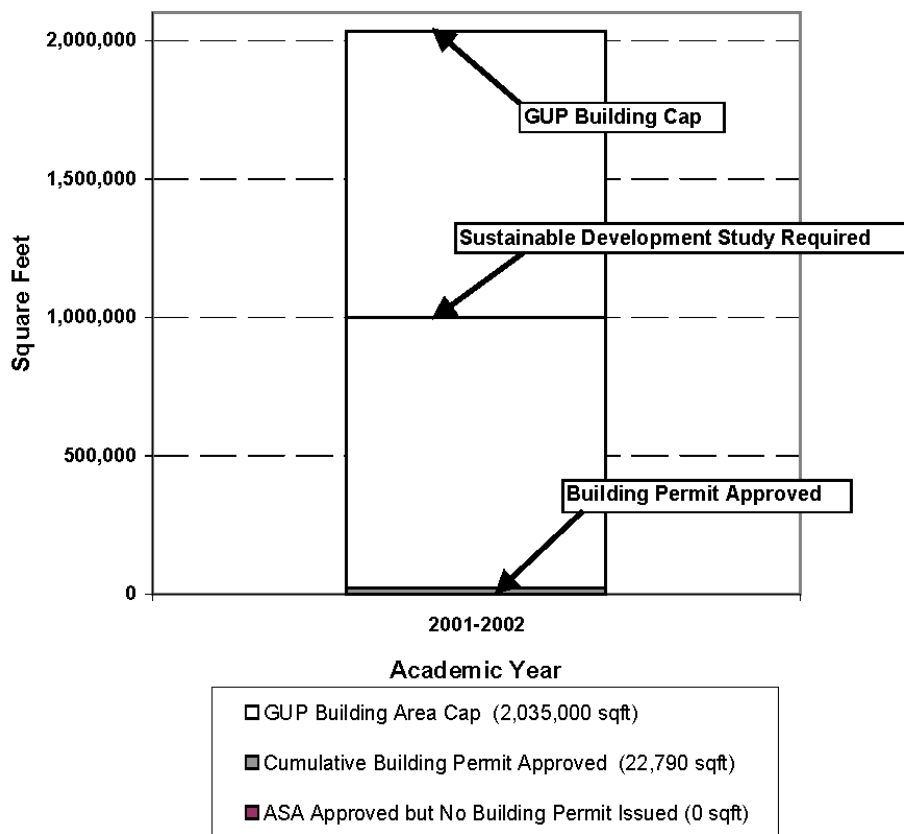


Figure 4 illustrates the cumulative status of development that counts toward the GUP building area cap. The square footage of building permit approvals is therefore cumulative. In contrast, ASA-approved square footage is only shown when there has been ASA approval, but no building permit has been issued.

FIGURE 4 CUMULATIVE DEVELOPMENT ACTIVITY 9/1/01-8/31/02

Figure 3 provides a map illustrating the Stanford University Development Districts and Table 1 provides the distribution of GUP allowed academic and academic-support development.

Figure 5 illustrates the 2000 GUP distribution of academic/ academic support square footage throughout the 10 development districts and the academic/academic support square footage that received a building permit or ASA approval in this reporting period.

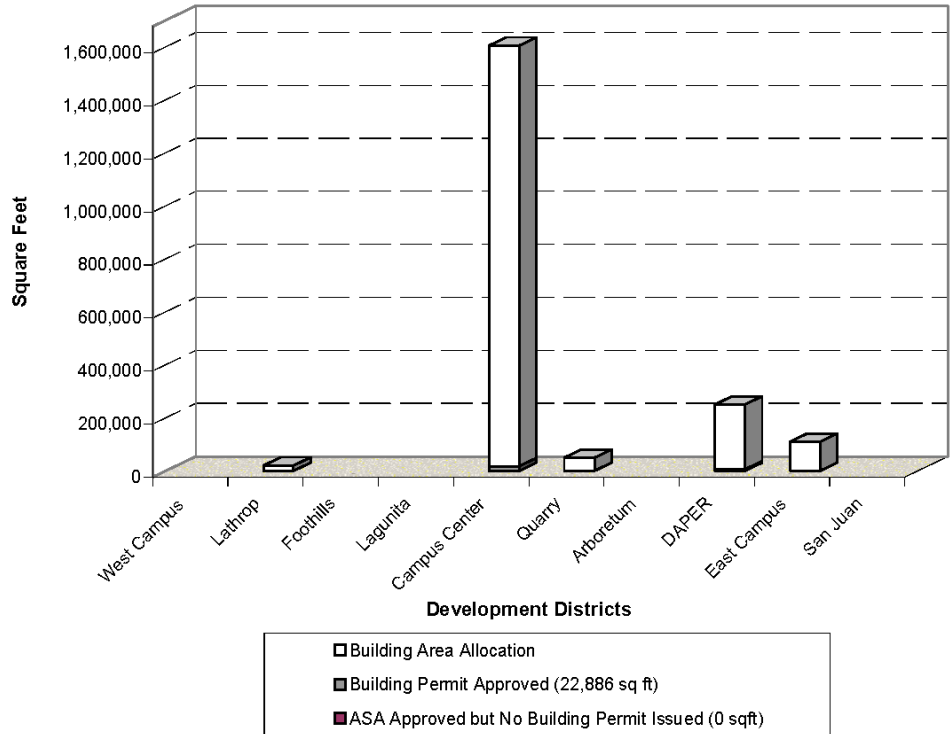


FIGURE 5 DISTRIBUTION OF ACADEMIC DEVELOPMENT

GUP Building Area Cap Projects

Table 1 lists the development districts, the allocation of building area for each district under the 2000 GUP, and the amount of academic/academic support square footage in ASA or building permit approvals in each district during this reporting period. The academic/academic support projects that result in no new square footage are not shown on Table 2. See Table 5 In Section IV, Project Summaries, for information on these projects.

II. Development Overview

TABLE 1
DISTRIBUTION OF GUP-ALLOWED ACADEMIC AND ACADEMIC SUPPORT DEVELOPMENT

Development District	2000 GUP Building Area Distribution (gsf)	Project	ASA Approved (sq ft)	Building Permit (sq ft)	Cumulative Building Permits Approved (sq ft)	Balance Remaining (sq ft)
Campus Center	1,605,000	Student Services Building	20,000	20,000	17,248	1,587,752
		Demolish Bridge Building	(-4,000)	(-2,752)		
DAPER & Administrative	250,000	Encina Tennis Court Relocation	380	0	5,542	244,458
		Band Modular	4,320	4,320		
		Demolish Existing Band Modular	(-2,160)	(-2,160)		
		Rugby Pavilion	3,478	3,382		
East Campus	110,000	N/A	0	0	0	110,000
Quarry	50,000	N/A	0	0	0	50,000
Lathrop	20,000	N/A	0	0	0	20,000
West Campus	0	N/A	0	0	0	0
Foothills	0	N/A	0	0	0	0
Lagunita	0	N/A	0	0	0	0
Arboretum	0	N/A	0	0	0	0
San Juan	0	N/A	0	0	0	0
Total	2,035,000	N/A	22,018	22,790	22,790	2,012,210

*2000 GUP Conditions E.2, 3, and 4 allow for deviations from the building area cap for each district. Any proposed increase in development in a district will be accompanied by an identified corresponding proposed decrease equivalent in building area in the other districts so that the overall campus-wide GUP building area cap is not exceeded. A cumulative maximum of 15,000 square feet of building area may be located in the Foothills District in a manner consistent with the General Plan and zoning. This amount may not be increased.

Non-Building Area Cap Projects

Remaining 1989 GUP Approved Square Footage

In addition to the 2,035,000 sq ft GUP new building area cap, the 2000 GUP preserved the remaining 92,229 gsf of 1989 GUP approved square footage. According to 2000 GUP Condition A.2.a, “any building area remaining under the 1989 General Use Permit which has not been developed at the time of approval under this General Use Permit shall not count toward the GUP building area cap.”

The majority of the remaining 1989 GUP square footage (85,063 sq ft) was used for the Lorry I. Lokey Laboratory Building (formerly the Chemistry/Biology Building), which received ASA and building permit approval during this reporting period. This project is now under construction and is estimated to be completed in August 2003.

Two buildings were demolished in association with the construction of the Mechanical Engineering building. One, the Press Building, was credited in the Annual Report 12 for the 1989 GUP. The second building was demolished after Mechanical Engineering was completed, and the square footage was not credited at that time. The building is:

- Shock Tube Lab Building (929 sq ft)

The square footage from the removal of this facility adds to the total remaining 1989 GUP approved square footage. Therefore, the total allowable development area remaining from the 1989 GUP as of August 31, 2002, is 10,536 sq ft (Table 2).

