

GENERAL USE PERMIT 2000

ANNUAL REPORT NO. 5



COUNTY OF SANTA CLARA
PLANNING OFFICE

May 2006

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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, 2004, through August 31, 2005. This report documents both new projects approved during the reporting period and the status of ongoing projects. Information on project status and a summary of development through the AR 5 reporting period is provided in Section II. Section III provides a summary of GUP compliance. Details and illustrations of projects that received ASA approval during this reporting period are provided in Section IV. Section IV describes anticipated development and Section V provides information on references and the project team. See Appendices A, B, C and D for campus maps, GUP conditions and additional compliance details, summaries of cumulative development on campus, and traffic monitoring results.

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 fifth annual reporting period, Marina Rush 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 Marina Rush. Contact information is included at the end of this report.

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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 University land in Santa Clara County includes the academic campus, residential areas, and most of the foothills east of Alpine Road.

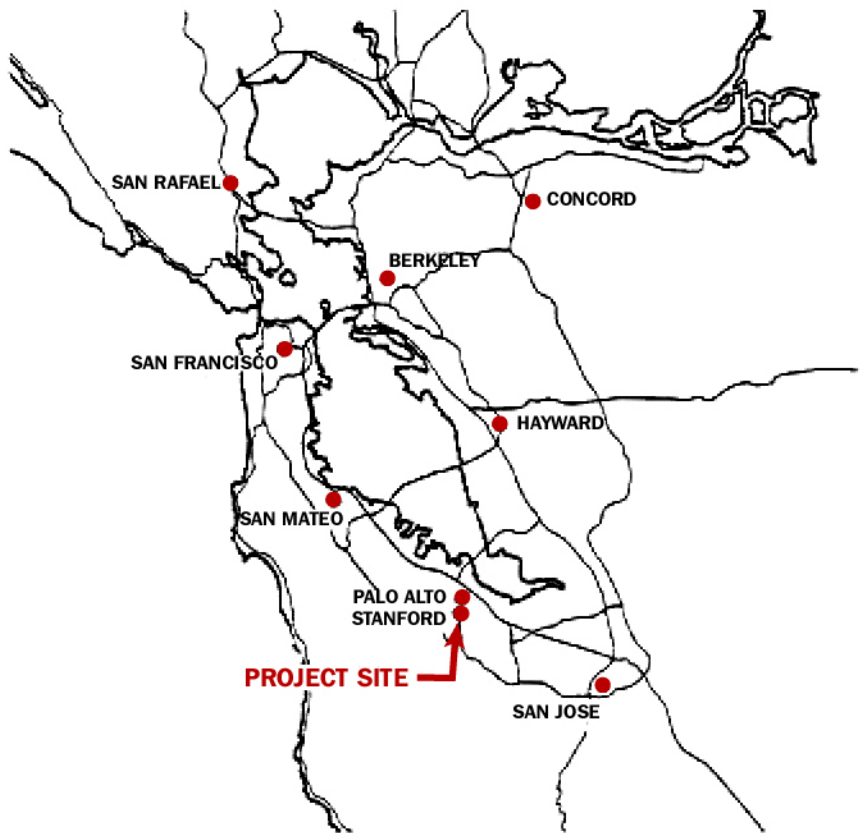
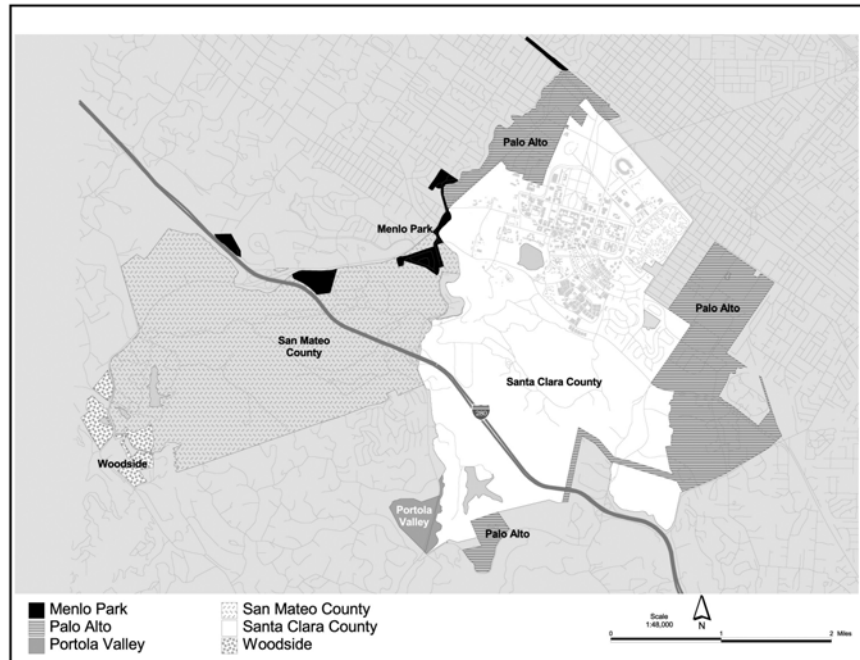


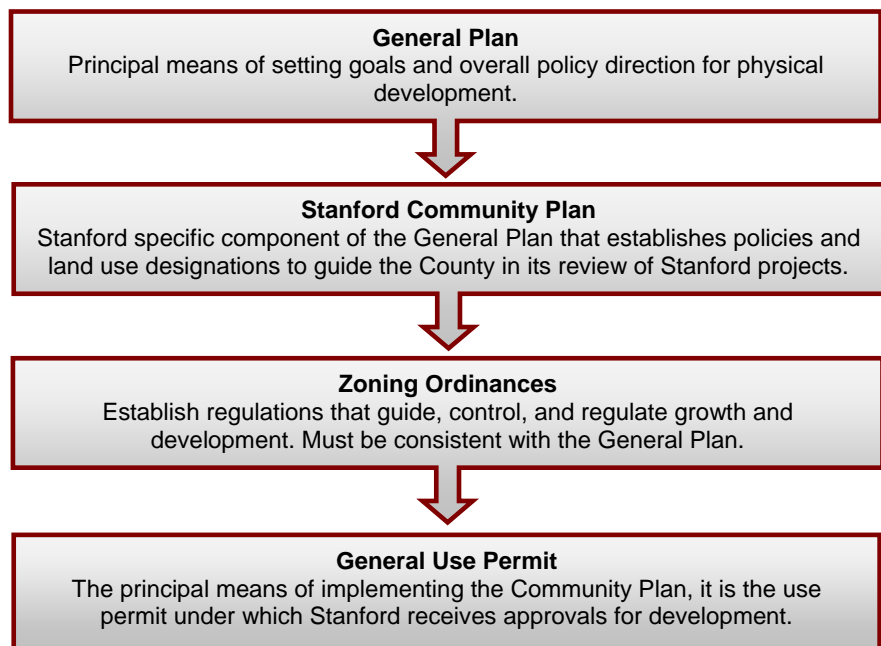
Figure 1 Regional Location

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).



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)

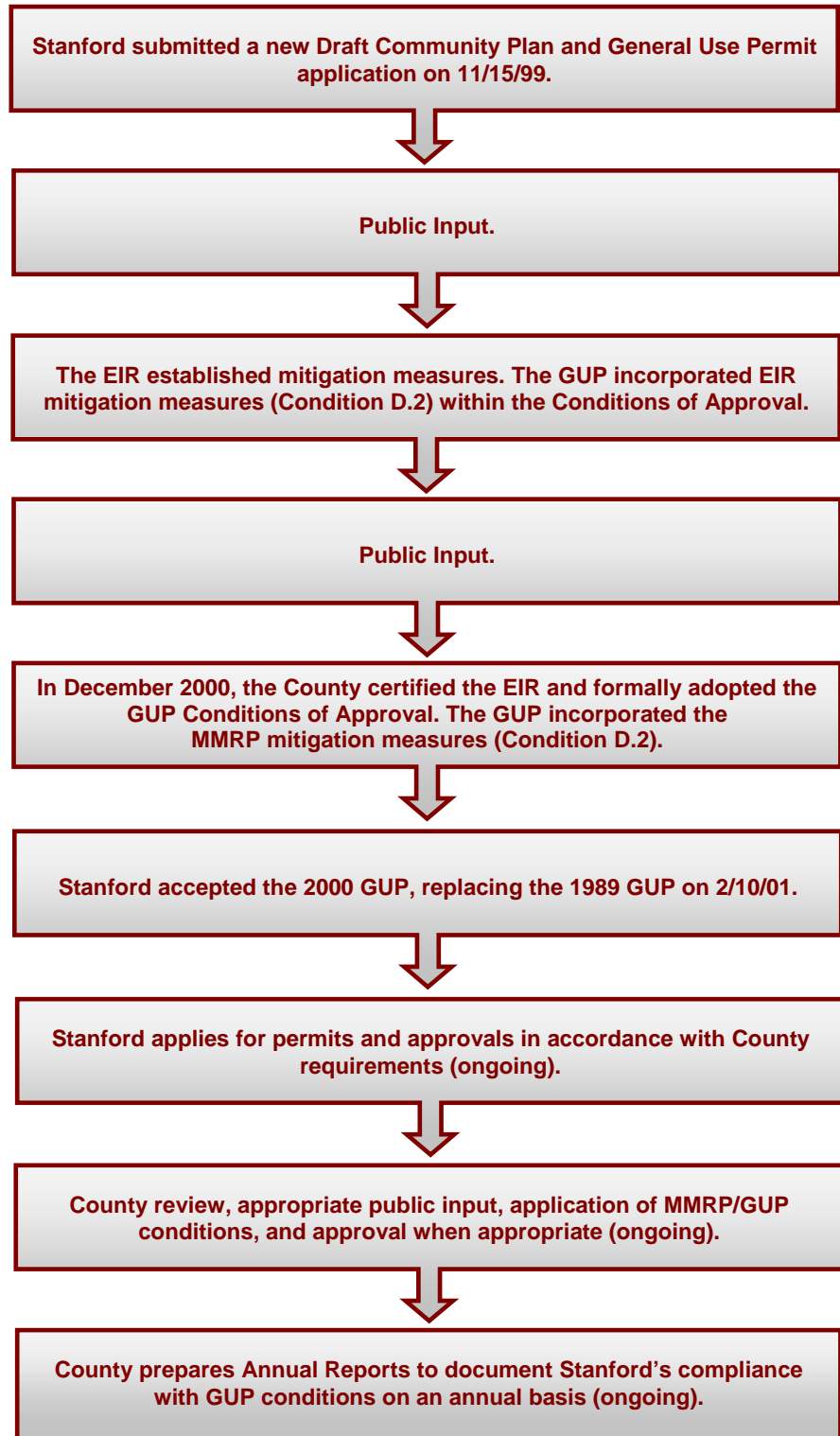
The Board approval of the 2000 GUP and the EIR resulted in mitigation measures. These mitigation measures were identified within the EIR, and formally adopted in the Mitigation Monitoring and Reporting Program (MMRP).

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.”

This fifth Annual Report (“AR 5”) documents Stanford’s development activity and compliance with both the conditions of the 2000 GUP and any specific conditions associated with proposed building projects. It covers the period from September 1, 2004, to August 31, 2005. Activities or projects that occurred after August 31, 2005, are beyond the scope of this Annual Report, but

will be presented in the next Annual Report that will cover activities between September 1, 2005, and August 31, 2006.



This report is organized into seven primary sections and four appendices:

- I. Introduction**—presents the background of the 2000 GUP, its overall requirements, the reporting period of the Annual Report, and the organization of the Annual Report, and provides a glossary of terms used in this 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 Fifth 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. Other Significant Activities**—summarizes other activities that occurred during the fifth year that are not GUP-related but otherwise relevant to development at Stanford.
- VI. Anticipated Future Development**—lists projects anticipated for submittal/approval under Annual Report 5 and illustrates their proposed locations.
- VII. Other Information**—presents references for the information used in this Annual Report and the persons involved in its preparation.

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

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

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

Appendix D—provides a summary of the result of traffic monitoring at the Stanford University campus between 2001 and 2005.

Glossary of Terms

The following terms and acronyms are used in this Annual Report:

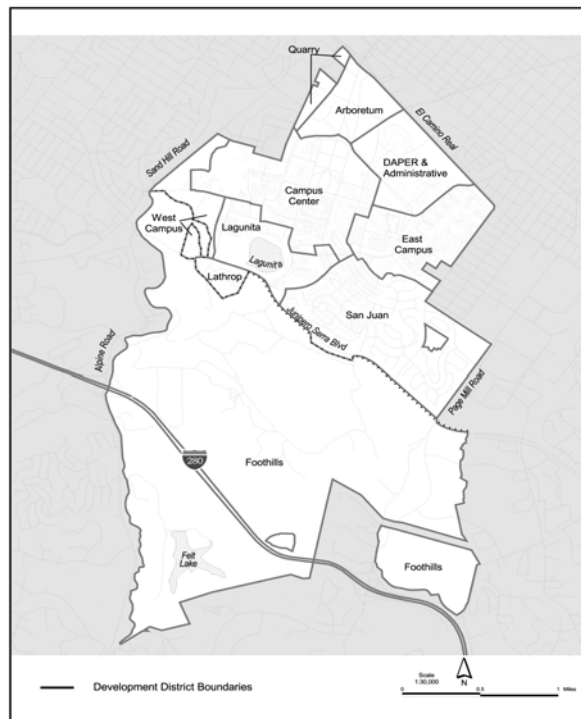
AR	Annual Report: “AR 5” refers to Stanford's fifth annual report on development and compliance with GUP conditions.
ASA	Architectural and Site Approval: A procedure established by the County of Santa Clara Zoning ordinance to review the quality of site and architectural design associated with a proposed project. ASA may establish conditions of approval that change and improve development design.
CEQA	California Environmental Quality Act: The overarching California law under which environmental reviews are conducted
CP	Stanford Community Plan: Plan that refines the policies of the Santa Clara County’s 1995 General Plan as they apply to Stanford lands under County jurisdiction
CDFG	California Department of Fish and Game
EIR	Environmental Impact Report: Documents the result of environmental analyses conducted under CEQA
GSF	Gross square feet: The total number of square footage of construction, irrespective of any demolition conducted
GUP	2000 General Use Permit: Permit issued to Stanford by the County of Santa Clara, which describes the allowable distribution of additional building area, and establishes procedures under which construction may occur and associated measures that must be accomplished before, during and after construction as conditions of approval for development
NPS	Non-point source: Refers to pollution of runoff by diffuse sources, such as vehicle traffic on parking lots or streets
NSF	Net square feet: Total “net” or overall change in square footage. This category designates a total amount of positive or negative square footage for a project, based on square footage of total construction (“gross square footage”) less any “credits” for demolition.
SDS	Sustainable Development Study: Plan to direct future development on Stanford lands. Under GUP Condition of approval E.5, Stanford must submit SDS for County Planning Office approval prior to cumulative development of 1,000,000 gsf.
USFWS	United States Fish and Wildlife Service

GUP 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 Stanford proposes to build 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. Deductions from the 2000 GUP building area cap are made in this annual report for those projects that received building permits between September 1, 2004 and August 31, 2005.

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 University lands and the Stanford University campus.



Source: Stanford University General Use Permit, December 2000

Figure 3 Stanford University Development Districts

Table 1 lists the development districts, the 2000 GUP allocation of building area for each district, and the amount of academic/academic support square footage that received ASA or building permit approval in each district during this reporting period. The academic/academic support projects that do not change campus square footage are not shown on Table 1. See Section IV, Project Summaries, for additional information on projects that received ASA approval during the AR 5 reporting period.

TABLE 1
ANNUAL REPORT 5
DISTRIBUTION OF GUP-ALLOWED ACADEMIC AND ACADEMIC SUPPORT DEVELOPMENT¹

Development District	2000 GUP Building Area Distribution ² (gsf)	Project	ASA Approved Space (sq. ft.)	Building Permit Approved Space ¹ (sq. ft.)	Previous ARs Cumulative Building Permit Approvals (sq. ft.)	Cumulative Total Building Permits Approved (sq. ft.)	GUP Balance Remaining (sq. ft.)
Campus Center		Building 500	3,254	3,254			
		Varian 2	68,000	63,869			
		Barnum Family Center	2,337 ³	0			
Subtotal Campus Center	1,605,000		73,591	67,123	124,067	191,190	1,413,810
DAPER & Administrative	250,000	Avery Aquatics Storage	1,000	0	23,661	23,661	226,339
East Campus		Wilbur Modular Extension	(-27,360)	(-27,360)			
Subtotal East Campus	110,000		(-27,360)	(-27,360)	0	(-27,360)	137,360
Quarry	50,000	N/A	0	0	0	0	50,000
Lathrop	20,000	N/A	0	0	0	0	20,000
West Campus	0	N/A	0	0	0	0	0
Foothills	0	Foothills Project – Guard Shack	96	0	0	0	0
Lagunita	0	N/A	0	0	0	0	0
Arboretum	0	N/A	0	0	0	0	0
San Juan	0	N/A	0	0	0	0	0
Total	2,035,000	N/A	47,327	39,763	147,728	187,491	1,847,509

1. Square footage is counted against the GUP cap in the reporting year in which the building permit is approved.
2. 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.
3. Net square footage.

II. Development Overview

During the AR 5 reporting period, two projects that added academic/academic support space under the 2000 GUP building area cap received building permits. As shown on Table 1, Building 500 Project and Varian 2 Project together used 67,123 sq. ft. of the academic/academic support building space allowed under the 2000 GUP. Also during this reporting period, one project (Wilbur Modular) removed existing academic support building space. Taking into account a removal/demolition credit for this project (27,360 sq. ft.), the AR 5 reporting period resulted in a net building area contribution of 39,763 sq. ft. to the 2000 GUP building area cap. Several other projects received ASA approvals, and building or grading permits during the current period but did not result in debits against the 2000 GUP building area cap, because they did not result in new building space, or because they used space allowed under additional building area caps. In addition, although the Avery Aquatics Storage Project, which would add academic support space, also received ASA during the reporting period, this project did not receive a building permit. Please see Table 5 (at the end of this section), which lists all projects that saw activity during AR 5 reporting period.

Figure 4 illustrates the cumulative status of building-permit-approved square footage for academic/academic support facilities, including the ASA approved square footage counted during the 2004/2005 academic year, as also shown on Table 1. In addition, it illustrates the remaining allowable square footage for development under the 2000 GUP. Note that 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 University 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 cumulative. In contrast, ASA-approved square footage is only shown for projects that received ASA approval during the current reporting period.

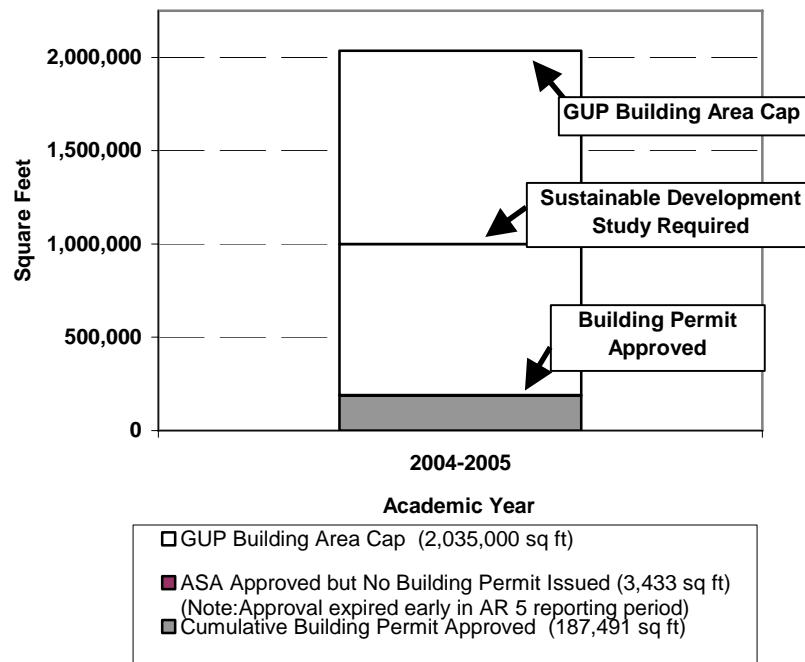


Figure 4 Cumulative Development Activity 9/1/00-8/31/05

Figure 5, below, based on data in Table 1, 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 during the current reporting period.

A map of Stanford University's Development Districts is provided as Figure 3. The distribution of GUP-allowed academic and academic support development is detailed in Table 1.

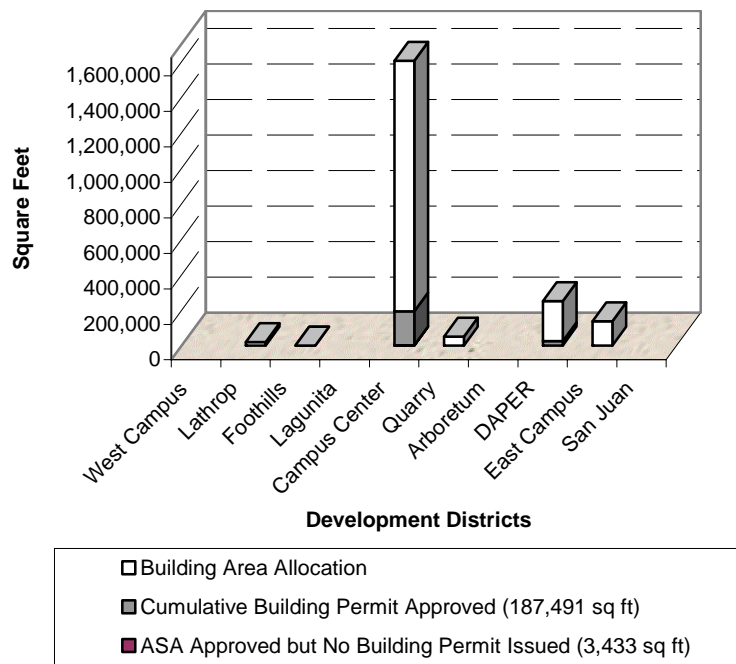


Figure 5 Distribution of Academic Development

Other Space Caps

Remaining 1989 GUP Approved Square Footage

In addition to the 2,035,000 sq. ft. academic/academic support building area cap designated under the 2000 GUP, 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.” (See Table 2)

The Building 500 Project, a project that would use the remaining 1989 GUP building area, received ASA during the AR 4 reporting period and a building permit during AR 5 reporting period. This project will use the remaining 2,226 gsf of the 1989 GUP building area. The building area of this project is accounted for in Table 2, below. Section IV of this report includes an illustration of the project.

