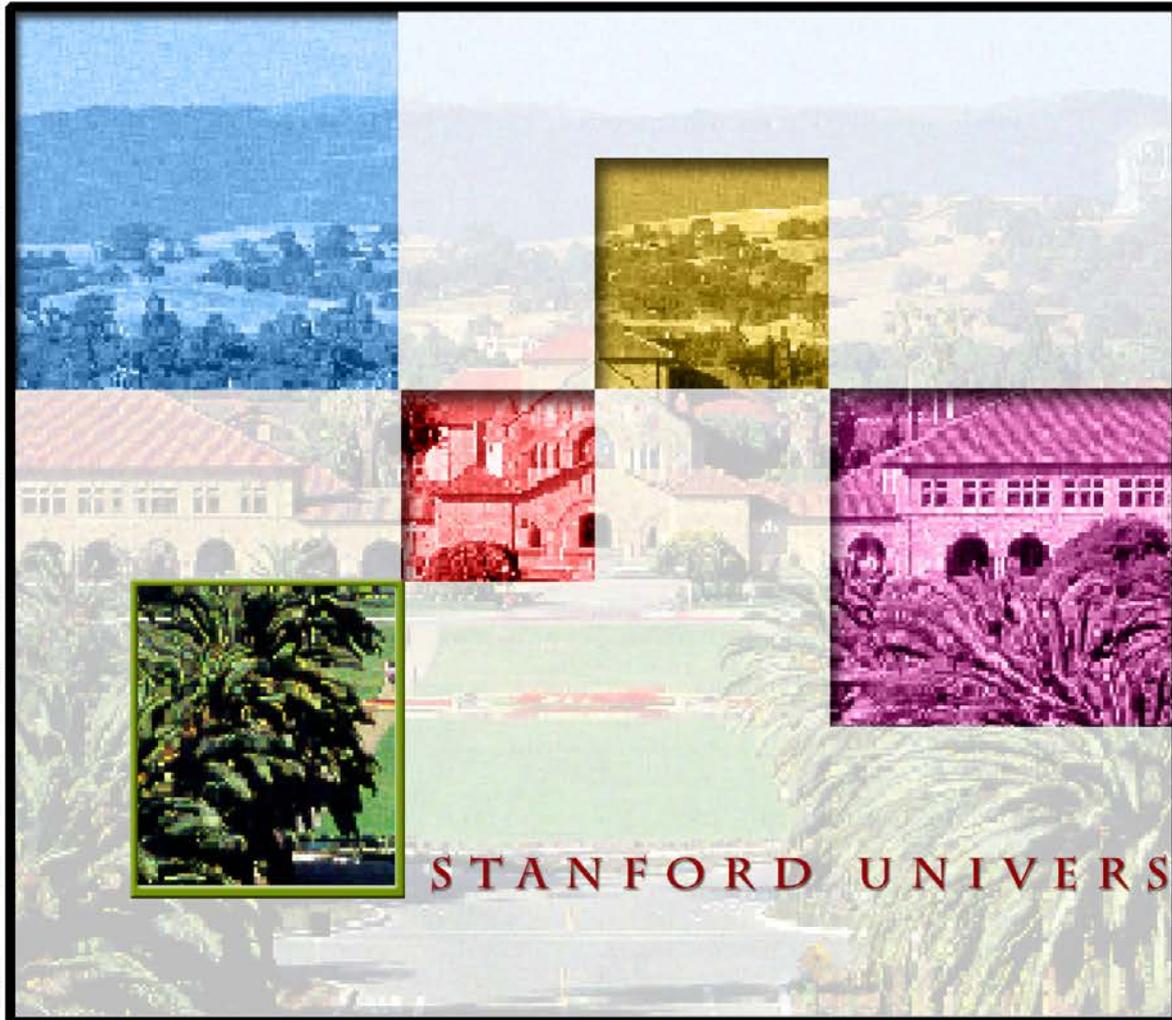


GENERAL USE PERMIT 2000

ANNUAL REPORT NO. 8



COUNTY OF SANTA CLARA
PLANNING OFFICE

June 2009

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Appendices

Appendix A	General Orientation Maps of Stanford Lands and Campus
Appendix B	GUP Conditions and Compliance Activities
Appendix C	Cumulative Projects
Appendix D	Summary Report of Traffic Monitoring

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, 2007, through August 31, 2008. 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 8 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 VI describes anticipated development and Section VII 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 eighth 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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I. Introduction

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. Please see Map 1 in Appendix A, which shows governmental jurisdiction on Stanford lands. 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.

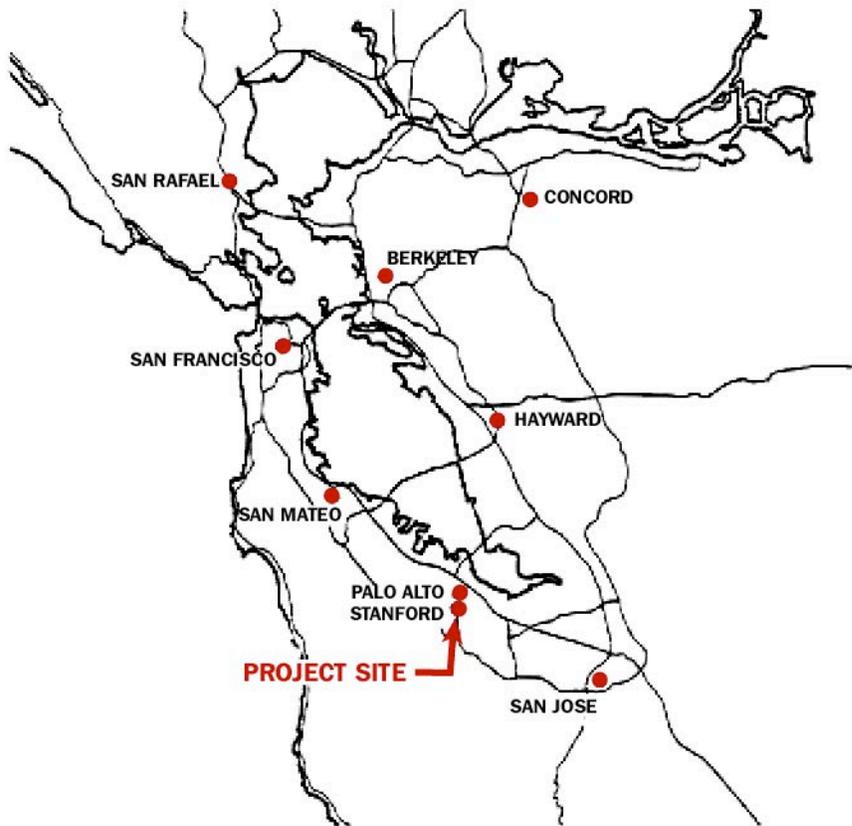


Figure 1 Regional Location

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 2000 General Use Permit (GUP).

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 a

Program 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 eighth Annual Report (“AR 8”) 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, 2007, to August 31, 2008. Activities or projects that occurred after August 31, 2008, are beyond the scope of this Annual Report, but will be presented in the next Annual Report that will cover activities between September 1, 2008, and August 31, 2009.

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 Eighth Year** - summarizes Stanford's activities and status of compliance with 2000 GUP conditions.
- IV. Project Summaries** - provides summaries of major Stanford projects 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 eighth year that are not GUP-related but otherwise relevant to development at Stanford.
- VI. Anticipated Future Development** - lists projects anticipated for submittal/approval under the next Annual Report 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 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 2008.

Glossary of Terms

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

AR	Annual Report: “AR 8” refers to Stanford's eighth 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.
EIR	Environmental Impact Report: Documents the result of environmental analyses conducted under CEQA.
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: GUP Condition E.5 requires Stanford to complete and submit to the Planning Office for Board of Supervisor approval a Sustainable Development Study.

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, 2007 and August 31, 2008.

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. Map 2 in Appendix A shows the development districts. The majority of 2000 GUP academic building area 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). For example, during this AR 8 reporting period, the allocation for Campus Center was revised down from 1,600,268 gsf to 1,480,268 gsf to allow for the allocation of 120,000 gsf to the DAPER and Administrative district to accommodate the Knight Management Center and future anticipated projects, which is consistent with the General Plan and zoning.

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 affect the GUP building area cap are not shown in Table 1. See Section IV, Project Summaries, for additional information on projects that received ASA approval during the AR 8 reporting period.

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TABLE 1
ANNUAL REPORT 8
DISTRIBUTION OF GUP-ALLOWED ACADEMIC AND ACADEMIC SUPPORT
DEVELOPMENT¹

Development District	2000 GUP Building Area Distribution ² (gsf)	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 ³ (sq. ft.)	GUP Balance Remaining (sq. ft.)
Campus Center	1,480,268	139,546	323,442	280,605	604,047	876,221
DAPER & Administrative	370,000	299,316	0	53,836	53,836	316,164
East Campus	110,000	0	0	(29,712)	(29,712)	139,712
Quarry	50,000	0	0	0	0	50,000
Lathrop	20,000	0	0	0	0	20,000
West Campus	0	0	0	0	0	0
Foothills	4,732	0	0	4,732	4,732	0
Lagunita	0	0	0	(5,733)	(5,733)	5,733
Arboretum	0	0	0	0	0	0
San Juan	0	0	0	0	0	0
Total	2,035,000	438,862	323,442	303,728	627,170	1,407,830

1. Square footage is counted against the GUP building area 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. Redistribution occurred in AR 6. In addition, during this reporting period, 120,000 gsf was redistributed from the Campus Center District to DAPER & Administrative District to support the Knight Management Center (Graduate School of Business) project.
3. Cumulative totals include results from the current and previous annual reports. See Appendix C and/or previous annual reports for more detailed background on these cumulative totals.

During the AR 8 reporting period, 23 projects received ASA approvals and six resulted in changes to the 2000 GUP building area allocation. In addition, one project approved in the AR7 reporting period received its building permit during this reporting period and is therefore included in the building permit total in Table 1.

Figure 2 illustrates the cumulative status of building-permit-approved square footage for academic/academic support facilities, including the ASA approved square footage counted during the reporting period, as also shown in 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 County of Santa Clara Board of Supervisors approves the SDS. Stanford, in collaboration with the County planning staff, began work on the SDS during the AR 8 reporting period.

II. Development Overview

Figure 2 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.

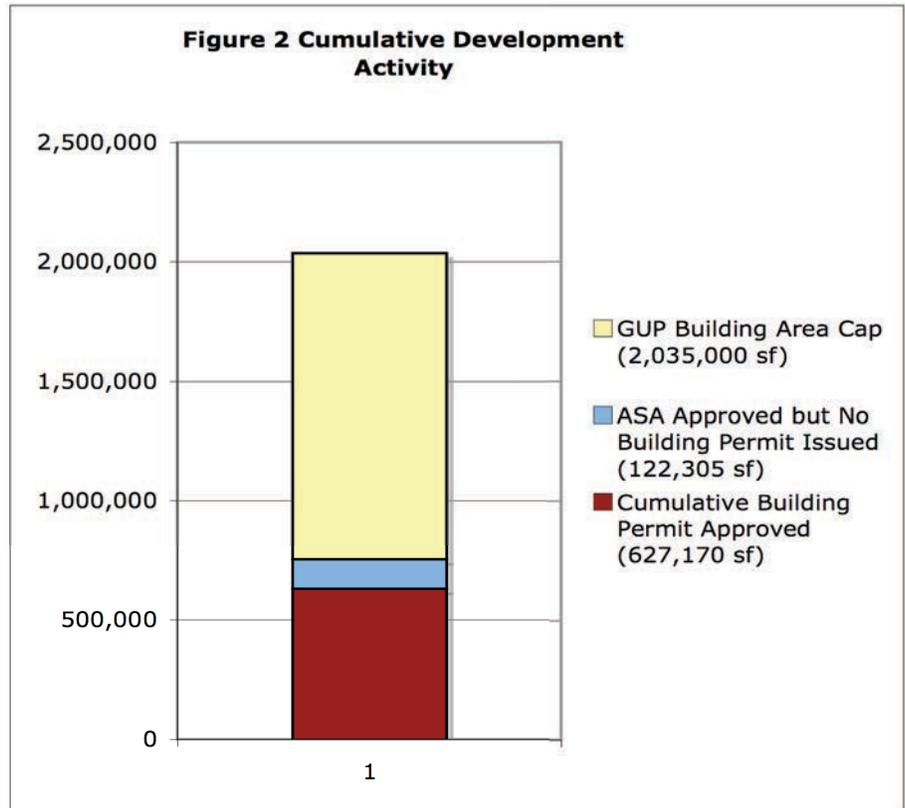
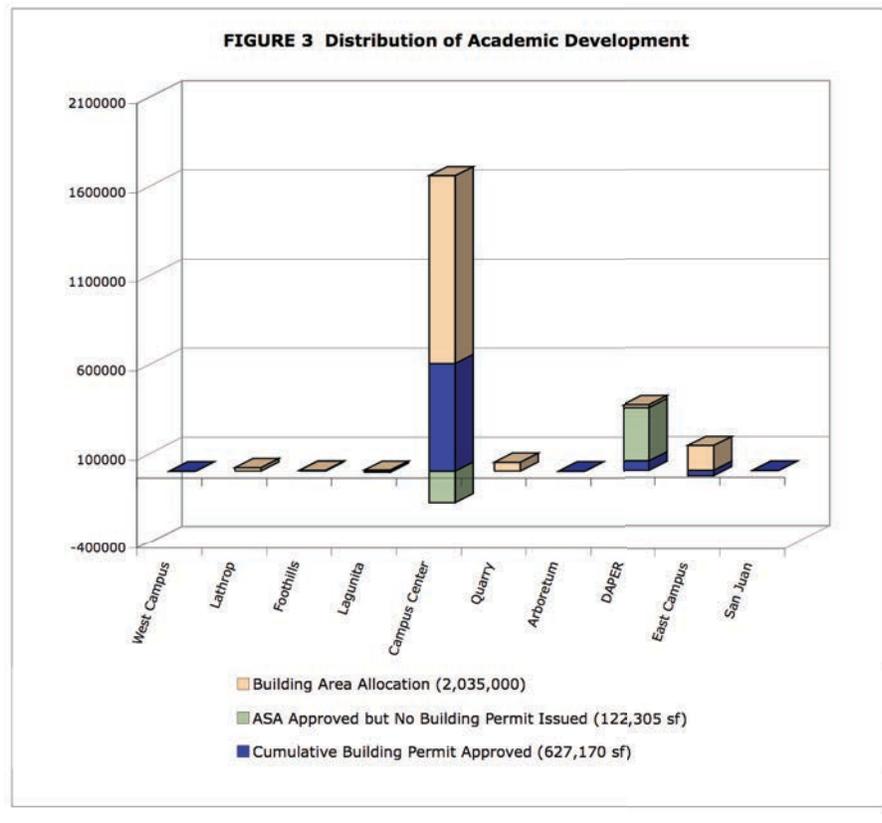


Figure 3, below, based on data in Table 1, illustrates the 2000 GUP distribution of academic/academic support square footage throughout the 10 development districts, and the academic/ academic support square footage that received a building permit or ASA approval during the current reporting period. Anticipated projects for Annual Report 9 noted in Section VI, Table 6.