Temporary Surge Space

The 2000 GUP (Condition A.2.c) allows Stanford to use up to 50,000 sq ft in the form of temporary trailers as surge space during construction activities. No new temporary trailers were used during the Annual Report 2 reporting period.

Childcare and Community Centers

The 2000 GUP (Condition A.2.c) allows up to 40,000 sq ft of additional building area for the purpose of new childcare or community centers. The CCSC Modular Replacement Project, which will replace an existing modular and add 768 sq ft of space, serves as a childcare facility. This project received ASA approval and building permit approval and construction began during the Annual Report 2 reporting period. Therefore, 768 sq ft have been counted toward the childcare/community center building space (Table 2). Construction is estimated to be complete in November 2002.

II. Development Overview

**TABLE 2
NON-BUILDING AREA CAP PROJECT SUMMARY**

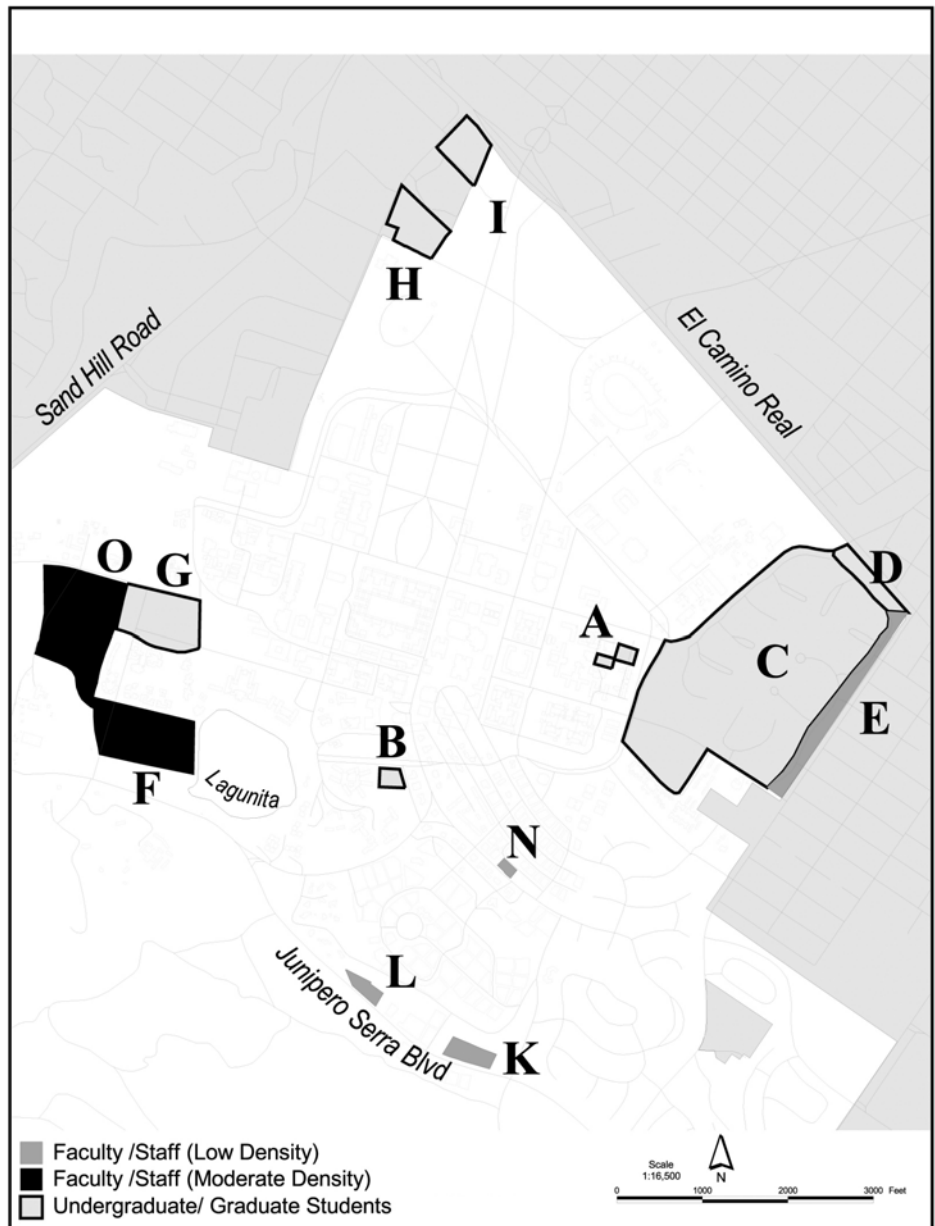
Non-Building Cap Category	Maximum Allowable Square Footage	Proposed Projects	County File Number	ASA Approved (sf)	Building Permit (sf)	Cumulative Building Permits Approved (sf)	Balance Remaining (sf)
Remaining 1989 GUP Square Footage	92,229	Lokey Lab	8127	82,987	85,063	82,622	10,536
		Chemical Storage Demo		(-2,441)	(-2,441)		
		Shock Tube Lab		(-929)	(-929)	(-929)	
Temporary Surge Space	50,000	N/A	N/A	0	0	0	50,000
Childcare/Community Center	40,000	CCSC Modular Replacement	1912	768	768	768	39,232

Housing

The 2000 GUP allows for the construction of 2,000 net new student-housing units: 350 net new housing units for postdoctoral fellows and medical residents and 668 net new housing units for faculty and staff. This housing is generally distributed among the sites shown on Figure 6.

Legend:

- A** Manzanita
- B** Mayfield/Row
- C** Escondido Village
- D** Escondido Village
- E** Escondido Village
- F** Driving Range
- G** Searsville Block
- H** Quarry/Arboretum
- I** Quarry/El Camino
- K** Lower Frenchman's
- L** Gerona
- N** Mayfield
- O** Stable Sites



Source: Stanford University General Use Permit, December 2000

FIGURE 6 HOUSING SITES

II. Development Overview

In each case where Stanford receives a County permit to demolish or construct housing pursuant to the 2000 GUP, student housing units will be counted as the net number of students housed at the time of demolition/initial occupancy. As with academic development space, the housing units will be distributed among the 10 development districts (see Table 3). As explained under 2000 GUP Condition A (A.1.c, A.1.d, and A.3.b), the square footage to construct housing units is tracked but does not count toward the 2000 GUP building area cap. Housing may be developed on sites other than those shown on Figure 6, and the estimated distribution of the type and location of housing among development districts may deviate from the locations described in the 2000 GUP pursuant to 2000 GUP Conditions F.2, F.3, and F.4.

TABLE 3
DISTRIBUTION OF RESIDENTIAL DEVELOPMENT ANNUAL REPORT 2

Development District ¹	Allowable 2000 GUP Net Additional Units	Project Name	Square Footage	ASA Approved Units	Final Framing Inspection Approved Units	Cumulative
West Campus Stable Site	372 Faculty/Staff	N/A	0	0	0	0
Lathrop	0	N/A	0	0	0	0
Foothills	0	N/A	0	0	0	0
Lagunita						
Driving Range	195 Faculty/Staff	N/A	0	0	0	0
Searsville Block	367 Graduate	N/A	0	0	0	0
Mayfield/Row	125 Undergrad/Grad	N/A	0	0	0	0
Campus Center	0	N/A	0	0	0	0
Quarry						
Quarry/Arboretum	200 Postdoc	N/A	0	0	0	0
Quarry/El Camino	150 Postdoc	N/A	0	0	0	0
Arboretum	0	N/A	0	0	0	0
DAPER & Administrative	0	N/A	0	0	0	0
East Campus						
Manzanita	100	N/A	0	0	0	
Escondido Village	Undergrad/Grad	Studios 5 & 6	139,258	281 (net) ²	281 (net) ²	433
Stanford Avenue	1,395 Graduate	Mirrielees	0	50	50	
San Juan						
Lower Frenchman's						
Gerona	18 Faculty/Staff	N/A	0	0	0	0
Mayfield	12 Faculty/Staff	N/A	0	0	0	0
	9 Faculty/Staff	N/A	0	0	0	0
Total	3,018 Allowed³		139,258	331	331	433

- Housing may be developed on other sites and development may vary from the estimated distribution with regard to either the type (student, postdoctoral, or faculty/staff) or amount of housing on the site (2000 GUP Conditions F.2, F.3, and F.4).
- The project removed 45 existing units and constructed 326 new units, for a net increase of 281 units for student housing.
- Additional housing may be approved by the Planning Commission (2000 GUP Condition F.7).

During the Annual Report 2 reporting period the Escondido Village Studios 5 & 6 project received a building permit and completed final framing inspections. This project increased the number of graduate student beds by 281. Because framing inspection were completed during this reporting period, these 281 net units have been counted toward the 2000 GUP allocation of additional housing units.

