

Stanford
NEXT»

2026
**General Use
Permit Application**



Stanford
University



Stanford University

JONATHAN D. LEVIN
President

September 9, 2026

Jacqueline R. Onciano
Director, Department of Planning and Development
County of Santa Clara
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

Dear Ms. Onciano:

Stanford University is pleased to submit to Santa Clara County the following application for an updated General Use Permit and Development Agreement. Together, these entitlement mechanisms would allow our campus to grow in partnership with our surrounding community.

This application has been informed by listening and discussion. Our StanfordNext process for envisioning the future of the campus has prioritized engagement with local residents, elected officials, civic and nonprofit leaders, and members of our university community. We have heard their aspirations for Santa Clara County to be the home of pioneering research and education, and for a strong partnership in addressing regional needs and opportunities. The application is centered on these two goals.

The application outlines a campus plan that will enable Stanford to push the frontier in emerging research areas, including biomedicine and sustainability, and to provide a transformative education to talented young people from many backgrounds. The application also proposes a plan to address housing and traffic needs, as well as other ways that Stanford can contribute to regional success. We are proud to be residents of the county and region, and of the work we do at Stanford to provide world-class health care, academic programs, innovation, and community service that helps to make Santa Clara County a wonderful place to live and work. Our StanfordNext motto is "Succeed Together"; we view this application as a step toward collective success.

We greatly appreciate your consideration of this application and stand ready to answer questions about it. Our listening process also continues; we welcome the feedback of your staff, the County leadership, and our local and regional neighbors. We look forward to working with you.

Sincerely,

Jonathan Levin
President

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Introducing StanfordNext



Introducing StanfordNext

Supporting the Next Generation of Education and Research

StanfordNext is the university's long-term plan to meet future academic, housing, transportation, sustainability, and infrastructure needs on existing campus lands (Figure 1 StanfordNext - Lands in Unincorporated Santa Clara County). It serves a critical role in helping Stanford enable the next generation of teaching and research, advance knowledge, prepare future leaders, and address the world's most urgent challenges. By planning for the university's future holistically, StanfordNext empowers Stanford to advance its mission while continuing to serve as a collaborative partner across the region.

StanfordNext was shaped by the main themes consistently raised through more than 18 months of community engagement, the university's assessment of its long-term needs, and key priorities adopted to align the process with Stanford's mission. Together, these themes helped shape a plan centered on two fundamental considerations: supporting the next generation of education and research and ensuring that the plan empowers the university and the region to succeed together.

What We Heard & How We Responded

Affordable housing is the defining regional challenge and the central opportunity.

Building and supporting affordable housing that can address a range of affordability needs, serve the Stanford community, and help reduce housing pressure in the region.

Infill growth on campus is supported when its benefits and tradeoffs are clear.

Creating physical spaces needed to educate future leaders and advance research and innovation, while ensuring **supporting infrastructure** is planned and delivered alongside them.

Traffic congestion and transportation are major concerns.

No increase in commute trips to and from campus, and implementing **new pedestrian and bicycle improvements, transit and road infrastructure**, and other mobility solutions.

Engagement is valued and expectations for follow-through are high.

Ongoing **robust engagement** and **transparency** to inform StanfordNext and build stronger relationships across the region.

Sustainability, infrastructure, outdoor amenities, and campus character must be considered.

Pairing new housing and academic facilities with **sustainable infrastructure, environmental stewardship, high quality-design, and preservation** of the qualities people value most about the campus.

Succeeding together is fundamental to this application. Stanford recognizes that its campus is more than a university and major employer — it is also a place where community members gather, explore outdoor amenities, attend cultural and athletic events, and connect with their neighbors. As a result, StanfordNext pairs future academic facilities with responsible investments and commitments in housing, transportation, sustainability, infrastructure, and stewardship so that academic excellence can thrive while strengthening the region and helping Stanford and its neighbors succeed together.

That future-focused approach builds on a planning framework with a proven record. For more than 25 years, the [Stanford Community Plan](#) and associated [General Use Permit](#) have guided campus growth while advancing shared priorities. During that time, Stanford has delivered housing, transportation demand management programs, sustainability initiatives, academic facilities, and stewardship that have met or exceeded the original objectives of the 2000 General Use Permit.