A map of Stanford University's Development District is provided Map 2 under Appendix A. The distribution of GUP-allowed academic and academic support development is detailed in Table 1.



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. The remaining 1989 GUP approved square footage was consumed during the Annual Report 5 reporting period.

Temporary Surge Space

The 2000 GUP (Condition A.2.c) allows Stanford University to install up to 50,000 sq. ft. as surge space during construction activities in the form of temporary trailers. During AR 8 one project, the GSB Modulars, was approved. As a result 3,840 gsf of additional temporary surge space was used.

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.

II. Development Overview

Two community centers were approved during this reporting period, including Black Community Service Center Addition and SCRA Sports Complex. In addition, the Madera Grove Children’s Center (Acorn House), approved in the last reporting period, received its building permit during this reporting period. As a result 11,938 gsf of childcare/community centers space was used.

TABLE 2
ANNUAL REPORT 8
OTHER SPACE CAPS - PROJECT SUMMARY

Non-Building Cap Category	Maximum Allowable Square Footage	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	0	0	92,229	92,229	0
Temporary Surge Space	50,000	3,840	3,840	24,245	28,085	21,915
Childcare/Community Center	40,000	3,584	11,938	16,009	27,947	12,053

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 as shown in Table 3. The GUP identified potential housing sites for students, staff and faculty (Map 3, Appendix A). As with academic/academic support building space, the housing units will be distributed among the 10 development districts (see Table 3).

Housing may also be developed on sites other than those shown on Map 3, 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 8 reporting period, no housing projects were approved, however final framing inspection was approved on 349 of the 600 units for the Munger Graduate Student Housing Project. Therefore, as illustrated in Figure 4, the cumulative total of approved units under the 2000 GUP allocation is 774 units.

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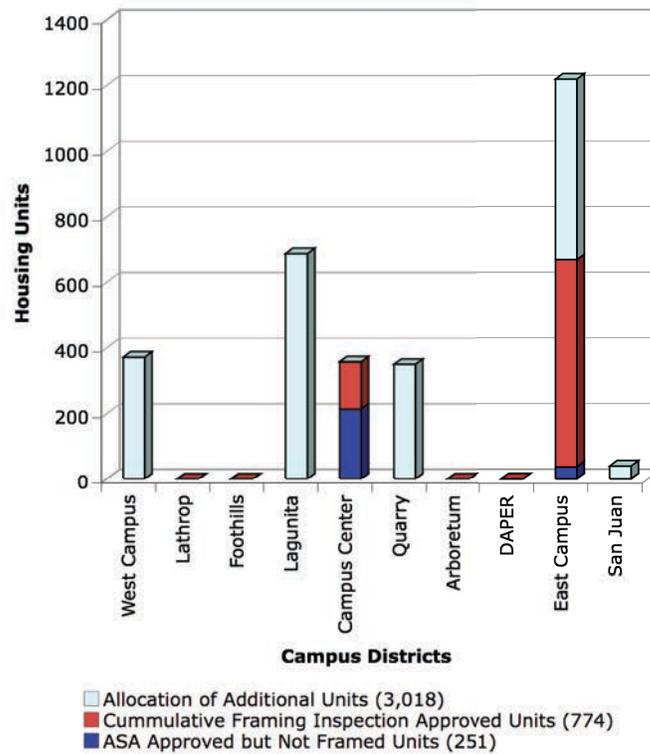
TABLE 3
ANNUAL REPORT 8
DISTRIBUTION OF RESIDENTIAL DEVELOPMENT

Development District ¹	Allowable 2000 GUP Net Additional Units	ASA Approved Units but Not Yet Framed	Past Cumulative ²	Final Framing Inspection Approved Units	Cumulative
West Campus					
Stable Site	372 Faculty/Staff	0	0	0	0
Lathrop	0	0	0	0	0
Foothills	0	0	0	0	0
Lagunita	195 Faculty/Staff				
Driving Range	367 Graduate	0	0	0	0
Searsville Block	125 Undergrad/ Grad				
Mayfield/Row					
Campus Center	352 Graduate	208	(1)	144	143
Quarry					
Quarry/Arboretum	200 Postdoc	0	0	0	0
Quarry/El Camino	150 Postdoc				
Arboretum	0	0	0	0	0
DAPER & Administrative	0	0	0	0	0
East Campus					
Manzanita	100 Undergrad/ Graduate				
Escondido Village	1,043 Graduate	37	426	205	631
Stanford Avenue	75 Faculty/Staff				
East Campus Subtotal		37	426	205	631
San Juan					
Lower Frenchman's	18 Faculty/Staff				
Gerona	12 Faculty/Staff	0	0	0	
Mayfield	9 Faculty/Staff				
San Juan Subtotal		0	0	0	0
Total	3,018 Allowed²	245	425	349	774

- 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). Redistribution occurred in AR 6.
- Cumulative totals include results from previous annual reports. See Appendix C and/or previous annual reports for more detailed background on these cumulative totals.

II. Development Overview

Figure 4 Distribution of Residential Development



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. As with academic/academic support building area square footage and housing, the allowed parking spaces have been distributed among the development districts (Table 4 and Figure 5).

Figure 5 Distribution of Parking Spaces

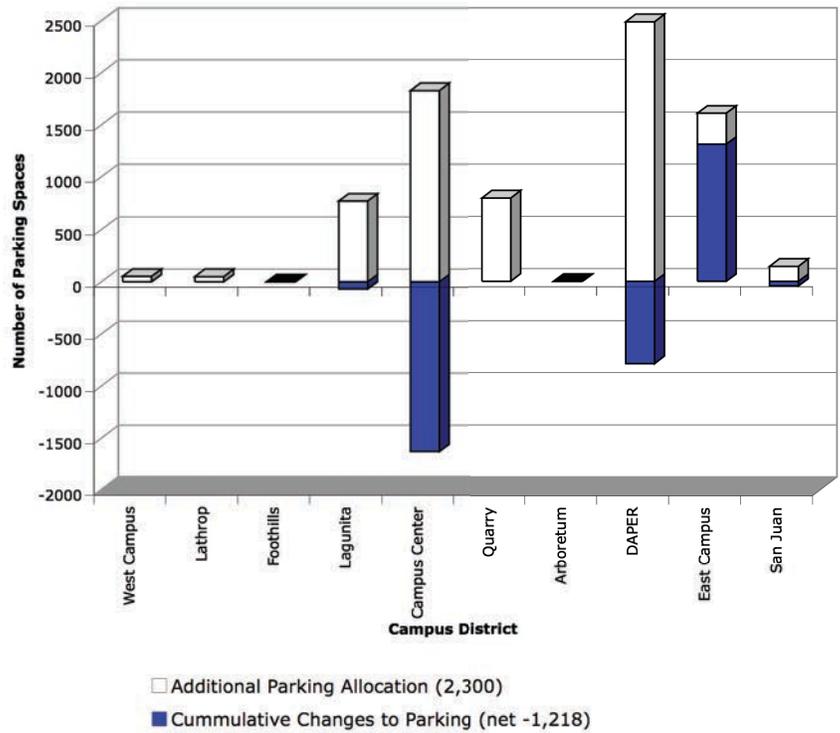


Table 4 presents the changes in parking spaces during the current reporting period, and cumulative increases and decreases in parking spaces on the campus during the AR 1 through AR 8 reporting periods.

As shown in Table 4, several parking projects were implemented in the Campus Center, DAPER & Administrative, East Campus, Lagunita, and San Juan development districts during the AR 8 reporting period that collectively resulted in a net increase of 93 parking spaces on campus, including the construction of Parking Structure 6 (1,185 spaces). The cumulative change in the parking inventory is a net decrease of 1,218 parking spaces under the 2000 GUP.

II. Development Overview

TABLE 4
ANNUAL REPORT 8
DISTRIBUTION OF PARKING

Development District	Base Parking GUP EIR	2000 GUP Allowed Change in Parking Spaces	Changes to Parking Inventory				Unused 2000 GUP Allocation
			AR 8 Contribution	Previous AR 1-7 Contribution	Cumulative (AR 1 Through Current AR 8)	EIR Base Plus Cumulative Change (Current Parking Capacity)	
West Campus	191	50	0	(2)	(2)	189	52
Lathrop	0	50	0	0	0	0	50
Foothills	0	0	0	0	0	0	0
Lagunita	1,745	700	(10)	(60)	(70)	1,675	770
Campus Center	8,743	200	(315)	(1,314)	(1,629)	7,114	1,829
Quarry	1,058	800	0	2	2	1,060	798
Arboretum	134	0	0	0	0	134	0
DAPER & Administrative	2,209	1,700	(788)	0	(788)	1,421	2,488
East Campus ²	4,731	1,611	1,203	110	1,313	6,044	298
San Juan	540	100	3	(47)	(44)	496	144
Campus Wide Summary	19,351	2,300 ¹	93	(1,311)	(1,218)	18,133	3,518

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. 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.
2. Parking allocation in East Campus increased from 900 to 1,611 spaces with Munger Residential Project approval.

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III. Overview of Monitoring During Eighth Year

This section provides a summary of activities conducted during the AR 8 reporting period in compliance with 2000 GUP conditions. 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 8 reporting period. Descriptions and illustrations of projects that received ASA during the AR 8 reporting period are provided in Section IV.

During the AR 8 reporting period, September 1, 2007 through August 31, 2008:

- 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.
- The County defined “square feet” to be used to quantify and control the amount of development permitted by the GUP and to ensure accuracy of In Lieu Payments that accrue to the County’s Office of Affordable Housing and to the Palo Alto Unified School District. The County determined it is appropriate to use the definition of “chargeable covered and enclosed space” in Government Code Section 65995(b)(2) to calculate square feet under the 2000 GUP, and apply it to all buildings demolished and constructed, affordable housing in lieu payments, and school impact fees.

GUP Condition B: Framework

A total of 23 projects received ASA approval or ASA Small Project Exemption (ASX) during the AR 8 reporting period. 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.

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GUP Condition C: Monitoring, Reporting, and Implementation

The County Planning Office hired URS Corporation to assist in the data collection, analysis and publication of AR 8 pursuant to the 2000 GUP. URS completed approximately half of this report and County Planning staff completed the remainder. Due to a decrease in the number of permit applications filed with the County Planning Office in fiscal year 2008/2009, it was determined that the County Planning could complete the remainder of this report and subsequent annual reports. Stanford University provides funding for all aspects of the Annual Report and necessary information in a timely manner.

The Draft AR 8 will be presented to the Community Resource Group in April 2009 and the final report will be presented to the Planning Commission at the June 2009 public hearing.

GUP Condition D: Permitting and Environmental Review

During the AR 8 reporting period, Stanford received ASA or small project exemptions for 23 projects, and of these 13 received building and/or grading permits during this reporting period. All of these projects were determined to be consistent with the General Plan land use designations and zoning and 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

In June 2008, Stanford University Land Use and Environmental Planning Office began work in concert with the Santa Clara

III. Overview of Monitoring During Eighth Year

County Planning Office on the Stanford University Sustainable Development Study (SDS), pursuant to the requirements contained in Condition E.5. Condition E.5 and the Stanford Community Plan require that the SDS be completed and approved prior to acceptance of applications for the second 50% of the academic development allowed under the 2000 GUP. Stanford anticipates meeting this threshold sometime during calendar year 2009.

The 2000 GUP requires the SDS be presented to the Stanford Community Resource Group and then forwarded to the Planning Commission for a recommendation to the County of Santa Clara Board of Supervisors for their approval. Stanford initiated drafting of the study and coordination meetings with County staff in May 2008. The SDS will be presented to the CRG and Planning Commission during November 2008 and to the Board of Supervisors in 2009.

Stanford is in compliance with GUP Condition E. See Appendix B for more detail.

GUP Condition F: Housing

During AR 6, the Munger Graduate Housing Project received ASA approval for 600 units of housing, which are under construction. At the time of this report, 349 of the 600 units have been built and framing inspection has occurred; therefore, 349 new housing units were 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 an increase of 774 housing units (Table 3) on campus.

Currently, Stanford capacity for providing student housing units 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 2008, the affordable housing fees are assessed at the rate of \$17.06 per square foot of net new academic or academic support space approved under the 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. However, 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 AR 7 and AR 8, Year 7 traffic counts were taken in Spring 2008 and completed in Fall 2008. The 2008 Monitoring Report concluded that the adjusted AM inbound count totaled 3,020 vehicles. This represented a decrease of 299 vehicles from the baseline, which falls below the 90% confidence interval and does not represent a significant AM inbound traffic increase. The PM outbound count totaled 3,460 vehicles, which is an increase of 14 vehicles above the baseline, which is 95 vehicles below the 90 percent confidence interval and 131 vehicles below the 1% established trigger. Therefore no additional mitigation is required. The 2008 Trip Credit Report identified 240 trip credits for the 2008 Monitoring Report. The County Planning Office verified and accepted the 2008 Trip Credit Report data and does not anticipate any significant changes to the data.

The 2008 traffic monitoring cordon locations remain the same and are shown on Map A-4, Appendix A. Data and analysis of these counts, reported in November 2008 (DMJM HARRIS/AECOM 2007), are provided in Appendix D of this annual report.

III. Overview of Monitoring During Eighth Year

GUP Condition H: Parking

During AR 8 reporting period, all parking projects were in compliance with GUP Condition H. For more information, see Section II, Table 4 and Appendix B, Appendix C-3, Map C-3 and Figure 5. As indicated in this Annual Report, several parking projects were implemented. The cumulative change in the parking inventory remains significantly under the cap set for the 2000 GUP, which allowed a total increase campus-wide of 2,300 spaces.

GUP Condition I: Parks and Recreation Facilities

Stanford entered into an agreement with the County on January 3, 2006 to construct the S1 trail in Santa Clara County and to make an offer to Los Altos Hills for the funding of a trail extension through that town. Stanford submitted plans for a construction permit for the S1 trail in compliance with the term of the agreement reached with the County. On June 9, 2006, Committee for Green Foothills filed a lawsuit. Stanford began construction of the S1 trail on June 21, 2006 and halted on July 7, 2006. Stanford will not proceed with the construction of the S1 trail until the lawsuit is resolved.

During the last reporting period, Stanford submitted plans and proposals to build or fund construction of the improved C1/Alpine Trail in Portola Valley and the S1/S2/Arastradero Connector in Los Altos Hills. Stanford will proceed with construction and/or funding of these trails elements, as well as the S1 trail, when the litigation is resolved.

GUP Condition J: California Tiger Salamander

An ASA was approved for the Black Community Service Center building addition, connected by a deck to the original structure. The project is located within an area known to contain habitat for the protected California Tiger Salamander (CTS). Because the site was already disturbed and largely paved, it was determined there would be no effect on the CTS habitat. Project conditions specifically addressing habitat issues were incorporated into the project approval.