The Mirrielees renovation project, located at Campus Drive East and Escondido Road (near Escondido Village) in the East Campus, received a building permit and completed final framing inspection for an additional 50 units during the Annual Report 2 reporting period. During the Annual Report 1 reporting period, 102 units were counted toward the 2000 GUP allocated units. The additional 50 units approved during Annual Report 2 reporting period have also been counted toward the 2000 GUP allocation.

Figure 7 illustrates the 2000 GUP allocation of additional units and the number of units that received ASA approval or framing inspection approval.

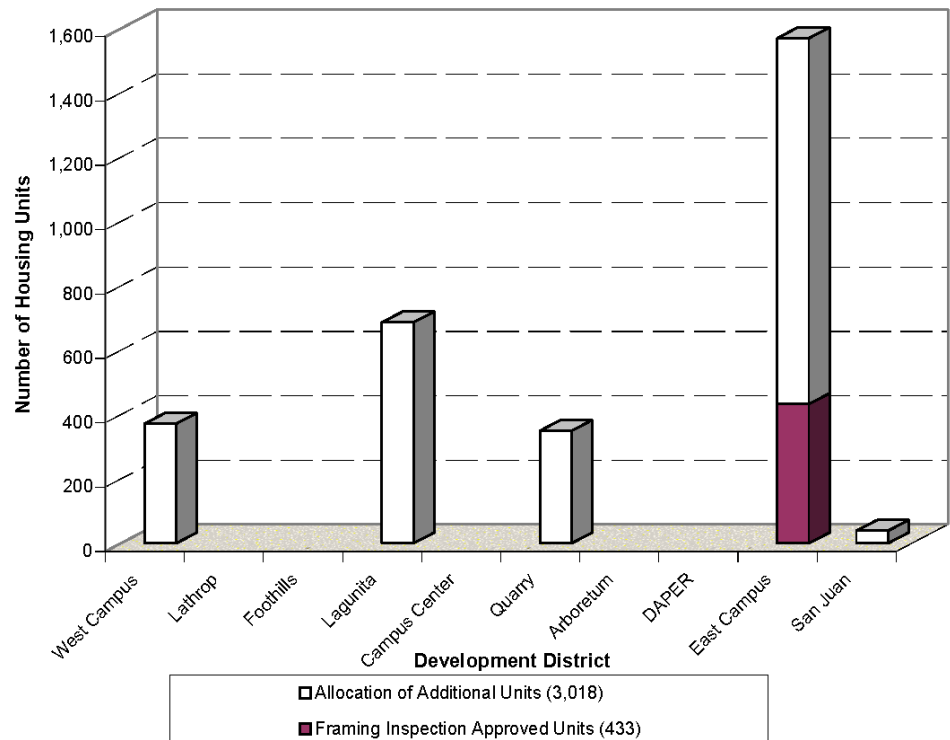


FIGURE 7 DISTRIBUTION OF RESIDENTIAL UNITS

II. Development Overview

The 2000 GUP allows for 2,300 net new parking spaces above the campus base of 19,351 spaces. As explained in 2000 GUP Condition A.3.c, the building area of parking structures does not count towards the 2000 GUP building area cap (Table 4). As with square footage and housing, parking spaces have been distributed among the development districts (Figure 8).

Five projects (see Figure 10) affected the parking spaces on campus, resulting in 31 net new spaces:

- Band Modular Project
 - Campus Center+9 spaces
 - DAPER/Administrative-19 spaces
 - East Campus+33 spaces
- Parking Structure V (over amount allocated in 1989 GUP)
 - Campus Center+97 spaces
- Oak Road (angled parking changed back to parallel)
 - Campus Center-66 spaces
- Closure of Anatomy Lot (east of Parking Structure I)
 - Campus Center-28 spaces
- Maples Lot (conversion of bus spaces to car spaces)
 - DAPER/Administrative+ 5 spaces
- Total Net New Parking Spaces31 spaces**

During the Annual Report 1 reporting period, 29 spaces were removed. Therefore, the current cumulative change in the parking inventory is a net increase of 2 parking spaces (Table 4).

The Serra Street Reconfiguration (41 spaces), Escondido Village Infill Parking (212 spaces), Arguello Parking Lot (37 spaces), and Cowell Parking Lot Expansion (154 spaces) projects, which received ASA approval during this reporting period, are described in Section IV and will be counted in the next reporting period.

Parking

II. Development Overview

**TABLE 4
DISTRIBUTION OF PARKING**

Development District	2000 GUP Allowed Change in Parking Spaces ¹	Project Name	Changes to Parking Inventory		Allowable Remaining
			AR 2	Cumulative	
West Campus	50	N/A	0	0	50
Lathrop	50	N/A	0	0	50
Foothills	0	N/A	0	0	0
Lagunita	700	N/A	0	0	700
Campus Center	200	Band Modular (+9)	12	(-17)	217
		Parking Structure V (+97)			
		Oak Road (-66)			
		Closure of Anatomy Lot (-28)			
Quarry	800	N/A	0	0	800
Arboretum	0	N/A	0	0	0
DAPER & Administrative	1,700	Band Modular (-19)	(-14)	(-14)	1,714
		Maples Lot (+5)			
East Campus	900	Band Modular (+33)	33	33	867
San Juan	100	N/A	0	0	100
Total	2,300 Allowed²	N/A	31 Parking Spaces	2 Parking Spaces	2,298 Allowable Remaining

- 1 According to 2000 GUP Condition H.1, the total net additional parking on campus shall not exceed 2,300 spaces, except for parking provided with any housing that is constructed in excess of 3,018 planned housing units. Also parking constructed as part of and for new faculty/staff housing in areas designated Campus Residential-Low Density and Campus Residential-Medium Density will not count toward the limit for each development district.
- 2 The maximum additional parking per development district adds up to 4,500 spaces. Under the 2000 GUP, however, Stanford is limited to constructing 2,300 net new spaces.

II. Development Overview

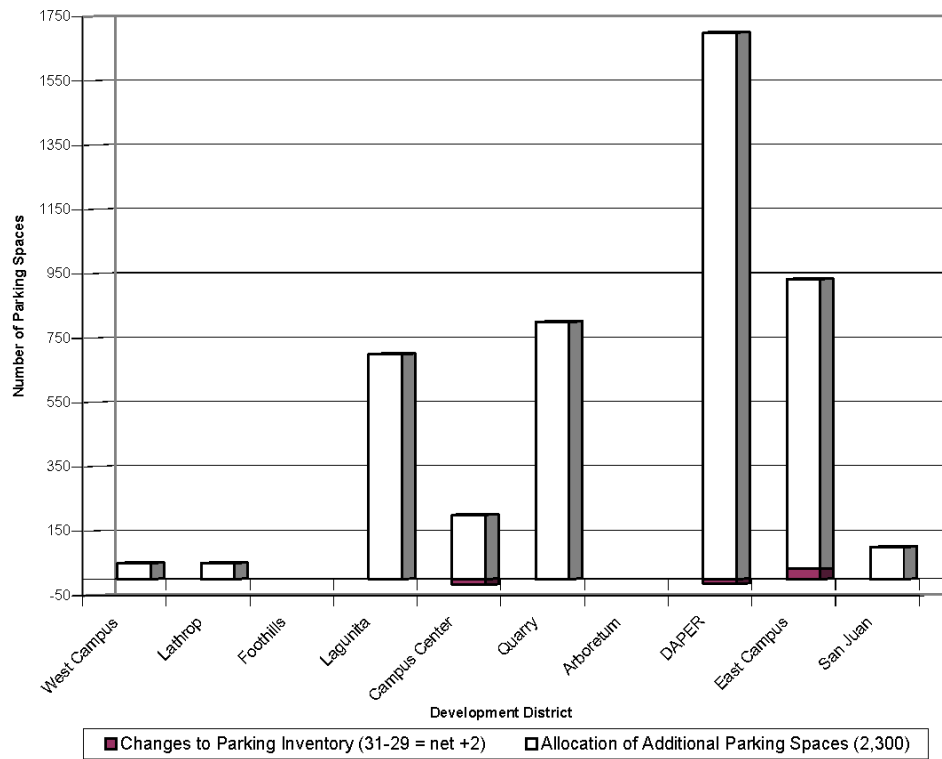


FIGURE 8 DISTRIBUTION OF PARKING SPACES

III. Overview of Monitoring During Second Year

This section provides a summary of activities completed during the reporting period in compliance with 2000 GUP conditions. For a complete discussion of compliance with each 2000 GUP condition, please see Appendix B.