Stanford's proposed updates to the General Use Permit and associated amendments are consistent with the Community Plan's fundamental goals and better align with the regulatory framework to address current housing needs, transportation realities, sustainability objectives, evolving campus operations, and contemporary permitting practices. These updates continue to maintain the County's longstanding goals of environmental stewardship, community compatibility, and accountability.

Application Framework

The StanfordNext application requests an updated General Use Permit and a Development Agreement along with amendments to the Stanford Community Plan, County Zoning Ordinance, Municipal Code, and related administrative procedures. These updates support Stanford's next long-range planning horizon while advancing the County's established objectives for the Stanford Community Plan Area.

The Stanford Community Plan guides growth, land use, housing, transportation, environmental stewardship, and community compatibility on Stanford's main campus. The County completed a comprehensive update to the Plan in 2023, reaffirming its core objectives and policy directions.

For decades, the General Use Permit has guided institutional expansion, transportation innovation, and housing production while supporting Stanford's sustainability goals. Implementation of the 2000 GUP and its amendments has shown which policies, standards, and procedures work well and where implementation could be strengthened. The proposed Community Plan amendments, coupled with a Development Agreement, don't change its major policy directions; instead, they align the Plan's regulatory framework with StanfordNext's and the County's objectives by:

- » Supporting academic growth and campus development
- » Expanding and accelerating housing opportunities
- » Continuing transportation management success
- » Enhancing the Community Experience
- » Advancing Sustainability and Resource Stewardship

Together, these updates represent targeted policy and procedural refinements that implement StanfordNext while advancing the County's ongoing goals for housing, transportation, environmental protection, and responsible growth management.