Temporary Surge Space

The 2000 GUP (Condition A.2.c) allows Stanford University to use up to 50,000 sq. ft. in the form of temporary trailers as surge space during construction activities.

- The Maples Surge Trailers, which received a building permit and were installed during the AR 4 reporting period, were removed during AR 5 reporting period in December 2004. Therefore, 2,688 gsf of temporary surge space was released as a result of the removal of these trailers.
- The Varian Surge Trailers, which received a building permit and were installed during the AR 5 reporting period, will use 3,050 gsf of the temporary surge space allowance. Removal of the trailers is anticipated in August 2006 (during the AR 6 reporting period).
- The Wilbur Modular Buildings, which received ASA to be converted from academic support space to temporary surge space during the AR 5 reporting period, will use 27,360 gsf of temporary surge space allowance. Removal of this modular space is anticipated in October 2005.
- Two other proposals by Stanford for temporary surge space (Old Union Surge-Serra Street site and Old Union-Lomita Drive site) also received ASA during the AR 5 reporting period, but did not receive a building permit. The use of

temporary surge space under these proposals will be accounted for in AR 6.

As shown in Table 2, the 50,000 sq. ft. cap for temporary surge space was not exceeded at any point in time during AR 5 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.

No Childcare or Community Centers were approved during this reporting period.

II. Development Overview

**TABLE 2
ANNUAL REPORT 5
OTHER SPACE CAPS - PROJECT SUMMARY**

Non-Building Cap Category	Maximum Allowable Square Footage	Proposed Projects	ASA Approved (sq. ft.)	Building Permit (sq. ft.)	Cumulative Building Permits Approved (sq. ft.) in Previous ARs	Cumulative Total Building Permits Approved (sq. ft.)	Balance Remaining (sq. ft.)
Remaining 1989 GUP Square Footage	92,229	Building 500	0	2,266	8,270	92,229	0
Temporary Surge Space	50,000	Maples Surge Trailers ¹	(-2,688)	(-2,688)	2,688	34,730	15,270
		Varian Surge Trailers	3,161	3,050			
		Wilbur Modular Extension	27,360	27,360 ²			
Childcare/ Community Center	40,000	N/A	0	0	12,768	12,768	27,232

1. Maples Surge Trailers were removed on 12/04, releasing the 2,688 sq. ft. of GUP Temporary Surge Space.

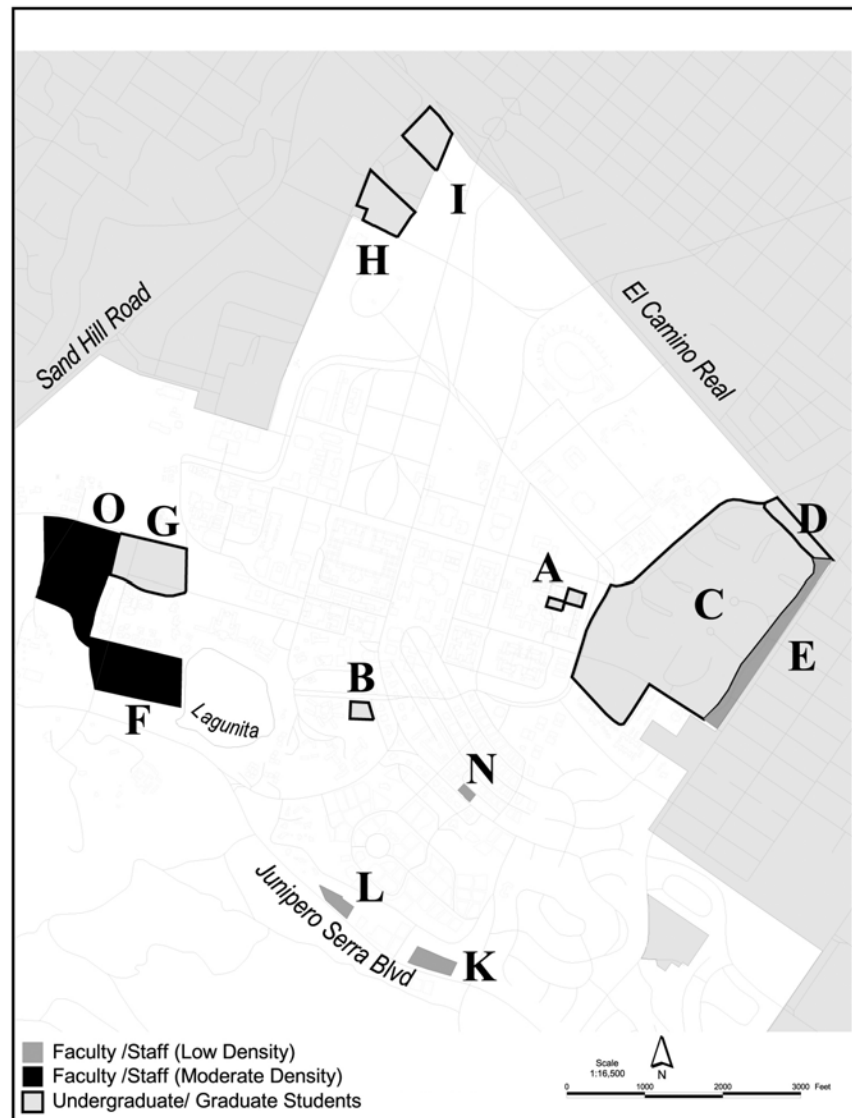
2. A building permit for this project was not issued during AR 5 reporting period as this modular space had previously received a building permit when the modular buildings were initially installed to provide academic support space. During AR 5 reporting period, these were converted to temporary surge space for construction under an ASA.

Housing

The 2000 GUP allows for the construction of 3,018 net new housing units on campus, with allocations for faculty and staff, graduate and undergraduate students, and postdoctoral and medical students approximately as shown in Table 3. The GUP identified allowable locations of housing for students, staff and faculty. As with academic/academic support building space, the housing units will be distributed among the 10 development districts (see Table 3).

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 Potential Housing Sites

Housing may also 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. As explained under 2000 GUP Condition A (A.1.c, A.1.d, and A.3.b), the square footage of housing units constructed is tracked but does not count toward the 2000 GUP building area cap (see Table C-2, Appendix C).

During the AR 5 reporting period, three housing projects were proposed and received ASA. Casa Zapata RF Unit Replace, which would remove nine housing units and add one housing unit, received ASA but the final framing inspection was not completed during AR 5 reporting period. The remaining two housing projects

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would not increase or decrease the number of housing units on campus, although they would add some residential building space through renovation and remodeling. Therefore, as illustrated in Figure 7, the cumulative total of approved units under the 2000 GUP allocation remains unchanged from last year at 433 units.

**TABLE 3
ANNUAL REPORT 5
DISTRIBUTION OF RESIDENTIAL DEVELOPMENT**

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 Searsville Block Mayfield/Row	195 Faculty/Staff 367 Graduate 125 Undergrad/Grad	N/A	0	0	0	0
Campus Center	0	Columbae House	490	0	0	0
Quarry Quarry/Arboretum Quarry/El Camino	200 Postdoc 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			139,258 ⁴	0	0	433
Manzanita Escondido Village Stanford Avenue	100 Undergrad/Grad 1,395 Graduate 75 Faculty/Staff					
Outside Designated Housing Sites		Casa Zapata RF Unit Replace	(-660)	(-8)		
San Juan						0
Lower Frenchman's Gerona Mayfield	18 Faculty/Staff 12 Faculty/Staff 9 Faculty/Staff					
Outside Designated Housing Sites		717 Dolores House	384	0	0	
Total	3,018 Allowed²		214	0	0	433³

- 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).
- Additional housing may be approved by the Planning Commission (2000 GUP Condition F.7).
- Cumulative totals include results from previous annual reports. See Appendix C and/or previous annual reports for more detailed background on these cumulative totals.
- Cumulative total from prior Annual Reports.

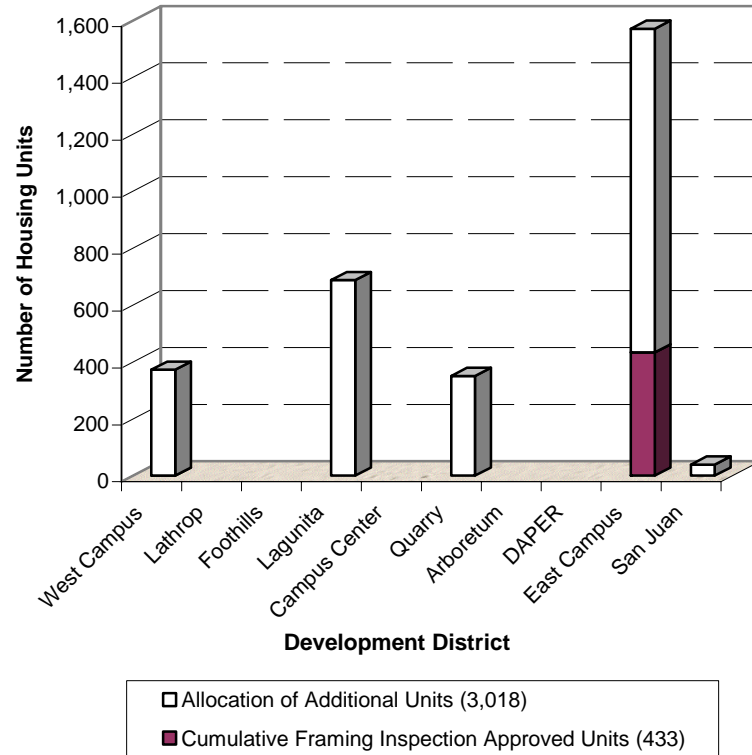


Figure 7 Distribution of Residential Units

Parking

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 academic/academic support building area cap (Table 4). As with academic/academic support building area square footage and housing, the allowed parking spaces have been distributed among the development districts (Figure 8). Table 4 details changes in parking spaces during the current reporting period, and cumulative increases and decreases in parking spaces on the campus during the AR 1 through 5 reporting periods.

As detailed in Table 4, four parking projects and numerous small restriping and reconfiguration projects in the Campus Center, DAPER & Administrative, East Campus, Quarry San Juan, and Lagunita development districts during the AR 5 reporting period resulted in a net decrease of 159 campus parking spaces on campus. Twenty-nine campus parking spaces were removed during the AR 1 reporting period; there was a net addition of 31 spaces during the AR 2 period; there was a net increase of 394 parking

II. Development Overview

spaces during the AR 3 period and there was a net decrease of 91 spaces during the AR 4 period. With the net displacement of 159 spaces during the AR 5 reporting period, the cumulative change in the parking inventory is a net increase of 146 parking spaces under the 2000 GUP.

**TABLE 4
ANNUAL REPORT 5
DISTRIBUTION OF PARKING**

Development District	Base Parking GUP EIR	2000 GUP Allowed Change in Parking Spaces	AR 5 Projects	Changes to Parking Inventory				Unused 2000 GUP Allocation
				AR 5 Contribution	Previous AR Contribution	Cumulative (AR 1 Through Current AR 5)	EIR Base Plus Cumulative Change (Current Parking Capacity)	
West Campus	191	50	None	0	0	0	191	50
Lathrop	0	50	None	0	0	0	0	50
Foothills	0	0	None	0	0	0	0	0
Lagunita	1,745	700	Misc. restriping ³	(-15)	(-8)	(-23)	1,722	723
Campus Center	8,743	200	Stock Farm Bus Reconfiguration	(-47)				
			Misc. restriping ³	(-58)				
Campus Center subtotal				(-105)	(-56)	(-161)	8,582	361
Quarry	1,058	800	Misc. restriping ³	2	0	2	1,060	798
Arboretum	134	0	N/A	0	0	0	134	0
DAPER & Administrative	2,209	1,700	Misc. restriping ³	5	-3	2	2,211	1,698
East Campus	4,731	900	Dudley & Angell Recount ⁵	(-20)				
			Misc. restriping ³	(-6)				
East Campus subtotal				(-26)	372	346	5,077	554
San Juan	540	100	Mayfield 3 Recount	(-23)				
			Misc. restriping ³	3				
San Juan subtotal				(-20)	0	(-20)	520	120
Campus Wide Summary	19,351	2,300 ⁴		(-159)	305	146	19,497	2,154

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. Unused allocation equals parking spaces allocated to each district under GUP less the cumulative parking space changes during AR 1 through AR 5 reporting periods. Reductions in parking spaces may result in net parking allocation to a district in excess of GUP allocations.
3. Includes numerous reconfiguration/restriping/ADA projects. Details on file with Stanford University and the County.
4. Under the 2000 GUP, Stanford University is limited to constructing 2,300 net new spaces campus-wide. In order to allow flexibility in the distribution of parking, the GUP also sets an upper limit for new parking in each development district. Some districts will ultimately build less than their GUP allocations. Thus, the sum of unused district allocations is more than the remaining 2000 GUP allocation, which is the campus-wide maximum number of parking spaces that will be built under this GUP.
5. Escondido @ Bing was double-counted in AR 4 by error and was therefore subtracted out in this AR.

II. Development Overview

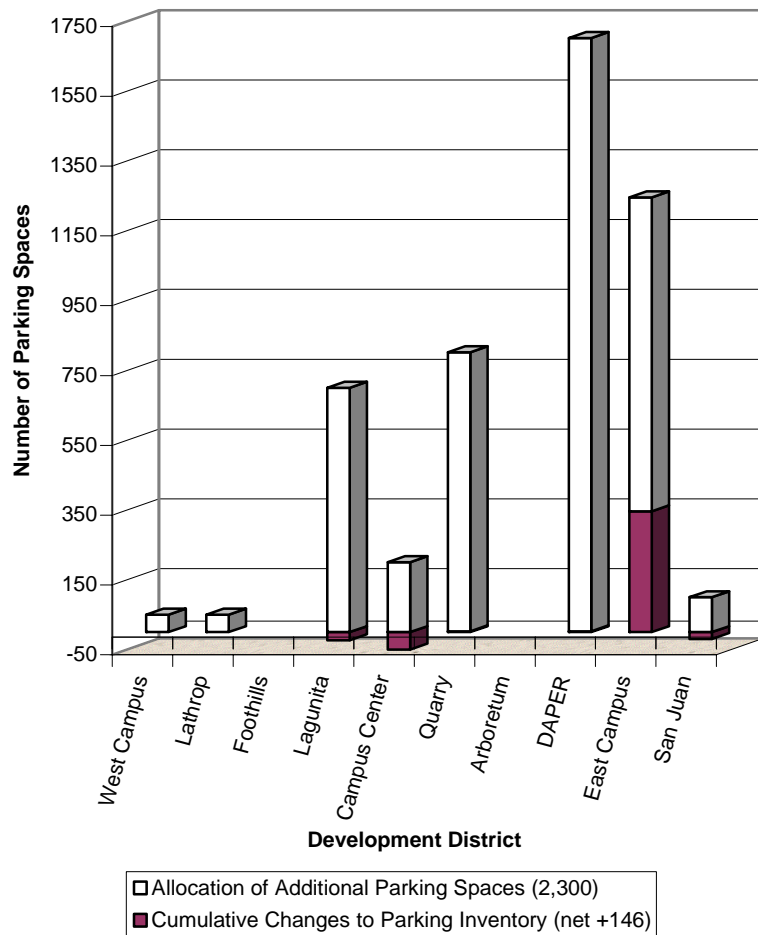


Figure 8 Distribution of Parking Spaces

Summary of All Project Activity During the AR 5 Reporting Period

Table 5, below, summarizes the status of all projects that saw activity during the AR 5 reporting period. Note that only three of the listed projects contributed building space that was debited against the 2000 GUP academic/academic support building area cap during the AR 5 reporting period. Other projects did not receive building permits or those that did receive building or grading permits this year either did not contribute new building space to the campus, or used temporary surge space, childcare and community center space, or space allocation remaining under the 1989 GUP. Square footage debits against these caps are shown in Tables 1 and 2, above.

**TABLE 5
PROJECT ACTIVITY DURING THE ANNUAL REPORT 5 REPORTING PERIOD**

Project Description	County File No.	Campus District	ASA/SPE¹ Year	Building/Grading Permit Year	Status at End of AR 5 Reporting Period	Anticipated Completion	Other Features	More Information
Maples Surge Trailers* Install trailers for temporary showers and lockers during renovation of Maples Pavilion	4793	Campus Center	AR 4	AR 4	Construction completed		Removed 12/04 AR 5	AR 4 Sect. IV
Hole #3 Golf Cart Bridge Replacement*¹ Construct new bridge golf cart bridge, Sand Hill Golf Course Hole #3.	8605	Foothills	AR 4	AR 4	Construction completed		No building space added	AR 4, Sec. V
Arrillaga Family Recreation Center* Construct new two-story recreation center	8398	Campus Center	AR 4	AR 4	Under construction	AR 6	Removal of Encina Gym	AR 4, Sec. IV
Varian Surge Trailers* Relocate undergraduate teaching labs from Varian Building to two existing construction trailers during construction of new Varian 2 bldg.	8948	Campus Center	AR 4	AR 5	Relocation Completed		Temporary Surge space Expected removal 8/06 AR 6	AR 4, Sec. IV
Building 500 Remodel interior double-height space in existing building to provide additional interior space	21929 ²	Campus Center	N/A	AR 5	Construction completed	AR 6	3,254 gsf under 2000 GUP 2,266 gsf under 1989 GUP	AR 4, Sec. VI
Foothills Projects¹ Group of small installations, incl. 2 Stanford Radio Club antennae, 2 small guard shelters, 9 recreation route interpretive signs	8908	Foothills	AR 5		Awaiting building permit	AR 6	SPE	AR 4, Sec. VI
Varian 2 Bldg Construct new Varian Physics building (2 floors above grade, 2 floors below grade) for dry laboratories and admin.	8918	Campus Center	AR 5	AR 5	Under Construction	AR 6		AR 4, Sec. VI
Fremont Rd. Stockpile Time Extension Extend use of existing stockpile for Sand Hill Rd construction projects to 2006	7352	West Campus			Application to be resubmitted	AR 6	Does not contribute campus building space	AR 4, Sec. VI
Hole #4 Golf Cart Bridge Replacement (rev.)¹ Replace golf cart bridge	8605	Foothills	AR 5	AR 5	Construction completed		SPE	AR 4, Sec. VI
Taube Tennis Practice Bleachers¹ Construct 200-seat bleacher structure at Taube Tennis Practice Courts	1867	DAPER & Admin.	AR 5	AR 5	Construction completed		SPE	AR 4, Sec. VI

II. Development Overview

**TABLE 5
PROJECT ACTIVITY DURING THE ANNUAL REPORT 5 REPORTING PERIOD**

Project Description	County File No.	Campus District	ASA/SPE¹ Year	Building/Grading Permit Year	Status at End of AR 5 Reporting Period	Anticipated Completion	Other Features	More Information
Band Modular Ext. Extend time previously permitted for use of existing modular structures	8142	East Campus	AR 5	AR 5	Construction completed	AR 6	Expected removal 6/06	AR 4, Sec. VI
Wilbur Modular Extension Converted into construction surge space	5103	East Campus	AR 3		Converted to surge trailers	AR 6	Expected removal 10/05	AR 3
Equestrian Center Improvements to existing facilities	3301	West Campus / Foothills	AR 5	AR 5	Under Construction	AR 6		AR 5, Sec. IV
Research Animal Facility Expansion	8489	Campus Center	AR 3		On hold		ASA expired	AR 3
Old Union Surge – Lomita Drive Site Construction surge space	9213	Campus Center	AR 5	AR 6	Awaiting building permit	AR 6		AR 5, Sec. IV
Old Union Surge – Serra Street Site Construction surge space	9209	Campus Center	AR 5	AR 6	Awaiting building permit	AR 6		AR 5, Sec. IV
Columbae House Interior renovations to meet seismic, ADA, and other standards	9121	Campus Center	AR 5	AR 6	Awaiting building permit	AR 6	SPE	AR 5, Sec. IV
717 Dolores House Interior renovations to meet seismic, ADA, and other standards	9120	San Juan	AR 5	AR 6	Awaiting building permit	AR 6	SPE	AR 5, Sec. IV
Casa Zapata RF Unit Replace Demolition of existing cottage and addition to Stern Hall	9085	East Campus	AR 5	AR 6	Under Construction	AR 6	SPE; Expected Completion 10/05	AR 5, Sec. IV
Carnegie Grading Permit	8492	Campus Center	AR 5	N/A	Awaiting grading permit	AR 6		AR 5, Sec. IV
Temporary Art in Foothills Locate three sculptures and hay bales	8908	Foothills	AR 5	N/A	Installed 7/05		Expected removal 4/07	AR 5, Sec. IV
Barnum Family Center Restoration of two existing buildings and construction of a new 2-story building	9079	Campus Center	AR 5	AR 6	Awaiting building permit	AR 6		AR 5, Sec. IV

Note: Projects contribute to academic/academic support building area cap unless otherwise noted.

* denotes ASA during the current reporting period.