**Building Area:
2000 GUP Condition A**

Three academic/academic support projects received building permits and resulted in square footage counted toward the 2000 GUP building area cap within the reporting period:

- One project received ASA approval and building permit approval during the Annual Report 2 reporting period. The Rugby Pavilion project resulted in 3,382 sq ft counted toward the 2000 GUP building area cap.
- Two academic/academic support projects that had received ASA approval during the Annual Report 1 reporting period received building permits and completed construction during the Annual Report 2 reporting period. The Student Services Building resulted in 17,248 net new sq ft counted toward the 2000 GUP building area cap (20,000 sq ft new – 2,752 sq ft demolished). In addition, the Band Modular resulted in 2,160 net new square feet counted toward the 2000 GUP building area cap (4,320 sq ft new - 2,160 sq ft demolished).

Six other academic/academic support projects received building or grading permits during the reporting period but did not result in square footage that counted toward the 2000 GUP building area cap. See Sections IV and V for details on these projects.

**Framework:
2000 GUP Condition B**

Ten projects received ASA grading or building permit approval during the Annual Report 2 reporting period and were determined to be consistent with General Plan land use designations and zoning. Seven of these projects were ASA approved in the Annual Report 1 reporting period and received building or grading permits and were under construction (or completed) during the Annual Report 2 reporting period. Three projects received ASA approval during the Annual Report 2 reporting period, but await final grading or building permit.

Stanford paid all costs associated with the work conducted by the County Planning Office in relation to the 2000 GUP (staff time, consultant fees, and the direct costs associated with report production and distribution) in a timely manner. (See GUP Condition I for discussion of the County's request for Stanford payment of a SEIR.)

III. Overview of Monitoring During Second Year

The County Planning Office hired URS Corporation to prepare Annual Report 2 pursuant to the 2000 GUP. Stanford provided funding for all aspects of the Annual Report and provided necessary information in a timely manner.

**Monitoring, Reporting,
and Implementation:
2000 GUP Condition C**

The draft Annual Report 2 was presented to the Community Resource Group in March 2003 and the final report will be presented to the Planning Commission at the June 2003 public hearing.

During the Annual Report 2 reporting period, Stanford received ASA grading or building permit approval for 10 projects that were determined to be consistent with the General Plan land use designations and zoning. All of these projects were found to be adequately analyzed in the CP/GUP EIR.

**Permitting and
Environmental Review:
2000 GUP Condition D**

Seven projects received ASA approval in the Annual Report 1 reporting period and received grading building permit approval and were under construction or completed during the Annual Report 2 reporting period. Three projects received ASA approval during the Annual Report 2 reporting period, but await final grading or building permit approval. Stanford submitted ASA applications for four additional projects during the Annual Report 2 reporting period that are awaiting ASA approval.

Violation notices for necessary permits and approvals are summarized in the Appendix. Two violation notices, issued against Stanford, the landowner, are currently unabated. An update on status of these outstanding notices will be addressed during the next annual report.

Seven academic/academic support projects that ASA approved during the Annual Report 2 reporting period received building or grading permits during the second annual reporting period. Three of these projects, the Student Services Building (17,248 sq ft), the Band Modular (2,160 sq ft), and the Rugby Pavilion (3,382 sq ft) resulted in square footage that has been counted toward the 2000 GUP building area cap. Two projects counted toward the non-building area cap square footage. The other approved academic/academic support projects did not result in additional square footage.

**Academic Building Area
Review:
2000 GUP Condition E**

III. Overview of Monitoring During Second Year

Housing: 2000 GUP Condition F

Stanford received a building permit and completed framing inspection for the Mirrielees renovation project in the East Campus Development District. The project did not increase the square footage of housing, but constructed additional bedrooms in an existing structure. During the Annual Report 1 reporting period, 102 new student units were completed and counted. During Annual Report 2 reporting period an additional 50 student units were constructed and counted toward the 2000 GUP housing unit allotment. This housing is consistent with the 2000 GUP distribution of residential development for the East Campus. As shown in Table 3, there is a total cumulative increase of 433 housing units.

During the Annual Report 2 reporting period, Stanford received a building permit and began construction of Escondido Village Studios 5 and 6 (281 graduate student studio apartments), which had received ASA approval in the Annual Report 1 reporting period. This housing is consistent with the 2000 GUP distribution of residential development for the East Campus. (Note: construction was completed in September 2002 for Studio 5 and December 2002 for Studio 6.)

The construction of housing during the first and second annual reporting periods has resulted in a cumulative increase of 433 housing units (Table 3) on campus.

The Santa Clara County Planning Commission held a hearing on September 16, 2001, on the adoption of new residential zoning designations for the Stanford Campus. The Santa Clara County Board of Supervisors approved the new zoning on October 30, 2001.

The 2000 GUP requires Stanford to build additional housing units commensurate with the development of academic/academic support facilities (the first threshold is 605 housing units for 500,000 gsf of academic development). Stanford is in compliance with this requirement and is on track with building additional housing as academic space is added to the campus.

Stanford has complied with County requests for in-lieu payments after building permit issuance and before occupancy. The affordable housing fees are assessed at the rate of \$15.00 per square foot of final building permit, as of May 8, 2002. The rate prior to that date was \$4.21 per square foot.

III. Overview of Monitoring During Second Year

A baseline traffic count to determine the existing level of commute trips entering the campus during the morning peak commute period and leaving the campus during the evening peak commute period has been established. This report is available for review at the County and is also available on the County website. See Figure 9 for cordon count locations. The traffic counts for the next annual report period have begun and these results will be compared to the baseline as required by the GUP.

No nonresidential uses that contribute to new traffic generation were established in the reporting period.

Modifications to the Arboretum palm and Welch/Campus Drive intersections were completed during the reporting period.

Traffic calming measures along Junipero Serra Boulevard were initiated in August 2002 including repaving, restriping to narrow the traffic lanes and advisory signage (See Appendix B, GUP Condition G.14).

The Special Events Traffic Management Plan was submitted to the County on November 11, 2001, and presented to the Community Resource Group on March 21, 2002. The County Planning Office staff has communicated to Stanford that the initial draft of this document requires revision in order to comply with mitigation measures and the GUP Conditions of Approval. The County has therefore requested revisions to this document. Stanford and County staffs are engaged in a dialogue regarding final completion of this document. Resolution is anticipated and status will be updated in the next annual report. (See also GUP Condition D.2.)

Transportation: GUP Condition G

Five parking projects received ASA and grading permit approval during the second annual reporting period that resulted in a change in the number of parking spaces on the campus (Table 4 and Figure 10). The changes in parking occurred in the Campus Center, DAPER/Administrative, and East Campus Districts. All five projects were under construction as of August 31, 2002.