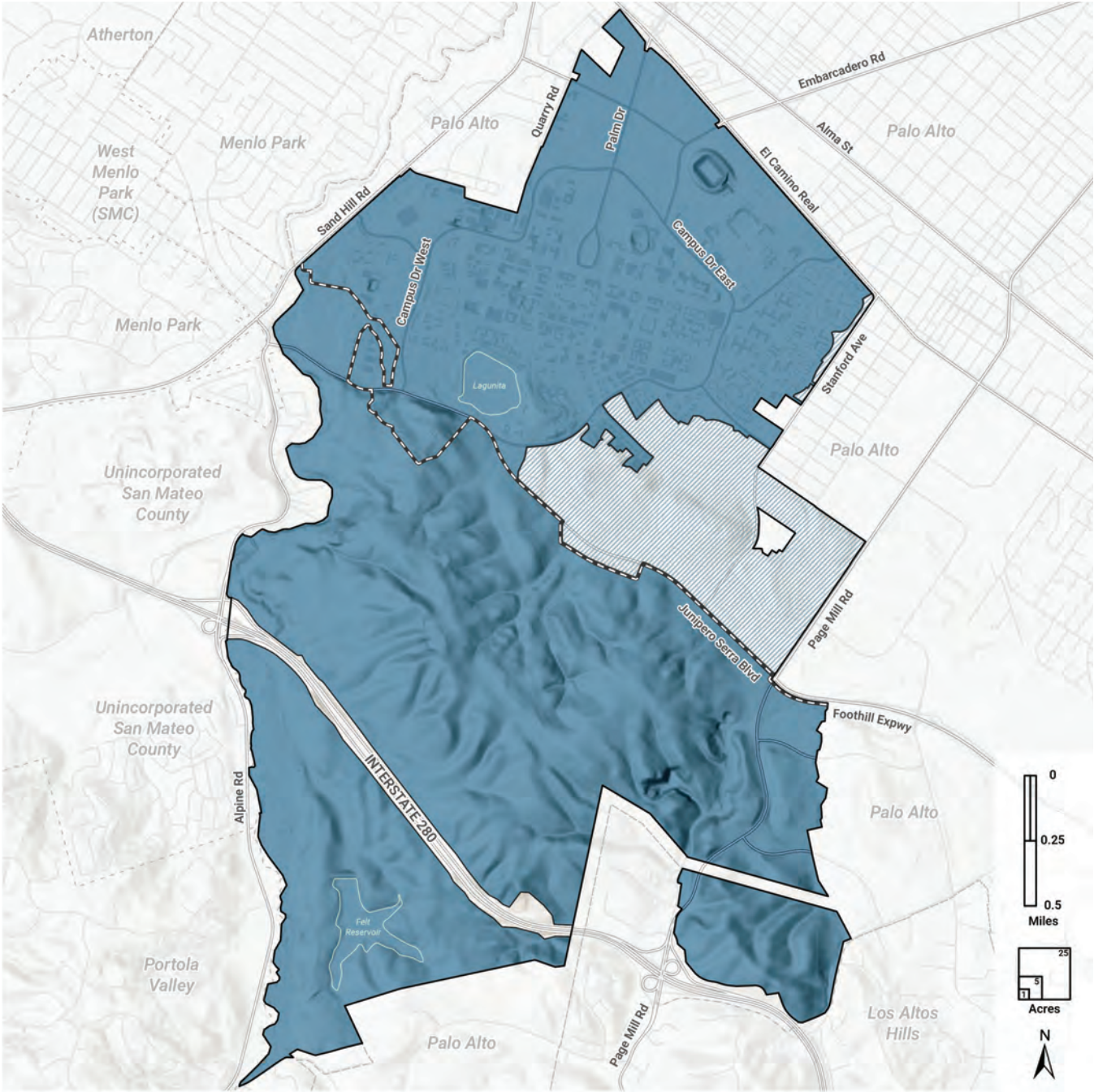


Figure 1. StanfordNext—Lands in Unincorporated Santa Clara County

- Stanford Lands in Unincorporated Santa Clara County Included in StanfordNext
 - ▨ Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right)
 - - - Academic Growth Boundary
- NOTE: This map depicts Stanford’s lands in unincorporated Santa Clara County, including those that would be governed by the updated General Use Permit.

Key Application Requests

Supporting Academic Growth and Campus Development

Creating Teaching, Research, and Academic Support Facilities

StanfordNext supports the university's future as a leading teaching and research institution by enabling Stanford to create and modernize the spaces needed to advance frontier research and innovation, support the campus community, expand access to a Stanford education, and educate future generations. Academic facilities would grow gradually at about 1% per year over the next couple of decades, consistent with the university's historical rate, and provide the long-term capacity for modern learning environments, groundbreaking medical research, and work across disciplines.

Academic and academic support space growth is essential because the fields pursued by Stanford's faculty, students, and staff are at the forefront of addressing the world's most urgent challenges and have enormous potential to improve lives both locally and globally. As these fields continue to evolve, they require new avenues of scholarly inquiry, new modes of collaboration, and highly specialized spaces that can support discovery, bring people together, and prepare students for the future. While Stanford renovates existing facilities when possible, some areas of frontier science and innovation require specialized spaces that do not currently exist on campus and cannot easily be created by adapting older buildings.

New and modernized classrooms, labs, collaboration spaces, and student-centered facilities would strengthen the environments where students develop the analytical, scientific, and ethical capabilities that shape their Stanford education and their contributions beyond the campus. Among others, these new spaces would help Stanford Medicine advance biomedical research and medical education; support the free, open, and critical inquiry of the 24 academic departments and 25 interdisciplinary programs in the School of Humanities & Sciences, Stanford's largest school; and provide the Stanford Doerr School of Sustainability with the lab, classroom, office, and convening space needed to advance its interdisciplinary work.

This growth in academic and academic support space within Stanford's core campus area would also better support the university's nearly 900 student-athletes, who compete across 36 varsity sports. Stanford has one of the highest student-athlete ratios in the nation, and new athletic facilities would address current space limitations and incorporate cutting-edge sports performance innovations to help each student-athlete reach their full potential, reflecting the university's commitment to student well-being, equity, and excellence.

Meeting these evolving needs, while furthering the Stanford Community Plan's major policy directions, is central to this application. The major policy directions found on page 15 of the [Stanford Community Plan](#) are to:

- » Promote compact urban development together with conservation of natural resources;
- » Allow Stanford flexibility to develop its lands within a framework that minimizes potential negative effects ("flexibility with accountability");
- » Accommodate development for academic uses and housing on lands only within an Academic Growth Boundary, or AGB, while limiting the uses and development potential for lands outside the AGB to conserve open space and natural resources;
- » Differentiate the major land uses within the plan area according to areas in academic use, housing, and open space outside the AGB;
- » Plan for and ensure that substantial new adequate housing development, on the Stanford campus, occurs before or concurrently with approval for increases in academic space and facilities;
- » Meet mobility and access needs primarily through means other than major road improvements, including a continuation of the "no net new commute trips" policy in combination with a Vehicle Miles Traveled (VMT)-focused approach, appropriate integration of land use, transit services, transportation demand management, and performance standards for controlling the new trips which may be generated; and,
- » Achieve the various conservation, public health, and safety goals by emphasizing preventive measures or avoidance of impacts, requiring mitigation for impacts that may occur, and promoting resource restoration.