1. Small Project Exemption (SPE)

2. Building permit plan check number; ASA not required.

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III. Overview of Monitoring During Fifth Year

This section provides a summary of activities conducted during the AR 5 reporting period, in compliance with 2000 GUP conditions. Please refer to Table 5, above, for the status of specific projects. For a complete discussion of compliance with each 2000 GUP condition, please see Appendix B.

GUP Condition A: Building Area

Section II of this Annual Report provides statistics and distribution of building area by district. It also provides accounting of 2000 GUP space expenditure for those projects that received building permits during the AR 5 reporting period. Descriptions and illustrations of projects that received ASA during the AR 5 reporting period are provided in Section IV. Please refer to Table 5 for status of the projects active in this reporting period.

During the AR 5 reporting period, September 1, 2004 through August 31, 2005:

- Stanford did not exceed the GUP building area cap, or the GUP caps for new housing and parking.
- Stanford also remained within the other space caps established under the GUP. During this period, Stanford exhausted the remaining building space under the 1989 GUP.

GUP Condition B: Framework

A total of 17 projects received ASA approval or exemption during the AR 5 reporting period, as detailed in Table 5 in Section II. All were determined to be consistent with General Plan land use designations and zoning.

Stanford University 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.

GUP Condition C: Monitoring, Reporting, and Implementation

The County Planning Office hired URS Corporation to prepare AR 5 pursuant to the 2000 GUP. Stanford University provided funding for all aspects of the Annual Report and provided necessary information in a timely manner.

The draft Annual Report 5 was presented to the Community Resource Group in April 2006 and the final report will be

presented to the Planning Commission at the June 2006 public hearing.

GUP Condition D: Permitting and Environmental Review

During the AR 5 reporting period, Stanford received ASA or small project exemptions for 18 construction projects. All of these projects were determined to be consistent with the General Plan land use designations and zoning and were found to be adequately analyzed in the CP/GUP EIR. See Section II of this Annual Report for the status of each project.

It is beyond the scope of this Annual Report to document every minor violation of County ordinances or other requirements that occur on Stanford University land. When violations occur, they are addressed through appropriate County procedures. As of this Annual Report, there has been no action that would require the County Planning Commission to consider or determine Stanford to be in non-compliance with any GUP condition or mitigation requirement. Stanford University remains in compliance with the GUP.

The zoning enforcement office and building inspection office report that Stanford University is in compliance with other County requirements.

GUP Condition E: Academic Building Area Review

Three of the projects approved during this reporting period added academic building area while two projects removed academic building area, resulting in a net contribution of 39,763 sq. ft. of academic and academic support building area in the Campus Center, East Campus, and West Campus Districts, which was counted against the 2000 GUP building area cap during the AR 5 reporting period. Cumulative academic/academic support development on campus under the 2000 GUP totals 187,491 gsf as of the end of the AR 5 reporting period. See Section II of this Annual Report for details.

GUP Condition F: Housing

No new housing was added to the Stanford campus during this reporting period. Cumulatively, the construction of housing during the first and second annual reporting periods had resulted in a cumulative increase of 425 housing units (Table 3) on campus.

III. Overview of Monitoring During Fifth Year

Currently, Stanford capacity for providing units of student housing remains equivalent to the capacity identified by Stanford University at the time of initial occupancy. Stanford's housing needs are subject to fluctuation during any given year. Accordingly, Stanford University may redistribute the student population among existing housing facilities in any given year, based on current population and programmatic needs. The County will, as needed, reassess housing availability status with appropriate Stanford University staff. If Stanford University should ever apply for a development permit that would change the number of beds available to students, that action and the change in beds would be reported in the Annual Report.

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

Stanford University has complied with County requests for in-lieu payments after building permit issuance and before occupancy. As of May 8, 2005, the affordable housing fees are assessed at the rate of \$15.70 per square foot of space approved under the final building permit.

GUP Condition G: Transportation

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 was established in 2001. Data collection involved 6 weeks in the Spring and 2 weeks in the Fall to monitor Stanford's compliance with the "no-net-new commute trip" standard. This report is available for review at the County and is also available on the County website, (www.sccplanning.org). Results of subsequent traffic monitoring are summarized in Appendix D of this document.

The Annual Report normally reports on activity between September 1 and August 31. The annual Traffic Monitoring Reporting period is the same as the baseline, 6 weeks in the Spring and 2 weeks in the Fall. Updates or clarifications made this year to prior Monitoring Reports are noted as follows.

During the AR 3 and AR 4, the County drafted and the Stanford Community Resource Group reviewed and commented on the

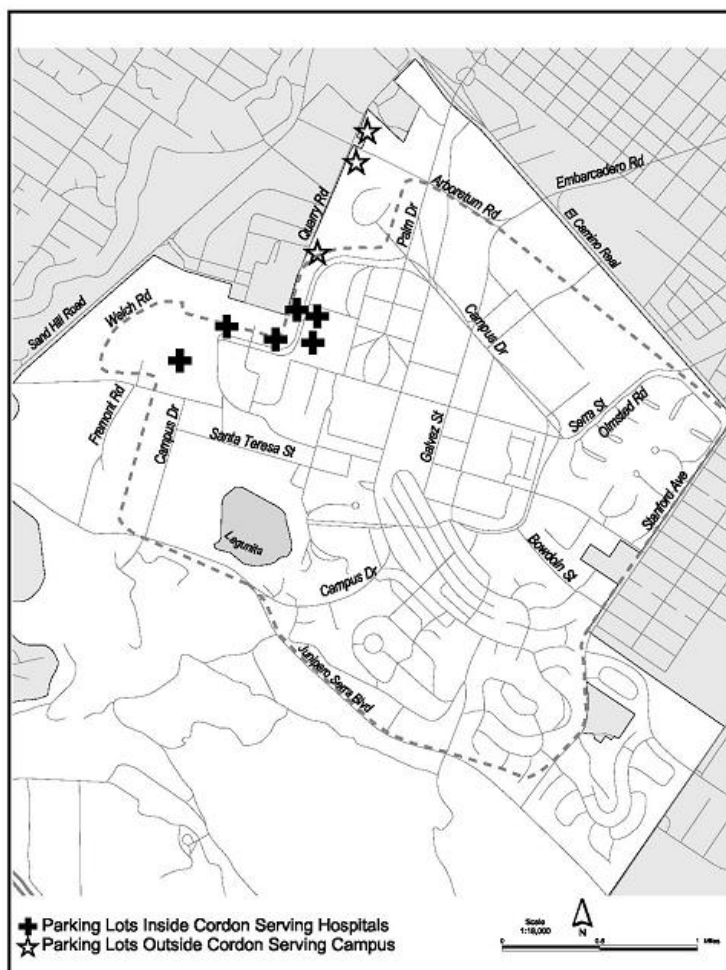
Stanford Traffic Cordon Count Credit Guidelines consistent with Condition G.8. The Guidelines were finalized during AR 4.

During AR 3 and AR 4, Year 3 traffic counts were taken in Spring 2004 and completed in the fall. The 2004 Monitoring Report (Year 3) concluded that the adjusted AM inbound count totaled 3,176 vehicles, representing a decrease of 143 vehicles and fell within the 90% confidence interval. The PM outbound count totaled 3,642 vehicles, which was an increase of 196 vehicles from the baseline and 51 vehicles more than the 1% established trigger. Consistent with the approved Credit Guidelines, Stanford submitted a 2004 Trip Credit Report, which was reviewed and data confirmed by the County's traffic consultant KORVE Engineering. The 2004 Trip Credit Report identified 66 trip credits for Year 3. Therefore, the "no-net-new commute trip" standard was met during the 2004 Monitoring Report period.

During AR 4 and AR 5, Year 4 traffic counts were taken in Spring 2005 and completed in the fall. The 2005 Monitoring Report concluded that the adjusted AM inbound count totaled 3,383 vehicles, which fell below the 90% confidence interval by 56 trips. The adjusted PM outbound count totaled 3,735 vehicles, which is an increase of 289 vehicles above the baseline and 144 vehicles more than the 1% interval. Stanford applied for 182 trip credits for Year 4, consistent with Cordon Count Credit Guidelines. The County planning office is verifying the 2005 Trip Credit Report data and does not anticipate any significant changes to the data.

The 2005 traffic monitoring cordon locations remain the same as are shown on Figure 9, below. Data and analysis of these counts, reported in January 2006 (Korve 2006), are provided in Appendix of this annual report.

III. Overview of Monitoring During Fifth Year



Source: Stanford University General Use Permit, December 2000

Figure 9. Traffic Monitoring Cordon Boundaries

GUP Condition H: Parking

Three parking reconfiguration/recount projects and a number of miscellaneous small restriping projects received ASA and building or grading permit approval during the AR 5 reporting period. Together these projects resulted in a net reduction of parking spaces on campus (-159), for a net cumulative increase of 146 parking spaces during the AR 1 through 5 reporting periods. The changes in parking occurred in the Lagunita, Campus Center, Quarry, DAPER & Administrative, East Campus, and San Juan Districts. All projects had been completed as of August 31, 2005. Section II, Table 4 and Appendix C-3, Map C-3 and Figure 10 provide details on parking locations and number of parking spaces affected in each district.

GUP Condition I: Parks and Recreation Facilities

During AR 5, a Draft SEIR for the S1 Trail alignment was circulated for public comment and the County prepared the Responses to Comments for the final SEIR. The public hearing to select the S1 trail alignment will occur in AR 6 reporting period. The C1 alignment will be addressed in AR 6. Additional information may be found in previous annual reports.

GUP Condition J: California Tiger Salamander

Two of the projects (Equestrian Center and Old Union Surge – Lomita Drive site) approved during the reporting period are located in the California tiger salamander (CTS) Management Zone. However, neither project would affect CTS habitat because the projects would install facilities on already disturbed areas.

GUP Condition K: Biological Resources

One project that was proposed during the AR 5 reporting period was located in the Foothills development district. Because of the nature of the project (temporary art involving hay bales), a biological survey was not considered necessary.

Two projects that began construction during the current reporting period required pre-construction surveys for breeding raptors and migratory birds. The projects and results are reported in Appendix B, Condition K.2.

None of the projects that began construction during the reporting period occur within oak woodland habitat.

Two projects (Equestrian Center and Varian 2) approved during this period will affect trees protected by the Stanford Community Plan policies and project-specific conditions of approval. Affected trees have been or will be relocated or replaced in accordance with the Stanford Community Plan Policy SCP-RC (i)7 and the County requirements. Details are provided in Appendix B, Condition K.4.

As stated in previous Annual Reports, the Special Conservation Area Plan was one of numerous plans, reports and actions that was required to be submitted within one year of the GUP. The County and Stanford plan to address needed refinements to the Draft Special Conservation Area Plan during AR 6 reporting period.

III. Overview of Monitoring During Fifth Year

GUP Condition L: Visual Resources

No significant activity regarding visual resources conditions occurred during this reporting period. Three projects approved during the AR 5 reporting period included new exterior lighting and therefore Stanford University submitted a lighting plan with the ASA application for each project to the County.

GUP Condition M: Hazardous Materials

Stanford University 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:

- The Emergency Response/Contingency Plan, which contains roles and responsibilities of Stanford University faculty, staff and researchers, as well as emergency contact information.
- Training Plan, which details the training received by emergency responders, students, faculty, and staff.
- 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.
- Standards for safe storage, containment, and segregation of hazardous materials.
- Various maps showing the locations where hazardous materials are stored.
- 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.
- Response to and records of hazardous material spills.

Hazardous material information was provided in the ASA applications for all projects proposed or approved during the reporting period that required such information. Since no projects were proposed or approved during the period that trigger the California Accidental Release Prevention (CAL-ARP) law, no Risk Management Plans were prepared. None of the projects approved during the current reporting period will store hazardous materials.

GUP Condition N: Geology and Hydrology

Stanford submitted an updated Notice of Intent (NOI) to join the State of California General Storm Water Construction Permit to the San Francisco Regional Water Quality Control Board in accordance with the NPDES General Permit on June 16, 2005. The updated NOI outlines completed projects, projects under construction, and planned future projects.

Notices of Termination (NOT) were prepared for individual construction sites that completed all construction work during the prior year, in cases where these were required. Note that the required reporting period for NOTs differs from the reporting year for Stanford annual reports; thus NOTs for some projects completed during the current AR reporting period may be reported in a prior or subsequent Stanford annual report consistent with the NOT reporting calendar. NOTs were prepared during the reporting period for Carnegie World Ecology Center, Maples Pavilion, Lucas Center, and CSLI Media X/EPGY Annex. These NOTs are for internal tracking. An official NOT will be prepared for the entire campus and submitted to the Regional Water Quality Control Board when all construction projects covered under the Notice of Intent are complete.

Flood Control: Stanford completed construction of the remaining barriers identified in the storm drain master plan to divert overland flows away from structures to streets and malls and to protect campus facilities from flooding.

C.3 Provisions: Stanford developed and received approval from the County for a Campus-Wide Storm Water Treatment Master Plan to comply with the new C.3 Provisions. A grassy swale was constructed at the corner of Serra Street and El Camino Real to treat 3.5 cfs of storm water runoff from future campus development in the Matadero Creek watershed. As projects are constructed in this watershed, the flow of storm water runoff that is not treated at each project site will be deducted from the total flow treated by the swale.

A Continuous Deflection Separation (CDS) was installed on Pasteur Drive at Welch Road to treat 19 cfs of storm water runoff from future campus development in the San Francisquito Creek watershed. As projects are constructed in this watershed, the flow of storm water runoff that is not treated at each project site will be deducted from the total flow treated by the CDS unit.

The projects that received approval during this reporting period did not need to rely on these C.3 treatment facilities for mitigation.

III. Overview of Monitoring During Fifth Year

One project within the Unconfined Zone received approval during this reporting period, but its impact was offset by demo of another facility. Stanford has prepared a proposed campus-wide groundwater recharge plan to mitigate lost recharge from all projects in the Unconfined Zone. See Appendix B, Condition N.4.

GUP Condition O: Cultural Resources

One project, 717 Dolores House, that received ASA during the current reporting period includes the renovation of an historic building. The structure may be eligible for local listing, as a historic resource, but not for state or national listing. The renovation resulted in no impacts to the historic resource.

Another project, Columbae House, that received ASA during the current reporting period includes the renovation of an historic building that was found not to be a significant historical architectural resource for local, state or national listing.

GUP Condition P: Utilities and Public Services

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.

Stanford's daily water usage during the AR 5 reporting period averaged 2.3 million gallons per day (mgd). This was below the 3.033 mgd allocation and a reduction from AR 4's average of 2.5 mgd.

The Santa Clara County Planning Office staff and the Santa Clara Water District Staff have agreed to annually review Stanford implementation of the Water Conservation and Recycling Plan in the following way. Stanford submits a summary of water conservation measures implemented and a calculation of water savings. Santa Clara Valley Water District staff review the data and provide feedback to the County. The County considers this feedback in determination of Stanford's annual and long-term compliance with the mitigation measures and the GUP conditions.

Since the 2000 GUP was approved, Stanford University has performed effective conservation outreach and education, as evidenced by County staff discussions with campus facility managers. Stanford University has also continued to retrofit plumbing fixtures, converted some landscaped areas, including the football practice field, from domestic water irrigation to lake water irrigation, partially replaced turf with drought-tolerant plantings,

Annual Report 5

retrofitted once-through cooling systems in lab buildings, and installed Water Misers for steam sterilizers. The calculated savings of these programs since GUP approval is approximately 0.3 mgd.

GUP Condition Q: Air Quality

All approved projects were required to comply with BAAQMD's permitting, control measures and recommendations as appropriate. BAAQMD issued an Authority to Construct (A/C) for the emergency generator for the Varian 2 project. An air toxic risk assessment was completed for this project as well. No A/C or permit is required for the building, as it does not exceed the BAAQMD air toxics thresholds.

GUP Condition R: Noise

Stanford University is allowed, per the 2000 GUP, to have two fireworks displays per year. Additional firework displays may be allowed if an entertainment permit is obtained. During the reporting period, Stanford carried out the two GUP-allowed fireworks displays for two baseball games.

Stanford is maintaining a noise hotline phone number. The number is (650) 724-4900. Four noise complaints were received during the AR 5 reporting period, one in relation to the loud speaker in an athletic field and three in regards to fire work noise. There were no known fireworks on campus that night. Stanford states that the noise was due to a major electrical transformer blowing up that night causing loud popping noises.

GUP Condition S: Additional GUP Conditions

No other significant activity occurred during this reporting period. See Annual Reports 1 through 4 for previous activities.

IV. Project Summaries

This section presents brief project summaries of all projects that received ASA approval or exemption during the reporting period. Figure 10 shows the locations of the ASA-approved projects. Table 6 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.

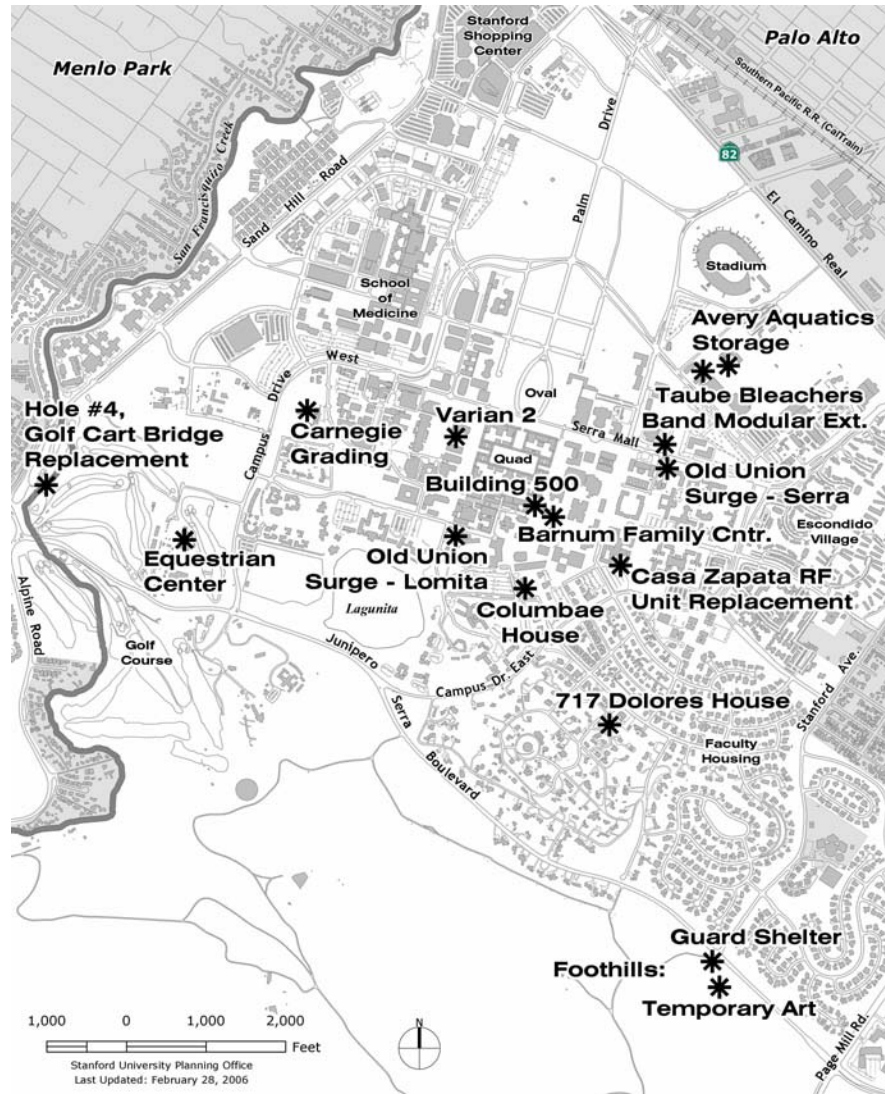


Figure 10 Locations of ASA-Approved Projects

**TABLE 6
ANNUAL REPORT 5
DEVELOPMENT PROJECTS RECEIVING ASA APPROVAL⁸**

PC/ File #	Project Name	Development District	Type of Development	ASA sq. ft.	Demolition sq. ft.	Net sq. ft.	Bldg. Permit sq. ft.	Development Status
8605	Hole #4 Golf Cart Bridge Replacement Revise	Foothills	Recreation	N/A	N/A	N/A	N/A	Construction Completed
8918	Varian 2	Campus Center	Academic	68,000	0	68,000	63,869	Under Construction
1867	Taube Tennis Practice Bleachers	DAPER & Administrative	Academic Support / Athletic Facilities	N/A	N/A	N/A	N/A	Construction Complete
8142	Band Modular Ext.	DAPER & Administrative	Academic	N/A	0			Construction Completed
21929	Building 500 ⁹	Campus Center	Academic	N/A	0	3,254 ⁶	5,520	Under Construction
5103	Wilbur Modular Ext. ²	East Campus	Academic (Surge)	0	0	(-27,360) ⁵	(-27,360)	Converted to Surge
3301	Equestrian Center ⁷	West Campus / Foothills	Academic Support / Athletic Facilities	0	0	0	0	Under Construction
7055	Avery Aquatics Storage	DAPER & Administrative	Academic Support	1,000	0	1,000	0	Awaiting Building Permit
9079	Barnum Family Center	Campus Center	Academic Support	4,660	2,323	2,337	0	Awaiting Building Permit
9085	Casa Zapata RF Unit Replacement ¹	East Campus	Residential	N/A	N/A	N/A	N/A	Under Construction
8908	Temporary Art in Foothills ¹⁰	Foothills	Other	N/A	N/A	N/A	N/A	Installed
8908	Foothills Project- Guard Shack	Foothills	Academic Support	96	0	48	0	Awaiting Building Permit
9121	Columbae House ⁹	Campus Center	Residential	N/A	0	N/A	0	Awaiting Building Permit
9120	717 Dolores House ⁹	San Juan	Residential	N/A	0	N/A	0	Awaiting Building Permit
8492	Carnegie Grading Permit	Campus Center	Academic	N/A	N/A	N/A	N/A	Awaiting Grading Permit
9209	Old Union Surge – Serra ²	Campus Center	Academic (Surge)	20,580	0	20,580	0	Awaiting Building Permit
9213	Old Union Surge – Lomita ²	Campus Center	Academic (Surge)	7,680	0	7,680	0	Awaiting Building Permit
Total						75,539		

IV. Project Summaries

Note: See table 1 for projects approved during previous annual reporting periods that received building permits during the current period.