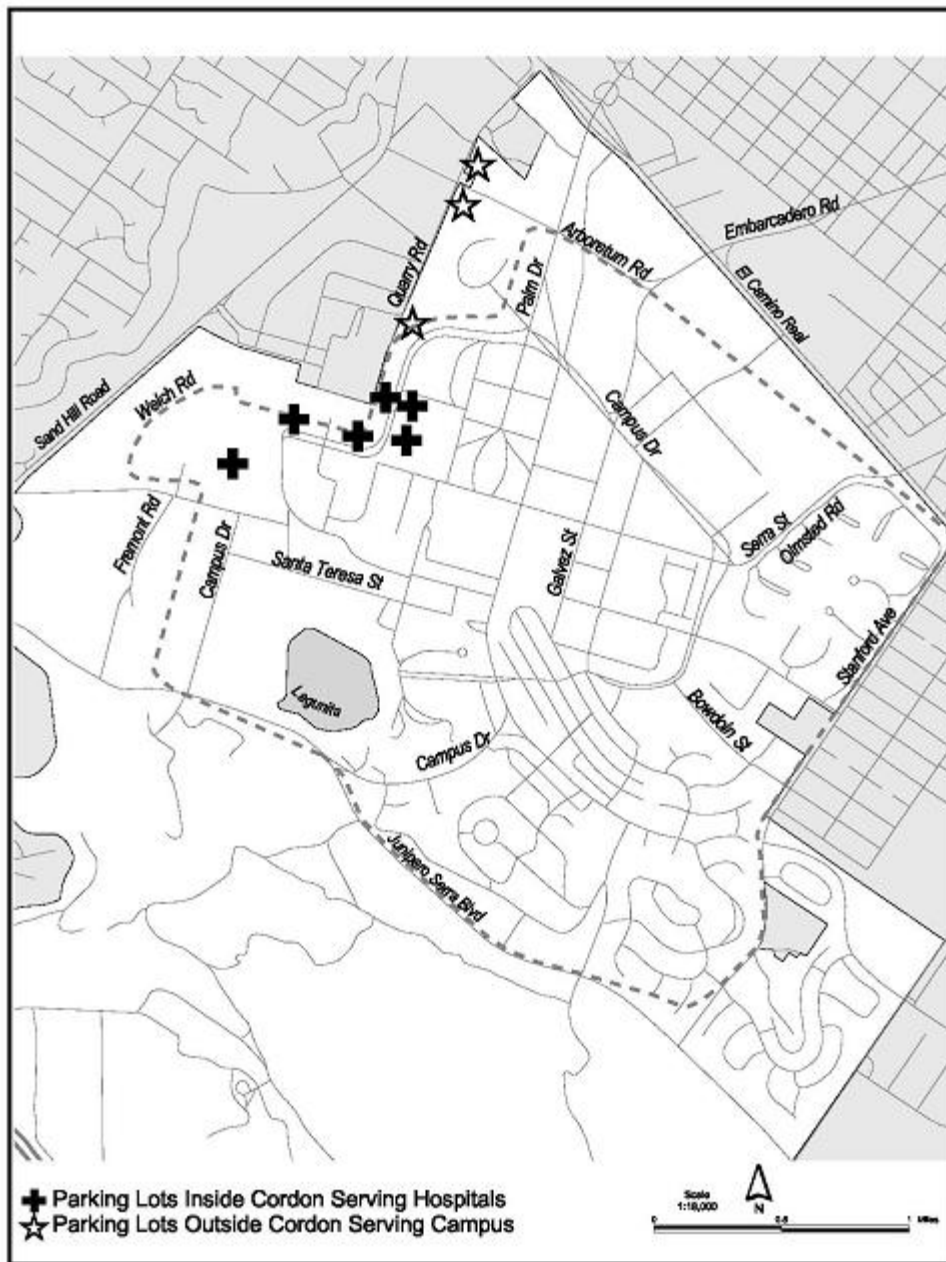
- **Band Modular Project:** A temporary modular to house the Stanford Band was constructed and displaced 19 spaces in the DAPER/Administrative District. These spaces were replaced by adding 9 spaces within the Campus Center and 33 spaces within the East Campus.
- **Oak Road:** The angled parking on Oak Road in the Campus Center District was changed to parallel parking and resulted in a loss of 66 spaces.

Parking: GUP Condition H

III. Overview of Monitoring During Second Year

- Parking Structure V: Upon completion of this parking structure, the majority of its parking spaces applied toward the 1989 GUP allocation (see Annual Report 1, page 20). There were 97 additional spaces in the parking structure, over the 1989 GUP allocation, that were made available during the second annual report period. Therefore, the 97 spaces are now counted toward the 2000 GUP parking allocation for the Campus Center District.
- Closure of Anatomy Lot: The parking lot east of Parking Structure I in Campus Center District was closed, resulting in a loss of 28 parking spaces.
- Maples Lot: The bus spaces at the Maples Lot were converted to car spaces, resulting in 5 additional parking spaces in the DAPER/Administrative District.

III. Overview of Monitoring During Second Year



Source: Stanford University General Use Permit, December 2000

FIGURE 9 TRAFFIC MONITORING CORDON LOCATIONS

III. Overview of Monitoring During Second Year

**Parks and Recreation
Facilities:
GUP Condition I**

Following approval of the 2000 GUP, the Santa Clara County Parks Department and Planning Office began meeting regularly with Stanford planning staff.

On December 12, 2001, after reviewing an agreement for trail easements prepared by Stanford and County Staff for Board of Supervisors approval, and hearing public testimony on the proposed agreement, the Board instructed staff and Stanford to investigate the feasibility of alternative routes for the required S1 trail; specifically, a route utilizing Caltrans right-of-way on Page Mill Expressway and I-280 and a cow tunnel beneath the freeway to connect through Stanford lands west of I-280 to the Palo Alto Arastradero Open Space preserve.

The feasibility of this option was presented to the Board on January 29, 2002. The Board again continued suspension of the trails requirements and instructed staff and Stanford to continue studying the feasibility of the “Caltrans” and other optional routes and to report back to the Board on April 30, 2002. The report at that time evaluated as many as five options for each required trail (S1 and C1); however, Stanford indicated that a number of the routes studied could not be legally required and would not be acceptable. The Board accepted the staff’s report, held further public testimony, and instructed staff to prepare a Supplemental Environmental Impact Report (SEIR) for the trail options. On June 25, 2002, the County Planning Staff prepared a staff report recommending commencement of the SEIR based on the draft scope and proposal provided by Environmental Science Associates. Following that hearing, Stanford responded to the proposal for the SEIR objecting to the scope, cost, and time associated with the analysis, as well as the appropriateness of the use of CEQA for the purpose of evaluating and selecting an alternative. Stanford declined to submit payment of the SEIR as described in a June 21, 2002, letter from County Planning. As of August 31, 2002 the County and Stanford had not reached agreement on the SEIR. Updates regarding this condition will be provided in Annual Report 3.

The San Juan Recreation Facilities Improvement Program was submitted to the County on November 29, 2001. The County Planning Office staff has communicated to Stanford that the initial draft of this document requires revision in order to comply with mitigation measures and the GUP Conditions of Approval. The County has therefore requested revisions to this document. Stanford and County staffs are engaged in a dialogue regarding final completion of this document. Resolution is anticipated and status will be updated in the next annual report. (See also GUP Condition D.2.)

III. Overview of Monitoring During Second Year

<p>The CTS Breeding Pond project proposes to reconfigure 5 existing ponds to create two ponds and construct up to 7 new ponds within the Foothills District. The project will be located in the CTS Management Zone and will be constructed to meet 2000 GUP Condition J.3. which requires Stanford to create three successful breeding ponds prior to issuance of a building permit for a project located on occupied CTS habitat in the CTS Management Zone. This project received conditional ASA approval as of August 31, 2002. Approval of necessary permits and acceptance of a mitigation plan is required prior to final project approval.</p>	California Tiger Salamander: GUP Condition J
<p>The County hired an independent qualified biologist to complete special-status plant surveys for the CTS breeding ponds and the Escondido Village Infill Parking projects. No special status plant species were identified in these surveys.</p> <p>Preconstruction raptor surveys were completed for the Escondido Village Infill Parking, Serra Street Reconfiguration, and Arguello Parking Lot projects. No raptors were identified in these surveys.</p> <p>Stanford retained a qualified biologist to prepare a description of potential wetlands. The report was submitted to the County on December 6, 2001. In addition, Stanford submitted a "Conservation Program and Management Guidelines for the Special Conservation Areas" to the County on December 11, 2001. The County Planning Office staff has communicated to Stanford that the initial drafts of these documents require revisions in order to comply with mitigation measures and the GUP Conditions of Approval. The County has therefore requested revisions to these documents. Stanford and County staffs are engaged in a dialogue regarding final completion of these documents. Resolution is anticipated and status will be updated in the next annual report. (See also GUP Condition D.2.)</p>	Biological Resources: GUP Condition K
<p>No significant activity occurred during this reporting period. See Annual Report 1 for previous activities.</p>	Visual Resources: GUP Condition L

III. Overview of Monitoring During Second Year

Hazardous Materials: GUP Condition M

The approved Lorry I. Lokey Laboratory (formerly Chemistry-Biology Building) will include intensive synthetic research and chemical storage. It has been designed to be a state-of-the-art research facility to provide for the safe storage and use hazardous materials.

Three separate hazardous inventory reports have been conducted for the project. The first is an inventory of existing hazardous materials used by the facility (or Principal Investigators) tenants in their current locations. This inventory was then increased by 150% for growth over time to develop two additional studies – an architectural code compliance review and an ambient air quality risk assessment screen.

A Hazardous Materials Inventory Statement (HMIS) was developed by Stanford's Environmental Health and Safety using existing data provided by the principal investigators. The architects used the 150% inventory to develop a code compliant building design as outlined in the Code Compliance Report. Finally, Stanford is conducting a risk screening analysis through its consultant. This progress report assesses the human health risks associated with potential exposure to air emissions from the building using the 150% inventory.

Stanford complies with the County of Santa Clara hazardous materials management requirements by completing a Hazardous Materials Business Plan for the University as a whole, and a Hazardous Materials Management Plan for each building in which hazardous materials are stored and/or used. The following elements are included:

- 1) The Emergency Response/Contingency Plan, which contains roles and responsibilities of Stanford University faculty, staff and researchers, as well as emergency contact information.
- 2) Training Plan, which details the training received by emergency responders, students, faculty, and staff.
- 3) Chemical Hazard Communication Policy which details container labeling requirements, availability and use of Material Safety Data Sheets, additional laboratory specific hazard training, and chemical inventory requirements.
- 4) Standards for safe storage, containment, and segregation of hazardous materials.
- 5) Various maps showing the locations where hazardous materials are stored.
- 6) Periodic inspections of hazardous material use and storage locations in accordance with the Cal-OSHA "Injury and Illness Prevention Program" (IIPP), and the Santa Clara County requirements.
- 7) Response to and records of hazardous material spills.