Academic Growth

The StanfordNext application furthers these important Stanford Community Plan principles by continuing to focus academic growth and housing within the existing AGB, ensuring compact development while conserving natural resources; planning for substantial new student and affordable workforce housing on the Stanford campus and delivering housing together with or in advance of new academic space; continuing state-of-the art transportation demand management programs to meet the "no net new commute trips" policy while establishing a new VMT-focused metric; avoiding and mitigating adverse impacts on the surrounding community and environment; and providing flexibility to achieve the County and Stanford's shared goals while ensuring accountability.

With minimal exceptions, as outlined in this application, StanfordNext represents a continuation and evolution of the Stanford Community Plan's well-established and successful policies implemented by Stanford and the County over the past 25 years under the current General Use Permit. *See RA 1 and RA 2*

Requested Action RA 1

Allow Stanford to construct up to 1.8 million net new additional square feet of academic and academic support space as distributed in Table 1.

Requested Action RA 2

Review General Use Permit compliance annually; as with previous General Use Permits, the updated permit would not be time-limited and would remain valid until superseded by a future General Use Permit.

Stanford’s growth will happen over many years in a variety of locations on the main academic campus. To simplify tracking, new development districts are proposed relative to those in the 2000 General Use Permit. These new districts reflect areas of campus with particular land use characteristics, and their adoption would reduce the complexity of regulating areas that have similar attributes as well as clean up boundaries that divide buildings. As shown in Table 1, the majority of proposed facilities are expected to continue to be constructed in the Inner Campus area.

The proposed new districts are defined as follows and shown in Figure 3 on page 15:

- » Core and Arboretum - This district is the “front door” of the campus and has a number of public-facing museums, performance venues, the Main Quad, and landscapes enjoyed by students, faculty, staff, the local community, and visitors.
- » Inner Campus - This area is where most of Stanford’s academic facilities are located, including teaching and research, student housing, campus infrastructure such as the Central Energy Facility, and other supporting uses.
- » Lathrop - This district has limited development allowances due to its steep slopes, oak woodlands, and important species habitat.
- » Quarry - This district is intended to include both workforce housing and academic uses. It borders the City of Palo Alto along Quarry Road.
- » Foothills - This district is outside the Academic Growth Boundary and has very limited potential for new construction, with a focus on academic field research, conservation, and water supply and storage.

Table 1. Proposed Distribution of New Additional Academic and Academic Support Space Across Development Districts

<i>Development District</i>	<i>Academic, Academic Support, and Athletic Facility Square Footage</i>
Campus Core and Arboretum	250,000
Inner Campus	1,520,000
Lathrop	20,000
Quarry	10,000
Foothills	0
Total	1,800,000

The San Juan district that was put in place as part of the 2000 General Use Permit is not included in the StanfordNext proposal. Since 2000, in compliance with the conditions of approval, new zoning was created that governs uses, densities, and development standards consistent with a residential neighborhood. That geographic area will continue to be governed by the requirements of the R1S and R3S Zoning Districts, which do not require a use permit for the permitted residential uses. Accordingly, development authorized by zoning would not be subject to development caps or other restrictions associated with a General Use Permit. [See RA 3](#)

Requested Action RA 3

Revise the Stanford Campus Development District boundaries, amending Figure 2.3 of the Stanford Community Plan (Figure 2 in the application) and associated text.