GUP Condition K: Biological Resources

Eleven projects that began construction during the current reporting period required pre-construction surveys for breeding

raptors and migratory birds. Bird nests were observed at the Stanford Community Recreation Association (SCRA) and Oak Road parking lot project sites. Portions of the SCRA site construction was suspended until the birds fledged, and the Oak Road parking lot site had on site monitoring during construction. For more information, see Appendix B, Condition K.2.

Seven projects (Black Community Service Center Addition, Oak Road Parking Lot, Center for Nanoscale Science and Technology and Jen-Hsun Huang School of Engineering Center, Campus Drive West Realignment, Knight Management Center, Lorry I. Lokey Stem Cell Research and Steelhead Habitat Enhancement Project) 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 other County requirements. Details are provided in Appendix B, Condition K.4.

An arborist conducts an annual inspection of the oak trees, located at the Stanford Stadium, regarding the effect of irrigation from the redwoods planted at the top of the berm. This inspection has been conducted in accordance with the project approved ASA conditions of approval. The inspection shows that the irrigation is being managed well to keep moisture away from the oaks, and the oaks that had sunscald on the trunks appear to be improving. Stanford is in compliance with this condition.

GUP Condition L: Visual Resources

No significant activity regarding visual resource conditions occurred during this reporting period. Fourteen projects approved during the AR 8 reporting period included new exterior lighting and therefore Stanford University submitted a lighting plan with the ASA application for each project to the County.

Prior to or in connection with submitting an application for any development along El Camino Real, Condition L.1 requires Stanford to submit a streetscape design for unincorporated Stanford lands along the south side of El Camino Real. The streetscape design shall include, but is not limited to, height and setback requirements that are, at a minimum, at least as stringent as those of the City of Palo Alto and may, at the request of the ASA Committee, be more stringent. During this annual report, Stanford completed and submitted a draft *Plan For The El Camino Real Frontage* in compliance with this condition, and prior to applying for a residential project located along El Camino Real at Stanford

III. Overview of Monitoring During Eighth Year

Avenue. This Plan was presented to the Stanford Community Resource Group on December 6, 2007 and approved by the County of Santa Clara Architectural and Site Approval Committee on April 10, 2008.

GUP Condition M: Hazardous Materials

During the AR 8 reporting period, three buildings (Center for Nanoscale Science and Technology, Jen-Hsun Huang School of Engineering Center and Lorry I. Lokey Stem Cell Research) will include hazardous materials that are regulated by the California Accidental Release Prevention Law. Appropriate clearances were obtained from the County of Santa Clara Department of Environmental Health and are in compliance with GUP Condition M. See Appendix B, Condition M for more details.

GUP Condition N: Geology and Hydrology

During the AR 8 reporting period, all projects were in compliance with GUP Condition N. See Appendix B, Condition N for more details.

GUP Condition O: Cultural Resources

Three projects (Center for Nanoscale Science and Technology/Jen-Hsuan Huang School of Engineering Center, Peterson Building Renovation, and Mechanical Engineering Building) that received ASA would remodel, alter, or demolish a structure that is more than 50 years old. The construction of all projects did/shall comply with Secretary of the Interior Standards.

GUP Condition P: Utilities and Public Services

During the AR 8 reporting period, all projects were in compliance with GUP Condition P. See Appendix B, Condition P for more detail.

GUP Condition Q: Air Quality

All approved projects were required to comply with BAAQMD's permitting, control measures and recommendations as appropriate. One project (Lorry I. Lokey Stem Cell Research Building) under the AR 8 reporting period required BAAQMD permitting, control

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measures, or recommendations. See Appendix B, Condition Q for more detail.

GUP Condition R: Noise

Stanford complied with the requirements of the County Noise Ordinance on individual construction projects. Stanford received entertainment permits for firework events for those events not included in the two events per year allowed by the GUP. Stanford maintained the noise hotline, and one complaint was received. See Appendix B, Condition R for more detail.

GUP Condition S: Additional GUP Conditions

No other significant activity occurred during this reporting period. See Annual Reports 1 through 7 for previous activities.

IV. Project Summaries

This section presents brief project summaries of all major projects that received ASA approval or exemption and/or a building permit or demolition permit during the reporting period. A list of other minor projects that received approval is presented at the end of this section. Figure 6 shows the locations of the major projects.

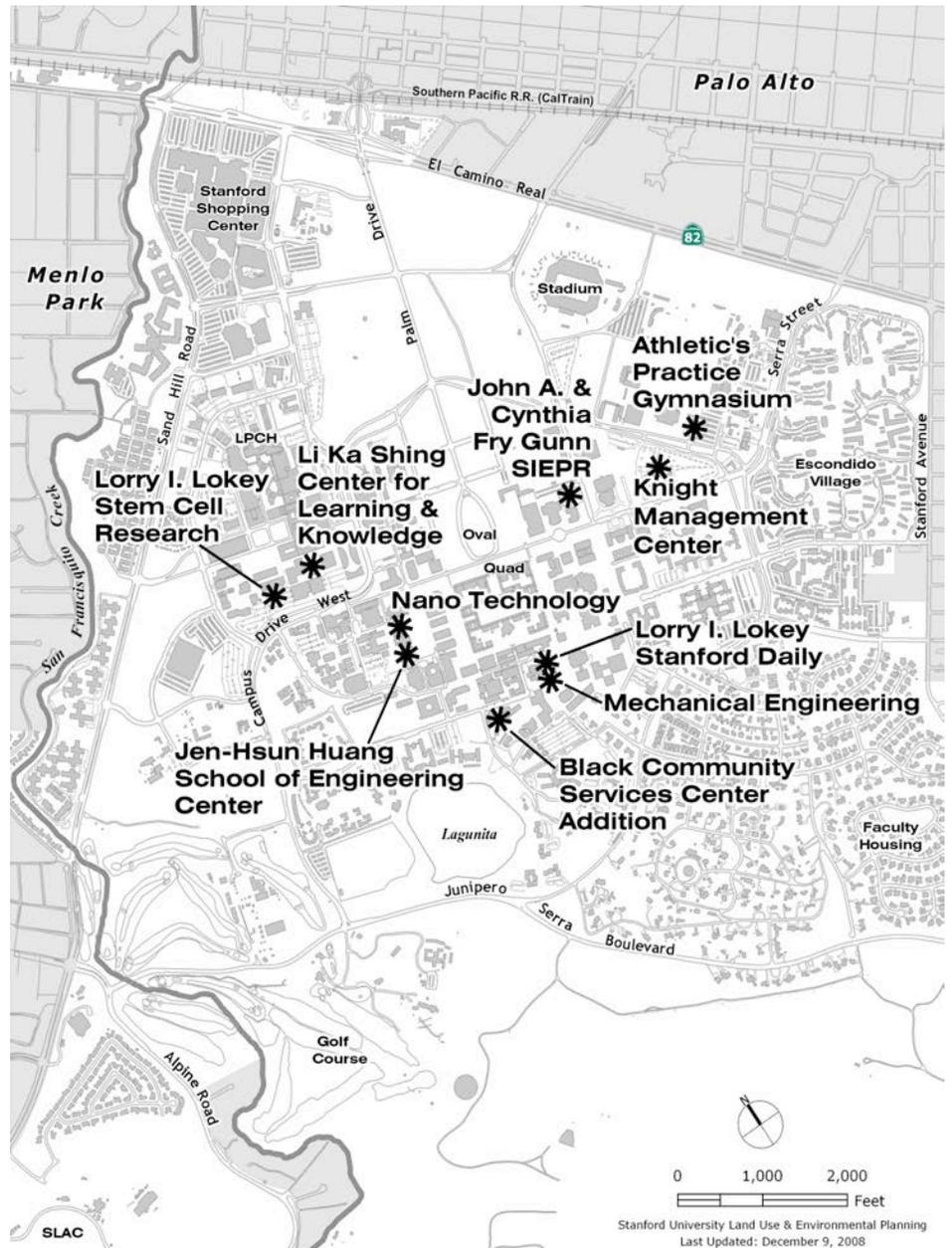


FIGURE 6. Location of Major AR8 Projects

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TABLE 5
ANNUAL REPORT 8
DEVELOPMENT PROJECTS RECEIVING ASA OR OTHER APPROVAL

PC/ File #	Project Name	Development District	ASA gross sq. ft.	Demolition sq. ft.	Bldg. Permit sq. ft.	Development Status
Projects that affect GUP gsf						
9844	Peterson Building Renovation	Campus Center	(561)	(661)	(661)	Under Construction
9849	Mechanical Engineering Building	Campus Center	19,200		Not yet	Awaiting building permit
	Press Building			(14,303)		
9817	Lorry I. Lokey Stem Cell Research (formerly SIM 1)	Campus Center	199,802	N/A	198,734	Under construction
9626	Li Ka Shing Center for Learning and Knowledge (formerly LKC)	Campus Center	104,000		104,000	Under construction
	Fairchild Auditorium			(14,600)	(14,600)	
	Welch Road Modulars			(4,030)	(4,030) ¹	
9757	Center for Nanoscale Science and Technology	Campus Center	98,543		99,297	Under construction
	Ginzton			(69,714)	(69,714) ¹	
	Jen-Hsun Huang School of Engineering Center		124,766		125,639	
	Terman Engineering			(148,818)	(148,818) ¹	
9730	John A. and Cynthia Fry Gunn SIEPR Building	Campus Center	31,298	N/A	31,784	Under construction
6740	Chiller Plant & Cooling Tower	Campus Center	7,027	2,400	Not yet	Project on hold
9731	Lorry I. Lokey Stanford Daily Building	Campus Center	4,911		4,783	Under construction
	Storke Building			(8,862)	(8,862) ¹	
9531	Cobb Track & Angell Field Bleacher Additions Resubmit	DAPER & Administrative	3,702	N/A	Not yet	Awaiting building permit
9773	Knight Management Center (formerly GSB)	DAPER & Administrative	360,000		Not yet	Awaiting building permit

¹ Building will be programmatically replaced with new building; GUP square footage credit is applied at the time of building permit issuance for new building. Demolition will occur following occupancy of the new building.

IV. Project Summaries

TABLE 5
ANNUAL REPORT 8
DEVELOPMENT PROJECTS RECEIVING ASA OR OTHER APPROVAL

PC/ File #	Project Name	Development District	ASA gross sq. ft.	Demolition sq. ft.	Bldg. Permit sq. ft.	Development Status
	Serra Complex	DAPER & Administrative		(84,000)		
	GSB South	Campus Center		(173,379)		
	Kresge Auditorium	Campus Center		(13,156)		
9840	Athletic's Practice Gymnasium	DAPER & Administrative	21,092	N/A	Not yet	Awaiting building permit
Projects that affect Other gsf						
9243	Black Community Service Center Addition	Campus Center	2,500	N/A	2,500	Completed
9793	GSB Modulars	Campus Center	3,840	N/A	3,840	Completed
9715	SCRA Replacement	East Campus	3,590		3,701	Under construction
	Old SCRA			(2,617)	(2,617)	
Housing						
9875	Schwab Dining Storage	East Campus	464	N/A	464	Under construction
Site Projects						
9626	LKC Site Work	Campus Center	N/A	N/A	N/A	Under construction
9776	Campus Drive West Realignment	Campus Center	N/A	N/A	N/A	Under construction
9820	Steelhead Habitat Enhancement Project	Foothills	N/A	N/A	N/A	Awaiting grading permit
9792	Stanford Avenue Storm Drain Relocation	East Campus	N/A	N/A	N/A	Awaiting building permit
7165	Plan for the El Camino Real Frontage	Quarry, Arboretum, DAPER & Admin, East Campus	N/A	N/A	N/A	Completed
9920	Dinkenspiel Stage	Campus Center	N/A	N/A	N/A	-
7165	Roth/Lomita Ditch	Campus Center	N/A	N/A	N/A	Under construction
Parking						
9744	Oak Road Parking Lot	Campus Center	N/A	N/A	N/A	Under construction

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File No. 9243, Black Community Services Center Addition

ASA Application Submitted: 05/18/07

ASA Approved: 09/13/07

Status as of 08/31/08: Completed.

Project Description: The project involves the construction of a one-story, 2,500 square foot building adjacent to the current Black Community Service Center with an outdoor deck linking the two buildings together. The new building will contain a lounge, pantry and restrooms. The project was constructed within the Childcare/Community Center area cap in this annual report.

Development District: Campus Center

Type of Project: Community Center



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. 9731, Lorry I. Lokey (Stanford Daily) Building

ASA Application Submitted: 7/26/07
ASA Approved: 9/13/07
Status as of 08/31/08: Under Construction

Project Description:

This project includes the construction of two-story, 4,783 square foot building to house the operations of the Stanford Daily student newspaper. The Stanford Daily operation was housed in the nearby Storke Building (8,862 square feet), which will be demolished upon completion of the new Stanford Daily building. The construction will result in a net decrease of 4,079 gsf of academic space, and this credit counts against the 2000 GUP building area cap.

Development District: Campus Center

Type of Project: 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. 9849, Mechanical Engineering Building

ASA Application Submitted: 03/04/08

ASA Approved: 05/08/08

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

Project Description: The project involves the construction of a three story building, slab on grade. The building includes offices, computer work rooms, and conference rooms for the Department for Mechanical Engineering faculty, staff, and graduate students. The building also includes a “Bio-Motion/Force Plate” facility. This building is a programmatic replacement for the Press Building (14,304 gsf), which will be demolished once the occupants have been moved into the new Mechanical Engineering Building. The site will also be cleared of the Storke Student Publications Building, the demolition of which was previously approved under a separate application. The construction would result in a net increase of 4,897 gsf (19,200 gsf new construction – 14,303 of demolition) of academic space. The project is currently awaiting a building permit and therefore the gsf has not been applied to the 2000 GUP building area cap in this annual report.

Development District: Campus Center

Type of Project: 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. 9817, Lorry I. Lokey Stem Cell Research Building

ASA Application Submitted: 01/10/08

ASA Approved: 03/13/08

Status as of 08/31/08: Under Construction

Project Description: The Lorry I. Lokey Stem Cell Research (formerly SIM 1) building is one of several new buildings that define a new Stanford University Medical School campus. This building accommodates two wings with research laboratory bays at the north and south edges and lab support spaces in between. The two lab wings are connected by more public oriented spaces incorporating a multi-story entry lobby, conference rooms, administrative offices, and a small café. An expansion of the existing adjacent Veterinary Services Center is planned for the lower level. The total building areas of all four-floor levels is 198,734 gsf. This project focuses on the California State's initiative on Stem Cell Research and will obtain a facilities/research grant from California Institute of Regenerative Medicine. This project is academic space; therefore the building space included in the project counts against the 2000 GUP building area cap.

Development District: Campus Center

Type of Project: 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. 9626, Li Ka Shing Center for Learning and Knowledge

ASA Application Submitted: 05/21/07
ASA Approved: 10/11/07
Status as of 08/31/08: Under Construction

Project Description: The Li Ka Shing Center for Learning and Knowledge (104,000 gsf) will be a 5-level building that will house a simulation center, lecture rooms, conference center, bookstore and café, office areas, student study, and recreation areas. This project also includes the demolition of Fairchild Auditorium (14,600 gsf) and the future demolition of the Welch Road modulars (4,030 gsf). The construction would result in a net increase of 85,370 gsf of academic space. The project is under construction and therefore the gsf has been applied to the 2000 GUP building area cap in this annual report.