1. Project contributed no square footage toward GUP building area cap during Annual Report 4 reporting period, either because there was no associated building area, or because the building permit had not been issued. See Table 1 and Section IV for square footage details.
 2. Contributed to additional permitted surge space cap.
 3. Used space under 1989 GUP remaining building area cap.
 4. gsf = gross square feet
 5. Represents the removal of 27,360 gsf from academic threshold of 2,035,00 gsf.
 6. 2,266 gsf counts against the 1989 GUP cap.
 7. Equestrian includes the construction of pole barns, stables, feed tanks, and other uninhabited space. It does not count against GUP building are cap.
 8. Reporting period extends September 1, 2004 until August 31, 2005.
 9. Building Permit approval only.
 10. This project is a subset of the Foothills Project.
-

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File No. 8605, Hole #4 Golf Cart Bridge Replacement Revise

ASA Application Submitted: 07/29/04

ASA Approved: 09/08/04

Status as of 08/31/05: Construction Completed

Project Description: This project replaced the golf cart bridge for Hole #4 of the Campus Hill Golf Course. The replacement was carried out in conjunction with the reconfiguration of this part of the golf course, which was necessary to accommodate widening of Sand Hill Road. The original small project exemption application included bridges for holes #3 and #4. The Hole #3 bridge was approved and constructed during AR 4. A revised request for a small project exemption was submitted for the Hole #4 bridge during AR 5 reporting period and was approved and constructed during the current reporting period. This project would not result in additional building space on campus; therefore it would not count against the 2000 GUP building area cap in the current annual report.

Development District: Foothills

Land Use Designation: Recreation



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 8918, Varian 2

ASA Application Submitted: 04/26/04

ASA Approved: 11/10/04

Status as of 08/31/05: Under Construction

Project Description: An ASA application was submitted for construction of a new 68,000 gsf building during the AR 4 reporting period. The project was awarded ASA during the AR 5 reporting period and a building permit for construction of the new 63,869 gsf Varian 2 building on the open lawn south of the existing Varian Physics Building was also approved. The building would consist of two floors above grade and two floors below grade and would provide approximately 63,869 sq. ft. of dry laboratories and administrative offices. Therefore, 63,869 sq. ft. will be counted against the 2000 GUP building cap in the current reporting year.

Development District: Campus Center

Land Use Designation: Academic



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

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File No. 1867, Taube Tennis Practice Bleachers

ASA Application Submitted: 07/29/04

ASA Approved: 09/28/04

Status as of 08/31/05: Construction complete

Project Description: The project involves the construction of a new 200-seat bleacher structure at the Taube Tennis Practice Courts. The application for a small project exemption from ASA for this project was received and approved by the County during AR 5 reporting period. Construction of this project does not result in additional building space on campus; therefore it would not count against the 2000 GUP building area cap.

Development District: DAPER & Administrative

Land Use Designation: Academic



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 8142, Band Modular Extension

ASA Application Submitted: 07/29/04

ASA Approved: 10/14/04

Status as of 08/31/05: Construction Complete

Project Description: Stanford submitted an application to the county during the AR 4 reporting period to extend the time period for use of previously approved modular trailers by the Stanford Band. The time extension was approved by the County during AR 5 reporting period. The application has no effect on the 2000 GUP building cap. Removal of these modular trailers is anticipated in May 2006.

Development District: DAPER & Administrative

Land Use Designation: Academic



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

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File No. 21929, Building 500

ASA Application Submitted: 09/12/03

ASA Approved: 09/02/04

Status as of 08/31/05: Under Construction

Project Description: This project consists of constructing a mezzanine in an existing double-height space to allow for consolidation of the Archaeology Department. This project will add 5,520 gsf within the walls of the existing Building 500. Of this 5,520 gsf, 2,266 gsf will use the remaining 1989 GUP building area cap. Therefore, the project contributes 3,254 gsf to the campus that would be deducted from the 2000 GUP building area cap for this reporting period.

Development District: Campus Center

Land Use Designation: Academic



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 5103, Wilbur Modular Extension

ASA Application Submitted:	10/20/04
ASA Approved:	11/20/04
Status as of 08/31/05:	Conversion complete
Project Description:	Stanford submitted an application to the County to allow the University to extend the time period for the Wilbur Modulares until October 2005 and to allow the University to convert the modular space from academic support space to surge space. The application was approved by the County during AR 5 reporting period. As a result of this project, 27,360 gsf is added back to the 2000 GUP building area cap, and the project's 27,360 sq. ft. contribution to the temporary surge space cap allowed under the 2000 GUP is accounted for in this annual report.
Development District:	East Campus
Land Use Designation:	Academic Surge
	<i>Trailers have been removed and no photograph is available. The gsf comes off the surge total in AR 6.</i>
Applicable GUP Conditions:	Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

Annual Report 5

File No. 9209, Old Union Surge – Serra Street Site

ASA Application Submitted: 07/05/05

ASA Approved: 08/11/05

Status as of 08/31/05: Awaiting building permit

Project Description: This project will relocate 19,660 sq. ft of student services/administrative offices into new modular buildings located on the corner of Arguello Way and Serra Street at Stanford. The modular buildings are scheduled to arrive in mid-October and will remain during the duration of the renovation of the Old Union Building. The project's 3,161 sq. ft. contribution to the temporary surge space cap allowed under the 2000 GUP will be counted in the annual report for the year in which the project receives a building permit.

Development District: Campus Center

Land Use Designation: Academic Campus



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP Conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 9213, Old Union Surge - Lomita Drive Site

ASA Application Submitted: 07/20/04

ASA Approved: 08/23/04

Status as of 08/31/05: Awaiting building permit

Project Description: This project would install 7,680 gsf of modular building space at the corner of Lomita Drive and Santa Teresa Street at Stanford. The modular buildings are scheduled to arrive in mid-November and will remain during the duration of the renovation of the Old Union Building. Community Centers (El Centro, Native American and Asian American) would be relocated in this temporary modular space. The project's 7,680 sq. ft. contribution to the temporary surge space cap allowed under the 2000 GUP will be counted in the annual report for the year in which the project receives a building permit.

Development District: Campus Center

Land Use Designation: Academic Campus



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

Annual Report 5

File No. 8908, Temporary Art in Foothills

ASA Application Submitted: 03/08/05

ASA Approved: 04/11/05

Status as of 08/31/05 Installed

Project Description: This small project exemption application covers a group of small installations in the Foothills area at Stanford, including three sculptures and hay bales. The application for small project exemption from ASA was submitted for the project during the AR 4 reporting period but the application was deemed incomplete. See AR 4, Sec. V. Resubmittal took place during the current reporting period with minor alterations to the original application, and was accepted. Removal of the temporary art is expected in April 2007.

Development District: Campus Center

Land Use Designation: Academic Campus



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 9085, Casa Zapata RF Unit Replace

ASA Application Submitted: 01/27/05

ASA Approved: 05/04/05

Status as of 08/31/05: Under Construction

Project Description: Stanford proposes to construct a 1,026 sq. ft. addition to Stern Hall to add a new resident fellow unit. The proposed project would require demolition of an existing cottage. About 1,686 sq. ft. of space would be demolished, which would result in the loss of nine student beds. The net change in student beds would be a decrease of 8 beds. The square footage of this project does not count toward GUP allocation of building space because it is a residential project.

Development District: East Campus

Land Use Designation: Residential



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

Annual Report 5

File No. 9120, 717 Dolores House

ASA Application Submitted: 03/10/05

ASA Approved: 06/08/05

Status as of 08/31/05: Awaiting building permit

Project Description: The proposed project involves seismic renovations to comply with campus standards. Other renovations include improvements to bring the house in compliance with ADA standards; upgrade life safety systems to current standards; improve building exiting to meet current codes and eliminate potentially hazardous exterior fire escapes; improve emergency lighting and exit signage; add exterior lighting where required for personal safety; perform hazardous materials abatement as required; address deferred maintenance needs; perform program and landscape improvements to meet housing standards; and address drainage and other issues related to steep site topography. The application for a small project exemption from ASA was submitted during the current reporting period, and approved on June 8, 2005. About 395 gsf of new space would be added under this renovation project. However, this addition is within an existing student residence and does not count against the GUP allocation for academic/academic support space.

Development District: San Juan

Land Use Designation: Residential



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 9121, Columbae House

ASA Application Submitted: 03/10/05

ASA Approved: 06/08/05

Status as of 08/31/04: Awaiting building permit

Project Description: The project includes seismic renovation to comply with Level 4 campus standards. Other renovations include improvements to bring the house in compliance with ADA standards; upgrade life safety systems to current standards; improve building exiting to meet current codes and eliminate potentially hazardous exterior fire escapes; improve emergency lighting and exit signage; add exterior lighting where required for personal safety; perform hazardous materials abatement as required; address deferred maintenance needs; perform program and landscape improvements to meet Housing standards; and improve existing kitchen garden. The application for a small project exemption from ASA was submitted during the current reporting period, and approved on June 8, 2005. About 490 gsf of new space would be added under this renovation project. However, this addition is within an existing student residence and does not count against the GUP allocation for academic/academic support space.

Development District: Campus Center

Land Use Designation: Residential



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

Annual Report 5

File No. 7055, Avery Aquatics Storage

ASA Application Submitted: 12/16/04

ASA Approved: 01/20/05

Status as of 08/31/05: Awaiting building permit

Project Description: This project will convert an existing pool deck into an additional conference room and will result in 1,000 gsf of additional building space on campus. This space will count against the 2000 GUP building area cap in the AR 6 reporting period.

Development District: DAPER & Administrative

Land Use Designation: Academic Support



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

IV. Project Summaries

File No. 9079, Barnum Family Center

ASA Application Submitted: 01/21/05

ASA Approved: 07/14/05

Status as of 08/31/05: Awaiting building permit

Project Description: An ASA application was submitted for the restoration and renovation of two existing unreinforced masonry buildings, as well as the addition of a new two-story building. All buildings will have new electrical, mechanical, plumbing, and fire sprinklers. Site improvements include finish grading, pedestrian paths, irrigation, landscaping, site lighting and seating. It is proposed that 2,323 gsf of the existing masonry buildings would be vacated and demolished; demolition would result in a net increase in square footage of 2,337 sq. ft. (4,660 sq. ft. new construction – 2,323 sq. ft. demolition = 2,337 sq. ft.). The project's sq. ft. would not count against the 2000 GUP building space cap for academic/academic support space because it is a community center project.

Development District: Campus Center

Land Use Designation: Academic



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

Annual Report 5

File No. 3301, Equestrian Center

ASA Application Submitted: 10/24/04

ASA Approved: 03/10/05

Status as of 08/31/05: Under construction

Project Description: On April 27, 2005, the Planning Commission approved the demolition of existing ancillary horse sheds, structures, paddocks and horse exercise yards and structures in the West Campus. The construction of a new hay barn, covered arena, pasture shelters, covered wash area, covered horse exerciser and bulk feed tank was approved and building permits were issued in July/August 2005. Because the structures consist of uninhabited space, the project does not contribute to the GUP building area cap.


Development District: West Campus and Foothills

Land Use Designation: Academic



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

File No. 8492, Carnegie Grading Permit

ASA Application Submitted:	05/17/05
ASA Approved:	07/14/05
Status as of 08/31/05:	Awaiting grading permit
Project Description:	This project consists of grading dirt on site that was relocated within the site for installation of new building foundations. This dirt was spread on site to provide improved conditions for scientific biological research.
Development District:	Campus Center
Land Use Designation:	Academic
	
Applicable GUP Conditions:	Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

Annual Report 5

File No. 8908, Foothills Projects

ASA Application Submitted: 04/08/04

ASA Approved: 12/28/04

Status as of 08/31/05: Awaiting building permit

Project Description: This small project exemption covers a group of small installations in the Foothills area. Stanford will construct one of the two guard shacks, 48 square feet, at the terminus of Stanford Avenue and Junipero Serra Boulevard during reporting period AR 6. This area will be deducted from the campus center development district space allocation after building permits are issued. At this time, Stanford does not anticipate construction of the two antennae, nine interpretive signs, and one of the guard shacks. However, if funding or need for the other facilities arises before the SPE expires, Stanford may want to proceed with installation. The SPE approval for the remainder of the project will expire on December 28, 2006.

Development District: Foothills

Land Use Designation: Academic Support



Applicable GUP Conditions: Stanford is in compliance with Mitigation Monitoring and Reporting Program requirements and GUP conditions for this project. Detailed summaries of project-related conditions are maintained in County project files.

V. Other Significant Activities

There are no other significant activities to account for during the AR 5 reporting period.

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VI. Anticipated Future Development

In addition to the projects discussed in Section IV for which building permits were anticipated during the AR 6 reporting period, four ASA applications for academic/ academic support facilities or small project exemptions from ASA approval that were submitted during the AR 5 reporting period had not been approved as of August 31, 2005. One of these applications had been withdrawn. The remaining four applications were awaiting ASA approval or small project exemption as of August 31, 2005. It is anticipated that these projects will receive approval or exemption during the next Annual Report period, September 1, 2005 – August 31, 2006.

- **Stanford University Football Stadium Renovation Project, County File No. 6512.** An ASA application was submitted for the renovation of the existing Stanford Football Stadium including concessions, restrooms, and press box. The construction would result in a net increase of 30,693 sq. ft. (53,260 sq. ft. new construction – 22, 567 sq. ft. demolition = 30,693 sq ft.). The application was awaiting ASA at the end of the AR 5 reporting period.
- **Munger Graduate Housing and Parking Structure 6, County File No. 9037.** An ASA application was submitted during AR 5 reporting period for construction of 600 units, a 1,227 stall underground parking structure, the relocation of Drell, Owen, Serra, Roger and Mariposa Houses, and the demolition of the Campus Bike Shop. Approximately 459,064 gsf of new housing square footage, plus 1,925 gsf of new academic space, will be added with restoration of the houses. Also requested was reallocation of both housing units and parking spaces between Campus Center and East Campus Districts. Approval was pending at the end of the AR 5 reporting period. This project is a residential project; therefore it would not count against the 2000 GUP building area cap.
- **Brick Barn, County File No. 3301.** An ASA application was submitted during AR 5 reporting period for the renovation of the Brick Barn which was “mothballed” by Stanford after the building suffered significant damage in the Loma Prieta earthquake. As a result of mothballing the building, the square footage of the building was removed from the space inventory of the campus that is used to track compliance with the GUP. The project application was awaiting planning approval at the end of the AR 5 reporting period. The Brick Barn would result in a net increase of 4,690 sq. ft. of academic support square footage.

Anticipated for AR 6 Reporting Period

Submittal of an ASA application during the AR 6 reporting period is anticipated for the following projects:

- **Environment and Energy.** It is anticipated that an ASA application will be submitted during AR 6 for construction of the first building in the long term Science Engineering Medicine Campus (SEMC)/Science-Engineer Quad 2 (SEQ2) initiative.
- **Old Union.** A renovation of the historic Old Union Building to accommodate Student Activities Space needs through the relocation of Student Affairs administrative office.
- **S1-C Trail.** The construction, management, maintenance, and easement for the trail alignment that passes through Stanford lands on the southeastern portion between Junipero Serra/Foothill Expressway and I-280.
- **CEF Cooling Tower 5 and Chiller.** Expansion of cooling capacity at the Central Energy Co-Generation Facility.
- **Steelhead Enhancement Project.** Felt Reservoir capacity restoration (dredging) and modifications to San Francisquito (SF) Creek diversion facilities and fish ladder, and SF Pump Station.
- **Panama Mall.** Renovation of existing older School of Engineering facilities located on or near Panama Mall; Moore/McCullough/Durand/Building 630.
- **Roble Hall.** Seismic and access renovations.

Table 7 below provides more information on the anticipated projects described above. Figure 11 illustrates locations of these future development projects.

VI. Anticipated Future Development

**TABLE 7
ANTICIPATED PROJECTS FOR ANNUAL REPORT 6**

Development District	Project	County File #	ASA Application Submitted	Development Type	Anticipated ASA Square Footage	Anticipated Housing	Anticipated Parking
DAPER & Administrative	Stanford University Football Stadium Renovation Project	6512	052/25/05	Academic	30,693 ¹	0	0
Campus Center / East Campus	Munger Graduate Housing Project	9037	05/06/05	Residential	626,520	600	666
Foothills	Brick Barn	3301	07/20/05	Academic Support	4,690	N/A	N/A
Central Campus	Environment and Energy	9266	Application not yet submitted	Academic	Unknown	N/A	N/A
Campus Center	Old Union		Application not yet submitted	Academic Support	Unknown	N/A	N/A
Foothills	S1 Trail	8464	Application not yet submitted	Mitigation/ Recreation	Unknown	N/A	N/A
Campus Center	CEF Cooling Tower 5 and Chiller		Application not yet submitted	Utilities Infrastructure	Unknown	N/A	N/A
Foothills	Steelhead Enhancement Project		Application not yet submitted	Utilities/ Resource Conservation	Unknown	N/A	N/A
Campus Center	Panama Mall		Application not yet submitted	Academic	Unknown	N/A	N/A
Lagunita	Roble Hall		Application not yet submitted	Residential	Unknown	N/A	N/A

1. Football Stadium would add 53,260 gsf, but project would include demolition of 22,567 gsf for a net of 30,693 ASA.

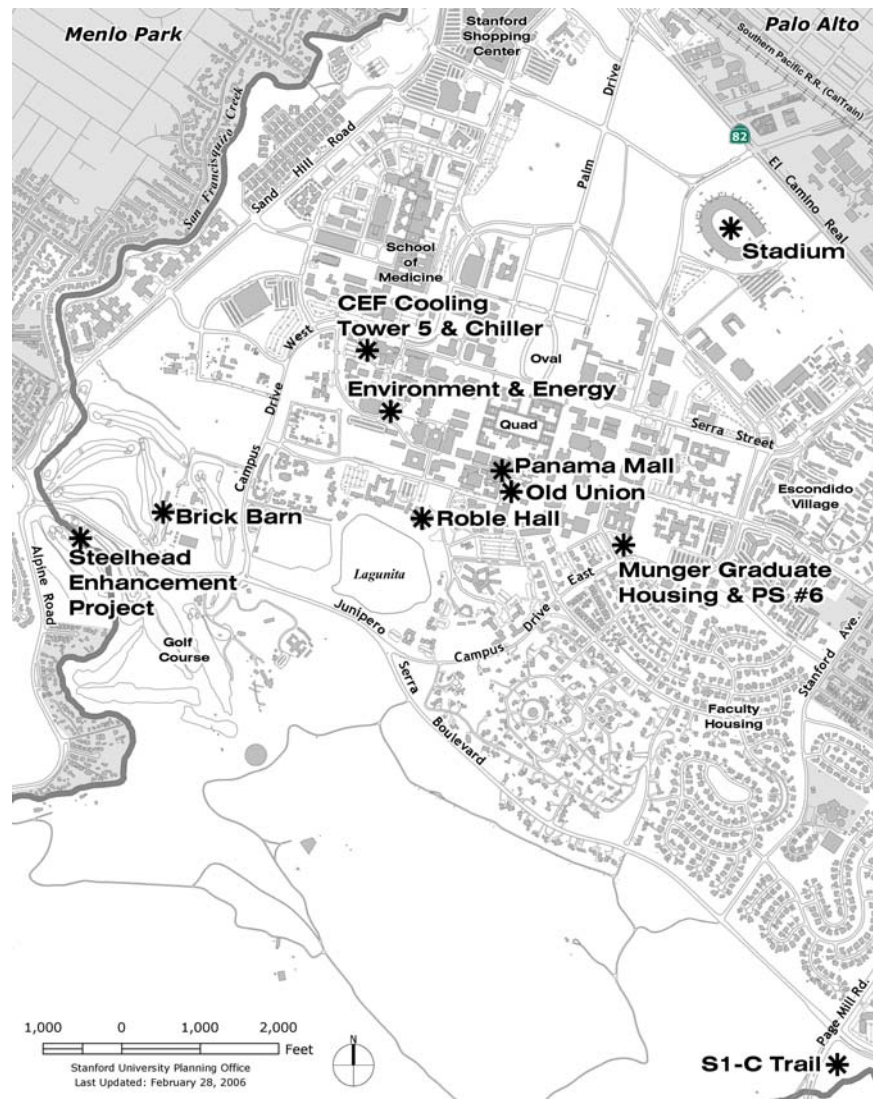


Figure 11 Location of Anticipated Projects

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.