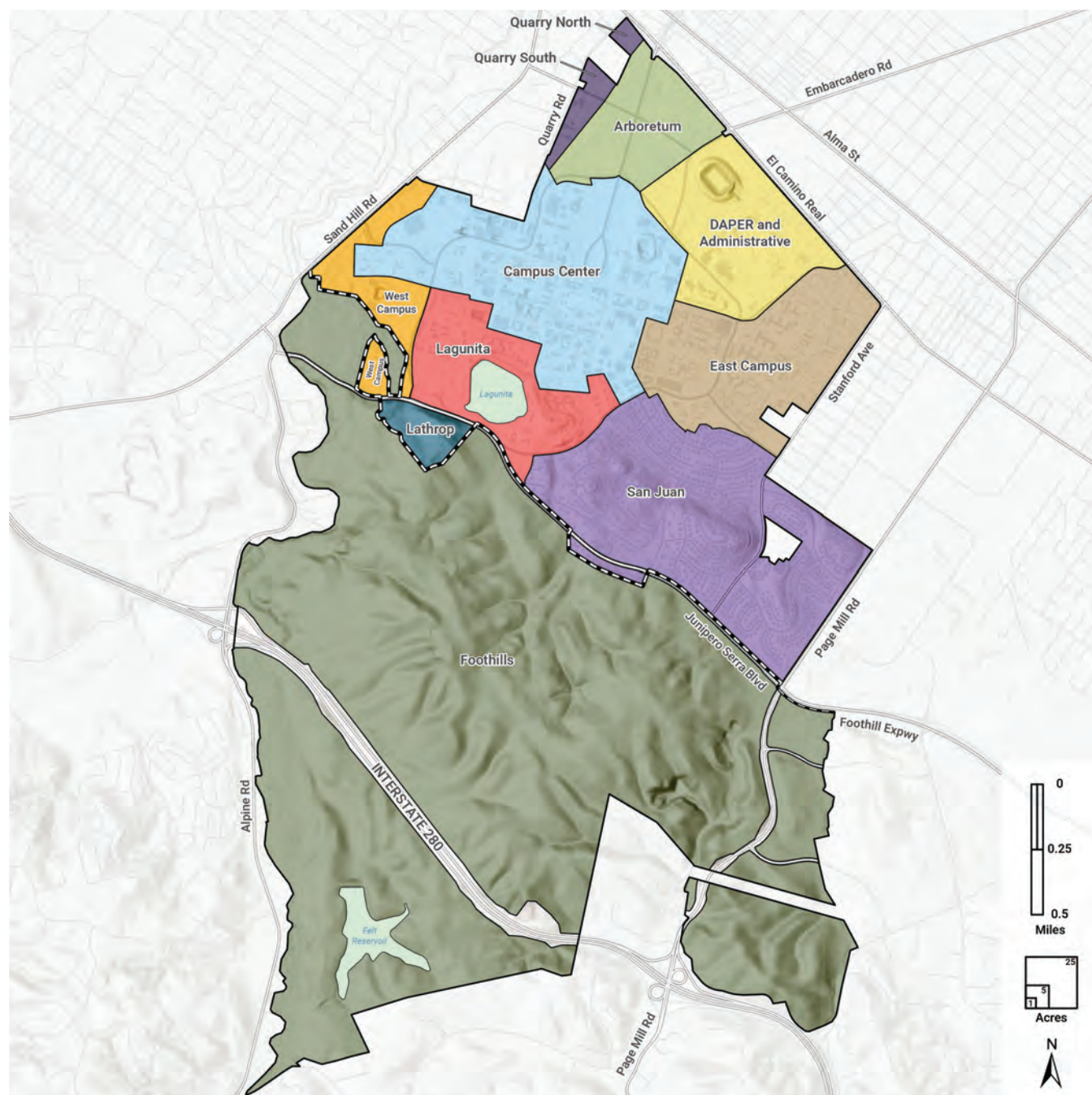


Figure 2. Existing Development Districts (Resource: Stanford Community Plan, Figure 2.3 Page 49)

■ Arboretum	■ Foothills	■ Quarry South
■ Campus Center	■ Lagunita	■ San Juan
■ DAPER and Administrative	■ Lathrop	■ West Campus
■ East Campus	■ Quarry North	— — — Academic Growth Boundary