Development District: Campus Center
Type of Project: 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. 9757, Center for Nanoscale Science and Technology and Jen-Hsun Huang School of Engineering Center

ASA Application Submitted: 09/24/07

ASA Approved: 11/08/07

Status as of 08/31/08: Under Construction

Project Description: The Center for Nanoscale Science and Technology (99,297 gsf) will be a three-story building with basement and sub-basement. The building includes offices, laser facilities, and laboratory facilities. The Jen-Hsun Huang School of Engineering Center (125,639 gsf) will be a three-story building with a basement below grade. The building includes offices, conference rooms, auditorium, classrooms, café, and library. These new buildings are replacements for two existing buildings, Ginzton (69,714 gsf) and Terman Engineering (148,818 gsf), which will be demolished once the occupants are relocated to the new buildings. The construction would result in a net increase of 6,404 gsf (224,936 gsf new construction – 218,532 gsf demolition) of academic space. The project is under construction and therefore the gsf has been applied to the 2000 GUP building area cap in this annual report.

Development District: Campus Center

Type of Project: 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. 9730, John A. and Cynthia Fry Gunn SIEPR Building

ASA Application Submitted: 07/26/07

ASA Approved: 10/11/07

Status as of 08/31/08: Under Construction

Project Description: The John A. and Cynthia Fry Gunn SIEPR (Stanford Institute of Economic Policy Research) includes the construction of a new office building, reconfiguration of parking and landscaping. The construction would result in a 31,784 gsf (new construction) of academic space. The project is under construction and therefore the gsf has been applied to the 2000 GUP building area cap in this annual report.

Development District: Campus Center

Type of Project: 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. 9773, Knight Management Center - Graduate School of Business

ASA Application Submitted: 12/05/07

ASA Approved: 06/05/08

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

Project Description: The new campus of the Knight Management Center - Graduate School of Business (360,000 gsf) is composed of multiple buildings and a new 4-story, underground parking garage. This project includes the demolition of the Serra Complex (84,000 gsf). In addition, the project is a programmatic replacement for the GSB South (173,379 gsf) and Kresge Auditorium (13,156 gsf), so the project includes demolition of these structures after occupancy of the new buildings. The construction would result in a net increase of 89,465 gsf (360,000 gsf new construction – 270,535 gsf demolition) of academic space. The Planning Commission approved the redistribution of 120,000 square feet of academic space from the Campus Center District to the DAPER District to accommodate the project. The project is currently awaiting a building permit; therefore, the gsf has not been applied to the 2000 GUP building area cap in this annual report.

Development District: DAPER & Administrative

Type of Project: 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 8

File No. 9840, Athletics Practice Gymnasium

ASA Application Submitted: 02/10/08

ASA Approved: 06/12/08

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

Project Description: The construction of a new Athletics Practice Gymnasium for Basketball and Volleyball (21,092 gsf). The project is currently awaiting a building permit and therefore the gsf has not been applied to the 2000 GUP building area cap in this annual report.

Development District: DAPER & Administrative

Type of Project: 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

In addition to the major projects that received ASA/ASX approval during the AR 8 reporting period, the following minor projects were also approved.

- File No. 9531, Cobb Track & Angell Field Bleacher Addition Modification
- File No. 9920, Dinkenspiel Stage
- File No. 6740, Chiller Plant expansion & Cooling Tower
- File No. 9715, Stanford Community Recreation Association (SCRA) Replacement
- File No. 9744, Oak Road Parking Lot
- File No. 9626, Li Ka Shing Center (LKC) Loading Dock and Connective Elements
- File No. 9774, Campus Drive West Realignment
- File No. 9793, Graduate School of Business (GSB) Modulars
- File No. 9792, Stanford Avenue Storm Drain Relocation
- File No. 9844, Peterson Building Renovation
- File No. 7165, Plan for the El Camino Real Street Frontage
- File No. 9875, Schwab Dining Storage
- File No. 9817, Lorry I. Lokey Stem Cell Research Lobby Modification

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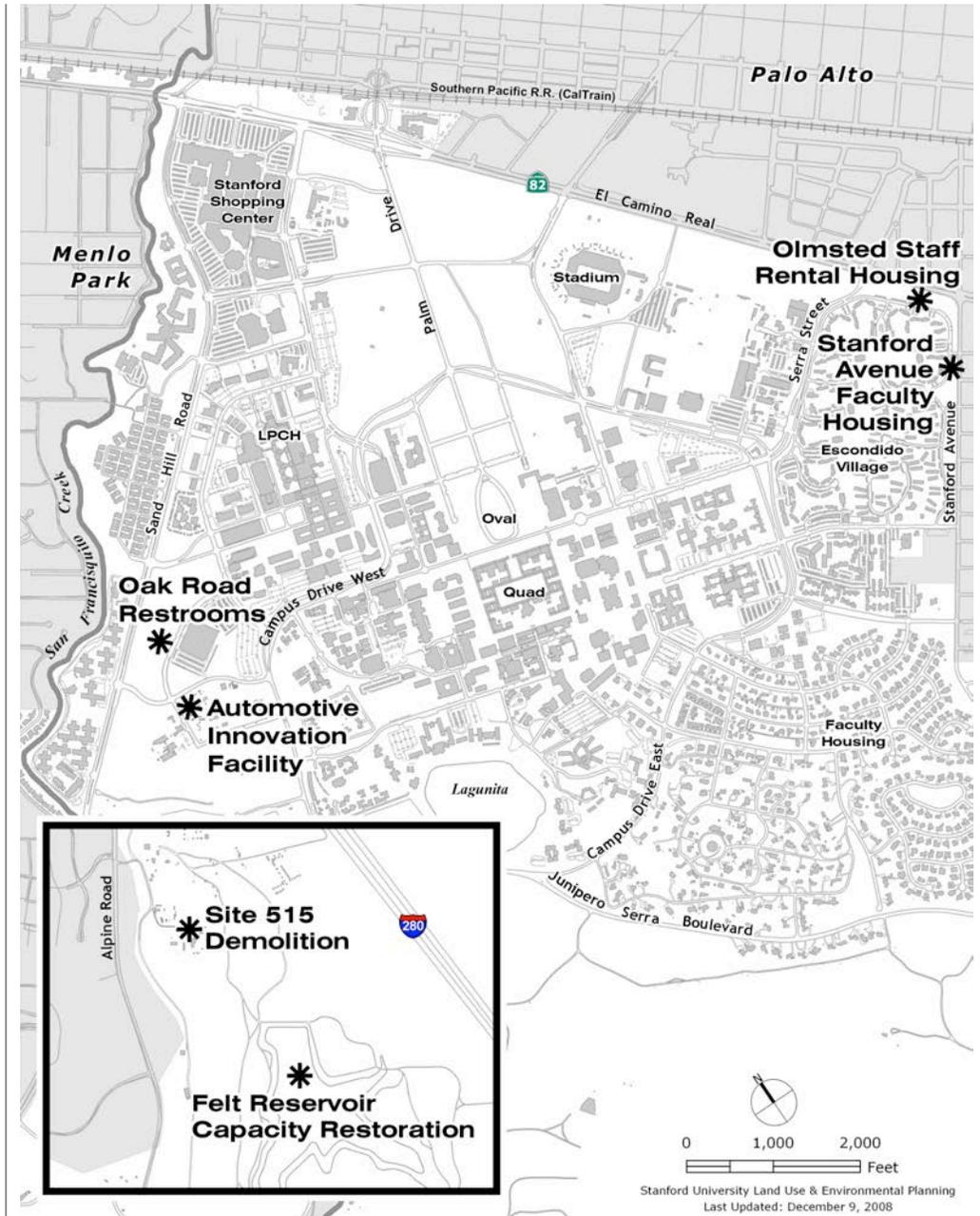


FIGURE 7. Location of Anticipated Projects

Figure 7 Locations of Anticipated Projects

VI. Anticipated Future Development

**TABLE 6
ANTICIPATED PROJECTS FOR ANNUAL REPORT 9**

Development District	Project	County File #	ASA Application Submitted	Anticipated ASA Square Footage	Anticipated Housing	Anticipated Parking
ASA Applications Submitted During AR 8, No Approval as of August 31, 2008						
Foothills	Felt Reservoir Capacity Restoration (Steelhead Habitat Enhancement Project)	9820	05/21/07	N/A	N/A	N/A
East Campus	Cell on Wheels Jenkins	9860	3/27/08	N/A	N/A	N/A
East Campus	Cell on Wheels Bowdoin	9861	3/27/08	N/A	N/A	N/A
Foothills	Site 515 Demolition – Quonset hut	N/A	10/20/04	(1,540)	N/A	N/A
Campus Center	Nitery Renovation	9915	7/9/08	N/A	N/A	N/A
Campus Center	Automotive Innovation Facility	9916	7/17/-08	8,000	-	-
East Campus	Olmsted Staff Rental Housing	9923	8/11/08	-	25	-
East Campus	Stanford Avenue Faculty Housing	9792	6/6/08	82,500	39	117
DAPER & Admin	340 Bonair Enclosure	7330	8/31/08	N/A	N/A	N/A
ASA Applications Anticipated During AR 9 Reporting Period						
West Campus	Oak Road Restrooms	9949	10/27/08	499	-	-

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TABLE 6
ANTICIPATED PROJECTS FOR ANNUAL REPORT 9

Development District	Project	County File #	ASA Application Submitted	Anticipated ASA Square Footage	Anticipated Housing	Anticipated Parking
San Juan	Stanford Avenue Emergency Siren	9936	9/29/08	N/A	N/A	N/A
San Juan	Genona Road Emergency Siren	9937	9/29/08	N/A	N/A	N/A
Arboretum	Arboretum Emergency Siren	9935	9/29/08	N/A	N/A	N/A
Campus Center	Concert Hall	9963	11/25/08	90,000	N/A	N/A
Campus Center	Law School	9996	2/27/09	65,000	N/A	N/A

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VII. Other Information

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

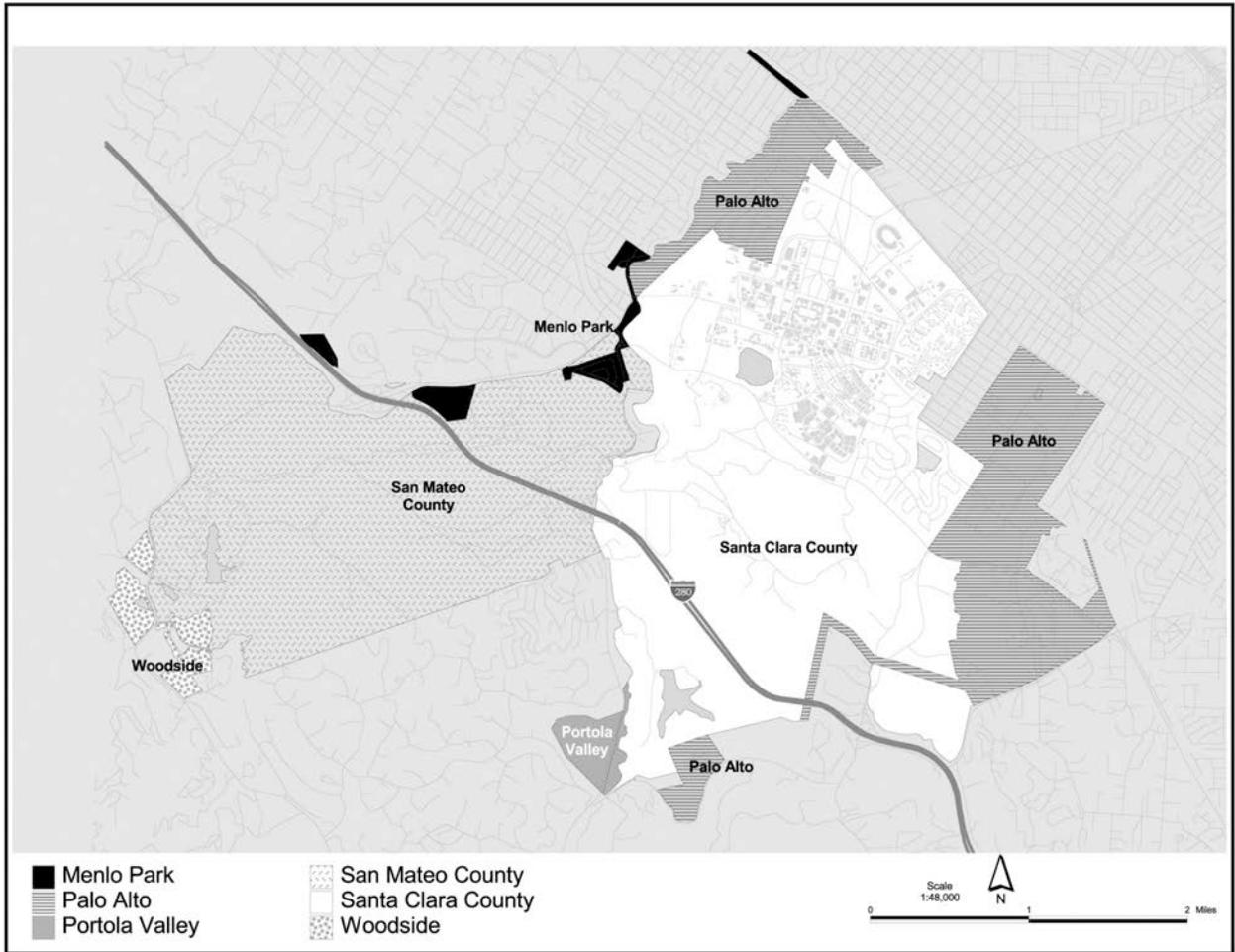
- Marina Rush, Planner (Project Manager: Stanford Environmental Mitigation Monitoring and Reporting Program), Santa Clara County Planning Office
- Gary Rudholm, Senior Planner, Santa Clara County Planning Office
- Ann Sansevero, Project Manager, URS Corporation
- Rema Chazbek, Staff Scientist, URS Corporation