Santa Clara County Report Project Team

- Marina Rush, Planner (Project Manager: Stanford Environmental Mitigation Monitoring and Reporting Program), Santa Clara County Planning Office
- Gary Rudholm, Senior Planner, Santa Clara County Planning Office
- Shabnam Barati, Senior Project Manager, URS Corporation
- Rema Chazbek, Staff Scientist, URS Corporation

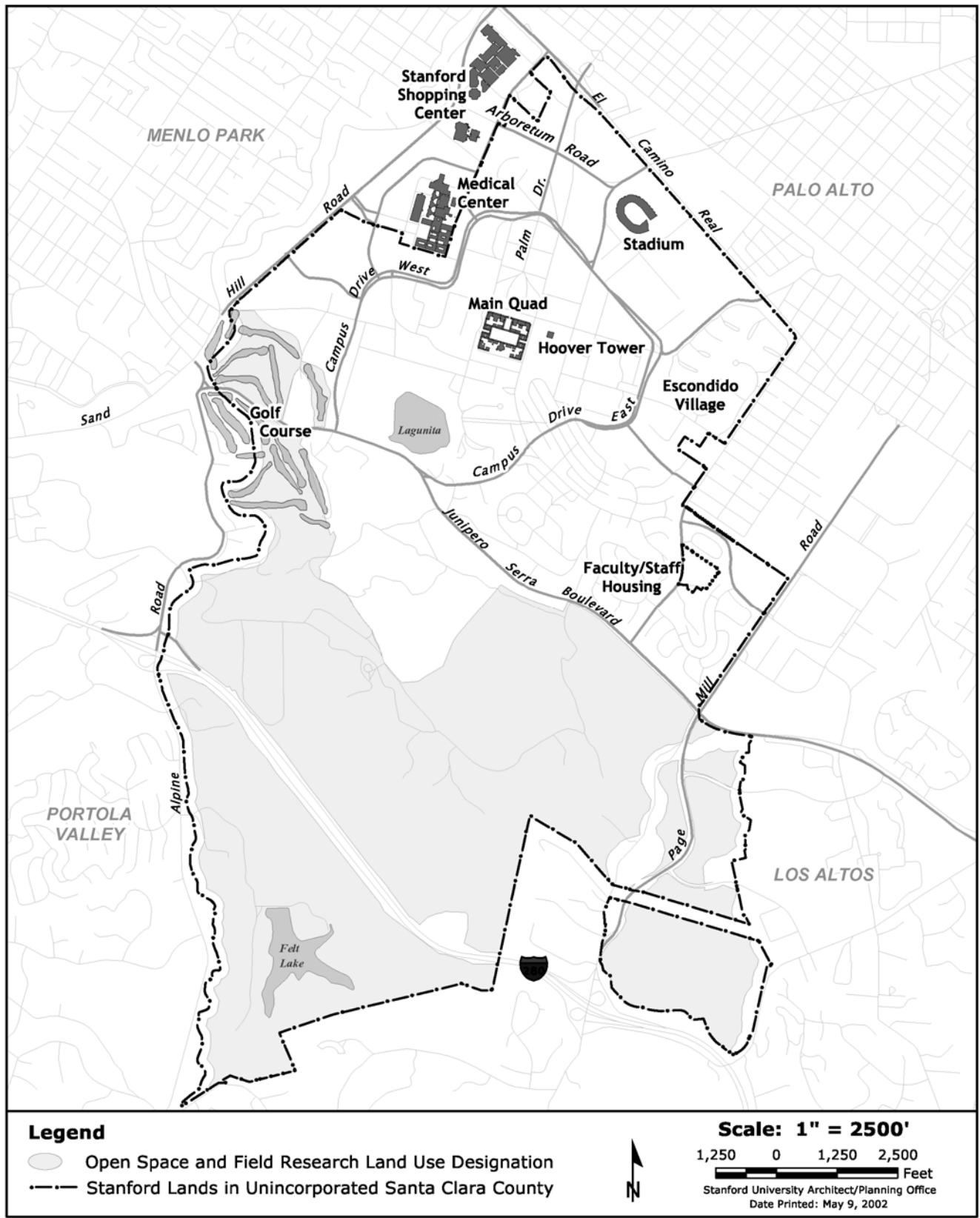
Stanford University Data Providers

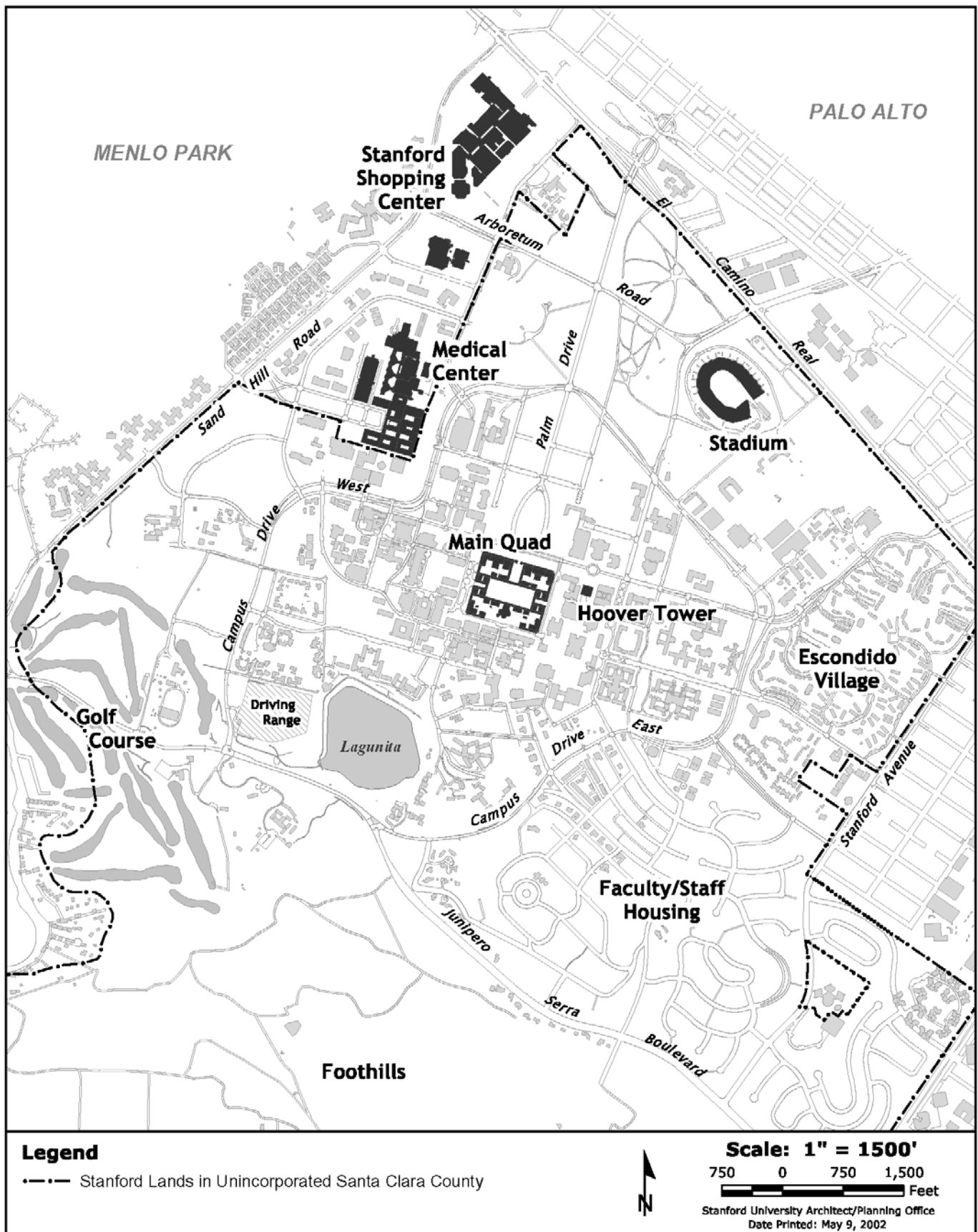
- Charles Carter, Director University Land Use and Environmental Planning
- Catherine Palter, Environmental Planner
- Maria Cacho, Planner/GIS Analyst

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Appendix A
General Orientation Maps of Stanford Lands and Campus

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Map 2 - General Orientation Map of Stanford University (Central Campus)

Appendix B

GUP Conditions and Compliance Activities

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Appendix B

GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
A. Building Area	
<p>A.1. GUP allowed construction on unincorporated Santa Clara County lands.</p>	<p>Brief descriptions of all projects that saw development activity of any kind are provided in Section II of this annual report (Table 5). Illustrations and details are provided in Section IV of this report of all projects that received ASA approval during the current reporting year. Projects are described in detail in the annual report for the period in which ASA approval was granted; however, academic and support building area is counted against the building area cap in the period during which the project received a building or grading permit. Tables 1 and 2, Section II of this annual report show building area accounting during this reporting period relative to the various building caps.</p> <p>During the Annual Report 5 reporting period (September 1, 2004 through August 31, 2005), two academic/academic support projects received ASA approval or small project exemption, and building permit approval, and began construction. These projects (noted below) will result in a net total of 64,579 gsf of academic and academic support space. The building area for these projects were debited against the 2000 GUP building area cap during the current report period, as shown in Section II, Table 1.</p> <ul style="list-style-type: none"> • Varian 2. This project will construct a new 63,869 gsf office and laboratory research building south of the existing Varian Physics Building. As of August 31, 2005, this project was under construction. • Building 500. This project consists of constructing a mezzanine in an existing double-height space to allow for consolidation of the Archaeology Department. This project will add 3,254 gsf of building space to the campus. <p>One academic/academic support project received ASA approval for conversion into surge space during the Annual Report 5 reporting period. The Wilbur Modular Extension Project, County File No. 5103, will result in a net decrease of 27,360 gsf of academic and academic support space. See sections II and IV of this report for additional project information.</p> <p>The following academic/academic support projects received ASA approval this year but as of August 31, 2005 had not received building permits and therefore no square footage has yet been counted against the 2000 GUP building area cap in this Annual Report.</p>

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GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
	<ul style="list-style-type: none"> • Avery Aquatics Storage. This project will convert an existing pool deck into an additional conference room. This project would result in 1,000 gsf of additional building space on campus. ASA approval was granted on December 16, 2004. • Foothills Project. Stanford will construct one guard shack at the terminus of Stanford Avenue and Junipero Serra Boulevard. This project would result in 48 gsf of additional building space on campus. ASA approval was granted on December 28, 2004. • Barnum Family Center. Stanford will restore and renovate two existing buildings and will construct a new two-story building as part of the Barnum Family Center. This project would result in 2,337 gsf of additional building space on campus. ASA approval was granted on July 14, 2005. <p>In addition, five other academic/academic support projects that will not result in additional building area on campus received ASA or small project exemption approval during the Annual Report 5 reporting period and either completed or awaiting permits. Since none of these projects will contribute new building area, no square footage will be counted against the GUP building area cap:</p> <ul style="list-style-type: none"> • <u>Hole #4 Golf Cart Bridge Replacement Revise.</u> This project will reconfigure hole 4 of the Stanford Golf course to allow widening of Sand Hill Road. This project was completed October 2004. • <u>Taube Tennis Practice Bleachers.</u> This project will construct a new 200-seat bleacher structure. This project received SPE approval and was completed in August 2005. • <u>Band Modular Extension.</u> The ASA application to extend the time previously permitted for the use of existing modular trailers by the Stanford Band was accepted during AR 5 reporting period. This project received approval in October 2004. Removal is anticipated June 2006. • <u>Equestrian Center.</u> This project will construct new horse facilities which will be located in both the West Campus and the Foothills District. Building permits are expected during the AR 6 reporting period.

Appendix B

GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
	<ul style="list-style-type: none"> • <u>Carnegie Grading Permit</u>. This project consists of grading dirt on shite what was relocated within the site for installation of new building foundations. As of August 31, 2005, this project was awaiting a grading permit. <p>As of August 31, 2005, one new housing project had received a building permit but had not completed final framing. However, this project would reduce the number of housing units by 8 (Table 3).</p> <p>Two additional housing projects have received ASA approval but as of August 31, 2005, these projects were awaiting building permits.</p> <p>During the fifth annual reporting period there was a net decrease of 159 parking spaces due to three projects and a number of miscellaneous restriping projects affecting less than 20 spaces each. Most of the decrease resulted from reconfiguration of parking lots. Changes that resulted from the three projects are enumerated in Section II, Table 4.</p>
<p>A.2. Building area allowed in addition to the GUP building area cap.</p>	<p>Two projects were approved during the reporting period that will use the square footage allowed in addition to the 2000 GUP building area cap including the remaining 1989 GUP approved square footage or temporary surge space, as detailed in Section II, Table 2 of this annual report.</p> <p>Building 500 project utilized the remaining 2,266 gsf of 1989 GUP building area square footage. The remaining 3,254 gsf was counted towards the 2000 GUP building area cap, as provided by GUP Condition A.2.a.</p> <p>The Wilbur Modular Extension ASA application was approved and the modular was converted to surge trailer space during this reporting period to provide additional surge space 27,360 gsf for this project were debited against the 50,000 gsf of construction surge space permitted under the 2000 GUP cap. The surge trailers are anticipated to be removed in October 2005. Note a building permit for this project was not issued during AR 5 reporting period, as this modular space had previously received a building permit when the modular building was initially installed. During the AR 5 reporting period, a time extension was granted under the ASA process.</p> <p>Note Maples Surge Trailers were removed December 2004 releasing the 2,688 sq. ft. of GUP Temporary Surge Space.</p>
<p>A.3. Construction that does not count toward the GUP building area cap.</p>	<p>ASA and a building permit were approved during this reporting period for the Casa Zapata Replacement,</p>

Appendix B

GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
	<p>the construction of which is currently underway. As shown in Table 3, this project will remove 660 sq. ft. of housing space as well as 8 units. Final framing inspection approval has not occurred.</p> <p>No parking structures were approved or constructed during the reporting period (Section II, Tables 3 and 4).</p>
B. Framework	
B.1. Development under the GUP must be consistent with the Community Plan and General Plan.	All 17 ASA-approved projects, including the six that also received building permits during this reporting period, were consistent with the Community Plan and the General Plan designations and zoning.
B.2. Definition of a proposed building project.	No action required.
B.3. Minimum time duration of GUP (modification possible, subject to County Ordinance).	No action required.
B.4. Funding of work associated with conditions of GUP.	Stanford paid all costs associated with work conducted by the County Planning Office in relation to the GUP (staff time, consultant fees, and direct costs associated with report production and distribution) in a timely manner.
C. Monitoring, Reporting, and Implementation	
C.1. Preparation of an Annual Report that summarizes Stanford's development over the preceding year, upcoming development, and compliance with GUP conditions.	This Annual Report fulfills Condition C.1. for the reporting period of September 1, 2004 to August 31, 2005.
C.2.a. County of Santa Clara Planning Office has the responsibility of preparing the Annual Report.	The County Planning Office hired an independent consultant, URS Corporation, to prepare this fourth Annual Report pursuant to the 2000 GUP.
C.2.b. Funding for Annual Report by Stanford.	Stanford provided funding to the Santa Clara County Planning Office for all aspects of this Annual Report in a timely manner.
C.2.c. Stanford to submit information related to Annual Report.	Stanford provided information related to this Annual Report in a timely manner.
C.2.d. Annual Report presentation to the Community Resource Group (CRG).	The Draft Annual Report 5 was presented to the CRG in April 2006.
C.2.e. Presentation of the Annual Report to the Planning Commission in June of each year.	Annual Report 4 was presented to the County Planning Commission at the June 2005 public hearing. This Annual Report 5 is scheduled for presentation to the Planning Commission at the June 2006 public hearing.

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GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
C.2.f. Time period and content of the Annual Report.	This Annual Report documents Stanford's development activity and compliance with 2000 GUP conditions, and any specific conditions, associated with building projects proposed between September 1, 2004 and August 31, 2005.
C.3. Funding of work associated with implementing tasks identified in the CP and GUP.	Stanford paid all costs associated with work conducted by the County Planning Office in relation to the CP and GUP during this reporting period (including staff time and consultant fees) in a timely manner.
D. Permitting and Environmental Review	
D.1. Review of proposed building projects and issuance of all necessary permits and approvals in accordance with County requirements.	17 projects received ASA approval during the reporting period, as described in Section II and detailed in Section IV of this Annual Report. No projects required design review or subdivision approval.
D.2. Compliance with adopted GUP conditions and adopted mitigation measures within the Mitigation Monitoring and Reporting Program (MMRP).	<p>During this reporting period, Stanford submitted 17 ASA applications for projects proposed under the 2000 GUP. 12 of these applications received ASA approval during the reporting period. Four project applications made during the Annual Report 4 period also received ASA approval during the current reporting period. All approved projects were in compliance with GUP conditions. One AR 5 application was withdrawn and four applications were awaiting approval as of August 31, 2005, the end of the reporting period. For additional details, see Section II of this annual report.</p> <p>A violation notice was reported in previous annual reports. At the leaseholder's request, the county has extended consideration of the violation notice. Subsequently, the leaseholder has vacated the property and the violation was abated.</p> <p>Stanford was required to draft many plans/reports and/or perform actions within one year of GUP approval. (See previous annual reports for background). Stanford complied with these requirements, and these reports/actions have required subsequent refinement. For this reason, the Draft Special Conservation Area Plan (See Condition K.7) has not yet been approved by the County. The County and Stanford plan to address needed refinements to the Draft Special Conservation Area Plan during AR 6. This extension of time for final approval has been necessary in order to resolve issues associated with other reports and actions (e.g., storm water mitigation, interim groundwater recharge measures, recreational facility improvement plan, wetland delineation, special events management, etc.)</p>

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GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
	Future annual reports will provide updated status.
D.3. Compliance with CEQA requirements.	All 17 projects approved during the reporting period were adequately analyzed as specified in this GUP condition. (See also GUP Conditions D.4 and I.2).
D.4. Determination of appropriate level of environmental assessment.	Conditions have been specified for the 12 ASA-approved projects. Relevant measures identified in the EIR, and incorporated into the GUP, have been incorporated into the conditions of approval for each project.
D.5. Project specific environmental assessment.	None of the projects proposed during the reporting period caused a fundamental change to the development districts.
D.6. Impact areas to be considered in environmental assessment.	No environmental assessment was necessary because none of the projects that were approved caused a change to the development districts (see D.5).
E. Academic Building Area	
E.1. Distribution of 2,035,000 square feet of academic and academic support facilities distributed among ten development districts.	During the reporting period, academic/academic support facilities were approved for the Campus Center, West Campus, Foothills, DAPER & Administrative and East Campus Districts. In addition, academic support facilities that will not result in additional building area were approved for the DAPER & Administrative, Campus Center, West Campus, East Campus, San Juan, and Foothills District (see Section IV Project Summaries for details).
E.2. Deviation from the proposed distribution of academic development.	The Foothills guard shacks deviated from the GUP distribution of academic development. The deviation of 96 s.f will be accounted for in AR 6.
E.3. Maximum allowable development in the Lathrop District shall be 20,000 square feet.	No development was proposed for the Lathrop District during the reporting period.
E.4. No academic development allowed in the Arboretum District.	No academic development was proposed for the Arboretum District.

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GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
E.5. Complete and submit a Sustainable Development Study (prior to cumulative development total of more than 1,000,000).	<p>Three projects received building permits that resulted in a net total of 39,763 sq. ft. that was counted toward the GUP building area cap, bringing the net cumulative development total to 187,491 gsf, as detailed in Section II Table 1 of this annual report.</p> <p>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 and submit it to the County Planning Office.</p>
F. Housing	
F.1. Type and distribution of the 3,018 housing units allowed under the GUP.	<p>A housing project is currently being constructed which will eliminate 8 housing units.</p> <p>Two additional housing developments also received ASA approval during this reporting period. However, these developments would not add or remove units.</p>
F.2. Other allowed housing sites.	Anticipated housing project, Munger, was proposed during the reporting period.
F.3. Allowable variation of housing development.	One project, Munger, was proposed during the reporting period varied in type or amount from the GUP distribution of housing.
F.4. Deviation from estimated housing distribution.	One project, Munger, was proposed during the reporting period deviated from the GUP distribution of housing.
F.5. No housing may be constructed in the Foothills, Lathrop, or Arboretum districts.	No housing projects were proposed for any of these districts during the reporting period.
F.6. Compliance with affordable housing requirement.	Stanford has complied with the affordable housing requirement. Stanford pays the fee for applicable projects prior to occupancy. The County Planning staff and Office of Affordable Housing developed draft guidelines and provided them to Stanford for review and questions. The final guidelines will be presented to the Board of Supervisors during AR 6.
F.7. Allowance for additional housing beyond 3,018 units.	No additional housing was proposed.
F.8. Housing linkage requirements.	The GUP requires 605 housing units to be provided as part of a housing "linkage" to Stanford development of 500,000 cumulative sq. ft. of academic square footage. Stanford is on track to meet the housing linkage requirement.
F.9. For purposes of the linkage requirement, the County will consider Stanford to have met housing compliance at the time of framing	The County has used framing inspection for determination of the housing linkage requirement.