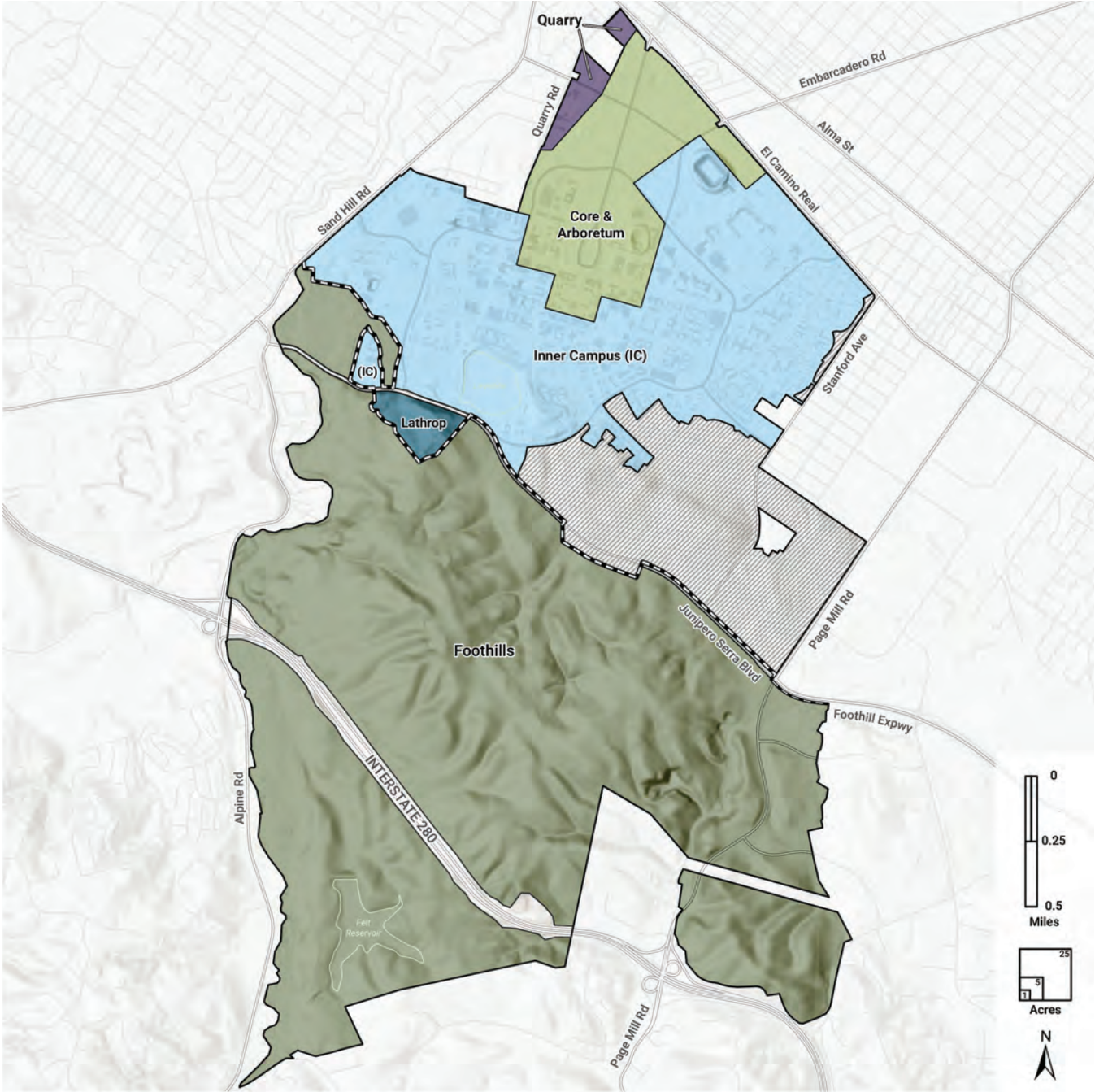


Figure 3. Proposed Development Districts

- | | |
|--|--|
|  Inner Campus |  Academic Growth Boundary |
|  Core and Arboretum |  Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right) |
|  Quarry | |
|  Lathrop | |
|  Foothills | |



View of Hoover Tower from Main Quad

In addition to new academic and academic support square footage authorized by the updated General Use Permit, Stanford proposes to carry over remaining unbuilt square footage from the 2000 General Use Permit. As of [Annual Report 2025](#) (August 31, 2025), remaining unbuilt academic and academic support space under the 2000 General Use Permit totals 310,932 square feet. [See RA 4](#)

Requested Action RA 4

Allow any remaining unbuilt academic and academic support space in the 2000 General Use Permit would remain available under the proposed General Use Permit in addition to all requested new square footage. As Stanford has satisfied housing linkage requirements, no additional housing linkage requirements would apply to the unbuilt square footage.

Stanford is committed to building and sustaining a high quality of life for the students, faculty, and staff who live and work on campus, and to being a good neighbor to surrounding communities. Consistent with this commitment, there are on-campus services that support campus life — including health care, recreation, childcare, and the utilities and infrastructure that keep the campus running — and uses an integrated systems approach to meet these needs as efficiently as possible. Providing student gathering places, childcare, and recreation opportunities strengthens students' quality of life by fostering connection and community. These amenities also benefit a workforce of Stanford's size and reduce car trips, use of public parks, and demand on childcare facilities in neighboring communities.