Stanford University Data Providers

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

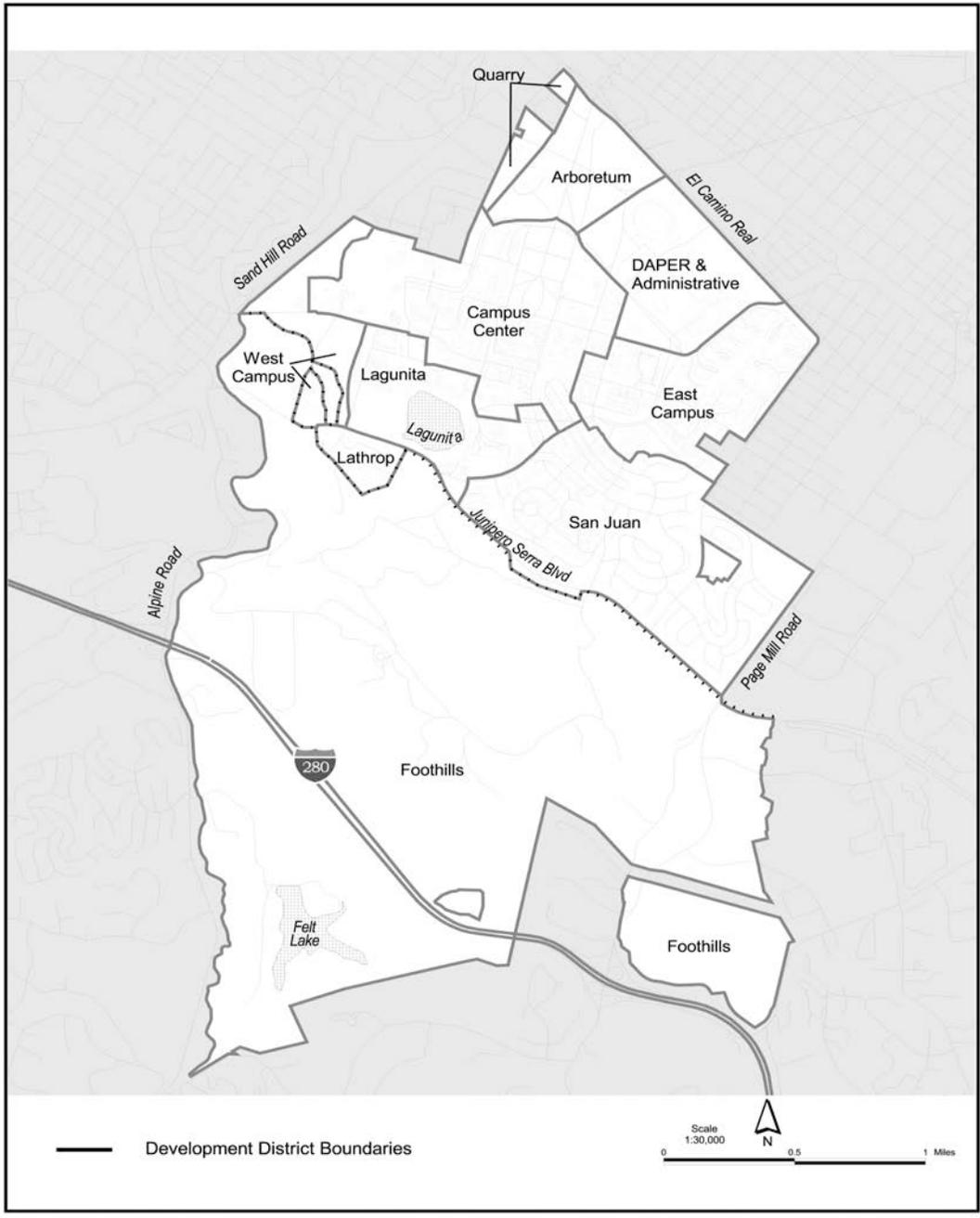
Appendix A
Reference Maps

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Source: Stanford University General Use Permit, December 2000

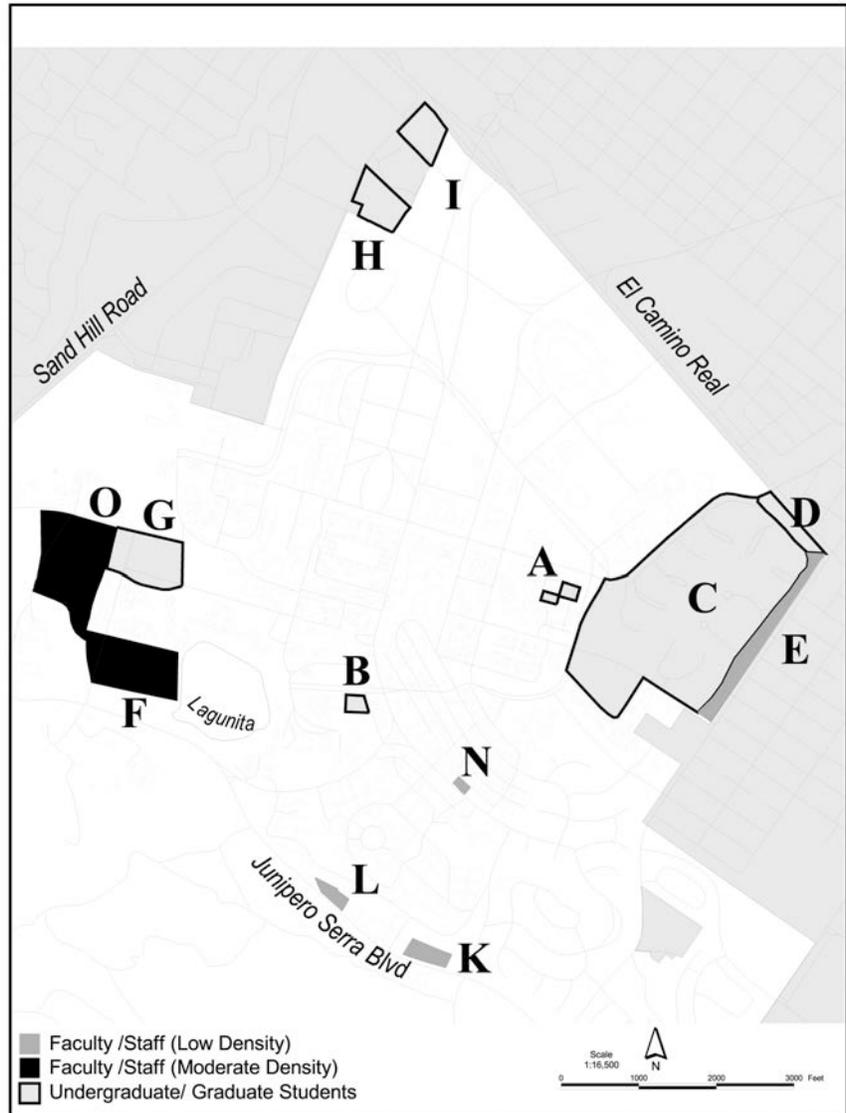
MAP A-1
GOVERNMENTAL JURISDICTIONS ON STANFORD LANDS



Source: Stanford University General Use Permit, December 2000

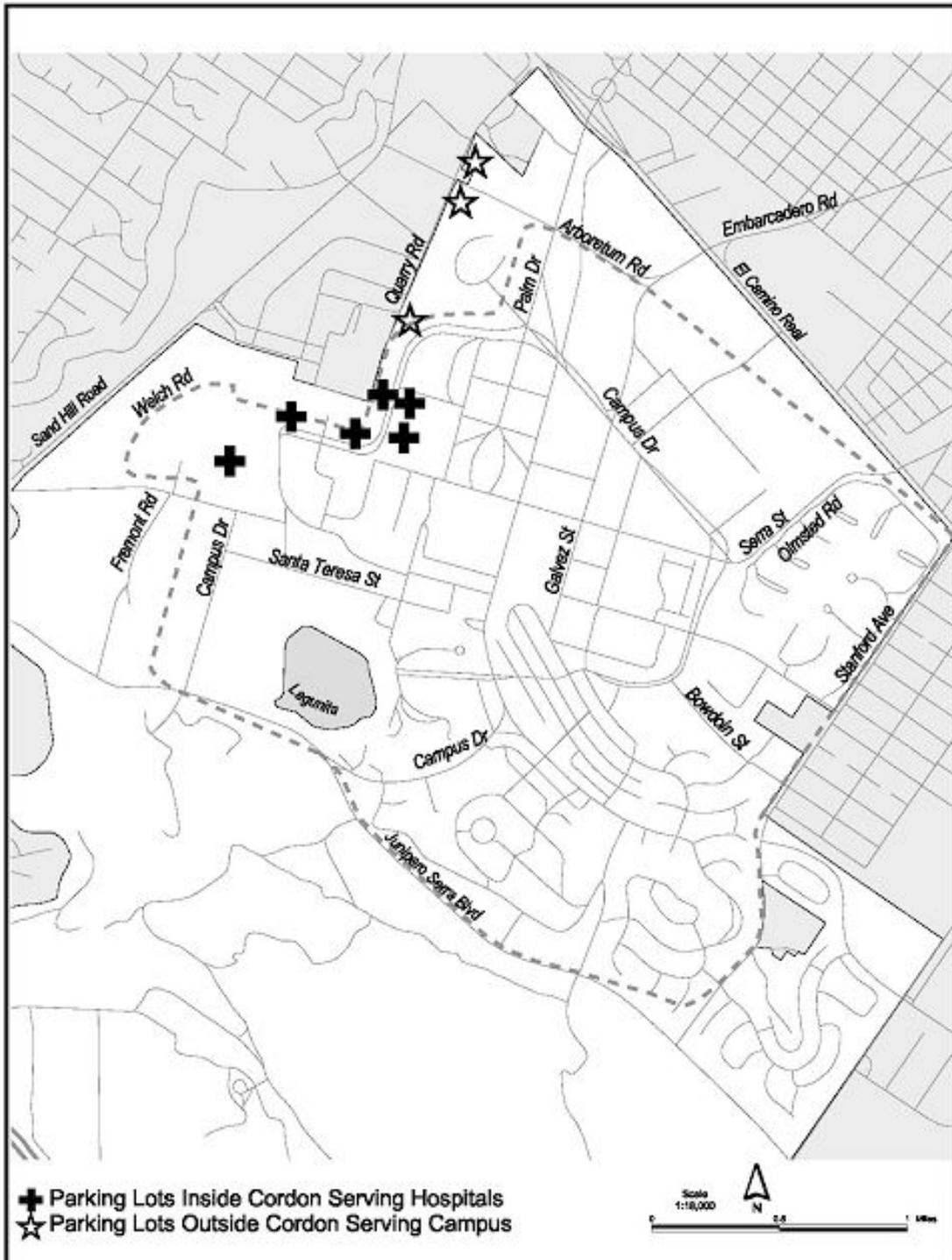
MAP A-2
STANFORD UNIVERSITY DEVELOPMENT DISTRICTS

- 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*



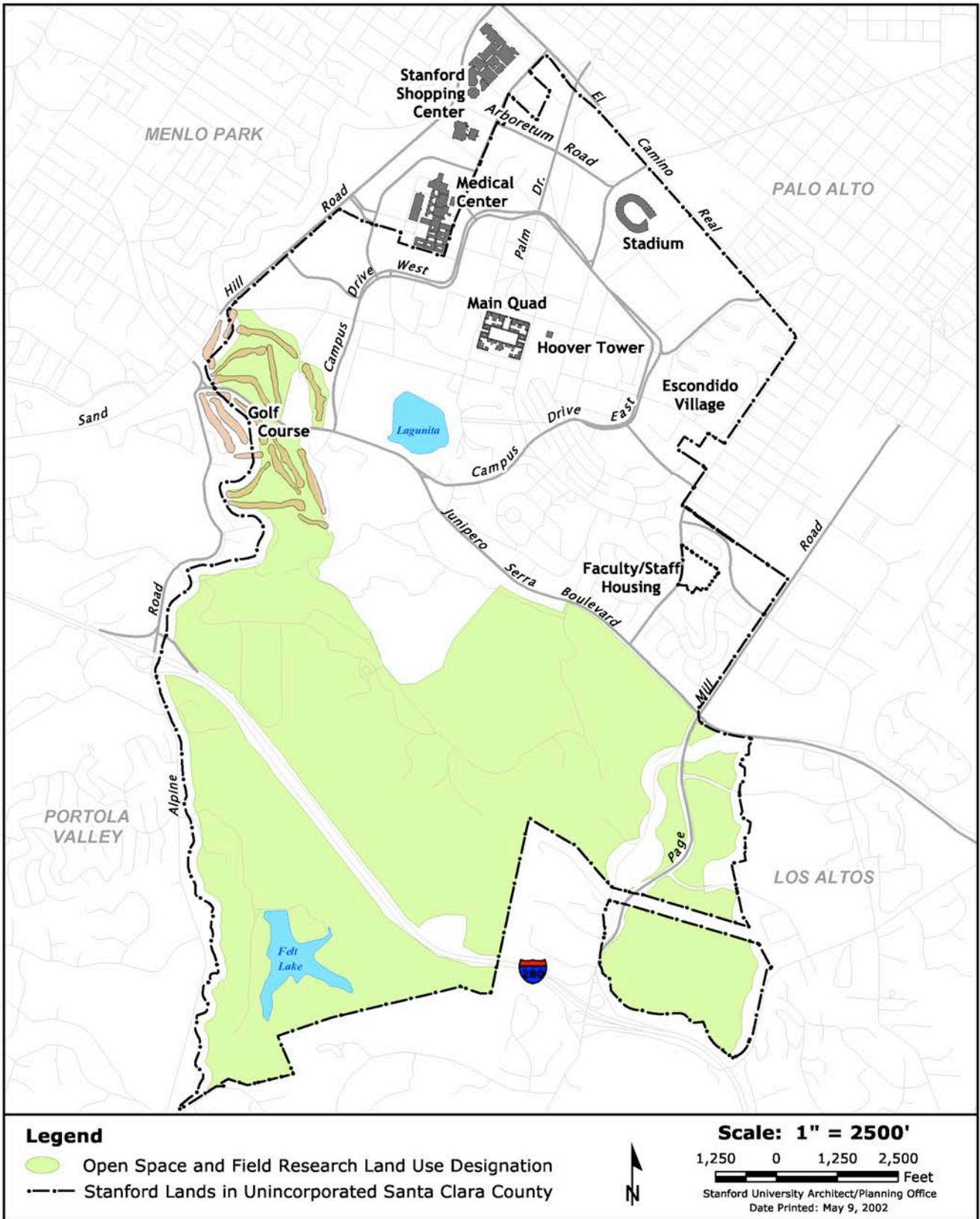
Source: Stanford University General Use Permit, December 2000

MAP A-3
POTENTIAL HOUSING SITES



Source: Stanford University General Use Permit, December 2000

MAP A-4
 TRAFFIC MONITORING CORDON BOUNDARIES



MAP A-5
 GENERAL ORIENTATION MAP OF STANFORD UNIVERSITY
 (UNINCORPORATED SANTA CLARA COUNTY)

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	
A.1. GUP allowed construction on unincorporated Santa Clara County lands.	<p>Illustrations and details are provided in Section IV of this report of all projects that received ASA during the current reporting year. Projects are described in detail in the annual report for the period in which ASA 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. Table 1 in Section II of this annual report shows building area accounting during this reporting period relative to the “GUP building area cap.”</p> <p>As of August 31, 2008, 349 units of Munger Housing project received final framing inspection and therefore, the cumulative housing units are 774, as shown in Section II (Table 3).</p> <p>During the AR 8 reporting period, there was a net increase of 93. Changes that resulted from these projects are enumerated in Section II (Table 4).</p>
A.2. Building area allowed in addition to the GUP building area cap.	<p>The remaining 1989 GUP approved square footage was consumed during the Annual Report 5 reporting period, per Condition A.2.a.</p> <p>The 2000 GUP (Condition A.2.c) allows Stanford University to install up to 50,000 sq. ft. as surge space during construction activities in the form of temporary trailers, which shall not be counted towards the GUP building area cap. During AR 8 one project, the GSB Modulares, was approved. As a result 3,840 gsf of temporary surge space was used, as shown in Section II (Table 2).</p>
A.3. Construction that does not count toward the GUP building area cap.	<p>The 2000 GUP (Condition A.3.a) allows up to 40,000 sq. ft. of additional building area for the purpose of new childcare or community centers.</p> <p>Two community centers were approved during this reporting period, including Black Community Service Center Addition and Stanford Community Recreation Association (SCRA) complex. In addition, the Madera Grove Children Center (Acorn building) was constructed. As a result 11,938 gsf of community centers space was used, as shown in Section II (Table 2).</p>
B. Framework	
B.1. Development under the GUP must be consistent with the Community Plan and General Plan.	Twenty-three ASA-approved projects were consistent with the Community Plan and the General Plan designations and zoning.
B.2. Definition of a proposed building project.	No action required.