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	inspection.	
F.10.	Petition for modification of the housing linkage requirements.	Stanford made no petition for modification of the housing linkage requirement.
F.11.	Adoption of new zoning designations for Campus Residential – Low Density and Campus Residential – Medium Density.	Completed during Annual Report 1 reporting period.
F.12.	Allowed suspension of the housing linkage requirement.	There was no suspension of the housing linkage requirement.
G. Transportation		
G.1.	Intersection modifications.	Completed during Annual Report 1 reporting period.
G.2.	Continued compliance with 1989 GUP transportation requirements.	<p>Stanford continues to offer, and further expand, the following programs that were in effect during the 1989 GUP: Marguerite shuttle system, carpool incentives, vanpool services, bicycle and pedestrian services, alternative transportation promotional activities, and staff support of alternative transportation programs.</p> <p>Several program changes were made in previous years, which have helped encourage the use of alternative transportation as a means of arriving and departing the campus. The Palm Drive express shuttle was added to facilitate the movement of VTA/ SamTrans bus and Caltrain users from the Palo Alto train station to the Main Quad during peak traffic times. New transit-style buses were ordered to upgrade the Marguerite fleet to provide more capacity, better access by persons with disabilities, a higher quality ride, and a reduction in tailpipe emissions. All Marguerite route maps and schedules are now available on a single publication. Pilot Eco Pass (VTA) and U Pass (Caltrain) programs were initiated, providing all campus employees (50% appointment or more) with free access to these transportation systems. Pre-tax purchase of transit checks was extended to Hospital employees. A bicycle safety program was initiated, including the distribution of free bike lights. A pledge program for graduate students (rewards for not driving during peak traffic times) is in place. A charter bus program has been fully implemented. A car-sharing program was brought to the campus in the fall of 2003. Last year, a new regional bike map was completed and distributed with the new campus directories in the fall of 2004. In cooperation with AC Transit, Stanford developed the new East Bay Express. The express bus from the East Bay (from the ACE Train Station, BART and the Ardenwood Park-and-Ride Lot went into service on August 30, 2004.</p>

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G.3. Mitigation of transportation impacts from additional development and population growth. See Appendix D of this document for a summary of results.	The County hired an independent consultant, Korve Engineering, to complete traffic studies.
G.4. No net new commute trips.	Year 1 cordon counts (counts taken in 2002) were completed and analyzed. After appropriate methodology adjustments and consideration of trip credits, Year 1 average AM trip count (3,275) and PM trip count (3,586) were shown to be less than the trip limits established by the baseline counts in 2001 (AM trip limit is 3,474; PM trip limit is 3,591). Year 2 counts, taken in 2003 (with average AM trip count of 3,413 and PM trip count of 3,476), were also shown to be less than the trip limits established by the 2001 baseline counts. Year 3 cordon counts were conducted in Spring 2004 and completed in Fall 2004. Average AM trip count was 3,413 and PM trip count was 3,642. The 2004 counts were below the trip limit threshold for the inbound AM peak hour traffic, but exceed this threshold by 51 vehicles for the outbound PM peak hour traffic. Stanford applied for and was issued 51 trip credits for outbound PM peak hour vehicles, thus in compliance with the “no net new commute trips” requirement for 2004. Year 4 cordon counts were conducted in Spring 2005 and completed in Fall 2005. Average AM trip count was 3,383 and PM trip count was 3,735, exceeding the threshold by 144 trips. Stanford applied for 182 trip credits for the outbound PM peak hour vehicles. Details are provided in Appendix D of this report.
G.5. Traffic counts cost.	Stanford submitted all requested funds in a timely manner.
G.6. Baseline count established prior to construction of first new non-residential structure or by an alternative methodology determined to be more accurate.	Baseline cordon counts were completed during Annual Report 1 and 2 reporting periods.
G.7. Traffic counts and determination of traffic volume.	Year 4 traffic counts were conducted in Spring 2005 and completed in Fall 2005 by a traffic consultant, Korve Engineering. As described in Appendix D of this report, the results of the 2005 counts were analyzed against the baseline counts previously collected, and were determined to exceed the traffic limits threshold for the outbound PM peak hour traffic by 277 vehicles. The County and Stanford are engaged in dialogue regarding the raw data for the 2005 Monitoring Report as it relates to the construction detour for the Sand Hill Road construction project. Stanford will have the opportunity to apply for trip credits to reduce the PM peak hour count by 277 outbound vehicles in order to

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	be in compliance with the “no net new commute trips” requirement for 2004.
G.8. Off-campus trip reduction.	During AR5, Stanford submitted a 2004 Trip Credit Report, which was reviewed and data confirmed by the County’s traffic consultant KORVE Engineering. The 2004 Trip Credit Report identified 66 trip credits for the 2004 Monitoring Reporting period. Stanford may apply for trip credits for this reporting period consistent with the Stanford Traffic Cordon Count Credit Guidelines.
G.9. Monitor cordon count volumes.	The County hired an independent consultant, Korve Engineering, to monitor the cordon count volumes. A summary report of traffic monitoring is provided as Appendix D to this annual report.
G.10. Neighborhood traffic studies.	<p>Stanford will participate in neighborhood traffic studies as requested. During Annual Reporting Period 2, at the request of the City of Palo Alto, County staff provided the GUP requirements for a neighborhood traffic study. The City completed a traffic study and requested funding from Stanford, but the study was not consistent with the requirements of the condition. No additional neighborhood traffic study requests have been received by the County Planning Office.</p> <p>If all associated intersection modifications contained in GUP Table 4 are completed, Stanford will not be required to fund GUP-related intersection modifications described in the GUP.</p>
G.11. Project-specific traffic studies.	No project-specific traffic studies were required, or prepared, for projects approved during this reporting period. The impacts of approved projects have been properly assessed and mitigated by the 2000 GUP EIR.
G.12. Construction traffic management plan.	<p>Stanford informed both its Public Safety Office and the University Fire Marshall’s Office about site work and schedules for any project that could affect emergency access. The University Fire Marshall’s Office has regular coordination meetings with the Palo Alto Fire Department, where they update the Department on any emergency route changes. In addition, Stanford requires, through contract with the general contractors, that emergency vehicle access is always kept available through work areas.</p> <p>The Stanford Contracts office provides a general “Stanford Area truck routes map” to all general contractors and all the associated sub-contractors for the project at the time of contract release. The map also includes pedestrian zones, weight limits, service vehicle parking areas, and loading areas. In addition,</p>

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	<p>Stanford provides copies of the map to contractors that come into the Parking and Transportation office to purchase Service Vehicle permits. This map and others are available on the web at http://transportation.stanford.edu/.</p> <p>The County and Stanford continue to work towards consistent inclusion of a traffic management plan as part of the construction plan set available on site.</p>
G.13. Special event traffic management plan.	Compliance with this requirement was achieved during the AR 3 reporting period.
G.14. Junipero Serra Boulevard/ Stanford Avenue traffic group.	<p>The Junipero Serra Boulevard/Stanford Avenue Multi-jurisdictional Group meets quarterly (March, June, September, December). Phase I traffic calming measures along Junipero Serra Boulevard, including repaving, restriping to narrow the travel lanes, and advisory signage, were completed during a previous reporting period. A Phase II study to develop additional traffic calming improvements has been completed. The County is now looking for funding for implementation.</p>
H. Parking	
H.1. Net additional parking spaces shall not exceed 2,300 spaces, with the exception of parking provided for any housing in excess of 3,018 units.	<p>During the reporting period, changes in parking resulted in a net reduction of 159 parking spaces on the campus for a total cumulative increase since September 1, 2000 of 146 spaces. Changes in parking occurred in the Lagunita, Campus Center, DAPER & Administrative, San Juan, Quarry, and East Campus Districts. See Section II, Table 4, and Appendix C-3 for details.</p>
H.2. Residential Parking Permit Program.	<p>Stanford paid the City of Palo Alto \$100,000 towards the development of a Residential Parking Permit Program. Stanford is in compliance with Condition H.2.</p>
I. Parks and Recreation Facilities	
I.1. Improve parks in the San Juan faculty/staff residential area.	<p>No project was proposed in the San Juan District during this reporting period.</p> <p>At the April 8, 2004 ASA meeting, the ASA Committee accepted the <i>Stanford University Program for the Replacement of Recreational Facilities in the San Juan District</i>. Stanford has complied with the requirement to submit the plan, and future compliance will be required through implementation of the plan, if triggered by infill development.</p>

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I.2.a. In consultation with the County Parks and Recreation Department, identify and complete Trail Easements within one year of GUP approval.	The County of Santa Clara selected and Stanford will construct, manage, maintain, and dedicate easements for the S1-C trail alignment that passes through Stanford lands on the southeastern portion between Junipero Serra/Foothill Expressway and I-280, and completes a portion of the Santa Clara County S1 trail as conceptually presented in the Santa Clara County Countywide Trails Master Plan. The County of Santa Clara approved the <i>Agreement For Trail Easements</i> with regard to the C1 and C2 trail routes, but the <i>Agreement</i> does not constitute County approval of construction, operation or maintenance of specific trail improvements along these routes. The <i>Agreement</i> contemplates that, prior to any trail improvements, detailed construction plans will be reviewed and considered by the jurisdictions of San Mateo County, Town of Portola Valley, and Town of Los Altos Hills for their discretion of how to construct the trail.
I.2.b. Work with County Parks and Recreation Department to identify responsibilities for trail construction, management and maintenance.	Work on identification of trail construction, management, and maintenance responsibilities had begun previously, based on Stanford's 2001 proposal (see I.2.a and "Overview of Monitoring Activities"). Implementation of this measure will follow completion of trail alignment section. See Condition I.2.a.
J. California Tiger Salamander (CTS)	
J.1. Habitat protection easements for protection of the CTS.	No habitat protection easements were established.
J.2. Specifics of habitat protection easements.	Two projects were proposed, and small portions of these projects' area, are within the CTS Management Zone. However, the Equestrian Center Project, which is currently being constructed, is a reworking of a disturbed area therefore, there is no potential for loss of habitat and no easement is required. The Old Union Surge-Lomita Site Project, which is awaiting a building permit, would not require easement as well because the modular is being placed on an existing parking lot.
J.3. Creation of breeding ponds for CTS prior to issuance of a building permit for a proposed building project on occupied CTS habitat.	No development was proposed within 500 meters of Lake Lagunita. Construction of eight CTS breeding ponds was completed during the reporting period.
J.4. CTS monitoring.	An independent consulting firm, Environmental Science Associates, performs CTS monitoring as needed.
J.5. Project specific measures in CTS Management Zone.	None of the projects approved during the reporting period will affect CTS habitat.

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J.6.	Operational measures required within the CTS Management Zone.	Stanford continues to be required to implement operational measures within the CTS Management Zone.
J.7.	Continued compliance with 1998 CTS Management Agreement.	Stanford continued to comply with the 1998 CTS Management Agreement.
J.8.	CTS passage ways across Junipero Serra Boulevard.	Construction of three CTS tunnels across Junipero Serra Boulevard was completed in November 2003, prior to the GUP deadline of December 11, 2003. Compliance with this condition thus was achieved during the AR 4 reporting period.
J.9.	U.S. Fish and Wildlife Service permit prior to construction on occupied CTS habitat if CTS is listed as threatened or endangered.	On August 4, 2004, the U.S. Fish and Wildlife Service listed the CTS as threatened in its entire range. Compliance with the Endangered Species Act is required.
K. Biological Resources		
K.1.	Special-status plant surveys.	The County hired Environmental Science Associates to complete special status plant survey for one project within oak woodland habitat that received a permit during the reporting period: the Varian 2. This project complied with the special-status plant survey condition.
K.2.	Preconstruction surveys for breeding raptors and migratory birds.	<p>The County hired Environmental Science Associates to complete surveys for breeding raptors and migratory birds potentially affected by Stanford projects. Preconstruction raptor surveys were completed for a number of projects that began construction during the reporting period, including Taube Tennis Practice Bleachers, Casa Zapata Replacement and Golf Cart Bridge #4 Replacement, all of which were under construction during the February through August period of concern. No breeding birds were found during surveys conducted during the reporting period.</p> <p>Two additional projects which have received ASA approval but are awaiting building permits would also require surveys. These projects include: CIP Restoration 717 Dolores House and Barnum Family Center.</p> <p>The projects approved during the reporting period complied with the preconstruction survey condition.</p>
K.3.	Oak woodland habitat – create or restore at a 1.5:1 ratio for proposed building projects located in oak woodland area.	No projects were proposed within oak woodland habitat for this reporting period.
K.4.	Tree preservation for proposed building projects affected by protected trees.	One project approved during the reporting period addressed tree preservation. This project proposed appropriate mitigation for the loss of oak trees greater than 12 inches diameter at breast height (dbh) in their

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		ASA applications. The Varian 2 project will relocate 1 tree. Five larger oaks affected by the project are not good candidates for relocation. They will be removed and replaced at a ratio of 3:1.
K.5.	Stanford to hire biological consultant to prepare wetlands description.	Compliance with this requirement was achieved during the AR 3 reporting period. Future wetland delineations may be required in compliance with Army Corps of Engineers guidelines.
K.6.	Updates to CA Natural Diversity Database.	Stanford submitted CNDDDB sheets to the County for California tiger salamander (three seasons of data) and California red-legged frog (four years of data) in May 2003. No additional findings have been submitted.
K.7.	Special conservation area plan.	Stanford submitted a "Conservation Program and Management Guidelines for the Special Conservation Areas" to the County on December 11, 2001. The 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. (See also Condition D.2)
L. Visual Resources		
L.1.	Streetscape design for El Camino Real prior to or in connection with submitting an application for development along El Camino Real.	The streetscape design will be submitted prior to development along El Camino Real.
L.2.	Minimum 25-foot building setback from Stanford Avenue.	No projects were proposed on Stanford Avenue.
L.3.	Lighting plan for development projects that include exterior light sources.	Project specific lighting plans were submitted with ASA applications during the reporting period.
L.4.	Development locations in the Lathrop Development District.	No development was proposed in the Lathrop District.
M. Hazardous Materials		
M.1.	Hazardous materials information/Risk Management Plan for each proposed building project.	Hazardous materials information was provided in the ASA applications for all projects proposed/approved during the reporting period. Since no projects were proposed or approved during the period that trigger the California Accidental Release Prevention (CAL-ARP) law, no Risk Management Plans were prepared.
M.2.	Maintenance of programs for storage, handling, and disposal of hazardous materials.	Environmental, Health and Safety (EH&S) continues to provide key resources in the planning, development, and implementation of effective environmental and health and safety training programs. Where appropriate and possible, EH&S provides in-house training programs that enable

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	<p>University managers and supervisors to deliver health and safety training directly to their staff. Schools, Departments and Principal Investigators provide other levels of training throughout the University. Stanford's new on-line training system, "SafetyTrain" was continued during the reporting year. Through the end of the reporting period, 5,000 faculty, students and staff have completed 10,000 courses using this award winning training program. Stanford also extends its training efforts by providing training and information resources on the World Wide Web at http://www.stanford.edu/dept/EHS/prod/training/index.html.</p> <p>Surveys of campus and medical center labs, shops and studios are conducted on a routine basis to provide compliance assistance regarding hazardous materials, hazardous waste, fire safety, biological safety and chemical safety requirements. Personnel conducting the surveys often work one-on-one with personnel in labs, shops and studios to help them understand pertinent compliance requirements.</p> <p>Hazardous Materials Management Plans for existing buildings storing hazardous materials were updated and submitted to the Santa Clara County Environmental Health Hazardous Materials Compliance Division.</p> <p>The University Committee on Health and Safety met regularly during the reporting period, including holding one public meeting. The committee membership includes a member from the public as well as faculty, staff and students. Issues considered by the committee included environmental, health and safety activities, and initiatives conducted at the Stanford Linear Accelerator Center (SLAC).</p> <p>The EH&S Department reviews each set of plans for new structures and those for renovation and/or remodeling of existing structures to help ensure that the risks associated with activities conducted in Stanford's buildings are addressed, and that all facilities projects are undertaken in compliance with applicable environmental and health and safety laws, codes, and regulations. EH&S also conducts Environmental and/or Human Health Risk Assessments for new projects as required by the Bay Area Air Quality Management District and as appropriate as part of the building planning process.</p> <p>EH&S personnel specifically responsible for handling hazardous wastes and for emergency</p>

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	<p>response are trained by certified independent professionals and by professional EH&S staff in accordance with all applicable regulations. The operational waste personnel are augmented and assisted by professional environmental engineers, chemists, and environmental managers. USEPA Region IX awarded the “Environmental Achievement Award” to EH&S in recognition of the leadership demonstrated by the Hazardous Waste Program for managing mercury thermometers and mercury containing batteries.</p>
N. Geology and Hydrology	
<p>N.1. Compliance with all requirements of the Uniform Building Code, County Geologist, County Building Inspection Office, Stock Farm Monocline Agreement, and others defined under the GUP in regard to reduction of seismic risk.</p>	<p>Stanford is in compliance with Condition N.1. requirements through the ASA applications submitted during the reporting period. 17 projects received ASA approval. Seven of these projects also received building or grading permit approval during the current reporting year. See Section II of this report for details.</p> <p>Varian 2 Project is located within the Stock Farm Monocline area. A geotechnical report was submitted along with the building permit.</p>
<p>N.2. Hydrology and drainage study.</p>	<p>The Storm Water Detention Master Plan for the Matadero Creek watershed was submitted by Stanford and accepted by the County. Stanford is responsible for implementing phased measures consistent with the plan prior to development of new impervious cover within the watershed.</p> <p>Regarding storm drainage and flood control, Stanford and the County reached agreement on the approach and engineering design criteria for detention provisions to avoid increases in peak runoff flow rate from the campus in the San Francisquito Creek watershed. Stanford continued with implementation of its storm drainage master plan for both detention and protection of campus facilities, engineering the remaining barriers to divert overland flows away from structures to streets and malls, and Phase 1 of the west campus detention basins. With these improvements and the detention basins constructed previously in the Matadero watershed, Stanford has mitigated anticipated runoff from a substantial portion of its future development under the 2000 GUP in compliance with Conditions of Approval N.2 and N.3.</p>

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<p>N.3. Storm water management facilities designed to only store storm water runoff temporarily and not create extended ponding.</p>	<p>The Serra/El Camino Real (ECR) and the West Campus Storm Water Detention Facilities projects are designed to accommodate increases in the 10-year and 100-year storm runoff associated with 2000 GUP development in the Matadero and San Francisquito Creek watersheds respectively. These projects are designed to drain within a couple of days, thereby avoiding extended ponding.</p> <p>An initial phase of this plan was implemented when the Stock Farm/Sand Hill Road Detention Basins were completed during the AR 4 reporting period.</p>
<p>N.4. Groundwater recharge study in conjunction with projects located in unconfined zone.</p>	<p>Four projects that are located within the Ground Water Recharge Zone, the Varian 2, Equestrian Center, Casa Zapata, which will actually reduce impervious surface, and the Hole #4 Golf Cart Bridge, received ASA approval and building permits during the reporting period. The projects are consistent with the County-approved project-specific interim plans for mitigating lost groundwater recharge. Stanford is in the process of preparing a campus-wide groundwater recharge plan to mitigate lost recharge from all projects in the Unconfined Zone. In the meantime, Stanford has proposed a plan for such projects: additional creek-diverted water will be conveyed to Lake Lagunita for percolation.</p> <p>Two additional projects which received ASA approval, the Barnum Family Center and Old Union Surge-Lomita Site, are also located within the Ground Water Recharge Zone.</p>
<p>N.5. Review and approval for storm water/ groundwater recharge facilities.</p>	<p>The ASA and grading or building permit-approved projects during the fifth annual reporting period are anticipated to result in new impervious surface area in the Matadero Creek and San Francisquito Creek watersheds. The cumulative increase of impervious surfaces on campus has been mitigated by the Serra/ECR detention basins and West Campus detention basins Phase I, to avoid impacts with respect to reduced groundwater recharge. Stanford and the County will continue to address this issue on a project-by-project basis.</p>
<p>N.6. Notice of Intent to State Water Resources Control Board (SWRCB) prepared each year for anticipated projects.</p>	<p>Stanford submitted a Notice of Intent (NOI) to join the State of California General Storm Water Construction Permit on June 29, 2001. Stanford received acceptance on July 10, 2001. An updated NOI was submitted to the San Francisco Regional Water Quality Control Board in accordance with the NPDES General Permit on June 16, 2005. The updated NOI outlines completed projects, projects under construction, and planned future projects.</p>

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	<p>Notices of Termination (NOT) were prepared for individual construction sites that completed all construction work during the prior year that were covered by NOI filings. NOTs were prepared during the reporting period for the following projects: Carnegie World Ecology Center, Maples Pavilion, Lucas Center, and CSLI Media X/EPGY Annex. These Notices of Termination are for internal tracking. An official NOT will be prepared for the entire campus and submitted to the Regional Water Resources Control Board when all construction projects covered under the Notice of Intent are complete.</p>
<p>N.7. Monitor effectiveness of storm water pollution prevention best management practices; monitor at construction sites before and during storm events occurring during construction period.</p>	<p>Each construction site under the 2000 GUP is permitted through the General Permit for Discharges of Storm Water Runoff Associated with Construction Activity. The information submitted as part of the permit will be updated yearly to reflect the current construction projects. In accordance with that permit, the sites are required to have a Storm Water Pollution Prevention Plan (SWPPP). Each SWPPP outlines the Best Management Practices for preventing storm water pollution on that specific site. To ensure that the BMPs are working and in place, each construction site is required to monitor their site and BMPs before, during, and after rain events or weekly, whichever is more frequent. The site is required to maintain inspection logs on site, documenting their monitoring program. Stanford storm water staff visits the sites at least once per month to ensure compliance with BMPs and monitoring.</p> <p>In addition, Stanford is required to send an Annual Compliance Status Report to the State Water Resources Control Board, certifying compliance with the provisions of the General Permit for Discharges of Storm Water Runoff Associated with Construction Activity, including BMPs and monitoring.</p>
<p>N.8. Surveys to determine presence and location of wells prior to issuance of any building permit or grading permit.</p>	<p>Stanford performed surveys to identify existing wells on building sites with ASA applications as required.</p>
<p>N.9. Permit from Santa Clara Valley Water District for any proposed construction, demolition, grading, landscaping within 50-feet of the top of the bank.</p>	<p>The Golf Course Reconfiguration and Golf Cart Bridge Small Project Exemption were within 50 feet of the SCVWD and both complied with this condition.</p>

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O. Cultural Resources		
O.1.	Assessment of structure with potential historic significance for building projects that involve the demolition of a structure 50 years or older.	No projects were approved that would involve the demolition of a structure 50 years or older.
O.2.	Requirements for remodeling, alteration, or physical effect on structures that are 50 years old or more.	<p>Three ASA projects: the Barnum Family Center, Columbae House and 717 Dolores House, would remodel or alter a structure that is more than 50 years old. The construction shall comply with Secretary of the Interior standards.</p> <p>However, Columbae House was designated as an insignificant architectural campus resource.</p>
O.3.	Archaeological resources map.	<p>The Stanford archaeologist provided draft maps to the County Planning Office in March 2001. These maps show the locations of all known prehistoric and historic archaeological resources in the unincorporated Santa Clara County portion of Stanford land. County and Stanford staffs will continue to work on revision and updates to these maps so they can be utilized by County staff to identify all known cultural resource site boundaries on Stanford land within the County's jurisdiction. All maps and updates will be maintained as confidential records.</p> <p>The Stanford Golf Course Reconfiguration project, which received a building permit and was completed during the AR 5 reporting period, potentially will affect a known prehistoric archaeological site. The County hired an independent qualified archaeologist to conduct site-specific analysis to determine whether a significant impact would occur and to identify appropriate mitigation measures, which were incorporated into project conditions of approval. The project has complied with these conditions during construction.</p>
O.4.	Required actions if fossilized shell or bone is uncovered during earth-disturbing activities.	No fossilized shell or bone was uncovered during 2000 GUP construction activities.