III. Overview of Monitoring During Second Year

<p>Stanford submitted a Storm Drainage Detention Master Plan to the County in April 2001. SCVWD provided written acceptance of the Master Plan methodology. SCVWD provided a revised Groundwater Recharge Zone (“Unconfined Zone”) map during the reporting period. The County now utilizes this updated map for project review.</p> <p>The construction of Serra/ECR detention basins was approved by the County on May 10, 2001. These basins were designed and constructed with the intent of mitigating 38.77 acres of additional impervious surface within the Matadero Creek basin. Due to a “mixed use” athletic field and detention basin function, Stanford design specifications indicate actual mitigation of 112 acres of additional impervious surface. The SCVWD has provided feedback to the County on the Storm Drainage Detention Master Plan.</p> <p>The ASA and grading or building approved projects during the second annual reporting period are anticipated to result in 81,638 sq ft of net new impervious surface in the Matadero Creek watershed.</p> <p>As specific development is proposed within the San Francisquito Creek watershed, detention facilities will be proposed by Stanford and evaluated by County staff.</p>	<p>Geology and Hydrology: GUP Condition N</p>
<p>No ASA-approved projects will impact cultural resources or historical structures.</p>	<p>Cultural Resources: GUP Condition O</p>
<p>The development project applications submitted during this reporting period presented information that demonstrated that the wastewater collection system capacity would not be exceeded by any of the projects.</p> <p>A Water Conservation and Recycling Plan was submitted to the County on December 11, 2001. The County Planning Office staff has communicated to Stanford that the initial draft of this document requires revision in order to comply with mitigation measures and the GUP Conditions of Approval. The County has therefore requested revisions to this document. Stanford and County staffs are engaged in a dialogue regarding final completion of this document. Resolution is anticipated and status will be updated in the next annual report. (See also GUP Condition D.2.)</p>	<p>Utilities and Public Services: GUP Condition P</p>

III. Overview of Monitoring During Second Year

<p>Air Quality: GUP Condition Q</p>	<p>An Ambient Air Quality Risk Assessment Screen has been prepared for the Lorry I. Lokey Laboratory to assess human health risks associated with potential exposure to air emissions from the new building. Since emissions of air toxics from this new laboratory building are regulated under the Bay Area Air Quality Management District (BAAQMD) rules, a protocol was also prepared. The protocol was developed in accordance with the conservative risk screening guidance from BAAQMD (<i>BAAQMD Air Toxic Risk Evaluation Procedure and Risk Management Policy</i> February, 2000) and, thus, is expected to satisfy the requirements of both ASA approval and the BAAQMD. The protocol (April 19, 2001) was accepted by the BAAQMD on May 3, 2001.</p> <p>All approved projects were required to comply with the BAAQMD's control measures and recommendations as appropriate, and construction contractors are required to properly maintain equipment.</p>
<p>Noise: GUP Condition R</p>	<p>Stanford is allowed, per the 2000 GUP, to have two fireworks displays, or more than two, if an entertainment permit is obtained. Stanford used the two allowed fireworks displays for July 4th and for the Cal/Stanford football game.</p> <p>A noise hotline phone number is being maintained. The number is (650) 724-4900. Eight noise complaints were received during the reporting period (3 for baseball games, 4 for student parties, and 1 for construction noise).</p>
<p>Additional GUP Conditions: GUP Condition S</p>	<p>No significant activity occurred during this reporting period. See Annual Report 1 for previous activities.</p>

IV. Project Summaries

This section presents brief project summaries of all projects that received ASA approval during the reporting period. Figure 10 shows the locations of the ASA approved projects. Table 5 provides summary data on these projects.

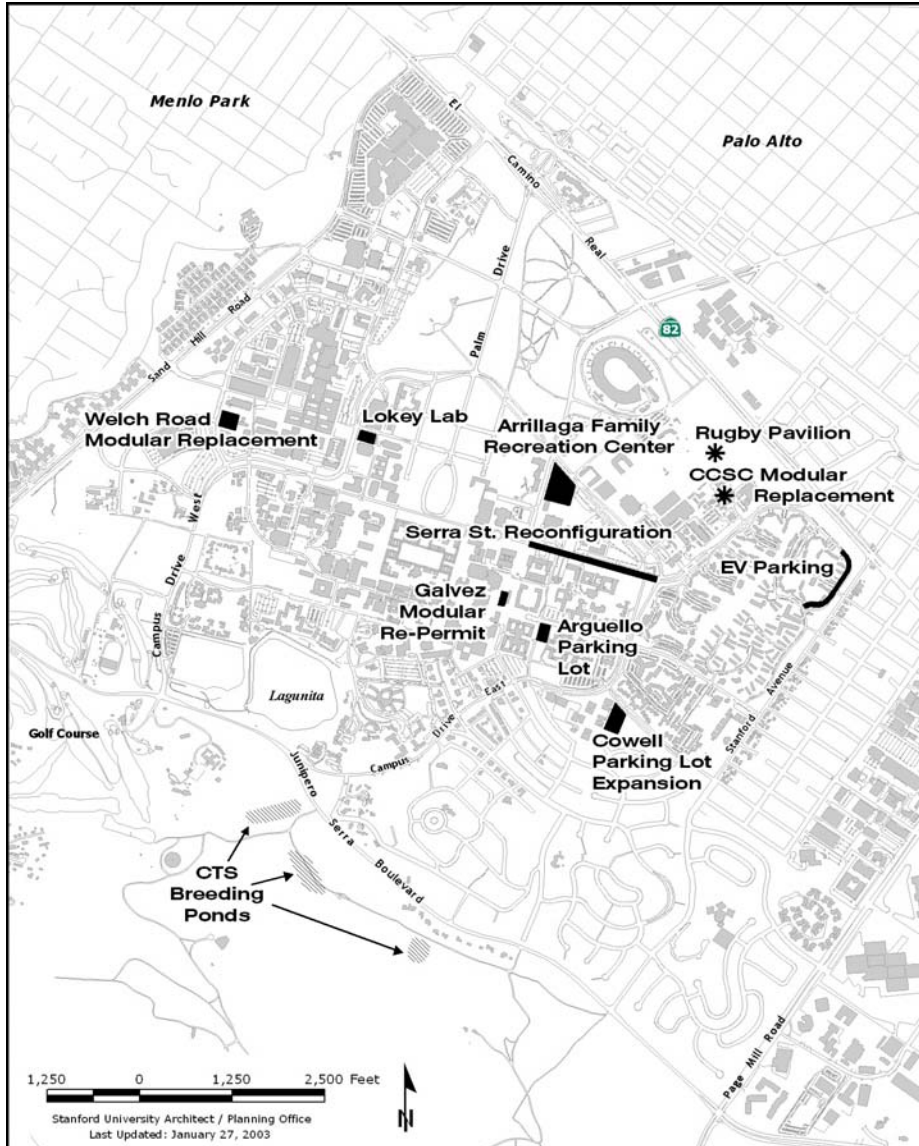


Figure 10 depicts the locations of ASA approved projects. For a general orientation to the Stanford campus, see Appendix A, Map 2.

FIGURE 10 LOCATIONS OF ASA-APPROVED PROJECTS

IV. Project Summaries

**TABLE 5
DEVELOPMENT PROJECTS**

File #	Project Name	Development District	Type of Development	# of Units and Type of Housing	ASA Square Footage	Demolition Square Footage	Building Permits Square Footage*
8127	Lorry I. Lokey Lab Building (formerly Chemistry – Biology Building)	Campus Center	Academic (Laboratory Building)	N/A	82,987	-2,441	85,063
8244	CTS Breeding Ponds	Foothills	Mitigation Ponds	N/A	N/A	N/A	N/A
8270	Rugby Pavilion	DAPER and Administrative	Academic (Recreation Building)	N/A	3,382	N/A	3,382
5243	Welch Road Modular Replacement	Campus Center	Academic (Modular Building)	N/A	0	N/A	0
1912	CCSC Modular Replacement	DAPER and Administrative	Academic Support (Modular Building)	N/A	768	N/A	0
8354	Escondido Village Infill Parking Project	East Campus	Parking	N/A	N/A	N/A	N/A
8410	Arguello Parking Lot	East Campus	Parking	N/A	N/A	N/A	N/A
8409	Cowell Parking Lot Expansion	East Campus	Parking	N/A	N/A	N/A	N/A
5102	Galvez Modular Repermit	Campus Center	Academic (Modular Building)	N/A	0	N/A	0
8373	Serra St. Reconfiguration	Campus Center, DAPER & Administrative, East Campus	Parking and Roadway Rehabilitation	N/A	N/A	N/A	N/A

* Zeros indicate that no square footage has been counted toward the GUP Building Area Cap during this report period.