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GUP Condition	Stanford Compliance
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, 2007 to August 31, 2008.
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 eighth Annual Report pursuant to the 2000 GUP. County Planning staff completed the final draft and distribution.
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 8 will be presented to the CRG in April 2009.
C.2.e. Presentation of the Annual Report to the Planning Commission in June of each year.	This Annual Report 8 is scheduled for presentation to the Planning Commission at the June 2009 public hearing.
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, 2007 and August 31, 2008.
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.	Twenty-three projects received ASA 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.

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GUP Condition	Stanford Compliance
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 26 ASA applications for projects proposed under the 2000 GUP. Sixteen of these applications received ASA during the reporting period. Seven project applications made during the AR 7 period also received ASA during the current reporting period. All approved projects were in compliance with GUP conditions. For additional details, see Section II of this annual report.</p> <p>The Special Conservation Area Plan (Condition K.7) has not been accepted by the County as submitted and the County has not directed Stanford with specific requirements for modification and re-submittal.</p>
D.3. Compliance with CEQA requirements.	All 23 projects that received ASA approval 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 23 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.	The Knight Management Center project (Graduate School of Business) included a redistribution of 120,000 gsf from the Campus Center District to the DAPER & Administrative District. An environmental assessment was completed.
D.6. Impact areas to be considered in environmental assessment.	An Initial Study and an Addendum to the 2000 GUP EIR was prepared for the Knight Management Center project.
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, DAPER & Administrative, Foothills, and East Campus Districts (see Section IV Project Summaries for details).
E.2. Deviation from the proposed distribution of academic development.	The Knight Management Center (Graduate School of Business) project included a redistribution of 120,000 gsf from the Campus Center District to DAPER & Administrative District.
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 Condition	Stanford Compliance
E.5. Complete and submit a Sustainable Development Study (prior to cumulative development total of more than 1,000,000).	<p>In June 2008, Stanford University Land Use and Environmental Planning Office began work in concert with the Santa Clara County Planning Office on the Stanford University Sustainable Development Study (SDS), pursuant to the requirements contained in Condition E.5. Condition E.5 and the Stanford Community Plan require that the SDS be completed and approved prior to acceptance of applications for the second 50% of the academic development allowed under the 2000 GUP. Stanford anticipates meeting this threshold sometime during calendar year 2009.</p> <p>The 2000 GUP requires the SDS be presented to the Stanford Community Resource Group and then forwarded to the Planning Commission for a recommendation to the County of Santa Clara Board of Supervisors for their approval. Stanford initiated drafting of the SDS and coordination meeting with County staff in May 2008. Public hearings on the SDS will begin in November 2008.</p>
F. Housing	
F.1. Type and distribution of the 3,018 housing units allowed under the GUP.	One housing project, Munger Graduate Housing, which received ASA during AR 6, is currently under construction. As of this reporting period 349 of the 600 units have been built and framed.
F.2. Other allowed housing sites.	During the AR 8 reporting period, applications for staff housing projects on Stanford Avenue and Olmsted Road were received, and the review process was initiated. No other housing projects were proposed.
F.3. Allowable variation of housing development.	See compliance with GUP Condition F.2 above, and F.4 below.
F.4. Deviation from estimated housing distribution.	No projects 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.
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 has constructed a total of 744 housing units and is on track to meet the

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	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 inspection.	The County has used framing inspection for determination of the housing linkage requirement.
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. The Eco Pass (VTA) and the Go-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 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</p>

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GUP Condition	Stanford Compliance
	<p>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. Express Marguerite service was added in the afternoon commute period in Spring 2006.</p> <p>In 2007, a number of elements were added to the alternative commute program. The Zipcar Carsharing program was established on campus. Shuttle service was added to connect campus to the Menlo Park site (SRI), and the Research Park peak hour shuttle was expanded, with service to the University Avenue train station. Vanpool subsidies were expanded to include \$200/month for each vanpool. ACE Train passes were added to the list of transit passes available at the P&TS office on campus. A \$100 subsidy was established for commuters purchasing a folding bike from the Campus Bike Shop. The alternative commute marketing program was expanded, as was the bicycle safety education program.</p>
G.3. Mitigation of transportation impacts from additional development and population growth.	The County hired an independent consultant, DMJM HARRIS/AECOM Engineering, to complete traffic studies. See Appendix D of this document for a summary of results.
G.4. No net new commute trips.	Year 7 cordon counts were conducted in Spring 2008 and completed in Fall 2008. The average AM trip count was 3,020 and the average PM trip count was 3,460. These peak hour counts were less than the trip limits established by the 2001 baseline counts with a 90% confidence level and 1% trigger. Therefore, Stanford was in compliance with GUP Condition G.6.
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 AR 1 and 2 reporting periods.
G.7. Traffic counts and determination of traffic volume.	The traffic counts were conducted in Spring 2008 and completed in Fall 2008 by a traffic consultant, DMJM HARRIS/AECOM Engineering. As described in Appendix D of this report, the results of the 2008 counts were analyzed against the baseline counts previously collected, and were determined not to exceed the traffic limits threshold for the AM and PM peak hour traffic.
G.8. Off-campus trip reduction.	During AR 8, Stanford submitted a 2008 Trip Credit

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	Report, which was reviewed and data confirmed by the County's traffic consultant DMJM HARRIS/AECOM Engineering. The 2008 Trip Credit Report identified 240 trip credits for the 2008 Monitoring Report.
G.9. Monitor cordon count volumes.	A summary report of traffic monitoring is provided as Appendix D to this annual report.
G.10. Neighborhood traffic studies.	No additional neighborhood traffic study requests have been received by the County Planning Office.
G.11. Project-specific traffic studies.	A project-specific traffic study was prepared for the Knight Management Center (Graduate School of Business) project, which involved a distribution of allowed building area between districts. It was determined that this project would result in no new impacts. 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, 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.	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

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	repaving, restriping to narrow the travel lanes, and advisory signage, were completed during a previous reporting period. The Phase II design, previously completed, has been endorsed by the County Roads and Airports Department, Stanford University and the Campus Leaseholders Association. It is undergoing further design refinements and will be presented to the Multi-Jurisdictional traffic group in the first quarter of 2009. Once it is completed, the County will look for funding for implementation.
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.	During the reporting period, changes in parking resulted in a net increase of 93 parking spaces on the campus for a total cumulative decrease since September 1, 2000 of 1,218 spaces. Changes in parking occurred in the Lagunita, Campus Center, DAPER & Administrative, East Campus, and San Juan Districts. See Section II, Table 4, and Appendix C-3 for details.
H.2. Residential Parking Permit Program.	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.
I. Parks and Recreation Facilities	
I.1. Improve parks in the San Juan faculty/staff residential area.	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.

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GUP Condition	Stanford Compliance
I.2.a. In consultation with the County Parks and Recreation Department, identify and complete Trail Easements within one year of GUP approval.	<p>Stanford entered into an agreement with the County on January 3, 2006 to construct the S1 trail in Santa Clara County and to make an offer to Los Altos Hills for the funding of a trail extension through that town. In addition, the agreement specified that Stanford would make an offer to San Mateo County and Portola Valley for the funding of County Trail C1 improvements in those jurisdictions.</p> <p>Stanford submitted plans for construction permits for the S1 trail in compliance with the terms of the agreement reached with the County. Construction of the S1 trail began on June 21, 2006 and was halted on July 7, 2006 by Stanford. On June 9, 2006 the Committee for Green Foothills filed a lawsuit regarding the trails.</p> <p>During the last reporting period, Stanford submitted plans and proposals to build or fund construction of the improved C1/Alpine Trail in Portola Valley and the S1/S2/Arastradero Connector in Los Altos Hills. Stanford will proceed with construction and/or funding of these trails elements, as well as the S1 trail, when the litigation is resolved.</p>
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 Condition I.2.a and "Overview of Monitoring Activities"). Implementation of this measure will follow completion of trail alignment section.
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.	No habitat protection easements were established.
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 that would remove occupied habitat.
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 affected CTS habitat.
J.6. Operational measures required within the CTS Management Zone.	Stanford is 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	Construction of three CTS tunnels across Junipero

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GUP Condition	Stanford Compliance
Boulevard.	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. Stanford has initiated preparation of a Habitat Conservation Plan (HCP) and scoping for the HCP Environment Impact Statement was conducted in Fall 2006. Stanford submitted applications to the federal agencies for Incidental Take Permits, supported by the Draft HCP, in April 2008.
K. Biological Resources	
K.1. Special-status plant surveys.	The County hired Environmental Science Associates to complete special status plant survey for one project (GSB Modulars) within modified oak woodland habitat that received a permit during the reporting period. The results showed negative findings for rare plants on the site. This project complied with the special-status plant survey condition.
K.2. Preconstruction surveys for breeding raptors and migratory birds.	The County hired Environmental Science Associates to complete surveys for breeding raptors and migratory birds potentially affected by Stanford projects. Pre-construction raptor surveys were completed for a number of projects that either received ASA or began construction during the reporting period, including Black Community Service Center, John A. and Cynthia Fry Gunn SIEPR Building, Center for Nanoscale Science and Technology and Jen-Hsun Huang School of Engineering Center, Campus Drive West Realignment, GSB Modulars, and Lorry I. Lokey Stem Cell Research Building. A pre-construction survey was also conducted during the AR 8 reporting period for the Knight Management Center, Cobb Track and Angell Field Bleacher Addition Resubmittal, Peterson Building Renovation, Steelhead Habitat Enhancement Project, and Athletics Practice Gym, which are awaiting planning approval. No breeding birds were found during surveys conducted during the reporting period.
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, as mapped in the 2000 EIR, during this reporting period.
K.4. Tree preservation for proposed building projects affected by protected trees.	Seven projects (Black Community Service Center, Oak Road Parking Lot, Center for Nanoscale Science and Technology/Jen-Hsun Huang School of

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GUP Condition	Stanford Compliance
	Engineering, Campus Drive West Realignment, Lorry I. Lokey Stem Cell Research Building, Knight Management Center, and Steelhead Habitat Enhancement Project) approved during the reporting period addressed tree preservation. Stanford proposed appropriate mitigation for the loss of oak trees greater than 12 inches diameter at breast height (dbh) in the ASA applications for these projects. These projects will relocate 51 tree and will also add 230 new trees.
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 not directed Stanford with specific requirements for modification and re-submittal.
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.	Prior to or in connection with submitting an application for any development along El Camino Real Condition L.1 requires Stanford to submit a streetscape design for unincorporated Stanford lands along the south side of El Camino Real. The streetscape design shall include, but is not limited to height and setback requirements that are, at a minimum, at least as stringent as those of the City of Palo Alto and may, at the request of the ASA Committee, be more stringent. During this annual report, Stanford completed and submitted a draft <i>Plan For The El Camino Real Frontage</i> in compliance with this condition, and prior to applying for a residential project located along El Camino Real at Stanford Avenue. This Plan was presented to the Stanford Community Resource Group on December 6, 2007 and approved by the County of Santa Clara Architectural and Site Approval Committee on April 10, 2008.
L.2. Minimum 25-foot building setback from Stanford Avenue.	No building projects were proposed on Stanford Avenue during the reporting period.
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.

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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 or approved during the reporting period. No projects were proposed or approved during the reporting period that triggers the California Accidental Release Prevention (CAL-ARP) law.
M.2. Maintenance of programs for storage, handling, and disposal of hazardous materials.	<p>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 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. During this reporting period, EH&S maintained a training catalog that included over 60 course offerings. Stanford staff, faculty, and students through both on-line and classroom sessions completed a total of 12,067 trainings. Stanford also extends its training efforts by providing training and information resources on the World Wide Web at http://ehs.stanford.edu.</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. To facilitate hazardous materials tracking and reporting, Stanford has implemented an on-line chemical inventory database system whereby authenticated chemical users may maintain their hazardous materials inventories, supporting timely and accurate submission of required regulatory reports.</p> <p>The University Committee on Health and Safety met regularly during the reporting period, including holding one public meeting. The committee</p>

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	<p>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 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. As a part of waste minimization activities, EH&S operates a Surplus Chemical redistribution program. Since its inception in 2000, the Surplus Chemical redistribution program has redistributed over 1,400 unneeded chemical containers from laboratory inventories to other campus users.</p> <p>Since 2001, EH&S has funded and maintained an innovation and award-winning program aimed at removing as much mercury, a potent neurotoxin, as possible from campus. To date, over 2,500 thermometers have been removed and replaced with non-toxic, non-mercury replacement thermometers. In 2002, EH&S' program was recognized with an "Environmental Achievement Award" by Region 9 of the United States Environmental Protection Agency.</p>

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GUP Condition	Stanford Compliance
N. Geology and Hydrology	
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.	Stanford is in compliance with Condition N.1. requirements through the ASA applications submitted during the reporting period. Twenty-three projects received ASA. Fifteen of these projects also received a building or a grading permit during the current reporting year. See Section II of this report for details.
N.2. Hydrology and drainage study.	<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 N.2 and N.3.</p>
N.3. Storm water management facilities designed to only store storm water runoff temporarily and not create extended ponding.	<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>
N.4. Groundwater recharge study in conjunction with projects located in unconfined zone.	Six projects (Black Community Service Center, SCRA Sports Complex, Lorry I. Lokey Stanford Daily Building, Center for Nanoscale Science and Technology/Jen-Hsun Huang School of Engineering, Peterson Building Renovation, and Mechanical Engineering Building) that are located within the Groundwater Recharge Zone received ASA and/or

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	<p>building permits during the reporting period. The projects are consistent with the County-approved project-specific interim plans for mitigating loss of groundwater recharge. The County is reviewing the draft of a campus-wide groundwater recharge plan prepared by Stanford to mitigate lost recharge from all projects in the Unconfined Zone.</p> <p>The Mechanical Engineering Building will result in a reduction of impervious surface and therefore increase the amount of groundwater recharge.</p>
N.5. Review and approval for storm water/groundwater recharge facilities.	<p>The ASA and grading or building permit-approved projects during the eighth 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>
N.6. Notice of Intent to State Water Resources Control Board (SWRCB) prepared each year for anticipated projects.	<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 State Water Resource Control Board as well as to the San Francisco Regional Water Quality Control Board in accordance with the NPDES General Permit on April 3, 2008. The updated NOI outlines completed projects, projects under construction, and planned future projects.</p> <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 3 projects. These NOTs 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 NOI are complete.</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>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</p>