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P. Public Services and Utilities		
P.1.	Law Enforcement Agreement.	<p>“Memorandum of Understanding Regarding Police Services Between Santa Clara County and Stanford University” was signed February 6, 2001.</p> <p>Per the GUP Condition, Stanford is providing funding for the Stanford Police Department to maintain 32 full time sworn police officers (one officer per 1,000-day time population). There was no decrease in the level of police services during the reporting period.</p>
P.2.	Funding of Fire Protection Services.	The City of Palo Alto assesses the city’s fire protection needs on an annual basis and adopts a yearly budget for fire protection services. As part of this process, the City identifies Stanford’s share of this budget, and Stanford pays its annual allotment.
P.3.	Fire protection response times.	The City of Palo Alto did not notify Stanford of lengthened response times or the need to provide new routes.
P.4.	Water conservation and recycling master plan.	Stanford has performed effective conservation outreach and education, as evidenced by County staff discussions with campus facility managers. Stanford also has undertaken numerous water conservation projects, including installation of water misers, toilet retrofits, low flow jet spray nozzles, and Maxicom controls. The County continues to monitor Stanford implementation of the approved master plan as a measure of compliance with this condition. The County consults with the Santa Clara Valley Water District (SCVWD) to determine compliance. The SCVWD assessment is that Stanford appears to be implementing aggressive water conservation measures. The university has completed the plan and it was approved.
P.5.	Annual daily average water use.	The allowed average daily water allocation from the San Francisco Water Department is 3.033 million gallons per day (mgd). Stanford’s average campus domestic water use for the 2004-05 year was 2.3 mgd.
P.6.	Information on wastewater capacity and generation.	Stanford submitted project specific wastewater capacity information as necessary with ASA application materials.
P.7.	Palo Alto Unified School District school impact fees.	Stanford paid school impact fees.

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P.8.	Community Services Study.	No written requests for a study were received by Stanford.
Q. Air Quality		
Q.1.	Compliance with Bay Area Air Quality Management District (BAAQMD) measures for construction activities.	Grading activities associated with 2000 GUP projects that commenced during the reporting period complied with the BAAQMD control measures incorporated into the ASA conditions of approval.
Q.2.	Maintenance of equipment for construction activities.	Stanford requires all construction contractors to properly maintain equipment.
Q.3.	Conduct a risk screening analysis and obtain BAAQMD permit for building projects containing more than 25,000 square feet of laboratory space or 50 fume hoods.	None of the projects approved during the reporting period required a risk screening analysis or a permit from the BAAQMD. This information was provided by the ASA application requirements for projects proposed under the 2000 GUP.
R. Noise		
R.1.a-e	Compliance with County Noise Ordinance during construction activities of each building project.	Construction activities associated with 2000 GUP projects complied with the County Noise Ordinance and incorporated noise reduction measures as required by ASA conditions of approval.
R.2.	Limits on construction hours.	Construction activities associated with 2000 GUP projects were limited to construction hours as specified by the County Noise Ordinance.
R.3.	Operational noise reduction measures.	ASA-approved building projects will incorporate any county-specified noise reduction measures (listed in Section D of the MMRP) and will comply with the County Noise Ordinance.
R.4.	Limits on fireworks displays.	Two fireworks events occurred during the reporting period.
R.5.	Maintenance of hotline for noise complaints.	A noise hotline is maintained, (650) 724-4900. Four noise complaints were received during the AR 5 reporting period, one in relation to loud speaker in athletic field and three in regards to fire work noise. There were no known fireworks on campus that night. Stanford states that the noise was due to PG&E major electrical transformer blowing up that night causing loud popping noises. Stanford and the County continue to work with and respond to neighborhood residents and their questions regarding the noise hotline. No calls were received for construction related noise.
S. Additional Conditions		
S.1.	Acceptance of Conditions of Approval.	See Annual Report 1.

Appendix C

Cumulative Projects

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Appendix C Cumulative Projects

Completed building projects under the GUP cap, housing projects, parking, non-GUP building projects and grading projects are being tracked in Appendix C. A map and table are provided for each category to illustrate the project, its location, its square footage/housing units/parking spaces counted toward the GUP cap, and in which annual report period the project was completed. Each table provides a cumulative total of square footage, housing, or parking to date. A table also provides a cumulative total of non-GUP building projects. Additional backup data will be kept on file by Stanford and the County.

Section II of this annual report provides brief descriptions of each project on which there was activity during the current reporting year. Projects listed in Appendix C that were completed in prior years are not reported in the body of the Annual Report. Detailed information on these projects may be found in previous Annual Reports.

Appendix C

Cumulative Projects

KEY TO MAP C-1 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 5 CUMULATIVE BUILDING PROJECTS THAT AFFECT GUP BUILDING AREA CAP				
Fiscal Year	Map No.*	Project	Built Area (sq. ft.)	Net Addition to GUP Building Cap
Annual Report 1 (2000-01)	N/A	None	N/A	0
Annual Report 2 (2001-02)	1	Student Services	20,000	22,790
		Demo Bridge Building	(-2,752)	
		Band Trailer	4,320	
		Demo existing Band Trailer	(-2,160)	
		Rugby Pavilion	3,382	
Annual Report 3 (2002-03)	2	Carnegie Global Ecology Center	18,164	32,023
		Demolish Carnegie Greenhouses	(-6,161)	
	3	Lucas Center Expansion	20,600	
		Electronics Communications Hub-West	1,500	
		Demolition of Ortho Modular	(-2,080)	
		SoM Trailer Replacement	0	
		Galvez Modular Re-Permit	0	
Annual Report 4 (2003-2004)	4	Maples Pavilion Addition	18,298	92,915
		Demolish Maples Ticket Booth	(-179)	
	5	Arrillaga Family Recreation Center	74,796	
Annual Report 5 (2004-2005)	6	Varian 2	63,860	39,763
		Building 500	3,254	
		Wilbur Modular Ext.	(-27,360)	
Total Cumulative Net Contribution toward 2000 GUP Building Cap:				187,491

Note: Projects included at the time of building permit issuance.

*Map C-1 illustrates the locations of building projects 10,000 sq. ft. or greater. Projects smaller than 10,000 sq. ft. are not shown on Map C-1.

Appendix C Cumulative Projects



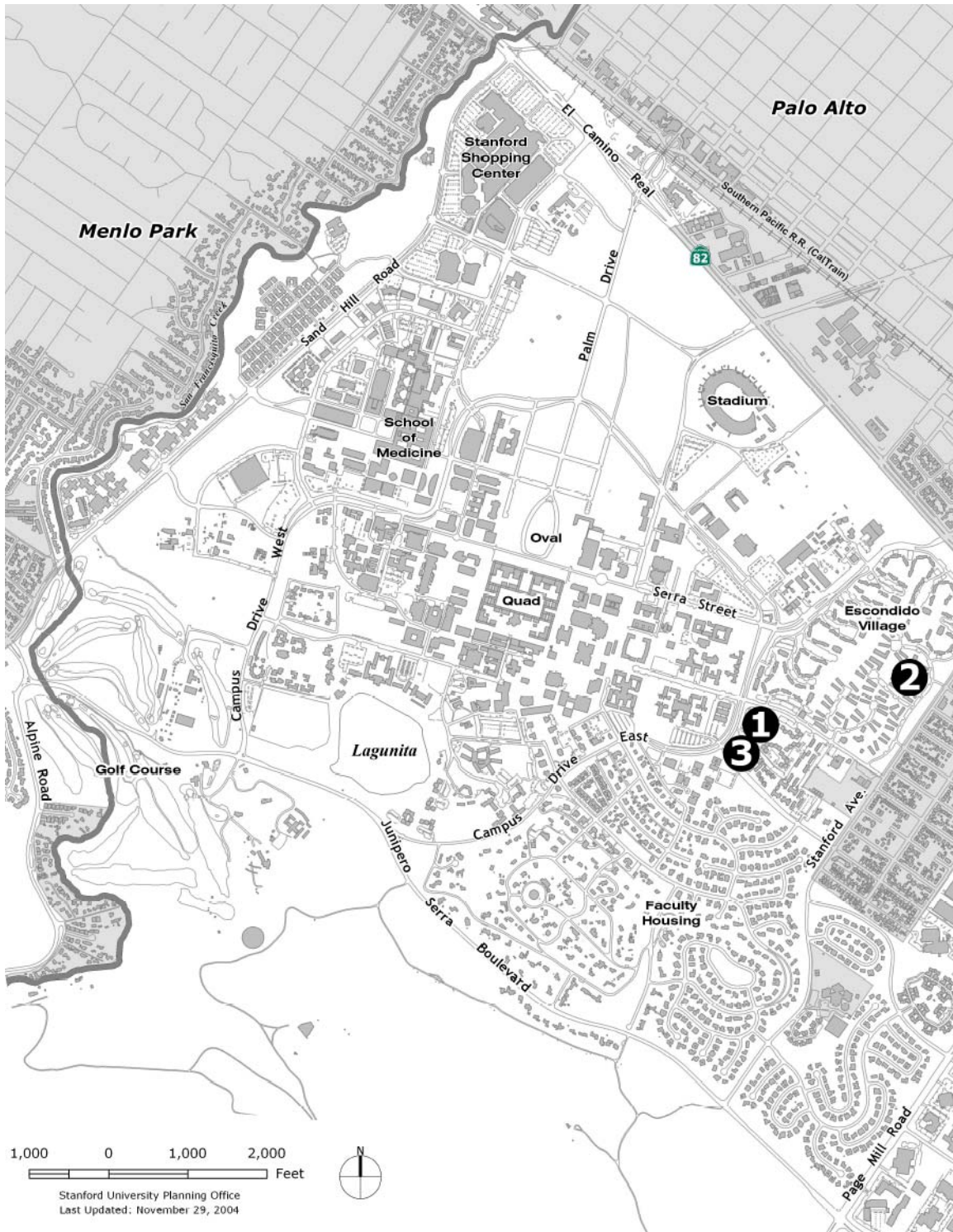
Appendix C

Cumulative Projects

KEY TO MAP C-2 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 5 CUMULATIVE HOUSING PROJECTS					
Fiscal Year	Map No.*	Project	Housing Units	Square Footage	Annual Units
Annual Report 1 (2000-01)	1	Mirrielees – Phase I	102	0	102
Annual Report 2 (2001-02)	2	Escondido Village Studios 5 & 6	281	139,258	331
	3	Mirrielees – Phase II	50	0	
		Branner Student Housing Kitchen	0	1,596	
Annual Report 3 (2002-03)	N/A	None	N/A	N/A	0
Annual Report 4 (2003-04)	N/A	None	N/A	N/A	0
Annual Report 5 (2004-05)	N/A	None	N/A	N/A	0
Total Cumulative Net Contribution toward 2000 GUP Housing Units			433	140,854	

*Map C-2 illustrates the locations of housing projects that add more than one unit. Individual housing projects are not shown on Map C-2.

Appendix C Cumulative Projects



MAP C-2
CUMULATIVE HOUSING PROJECTS

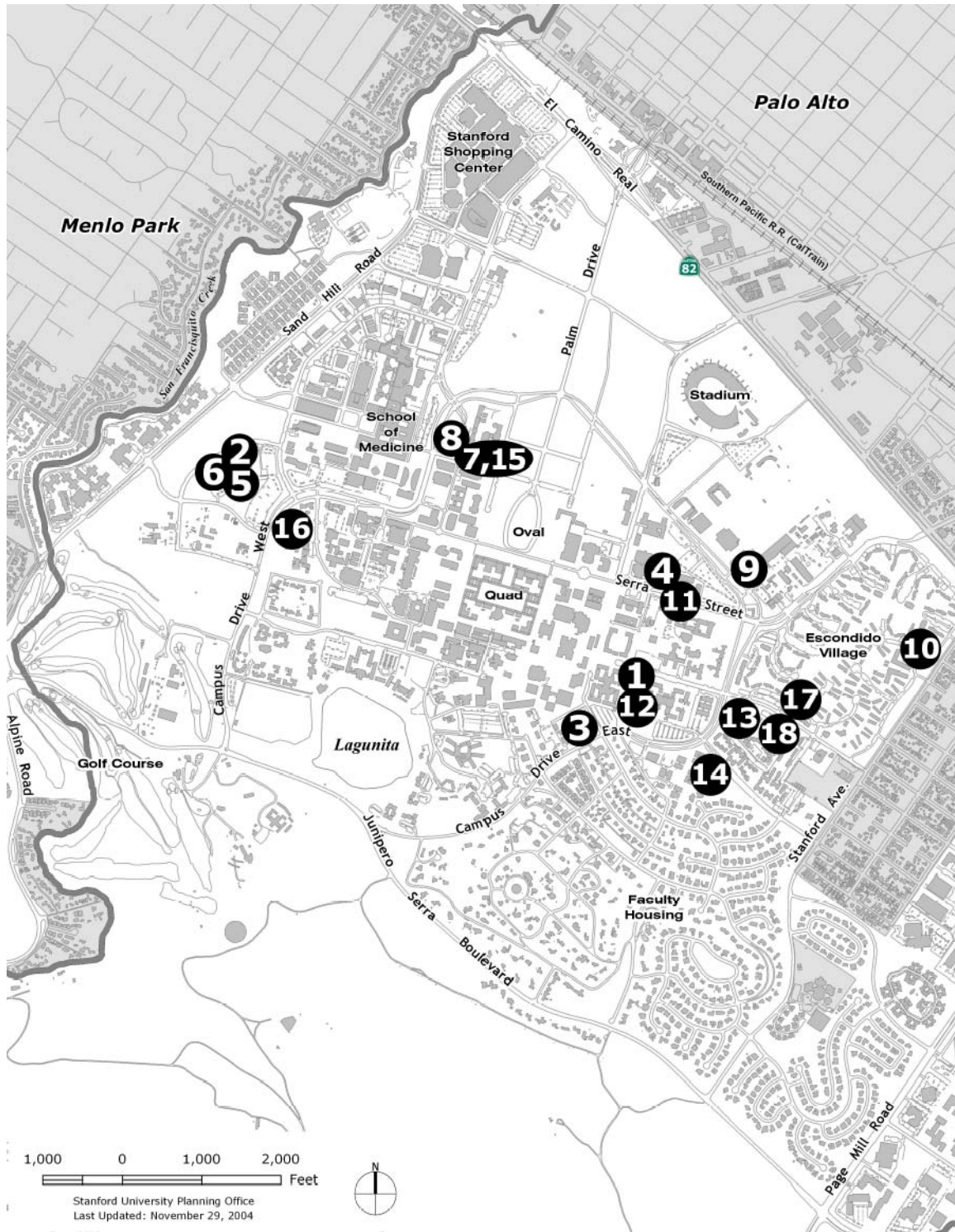
Appendix C

Cumulative Projects

KEY TO MAP C-3 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 5 CUMULATIVE PARKING PROJECTS				
Fiscal Year	Map No.*	Project	Parking Spaces	Spaces Subtotal
Annual Report 1 (2000-01)	1	Removal of Arguello Lot	(-55)	(-29)
	2	Oak Road Angle Parking	52	
		Oak Road Parallel Parking	12	
	3	Student Services Building	(-38)	
Annual Report 2 (2001-02)	4	Band Modular Project	23	31
	5	Parking Structure V	97	
	6	Oak Road (Angle to Parallel)	(-66)	
	7	Closure of Anatomy Lot	(-28)	
		Maples Lot	5	
Annual Report 3 (2002-03)	8	PS-1 Restriping/ADA	(-29)	394
	9	Maples Lot	21	
	10	Escondido Village Expansion	212	
	11	Serra Street Reconstruction	50	
	12	Arguello Lot	37	
	13	Mirrieles Lot Reconfiguration	(-23)	
	14	Cowell Lot Expansion	154	
		Carnegie Global Center Parking	17	
		Misc. reconstruction/restripe/ADA	(-45)	
Annual Report 4 (2003-2004)	15	Anatomy Lot Reopening	26	(-91)
		Encina Gym/ Arrillaga Rec Center Construction	(-17)	
	16	Ventura Lot Closing-CSLI/EPGY Annex Construction	(-21)	
	17	Housing Maintenance Yard Project	(-25)	
	18	Graduate Comm. Center Parking Lot	(-35)	
		Misc. reconstruction/restripe/ADA	(-19)	
Annual Report 5 (2004-2005)	19	Stock Farm Bus Reconfiguration	(-47)	(-159)
	20	Dudley & Angell Recount	(-20)	
	21	Mayfield 3 Recount	(-23)	
		Misc. reconstruction/restripe/ADA	(-69)	
Total Cumulative Net Contribution toward 2000 GUP Parking Cap:				146

* Map C-3 illustrates the locations of parking projects that change the parking inventory by more than 20 spaces.

Appendix C Cumulative Projects



MAP C-3
CUMULATIVE PROJECTS THAT AFFECT PARKING INVENTORY (MORE THAN 20 SPACES)

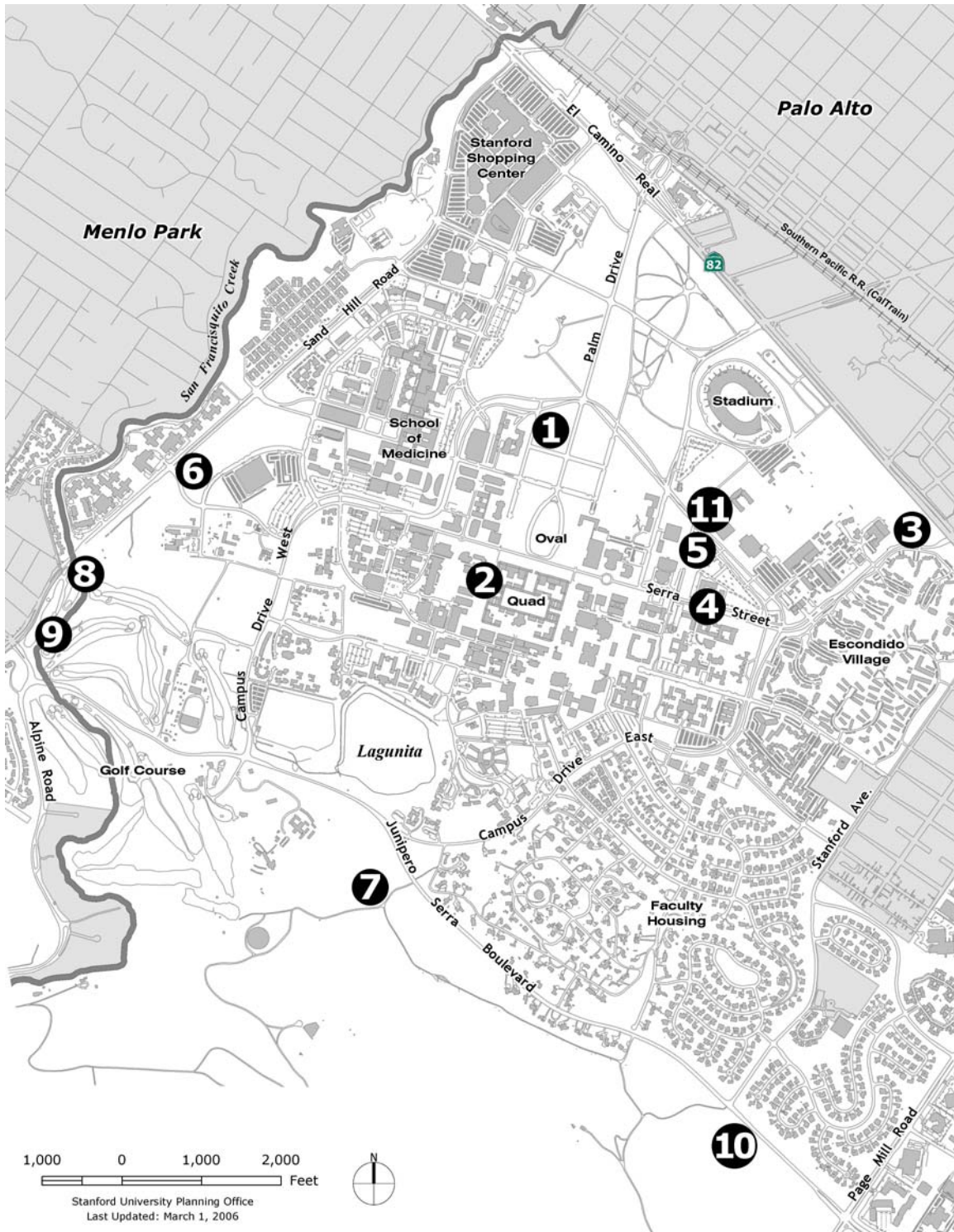
Appendix C

Cumulative Projects

KEY TO MAP C-4 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 5 CUMULATIVE GRADING PERMIT PROJECTS*		
Fiscal Year	Map No.	Project
Annual Report 1 (2000-01)	1	Sandstone Sculpture
Annual Report 2 (2001-02)	2	Lomita Mall
	3	Serra/ECR Detention Basin
	4	Serra Street Reconfiguration
	5	Encina Tennis Courts
Annual Report 3 (2002-03)		None
Annual Report 4 (2003-04)	6	West Campus Storm Detention
	7	CTS Breeding Ponds
	8	Hole #3 Golf Cart Bridge Replacement
Annual Report 5 (2004-2005)	9	Hole #4 Golf Cart Bridge Replacement
	10	Temporary Art in Foothills
	11	Taube Tennis Practice Bleachers

*Reported at the time of completion; Note: West Campus Storm Detention erroneously reported as completed in AR 3.
 Note: These are grading projects that were not associated with construction of academic or housing square footage.