IV. Project Summaries

Request for Grading Permit Submitted: 9/28/01

ASA Approved: 4/11/02

Status: Permitting

Project Description: Five existing ponds will be reconfigured to create two ponds and up to 7 new ponds will be constructed in Stanford's foothills. A grading permit is required for this project. Therefore, ASA review is required.

Development District: Foothills

Land Use Designation: Special Conservation

**CTS Breeding Ponds,
File No. 8244**



PHOTOGRAPH OF AN EXISTING CTS BREEDING POND

Applicable GUP Conditions:

- The CTS breeding ponds will be constructed to meet the GUP requirement (J.3) to create three successful breeding ponds prior to the issuance of building permits for projects located on occupied CTS habitat within the CTS Management Zone and within 500 meters of Lake Lagunita.
- The ponds are located in the foothills in annual grassland habitat. Surveys were completed for special-status plant species. None were identified on the site.

IV. Project Summaries

- The earth-moving activities to create new CTS breeding ponds will occur within potential jurisdictional wetlands. Therefore, permit applications were submitted to the Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Game (CDFG). Permit approvals were received from ACOE and RWQCB.
- A report outlining the basis of design for the restoration and enhancement of California Tiger Salamander Breeding Habitat was included with the plans for ASA and approved.

IV. Project Summaries

ASA Application Submitted: 10/26/01

ASA Approved: 12/13/01

Status: Under Construction

Project Description: In support of the existing rugby and softball programs, a new two-story, 3,382 square foot, building, bleachers, and storage is being constructed. The new facilities will provide support space and a viewing venue for these sports programs.

Development District: DAPER and Administrative

Land Use Designation: Academic Campus

**Rugby Pavilion,
File No. 8270**



PHOTOGRAPH OF THE NEW RUGBY PAVILION

Applicable GUP Conditions:

- Any increase in peak runoff flow rates resulting from increased impervious surface from this project will be mitigated by the detention provided by the Serra/El Camino Real Storm Water Detention Basin. The engineered plan and runoff calculations were provided to the County with ASA application materials for the Serra Street Detention Basin and the methodology was endorsed by SCVWD in June 2002.
- Engineering details for the storm drainage system for the project site were approved by the ASA Secretary on August 23, 2002.
- Stanford's regional domestic water and sanitary systems have adequate capacity to serve this project.
- The housing linkage requirement has been met.
- Pedestrian and bicycle access are being maintained throughout the construction phase of the project.

IV. Project Summaries

ASA Application Submitted: 12/28/01

ASA Approved: 03/14/02

Status: Permitting

Project Description: The project involves the renewal of the permit for eight existing modulares at 1215 Welch Road and the in-kind replacement of three of them. All eight modulares are accessible and equipped with fire alarms and fire sprinkler systems. The project would not change the existing site conditions nor the total building square footage.

Development District: Campus Center

Land Use Designation: Academic Campus

**Welch Road Modular
Replacement,
File No. 5243**



PHOTOGRAPH OF REPLACED MODULARS AT 1215 WELCH ROAD

Applicable GUP Conditions:

- Water conservation measures will be implemented as detailed in the letter from Coates & Eaton, Architects, (5/17/02).

**CCSC Modular
Replacement,
File No. 1912**

ASA Application Submitted: 02/06/02

ASA Approved: 03/14/02

Status: Under Construction

Project Description: The project would result in the in-kind replacement of an existing modular building that serves as a childcare facility. In addition, the project would add 768 sq ft to the facility in an area currently covered by asphalt.

Development District: DAPER and Administrative

Land Use Designation: Academic Campus



NEW MODULAR CHILDCARE FACILITY

Applicable GUP Conditions:

- The 768 sq ft to be added to the facility has been counted toward the 40,000 gsf of new childcare or community centers and therefore does not count toward the 2000 GUP building area cap.
- Preconstruction surveys for raptors were completed. No raptors or breeding nests were found on the site.

IV. Project Summaries

ASA Application Submitted: 02/08/02

ASA Approved: 04/11/02

Status: Under Construction

Project Description: New parking spaces are being constructed to accommodate the new Escondido Village Studios 5 & 6 housing units under construction along Olmsted Road at Dudley Lane. The 212 additional parking spaces will be located along Olmsted Road and on Abrams Court.

Development District: East Campus

Land Use Designation: Academic Campus/
Campus Residential – Low Density

**Escondido Village Infill
Parking Project,
File No. 8354**



PHOTOGRAPH OF NEW ESCONDIDO VILLAGE PARKING LOT

Applicable GUP Conditions:

- Any increase in peak runoff flow rates resulting from increased impervious surface from this project will be mitigated by the detention provided by the Serra/El Camino Real Storm Water Detention Basin. The engineered plan and runoff calculations were provided to the County with ASA application materials for the Serra Street Detention Basin and the methodology was endorsed by SCVWD in June 2002.

IV. Project Summaries

- Traffic associated with the infill parking was analyzed with the Escondido Village Studios 5 and & 6 project. Therefore, no traffic study was required, only a traffic management plan. This condition has been met.
- Special-status plant surveys were conducted, and the results were included in a letter dated 5/2/02. No special status plants were noted on the site.
- A pre-construction survey for raptors and migratory birds was conducted and no raptors, migratory birds or active nests were noted on site.

IV. Project Summaries

ASA Application Submitted: 03/08/02
Approved: 04/11/02
Status: Under Construction

**Serra Street
Reconfiguration,
File No. 8373**

Project Description: Serra Street is being reconstructed, the median is being removed, the street is being striped for parking on both sides, a bike lane is being added, and landscaping and path lights are being installed. This work will result in two parking spaces being removed from Central Campus, one new space being provided in DAPER & Admin, and 42 new spaces being created in East Campus for a net increase of 41 spaces in the parking inventory.

Development District: Central Campus, DAPER & Administrative, and East Campus

Land Use Designation: Academic Campus



PHOTOGRAPH OF SERRA STREET RECONFIGURATION

Applicable GUP Conditions:

- Eight oak trees were proposed for removal due to the project. However, these oaks were actually relocated. The project also included planting of 42 new oak trees.
- Preconstruction surveys were completed for breeding raptors and migratory birds and a report was submitted to the County and approved on 8/13/02.
- The impervious surface will be reduced by 180 sq ft, so there will be no net increase in runoff.

IV. Project Summaries

ASA Application Submitted: 04/15/02

ASA Approved: 06/13/02

Status: Under Construction

Project Description: The temporary parking lot at Arguello and Escondido Road is being converted to a permanent parking lot providing 37 parking spaces.

Development District: East Campus

Land Use Designation: Academic Campus

**Arguello Parking Lot,
File No. 8410**



PHOTOGRAPH OF ARGUELLO PARKING LOT

Applicable GUP Conditions:

- Stormwater runoff is directed to the Serra/El Camino Real Storm Water Detention Basin. Runoff will be reduced because the project reduces the amount of impervious surface as shown on the revised plans dated 7/24/02.
- The project is located in the Groundwater Recharge Area. However, the project was located on existing impervious surface, so there was no effect to groundwater recharge.
- A pre-construction survey to identify breeding raptors and migratory birds was conducted. None were found at the project site. The report was submitted to the County and approved on 8/13/02.

**Cowell Parking Lot,
File No. 8409**

ASA Application Submitted: 04/19/02

ASA Approved: 06/13/02

Status: Under Construction

Project Description: An additional 154 parking spaces are being added to the existing Cowell Cluster parking lot on Bowdoin Street.

Development District: East Campus

Land Use Designation: Academic Campus



NEW COWELL PARKING LOT EXPANSION

Applicable GUP Conditions:

- This project will result in a 45,302 sq ft increase in impervious surface. This increase will be mitigated by the detention provided by the Serra/El Camino Real Storm Water Detention Basin. The engineered plan and runoff calculations were provided to the County with ASA application materials for the Serra Street Detention Basin and the methodology was endorsed by SCVWD in June 2002.
- This project is located in the Groundwater Recharge Area. Any potential decrease in recharge at the Cowell parking lot site will be offset by increased recharge at Lagunita.

IV. Project Summaries

ASA Application Submitted: 06/03/02

ASA Approved: 08/08/02

Status: Permitting

Project Description: Stanford University has requested new ASA approval for conversion of an existing building. Temporary ASA approval expired for this project in August 2002. Stanford will use the building in its current condition as permanent surge space to house different programs and activities, and if needed, to permanently house university programs.