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GUP Condition	Stanford Compliance
	<p>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 project is required to monitor the construction site and BMPs before, during, and after rain events or weekly, whichever is more frequent. The project is required to maintain inspection logs on site, documenting the 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>
N.8. Surveys to determine presence and location of wells prior to issuance of any building permit or grading permit.	Stanford performed surveys to identify existing wells on building sites with ASA applications as required.
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.	No projects are within 50 feet of Santa Clara Valley Water District (SCVWD) facilities.
N.10 No new land use or practices within the unconfined zone that could pose a threat to the groundwater quality or supply.	Stanford mailed an informative pamphlet to all residential leaseholders whose property is located within the unconfined zone. This pamphlet contains valuable information regarding the sensitive nature of these properties with respect to the potential for downward migration of contaminants to groundwater. The pamphlet also provides “Best Management Practices” regarding proper application of landscape chemicals, notifying Stanford of abandoned wells and fuel tanks, and safe management of household chemicals and hazardous waste. Stanford also mailed this pamphlet to all other residential leaseholders that are not located within the unconfined zone as a part of continuing outreach.
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.	Two projects (Center for Nanoscale Science and Technology/Jen-Hsun Huang School of Engineering Center, and Mechanical Engineering Building) were approved that would involve the demolition of a structure 50 years or older (Ginzten and Terman). DPR forms were filed for each of these projects.
O.2. Requirements for remodeling, alteration, or physical effect on structures that are 50	One project, Peterson Building Renovations, that received ASA, would remodel or alter a structure that

Appendix B

GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
years old or more.	is more than 50 years old. The construction of all this project complied with Secretary of the Interior Standards.
O.3. Archaeological resources map.	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.
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.
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 SCVWD to determine compliance. The SCVWD assessment is that Stanford

Appendix B

GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
	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 2007-08 year was 2.31 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.
P.8. Community Services Study.	No study was required during this reporting year.
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 and 50 fume hoods. ¹	All approved projects were required to comply with BAAQMD's permitting, control measures, and recommendations, as appropriate.
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. One noise complaint was received during the AR 8

¹ Note: Q.3 has been confirmed to match BAAQMD regulations, which requires both triggers in order to do risk screening.

Appendix B

GUP Conditions and Compliance Activities

GUP Condition	Stanford Compliance
	reporting period. The complaint was of noise coming from 1120 College Avenue. The PAPD was notified prior to the call made to the noise hotline. Stanford and the County continue to work with and respond to neighborhood residents and their questions regarding the noise hotline.
S. Additional Conditions	
S.1. Acceptance of Conditions of Approval.	See Annual Report 1.

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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 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 is 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 8 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)	
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	
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	63,869	39,763
		Building 500	3,254	
		Wilbur Modular Ext.	(-27,360)	
Annual Report 6 (2005-2006)	7	Environment and Energy Building	164,087	116,237
		GP-B Modular Demolition	(-8,640)	
		Varian 2 (gsf adjustment from AR 5)	8,305	
	8	HEPL Demolition	(-71,425)	
		Engineering Shed	(-929)	
		Galvez Too	(-4,320)	
	9	Football Stadium Renovations	33,050	
		Munger House Relocations	906	
		Avery Aquatic	1,445	
		Band Trailer	(-4,320)	
		Guard Shelter	42	
		579 Alvarado (Humanities Annex)	(-3,258)	
		Barnum Family Center	2,337	
		Brick Barn	4,690	
	Knoll Trailer A	(-2,912)		
	Knoll Trailer B	(-2,821)		
Annual Report 7 (2006-2007)		None	N/A	0
Annual Report 8 (2007-2008)	10	Lorry I. Lokey Stem Cell Research Building (SIM 1)	198,734	323,925
	11	Li Ka Shing Center for Learning and Knowledge (LKC)	104,000	
		Demolish Fairchild Auditorium	(14,600)	
		Demolish Welch Road Modulars	(4,030)	

Appendix C

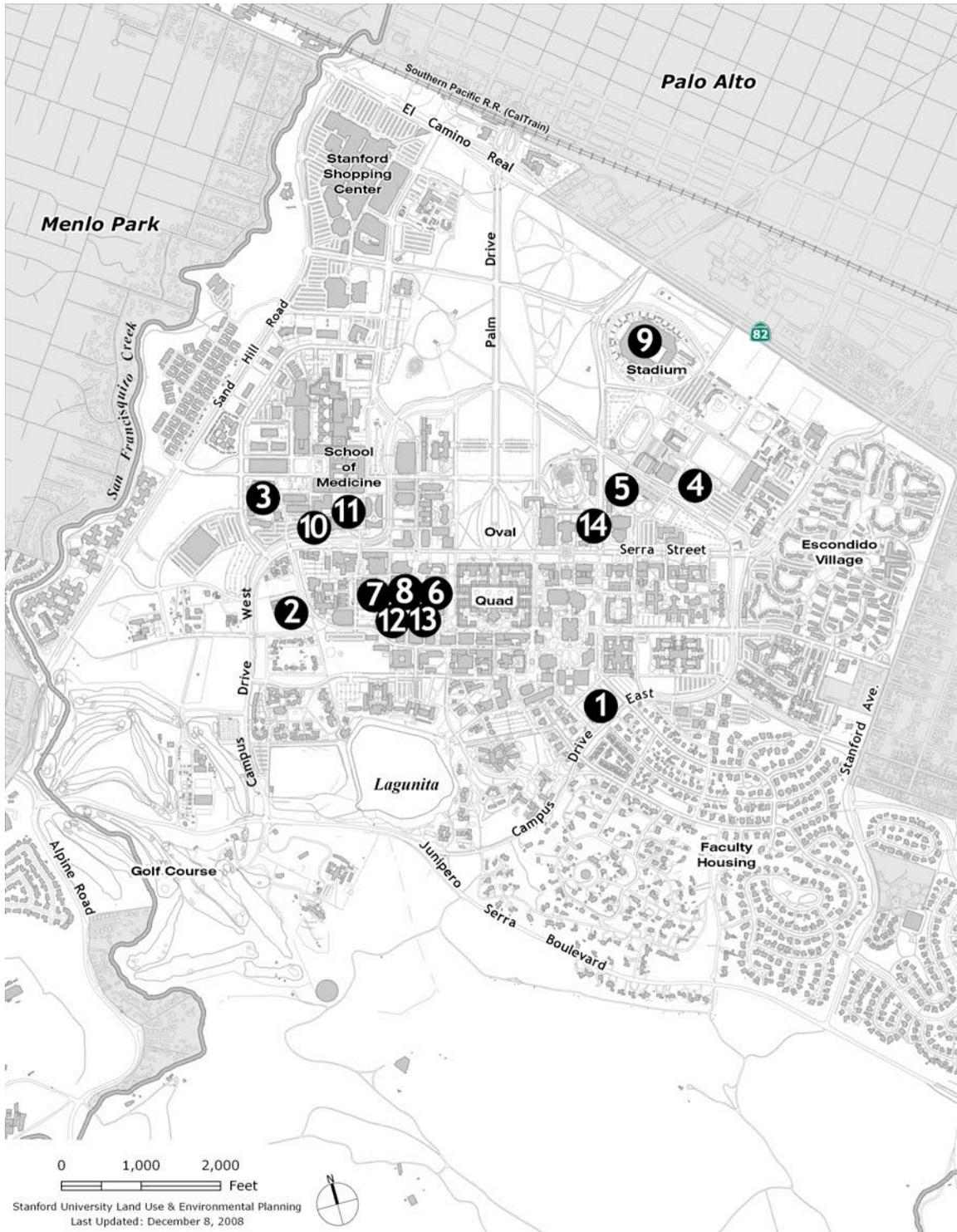
Cumulative Projects

KEY TO MAP C-1				
ANNUAL REPORT 1 THROUGH ANNUAL REPORT 8				
CUMULATIVE BUILDING PROJECTS THAT AFFECT GUP BUILDING AREA CAP				
Fiscal Year	Map No.*	Project	Built Area (sq. ft.)	Net Addition to GUP Building Cap
	12	Center for Nanoscale Science and Technology	99,297	
		Demolish Ginztofn	(69,714)	
	13	Jen-Hsun Huang School of Engineering Center	125,639	
		Demolish Terman Engineering	(148,818)	
		Lorry I. Lokey (Stanford Daily) Building	4,783	
		Demolish Storke Building	(9,040)	
		Li Ka Shing Center for Learning and Knowledge - Connective Elements	5,890	
		Peterson Building Renovation	(661)	
	14	John A. and Cynthia Fry Gunn SIEPR Building	31,784	
Cumulative Net Contribution toward 2000 GUP Building Cap:				627,653

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

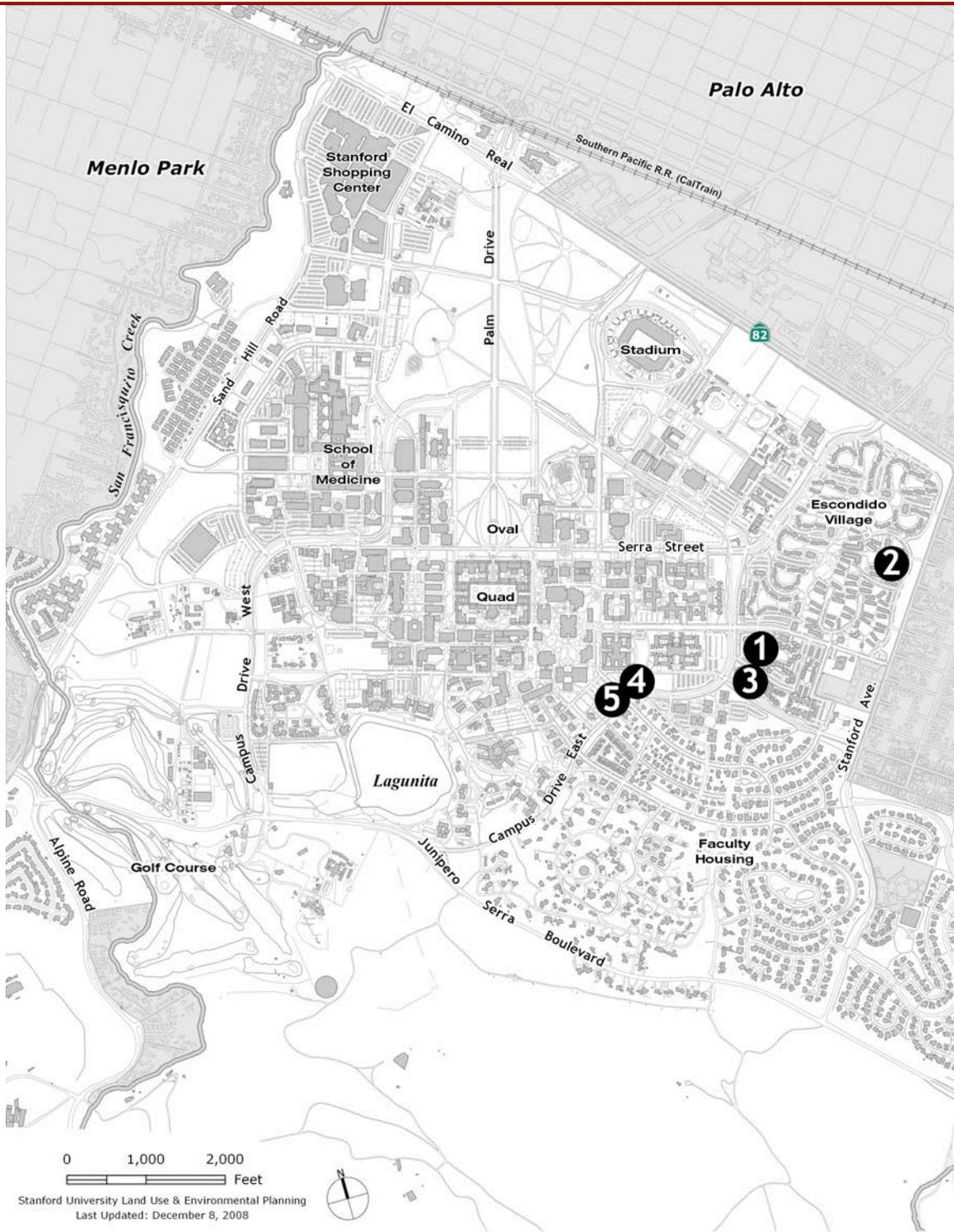
Cumulative Projects

KEY TO MAP C-2 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 8 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
Annual Report 6 (2005-2006)		Drell House (conversion to academic)	-1	(-906)	(-8)
		579 Alvarado	1	3,258	
	4	Casa Zapata RF Unit Replacement	-8	(-691)	
Annual Report 7 (2006-2007)		None	N/A	N/A	0
Annual Report 8 (2007-2008)	5	Munger Graduate Housing	349	267,683 ¹	349
		Schwab Dining Storage	N/A	464	
Cumulative Net Contribution toward 2000 GUP Housing Units			774	410,662	774

*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.