Appendix C Cumulative Projects

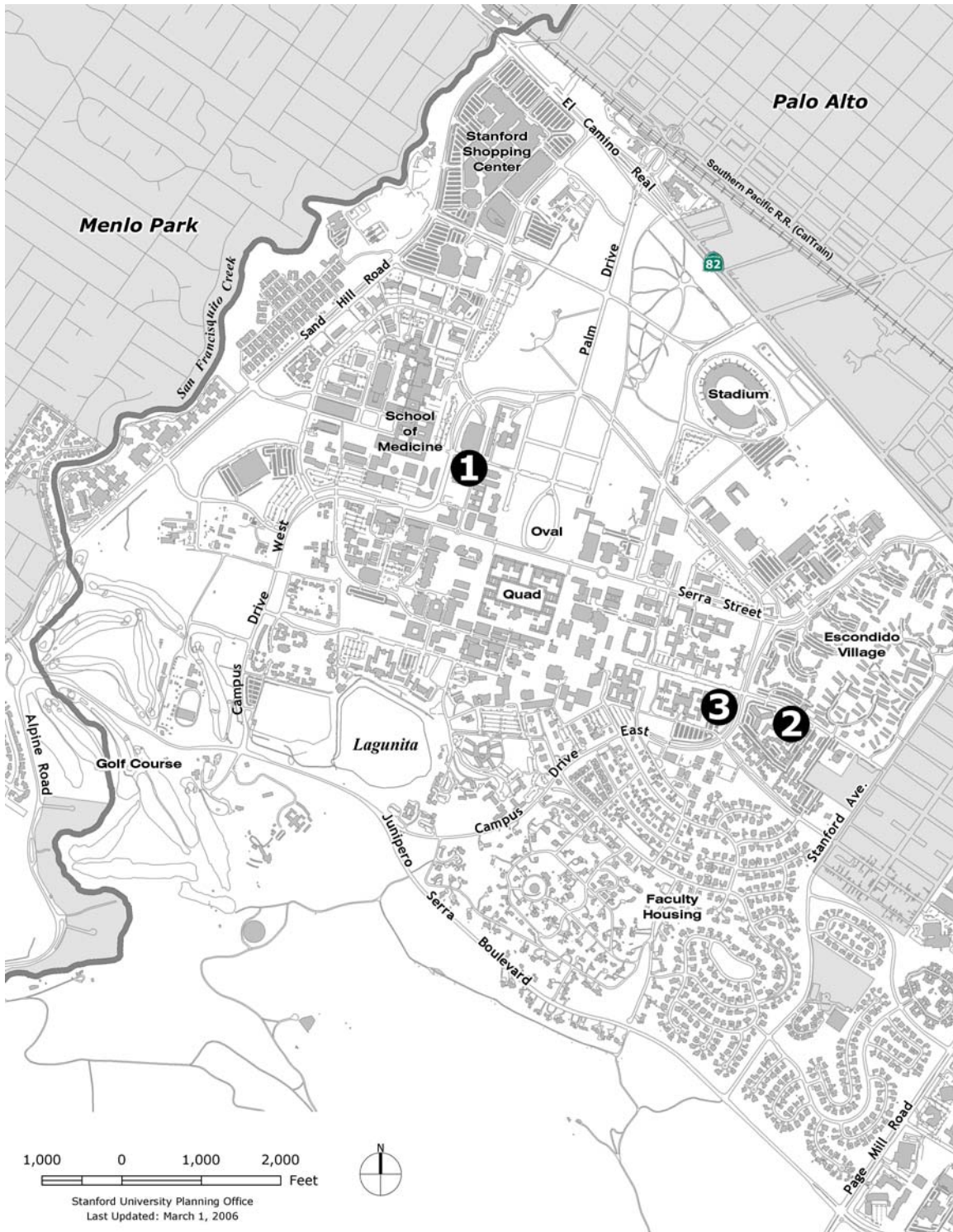


Appendix C Cumulative Projects

KEY TO MAP C-5 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 5 CUMULATIVE BUILDING PROJECTS THAT DO NOT AFFECT BUILDING AREA CAP*						
				Applicable Category		
Applicable GUP Condition:				A.2.a	A.2.b	A.3
Fiscal year	Map No.	Project	Size (sq. ft.)	1989 GUP (sq. ft.)	Temporary Surge Space (sq. ft.)	Community Childcare Center (sq. ft.)
Annual Report 1 (2000-01)		None				
Annual Report 2 (2001-02)	1	Lokey Lab	85,063	85,063		
		Demolish Chem Storage	(-2,441)	(-2,441)		
		Demolish Shocktube Lab for ME	(-929)	(-929)		
		CCSC Modular Replacement	768			768
Annual Report 3 (2002-03)		None				
Annual Report 4 (2003-2004)		Maples Surge Trailers	2,688		2,688	
	2	Graduate Community Center	12,000			12,000
		CSLI/EPGY	8,270	8,270		
Annual Report 5 (2004-2005)	3	Wilbur Modular Ext.	27,360		27,360	
		Building 500	2,266	2,266	0	
		Maples Surge	(-2,688)		(-2,688)	
Cumulative Net Square Feet:			132,357	92,229	27,360	12,768

*Only projects greater than 10,000 sq. ft. in size are shown on map

Appendix C Cumulative Projects



MAP C-5
CUMULATIVE BUILDING PROJECTS THAT DO NOT AFFECT BUILDING AREA CAP
(GREATER THAN 10,000GSF)

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Appendix D
Summary Report of Traffic Monitoring
2001-2005

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SUMMARY REPORT OF TRAFFIC MONITORING
Stanford University
2001 to 2005

Prepared by
Korve Engineering, Inc.
January 18, 2005

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Appendix D

Summary Report of Traffic Monitoring

The following tables summarize Stanford Traffic Monitoring to date. The requirements for establishment of the traffic baseline and performing annual comparisons to the baseline are contained within the December 2000 Stanford Community Plan/General Use Permit (GUP)/Environmental Impact Report (EIR) and within the 2000 Stanford General Use Permit.

Condition of Approval G.7 outlines the process for establishing the baseline counts and for continuing monitoring in subsequent years. The process can be summarized as follows:

- Peak hour traffic is counted at least three times per year for a two-week period each time. The three counts shall be averaged to determine the annual traffic level.
- All counts are recorded at the 16 campus entry and exit points, which form a “cordon” around the campus.
- During the count, license plate numbers are recorded for each entering and exiting vehicle to determine the amount of non-campus traffic.
- Cordon volumes are adjusted for parking lots within the cordon used by the hospital (these volumes are subtracted from the cordon line counts) and parking lots outside the cordon used by the university (these volumes are added to the cordon line counts).
- A peak hour is then established for the campus based on the counts, adjusted for cut-through and parking lot location.

Condition of Approval G.4 defines the “no net new commute trips” standard as no increase in automobile trips during peak commute times in the peak commute direction, as counted at a defined cordon location around the central campus.

Condition of Approval G.6 defines the peak commute directions as entering the campus in the morning peak commute period and leaving the campus in the evening commute period. The peak commute period is defined as the one-hour period of time between 7 AM and 9 AM and again between 4 PM and 6 PM with the highest volume of traffic, as defined by the counts. Therefore, the two peak hours are considered to be independent events.

Condition of Approval G.9 states that the Planning Office shall monitor the cordon count volumes using the procedures described above. If the cordon counts, as modified by trip reduction credits, exceed the baseline volumes as calculated by the procedures outlined above by 1 percent or more for any two out of three consecutive years, mitigation of impacts to intersections identified in the December 2000 Stanford Community Plan/GUP EIR will be required. Since an increase in traffic during the AM peak hour is independent from an increase in traffic during the PM peak hour, an increase in traffic for two out of three years in one peak hour would trigger the additional elements of the monitoring program without a change, or even with a decrease in the other peak hour. Also a significant increase during one year in the AM and a sufficient increase in the PM for the following year would not trigger additional mitigation.

Appendix D

Summary Report of Traffic Monitoring

2001 Baseline

Original Publication Date:

July 2002

Updated Publication Date:

October 15, 2003

Changes between the July 2002 and October 2003 reports were minor editorial corrections.

Inbound AM:

Adjusted Average 2002 Count	3,319
90% Confidence Interval (2001)	+/- 120
Significant Traffic Increase (2001)	3,439
1% Increase Trigger (2001)	3,474

Outbound PM:

Adjusted Average 2002 Count	3,446
90% Confidence Interval (2001)	+/- 109
Significant Traffic Increase (2001)	3,555
1% Increase Trigger (2001)	3,591

Appendix D

Summary Report of Traffic Monitoring

2002 Monitoring Report

Original Publication Date:
Updated Publication Date:

December 2002
October 15, 2003

An update to the original 2002 Monitoring Report was issued on October 15, 2003. Following the publication of the July 2003 report, Stanford and the County separately analyzed traffic data for the Stanford Homecoming week. Based on consultation with Stanford and independent analysis of County consultant traffic data, the County determined that data collected for the week of Homecoming should not be included in the comparison data set. The rationale for this decision was that Homecoming had been ongoing for years, was not included in the Baseline counts, and would continue to be an annual event. The County communicated to Stanford that other future "large events" would not be excluded from future counts. The revised analysis substituted the week of October 28, 2002, for the previously counted week of October 14, 2002. The results of this change are noted in the table below as the first revision.

Subsequent to the first adjustment to the 2002 Monitoring Report discussed above, Stanford informed the County that additional Marguerite Shuttle runs had been introduced to campus since the completion of the Baseline counts, and thus counted in the Year 1 (2002) comparison counts. This resulted in an increase of 12 vehicles in each peak hour. County staff determined that these new bus lines should be subtracted from the comparison count. The resultant counts are noted in the table below as the second revision.

	Original Data	First Revision Data	Second Revision Data
Inbound AM:			
Adjusted Average 2002 Count	3,390	3,287	3,275
Baseline-established 90% Confidence Interval (2001)	+/-120	+/-120	+/-120
Baseline-established Significant Traffic Increase (2001)	3,439	3,439	3,439
Baseline-established 1% Increase Trigger (2001)	3,474	3,474	3,474
Result	-84	-187	-199

	Original Data	First Revision Data	Second Revision Data
Outbound PM:			
Adjusted Average 2002 Count	3,678	3,598	3,586
Baseline-established 90% Confidence Interval (2001)	+/-109	+/-109	+/-109
Baseline-established Significant Traffic Increase (2001)	3,555	3,555	3,555
Baseline-established 1% Increase Trigger (2001)	3,591	3,591	3,591
Result	+87	+7	-5

Appendix D

Summary Report of Traffic Monitoring

2003 Monitoring Report

Original Publication Date:

January 29, 2004

The following table summarizes the results of traffic monitoring for 2003.

Inbound AM:

Adjusted Average 2003 Count	3,413
Baseline-established 90% Confidence Interval (2001)	+/- 120
Baseline-established Significant Traffic Increase (2001)	3,439
Baseline-established 1% Increase Trigger (2001)	3,474
Result	-61

Outbound PM:

Adjusted Average 2003 Count	3,476
Baseline-established 90% Confidence Interval (2001)	+/- 109
Baseline-established Significant Traffic Increase (2001)	3,555
Baseline-established 1% Increase Trigger (2001)	3,591
Result	-115

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Summary Report of Traffic Monitoring

2004 Monitoring Report

Original Publication Date:

January 18, 2005

The following table summarizes the results of traffic monitoring for 2004.

Inbound AM:

Adjusted Average 2004 Count	3,413
Baseline-established 90% Confidence Interval (2001)	+/- 120
Baseline-established Significant Traffic Increase (2001)	3,439
Baseline-established 1% Increase Trigger (2001)	3,474
Result	-298

Outbound PM:

Adjusted Average 2004 Count	3,642
Baseline-established 90% Confidence Interval (2001)	+/- 109
Baseline-established Significant Traffic Increase (2001)	3,555
Baseline-established 1% Increase Trigger (2001)	3,591
Result (Falls above the 90% Confidence Interval by 87 vehicles)	+87
Result (Falls above the 1% Trigger by 51 vehicles)	+51
2004 Trip Credit	-66
Result With Trip Credit (Falls below the 1% Trigger by 15 vehicles)	-15

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Summary Report of Traffic Monitoring

2005 Monitoring Report

Original Publication Date:

December 21, 2005

The following table summarizes the results of traffic monitoring for 2005.

Inbound AM:

Adjusted Average 2005 Count	3,383
Baseline-established 90% Confidence Interval (2001)	+/- 120
Baseline-established Significant Traffic Increase (2001)	3,439
Baseline-established 1% Increase Trigger (2001)	3,474
Result (Falls below the 90% Confidence Interval by 56 vehicles)	-56
Result (Falls below the 1% Trigger by 91 vehicles)	-91

Outbound PM:

Adjusted Average 2005 Count	3,735
Baseline-established 90% Confidence Interval (2001)	+/- 109
Baseline-established Significant Traffic Increase (2001)	3,555
Baseline-established 1% Increase Trigger (2001)	3,591
Result (Falls above the 90% Confidence Interval by 313 vehicles)	+180
Result (Falls above the 1% Trigger by 277 vehicles)	+144

Conclusions

The Stanford Traffic Monitoring began in the Spring 2001. Monitoring counts are done each calendar year. The 2001 counts serve as the Baseline to which future years are compared.

Two adjustments were made to the 2002 counts that are summarized in this report. On the basis of results of the 2002 counts, following the adjustments, it was concluded that the counts were below the threshold that would indicate an increase in traffic volumes. Stanford thus was found to be in compliance with the “no net new commute trips” GUP requirement for 2002.

The results of the 2003 counts were also below the threshold that would indicate an increase in traffic volumes. Stanford thus was also found to be in compliance with the “no net new commute trips” requirement for 2003.

The results of the 2004 counts were below the threshold that would indicate an increase in traffic volumes for the inbound AM peak hour traffic. However, the 2004 count for the outbound PM peak hour traffic exceeded the threshold by 51 vehicles. On March 2, 2005 Stanford submitted a 2004 Trip Credit Report that was reviewed by Korve Engineering. This report documented a credit of 66 for the increase in the number of bus trips across the cordon points and the number of transit passengers served outside the cordon area in the PM peak hour between the 2001 baseline and 2004. Most of the trip credits claimed are for passengers (primarily Stanford Hospital employees) getting on the shuttle outside the cordon area and traveling to the Palo Alto Caltrain station. Factoring in the trip credit of 66 trips Stanford did not exceed the no net new commute trip standard based on the 2004 Monitoring Program.

The results of the 2005 Monitoring Report concluded that the adjusted AM inbound count totaled 3,383 vehicles. This represented an increase of 64 vehicles, which fell within the 90% confidence interval and did not represent a significant AM inbound traffic increase. The PM

Appendix D

Summary Report of Traffic Monitoring

outbound count totaled 3,735 vehicles which was an increase of 422 vehicles from the baseline, which is above the 90% confidence interval by 289 vehicles and above the 1% increase trigger by 144 vehicles. Stanford applied for 182 trip credits for the 2005 monitoring period, consistent with the Cordon Count Credit Guidelines. The County Planning Office is currently verifying the 2005 Trip Credit Report and does not anticipate any significant changes to the number.

Appendix D

Summary Report of Traffic Monitoring

The following definitions are provided to assist in understanding for procedures of the Stanford Traffic Monitoring.

Adjusted Traffic – The raw traffic counts defined below are adjusted to add in University traffic that does not cross the cordon, and to subtract hospital traffic that does cross the cordon, and cut-through traffic through the campus that is not university related. The adjusted traffic volumes are used to compare the Baseline traffic volumes to subsequent year volumes to assess potential changes in commute traffic volumes.

AM Peak Hour – The 60-minute time period with the highest volume of traffic within the 2-hour AM Peak Period. During the AM Peak Period, traffic counts are aggregated by 15-minute increments. The AM Peak Hour is the highest four consecutive 15-minute intervals during the Peak Period for all 16 entrance/exit points combined.

AM Peak Period – The 2-hour period beginning at 7:00 AM and ending at 9:00 AM. The AM Peak Hour is calculated for traffic volumes collected during the AM Peak Period.

Average Count – Traffic data are collected for 16 entry and exit points. The entering data are averaged for the AM peak and the existing data are averaged for the PM peak. The average counts are used to compare one year to a subsequent year to determine if a change in traffic volumes has occurred.

Baseline – The Baseline traffic data are the counts from calendar year 2001, the first year of monitoring after approval of the Stanford GUP in 2000. Subsequent year's counts are compared to the Baseline to determine if the GUP condition requiring no net new commute trips is being satisfied.

Cordon Line – A cordon line is an imaginary line that completely encircles an area and crosses all roads leading into and out of the area. By counting traffic volumes on the cordon by direction, the amount of traffic entering the area and exiting the area can be determined. For Stanford traffic monitoring, the cordon line surrounds the campus and crosses all entry and exit roads, such that all vehicles entering and exiting the campus can be counted.

License Plate Survey – the last four digits of the license plates of each vehicle entering and exiting the campus is recorded for one day during each week of traffic counts. The time period during which each identified vehicles enters and exits the campus cordon is also recorded. If an entering vehicle's license plate matches an exiting vehicle's license plate with a 15-minute interval, that vehicle is assumed to represent a cut-through trip (i.e. not campus-related) and is subtracted from the total traffic count for Stanford since it does not represent traffic related to Stanford. In order for a vehicle trip to be identified as "cut-through", it must be identified by license plate match as having entered via one roadway and exited via another. If a car is identified by license plate match as using the same entering and exiting roadway, the trip purpose is assumed to be to drop-off a passenger within the campus, and the trip is assumed to be Stanford related and is not subtracted from the trip count total.

PM Peak Hour – The 60-minute time period during which the highest volume of traffic is counted, within the 2-hour PM Peak Period. During the Peak Period, traffic counts are aggregated by 15-minute increments. The PM Peak Hour is the highest four consecutive 15-minute interval during the Peak Period for all 16 entrance/exit points combined.

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Summary Report of Traffic Monitoring

PM Peak Period – The 2-hour period beginning at 4:00 PM and ending at 6:00 PM. The PM Peak Hour is calculated for traffic volumes collected during the PM Peak Period.

Raw Data – The total traffic volumes counted at the cordon line before adjustments are made. Adjustments are made to the raw data to subtract hospital parking within the cordon, and cut-through traffic from the total count, and to add university parking outside the cordon to the total count, in order to accurately account for traffic attributable to Stanford University.

Significant Traffic Increase – In comparing the change in traffic volumes between the Baseline and subsequent years, only statistically significant changes are considered. The following parameters define how a significant traffic increase is calculated:

- **Ninety Percent Confidence Interval** – A confidence interval is calculated to determine if a subsequent set of data is statistically different from the Baseline data. The County selected a 90 percent confidence interval as the significance threshold. Based on the daily variation in the Baseline counts, the 90 percent confidence interval for the AM peak hour is +/- 120 vehicles. The 90 percent confidence interval for the PM peak hour is +/- 109 vehicles. Therefore, if a subsequent year count exceeds the Baseline count by more than 120 vehicles, there is a 90 percent likelihood that the increase in traffic volumes has increased significantly.
- **One Percent Increase Trigger** – The 1 percent trigger is a second criterion for identifying significant increases in traffic volume. Condition of Approval G.9 stipulates that if traffic volumes increase above the Baseline volumes by 1 percent or more in two out of three consecutive years, this will “trigger” a requirement for additional mitigation.

Trip Credits – condition of Approval G.8 specifies that the County will recognize and “credit” Stanford off-campus trip reduction efforts after the approval data of the GUP (December 12, 2000), but not before, within a specified area surrounding the campus. These credits can be used to offset a significant increase in peak hour traffic into and out of the campus. Specific guidelines have been established that define how credits can be applied. An example of a credit would be Stanford providing bus service to someone traveling from the Caltrain Station to the hospital. By reducing overall travel in the area around the campus, Stanford can receive a credit against increases in travel onto the campus.

Santa Clara County Board of Supervisors

70 West Hedding Street, 10th Floor, San Jose California 95110 (408) 299-2323
Meetings: Tuesdays at 9:30 a.m. Board of Supervisors Chambers

District 1	Supervisor Donald F. Gage
District 2	Supervisor Blanca Alvarado
District 3	Supervisor Pete McHugh
District 4 (Vice-Chair)	Supervisor James T. Beall Jr.
District 5 (Chair)	Supervisor Liz Kniss

Santa Clara County Planning Commissioners

Public Hearings: First Thursday of each month, Board of Supervisors Chambers

Jack Bohan	Term Expires: 06-30-06	Appointed by District 1 (Allocated)
Dennis Chiu	Term Expires: 06-30-06	Appointed by District 3 (Allocated)
Rebecca Gallardo - Vice-Chairperson	Term Expires 06-30-06	Appointed by District 2 (Rotating)
Sequoia Hall	Term Expires: 06-30-07	Appointed by District 4 (Allocated)
Mary Ruiz	Term Expires: 06-30-09	Appointed by District 2 (Rotating)
Lydia Tan - Chairperson	Term Expires 06-30-08	Appointed by District 5 (Allocated)
Ed Voss	Term Expires: 06-30-07	Appointed by District 2 (Allocated)

Stanford Community Plan/General Use Permit Community Resource Group

Bruce Baker	Mary Davey	Roy Lave	Geri Stewart
Jim Burch	Kathy Durham	Emily Rachel Lesk	James Sweeney
Andrew Cohen	Jerry Hearn	Brian Schmidt	Lee Doboc Richard Luthy (Alternates)

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Marina Rush	Project Manager: Stanford University Environmental Mitigation Monitoring and Reporting Program
Carmela Campbell	Secretary, Architecture and Site Approval Committee