Development District: Campus Center

Land Use Designation: Academic Campus



THE GALVEZ MODULAR

Applicable GUP Conditions:

- The project is located in the Stock Farm Monocline. Therefore, the project was reviewed by an Engineering Geologist and comments were submitted to the County Geologist (file 5102-7-81-00A2).

**Re-permit Galvez Modular,
File No. 5102**

**Lorry I Lokey Lab Building
(formerly Chemistry /
Biology Building),
File No. 8127**

ASA Application Submitted: 06/08/01

ASA Approved: 10/11/01

Status: Under Construction

Project Description: The Lokey Lab building is being constructed to solve outstanding code compliance issues at the Mudd Chemistry Building, which prevent its use for intensive synthetic chemical research. Stanford has committed to correcting the existing code deficiencies by June 2003. The proposed Lokey Lab building will provide the level of fire hazard protection to support intensive research, chemical storage, and program growth for the Chemistry and Biology Departments and allows the synthetic chemical research component to vacate the Mudd Chemistry building.

The 85,063 gsf building is located on the parking lot directly north of the Mudd Chemistry Building. The existing 2,441 gsf Chemical Interim Storage facility is being demolished as part of this project. The new building will include new laboratories, laboratory support, chemical and toxic gas storage rooms, offices, conference and administrative support rooms.

Development District: Central Campus

Land Use Designation: Academic Campus



PHOTOGRAPH OF LOKEY LABORATORY BUILDING IN CONSTRUCTION

IV. Project Summaries

Applicable GUP Conditions:

- A soils report by a registered civil engineer was provided prior to building permit application.
- The building will comply with all relevant state and local building and fire codes, hazardous materials storage ordinance and toxic gas ordinance
- Stanford submitted a landscape plan with exterior light sources with the ASA application.
- The removal of 92 parking spaces was accounted for in the 1989 GUP and will not apply to the 2000 GUP allocation of parking.
- The affordable housing requirement does not apply to this project because the square footage of this building does not count toward the 2000 GUP building area cap.
- Two oak trees will be removed and replaced with 12 new 24-inch box oaks.

V. Other Significant Activities

The Stanford Community Plan established a policy recommendation that the County should implement a zoning district for the Community Plan land use designation of “Open Space and Field Research.” This is not a GUP condition of approval; however, it is a significant Community Plan activity.

In February of 2002, County staff provided draft zoning ordinance text to the Santa Clara County Planning Commission During a Planning commission workshop. A public comment period was open before an official action was requested at the March 7 Planning Commission hearing. The Planning Commission continued the item at that hearing. As of August 31, 2002, the item was still continued in order to provide opportunities for local jurisdictions and community members to provide additional comment. The updated status of this item will be reported during Annual Report 3.

Open Space and Field Research Zoning District

VI. Anticipated Future Development

There are 8 projects anticipated for ASA application submittal and/or ASA approval during the next Annual Report period September 1, 2002 – August 31, 2003. Four of these projects would result in the development of academic square footage and at least two would result in parking space changes. Table 6 below identifies each of these projects and their anticipated size. Figure 11 illustrates the locations of these future development projects.

As stated in Section I, Introduction, this Annual Report 2 summarizes only those activities that occurred between September 1, 2001 and August 31, 2002. Because Table 6 presents “anticipated” projects for the next reporting period, some of the ASA application submittal dates are outside the scope of this year’s report.

**TABLE 6
ANTICIPATED PROJECTS FOR ANNUAL REPORT PERIOD 3**

Development District	Project	County File #	ASA Application Submitted	Development Type	Anticipated ASA Square Footage	Anticipated Housing	Anticipated Parking
Campus Center	Arrillaga Family Recreation Center	8398	04-05-02	Recreation	75,000	0	0
Campus Center	Research Animal Facility Expansion	8489	08-02-02	Academic	11,585	0	-11
Campus Center	Carnegie Ecology Center	8492	08-02-02	Office / Laboratory	11,434	0	0
Campus Center	Lucas Center 7T Expansion	8499	08-23-02	Office / Laboratory	17,600	0	0
East Campus	Wilbur Modular	5103	09-20-02	Office	0	0	0
DAPER & Administrative	Maples Pavilion Addition	8572	12-03-02	Athletic Event	18,153	0	0
East Campus	EV Maintenance Spaces	8576	12-09-02	Parking	N/A	0	Not Available
Foothills	Golf Course Reconfiguration	Not Avail.	1-31-03	Recreation	N/A	N/A	N/A

VI. Anticipated Future Development

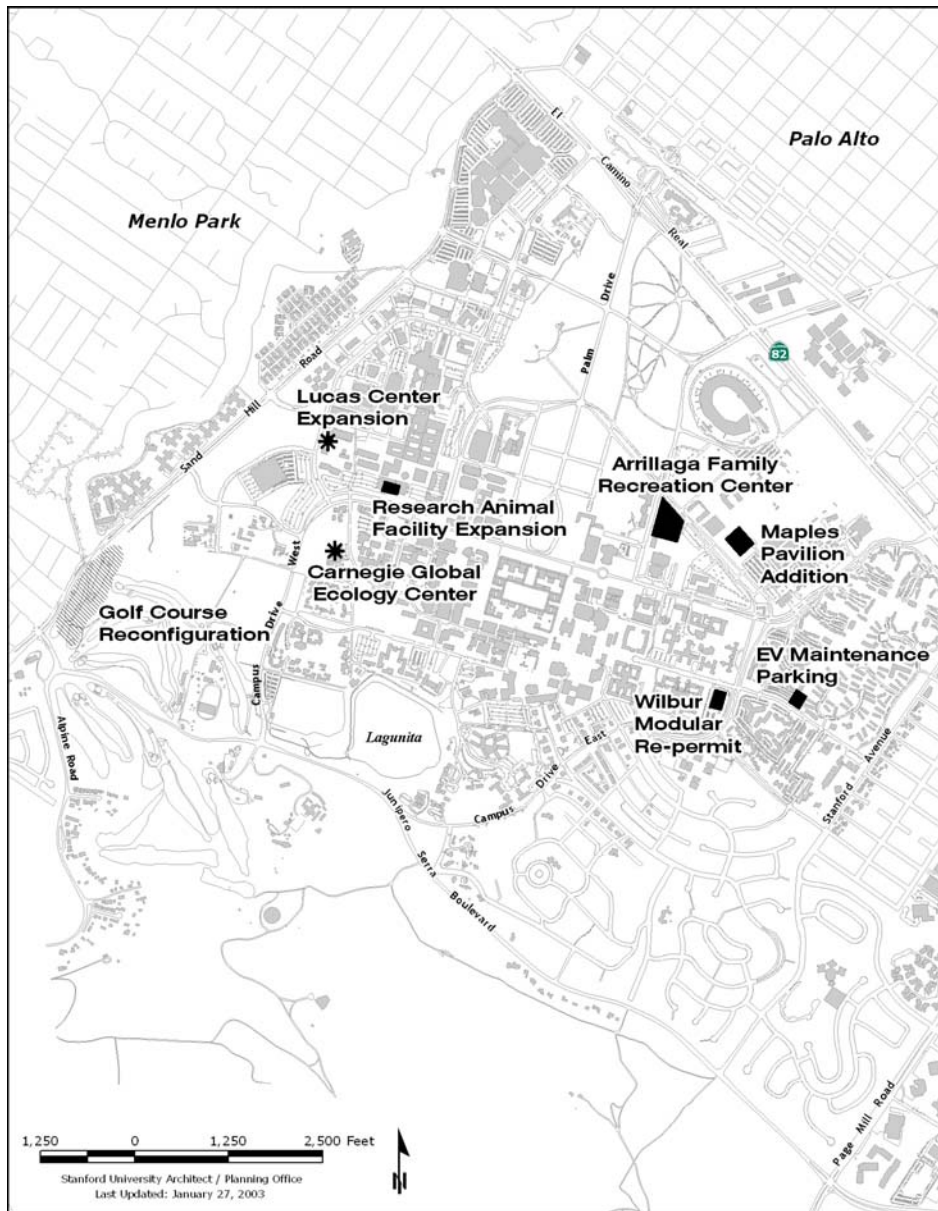


FIGURE 11 LOCATION OF PROJECTS ANTICIPATED IN ANNUAL REPORT 3

References

- Santa Clara County. 2000. Community Plan/General Use Permit Environmental Impact Report. Prepared by Parsons.
- Santa Clara County Planning Office. Stanford University Community Plan. Adopted by Santa Clara County Board of Supervisors December 12, 2000.
- Santa Clara County Planning Office. Stanford University General Use Permit. Approved December 12, 2000.

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