1. Based on an average of 767 square feet per unit constructed for the Munger Graduate Student Housing project.

Appendix C Cumulative Projects



MAP C-2
CUMULATIVE HOUSING PROJECTS

Appendix C

Cumulative Projects

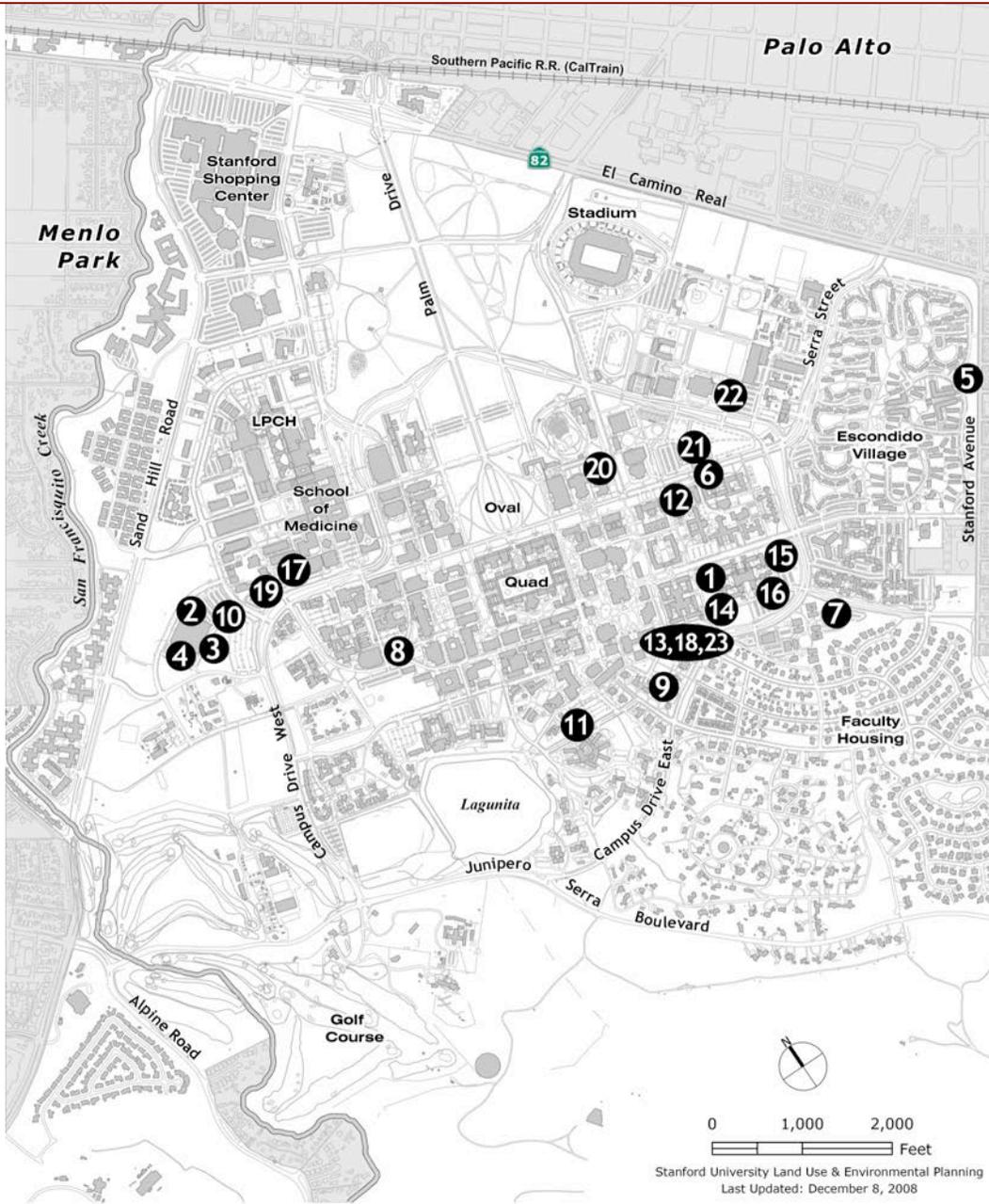
KEY TO MAP C-3 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 8 CUMULATIVE PARKING PROJECTS				
Fiscal Year	Map No.*	Project	Parking Spaces	Spaces Subtotal
Annual Report 1 (2000-01)	1	Removal of Arguello Lot	(-55)	(-29)
	2	Oak Road Angle Parking	52	
		Oak Road Parallel Parking	12	
		Student Services Building	(-38)	
Annual Report 2 (2001-02)		Band Modular Project	23	31
	3	Parking Structure V	97	
	4	Oak Road (Angle to Parallel)	(-66)	
		Closure of Anatomy Lot	(-28)	
		Maples Lot	5	
Annual Report 3 (2002-03)		PS-1 Restriping/ADA	(-29)	394
		Maples Lot	21	
	5	Escondido Village Expansion	212	
	6	Serra Street Reconstruction	50	
		Arguello Lot	37	
		Mirrielees Lot Reconfiguration	(-23)	
	7	Cowell Lot Expansion	154	
		Carnegie Global Center Parking	17	
Annual Report 4 (2003-2004)		Misc. reconstruction/restripe/ADA	(-45)	(-91)
		Anatomy Lot Reopening	26	
		Encina Gym/ Arrillaga Rec Center Construction	(-17)	
		Ventura Lot Closing-CSLI/EPGY Annex Construction	(-21)	
		Housing Maintenance Yard Project	(-25)	
		Graduate Comm. Center Parking Lot	(-35)	
Annual Report 5 (2004-2005)		Misc. reconstruction/restripe/ADA	(-19)	(-159)
		Stock Farm Bus Reconfiguration	(-47)	
		Dudley & Angell Recount	(-20)	
		Mayfield 3 Recount	(-23)	
Annual Report 6 (2005-2006)		Misc. reconstruction/restripe/ADA	(-69)	(-659)
	8	Ginzton Lot Closure (for Environment & Energy construction)	(-211)	
		Humanities Lot (for Old Union Surge Trailers)	(-20)	
		Law School Lot/ House Relocation/ Prep for Munger construction	(-26)	
	9	Mariposa Lot/ Munger Law School/ House Relocation/ Columbae Renovation	(-115)	
	10	Stock Farm Bus Reconfiguration	(-64)	
	11	Tresidder Lot (for House Relocation)	(-138)	
		Dudley & Angell/ Olmsted Road	24	
	12	Eating Clubs Lot (for Old Union Surge)	(-87)	
	13	Stern Lot	(-64)	
	14	Wilbur-Stern Temporary Lot	108	
	15	Wilbur Modulars Removal	131	
16	Wilbur South Lot (for PS 6)	(-128)		
	Misc. reconstruction/restripe/ADA	(-69)		

Appendix C Cumulative Projects

Annual Report 7 (2006-2007)	17	Li Ka Shing Center for Learning and Knowledge displacement	(-505)	(-798)
		Tresidder – Post House Relocation project	34	
	18	Munger Displacement	(-369)	
		Misc. Reconstruction/restripe/ADA	42	
Annual Report 8 (2007-2008)		Dean's Lawn reconfiguraton	(27)	93
	19	Beckman/MSOB Closure for Li Ka Shing Center for Learning and Knowledge construction	(206)	
	20	Memorial Lot closure for John A. and Cynthia Fry Gunn SIEPR Building	(81)	
	21	Serra closure for Knight Management Center	(712)	
	22	Maples closure for Athletics Practice Gym	(75)	
	23	Parking Structure 6	1,185	
		Misc. Reconstruction/restripe/ADA	9	
Cumulative Net Contribution toward 2000 GUP Parking Cap:				-1,218

- Map C-3 illustrates the locations of parking projects that change the parking inventory by more than 50 spaces.

Appendix C Cumulative Projects



MAP C-3
CUMULATIVE PROJECTS THAT AFFECT PARKING INVENTORY (50 SPACES OR MORE)

Appendix C Cumulative Projects

KEY TO MAP C-4 ANNUAL REPORT 1 THROUGH ANNUAL REPORT 8 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
Annual Report 6 (2005-2006)	12	Equestrian Center
	13	Carnegie Grading Permit
Annual Report 7 (2006-2007)		None
Annual Report 8 (2007-2008)		None

Note: These are reported at the time of completion.
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 8
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		
		Maples Surge	(-2,688)		(-2,688)	
		Varian Surge	3,050		3,050	
Annual Reporting 6 (2005-2006)		Wilbur Modular Removal	(-27,360)		(-27,360)	
		Old Union – Serra	N/A		21,495	
		Old Union – Lomita	N/A		7,680	

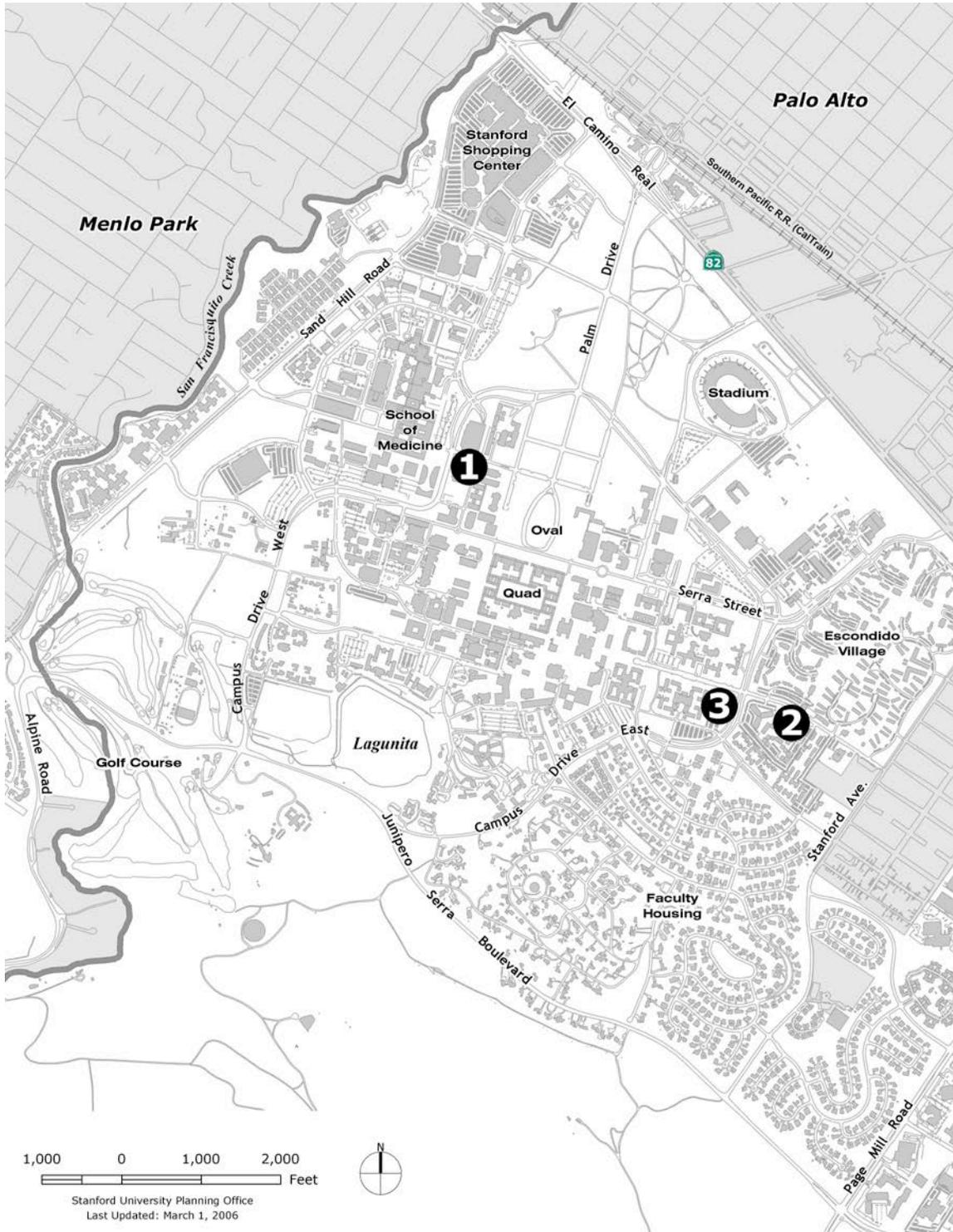
Appendix C Cumulative Projects

KEY TO MAP C-5
ANNUAL REPORT 1 THROUGH ANNUAL REPORT 8
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 Reporting 7 (2006 – 2007)		Old Union – Lomita Removed	(-7,680)		(-7,680)	
		Durand Surge (formally Varian Surge)	3,050			
		Tower House Rehabilitation	3,241			3,241
Annual Reporting 8 (2007 – 2008)		Black Community Service Center Addition	2,500			2,500
		GSB Modulares	3,840		3,840	
		SCRA Sports Complex	3,701			3,701
		Demolish old SCRA complex	(2,617)			(2,617)
		Madera Grove Childcare Center (Acorn Building)	8,354			8,354
Cumulative Net Square Feet:			148,561	92,229	28,385	27,947

*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
2001-2008

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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.

Monitoring Results

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.

Appendix D

Summary Report of Traffic Monitoring

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.

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.

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 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 2006 Monitoring Report concluded that the adjusted AM inbound count totaled 3,048 vehicles. This represented a decrease of 271 vehicles from the baseline and does not represent a

Appendix D

Summary Report of Traffic Monitoring

significant AM inbound traffic increase. The PM outbound count totaled 3,427 vehicles, which was a decrease of 19 vehicles from the baseline, which is 128 vehicles below the 90 percent confidence interval and 164 vehicles below the 1 percent established trigger. Stanford submitted a 2006 Trip Credit Report showing 223.36 trip credits – this report has been received and confirmed by the County’s traffic consultant DMJM Harris.

The 2007 Monitoring Report concluded that the adjusted AM inbound count totaled 3,058 vehicles, which was a decrease of 261 vehicles from the baseline, this decrease falls below the 90 percent confidence interval by 141 vehicles and did not represent a significant AM inbound traffic increase. The PM outbound count totaled 3,494 vehicles, which was an increase of 48 vehicles from the baseline counts. This increase falls below the 90 percent confidence interval by 61 vehicles and 97 vehicles below the 1 percent established trigger. Stanford submitted a 2007 Trip Credit Report showing 201 trip credits – this report has been received and confirmed by the County’s traffic consultant DMJM Harris/AECOM.

The 2008 Monitoring Report concluded that the adjusted AM inbound count totaled 3,020 vehicles, which was a decrease of 419 vehicles from the baseline and did not represent a significant AM inbound traffic increase. The PM outbound count totaled 3,460 vehicles, which was a decrease of 95 vehicles below the baseline count and did not represent a significant PM outbound traffic increase. Stanford submitted a 2008 Trip Credit Report showing 240 trip credits – this report has been received and confirmed by the County’s traffic consultant DMJM Harris/AECOM.

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

Inbound AM:	Original Data	First Revision Data	Second Revision Data
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

Outbound PM:	Original Data	First Revision Data	Second Revision Data
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

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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

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Summary Report of Traffic Monitoring

2006 Monitoring Report

Original Publication Date:

November 20, 2006

The following table summarizes the results of traffic monitoring for 2006.

Inbound AM:

Adjusted Average 2006 Count	3,048
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 391 vehicles)	-391
Result (falls below the 1% increase trigger by 426 vehicles)	-426

Outbound PM:

Adjusted Average 2006 Count	3,427
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 below the 90% confidence interval by 128 vehicles)	-128
Result (falls below the 1% trigger by 164 vehicles)	-164

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2007 Monitoring Report

Original Publication Date:

November 2007

The following table summarizes the results of traffic monitoring for 2007.

Inbound AM:

Adjusted Average 2007 Count	3,058
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 381 vehicles)	-381
Result (falls below the 1% increase trigger by 416 vehicles)	-416

Outbound PM:

Adjusted Average 2007 Count	3,494
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 below the 90% confidence interval by 61 vehicles)	-61
Result (falls below the 1% trigger by 97 vehicles)	-97

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2008 Monitoring Report

Original Publication Date:

November 2008

The following table summarizes the results of traffic monitoring for 2008.

Inbound AM:

Adjusted Average 2008 Count	3,020
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 381 vehicles)	-419
Result (falls below the 1% increase trigger by 416 vehicles)	-454

Outbound PM:

Adjusted Average 2008 Count	3,460
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 below the 90% confidence interval by 61 vehicles)	-95
Result (falls below the 1% trigger by 97 vehicles)	-131

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Definitions

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

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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.

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

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District 2	Supervisor George Shirakawa
District 3	Supervisor Dave Cortese
District 4 - Vice-President	Supervisor Ken Yeager
District 5 – President	Supervisor Liz Kniss

Santa Clara County Planning Commissioners

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

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Dennis Chiu	Term Expires: 06-30-10	Appointed by District 3 (Allocated)
Michael Luu - Vice-Chairperson	Term Expires: 06-30-10	Appointed by District 3 (Rotating)
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