To meet these on-campus community needs, Stanford is requesting an additional 150,000 square feet of child care, community center, and recreation space. Combined with the 1.8 million net new square feet of

academic and academic support space also requested in this application, this enables a total of 1.95 million square feet of non-residential development. Stanford is requesting that the 150,000 square feet of on-campus community-supportive space be categorized separately from the academic space, as it falls into a category of development that supports existing on-campus populations, reducing vehicle trips to and from campus. Categorizing this space separately allows for more accurate environmental and impact analysis and, consistent with the treatment of similar space in the 2000 GUP, this space should be exempt from housing requirements. [See RA 5](#)

Requested Action RA 5

In addition to the requested 1.8 million net new additional square feet of academic and academic support space, allow up to 150,000 square feet of net new indoor recreation facilities, childcare and other space that supports the on-campus community and reduces vehicle trips.

Campus Development

The university's team of architects, landscape architects, and planners has developed and maintained detailed design standards for the campus for many decades. Under these standards, the lasting value of the founding plan, created by Fredrick Law Olmsted and Leland and Jane Stanford, and the dignity of the historic architecture are preserved while allowing for sensitive infill development. Stanford is proud to be called one of the most beautiful college campuses in America, due in large part to the university's long-term commitment to these principles and guidelines. The Stanford Community Plan recommends adoption of objective design guidelines (SCP-H(i)11, SCP-H21, SCP-H(i)21, SCP-RC23, SCP-RC28). The Campus Planning Principles and Design Guidelines have been carefully crafted for the campus setting and meet the intent of these policies. [See RA 6](#)

Requested Action RA 6

Adopt Stanford's Campus Planning Principles and Design Guidelines to enrich and carry on a legacy of architectural accomplishments (Appendix A).



Stanford's Palo Alto campus during the fall

Stanford provides a wide range of infrastructure and services for campus residents, such as building and maintaining utilities, recreational facilities, and roads, and maintaining its lands to promote research, education, and habitat and cultural site conservation. Stanford accomplishes this through an integrated sustainable systems approach — coordinating infrastructure, land use, and resource management together, rather than addressing each in isolation, so that efficiency and conservation efforts reinforce one another across the whole campus. This approach allows Stanford to meet a wide range of needs as efficiently as possible and has enabled major improvements in conservation and efficiency. As a result, Stanford was one of the first universities in the world to achieve a Platinum rating under the Sustainability Tracking, Assessment & Rating System (STARS). [See RA 7](#)

Requested Action RA 7

Continue to authorize the development of infrastructure improvements such as: pipelines, utilities, sports and recreational field lighting, water supply facilities, habitat improvements, and circulation improvements to support existing and new and expanded uses to the extent permitted under the Zoning Ordinance, and subject to individual project approval, if required.

When a building is renovated or replaced, it can be challenging to find temporary facilities to house its programs, particularly for scientific and technical programs. Often a building will need to remain standing and occupied while a new building is constructed and for a brief period to enable occupants to move programs into the new building, creating a short-term need for additional square footage. An allowance for temporary “surge” space would minimize disruption of teaching and research activities and allow for uses to continue during construction of new facilities. The same applies to mobilizing and relocating existing parking facilities in order to accommodate new academic and/or parking facility placement on campus. A similar authorization for total vehicle parking spaces to temporarily exceed the total number allowed under the General Use Permit would ensure adequate parking remains available while new parking is constructed. [See RA 8](#)

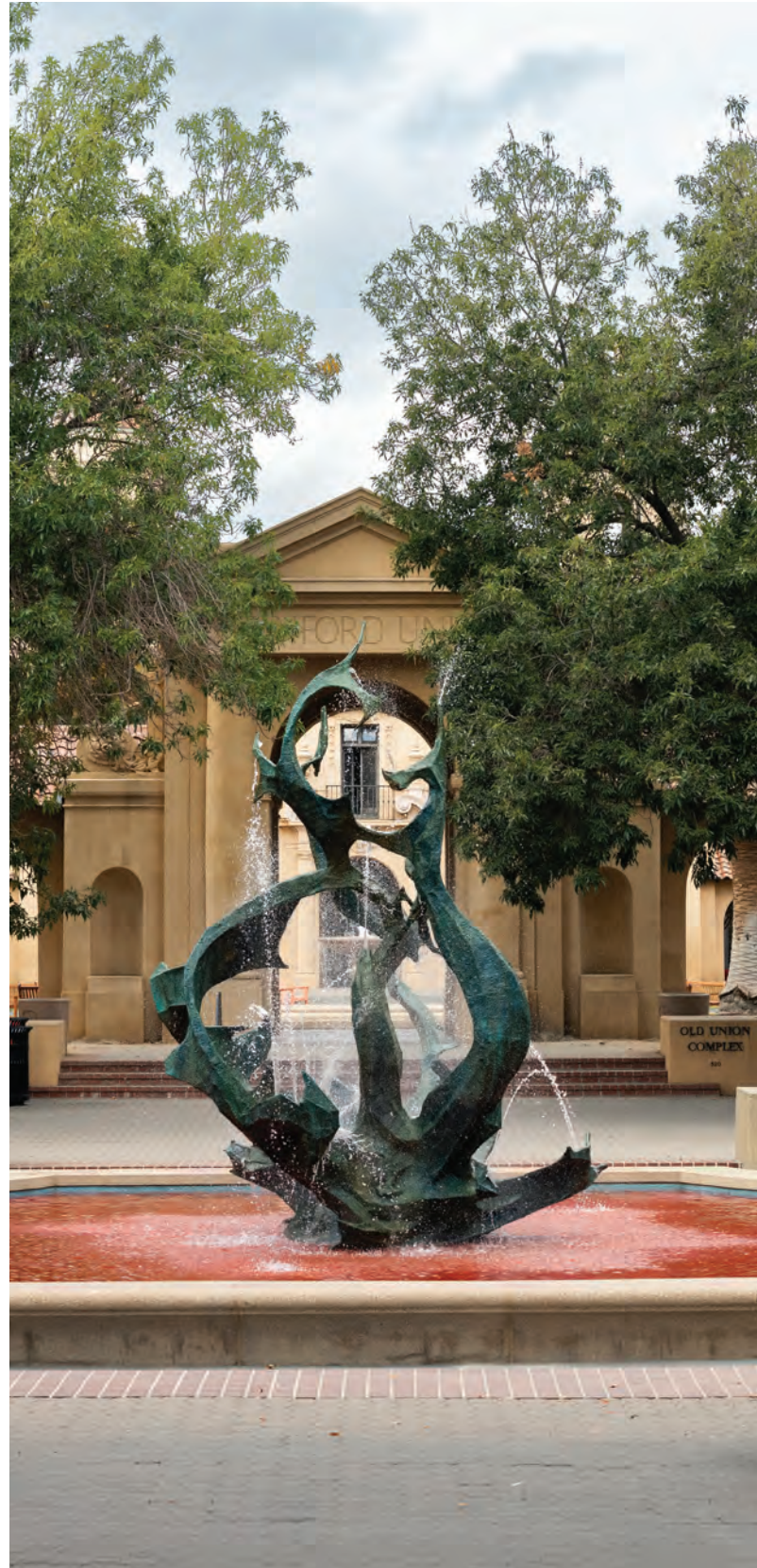
Requested Action RA 8

Allow total occupied square footage temporarily to exceed the total existing plus net new building square footage allowed under the GUP for three years prior to demolition or closure of existing buildings. Allow total vehicle parking spaces to exceed the total number allowed under the GUP for three years prior to demolition or closure of existing parking facilities. These three-year periods would apply separately and independently to each new or expanded building and each new or expanded parking facility that results in an excess. Upon application, the Planning and Development Director may, without a hearing, extend each three-year limit for up to two additional years.

Stanford purchases and stores large quantities of emergency supplies as part of its broader emergency response plan. These supplies are currently located at various locations on and off campus to allow for quick retrieval and distribution in case of an emergency. These supplies can include food, water, blankets, lights, heaters, or other items. More of these supplies need to be located on campus to ensure quick retrieval in case of emergency. Stanford is proposing that these storage areas be redefined so that they do not count towards GUP square footage in the same way as classroom space or research labs, as they do not have the same housing, traffic, or other impacts. These storage areas are also a benefit as they improve public health and safety for the Stanford community and free up County resources to be used for residents in other communities. [See RA 9](#)

Requested Action RA 9

In addition to the requested 1.8 million net new additional square feet of academic and academic support space, allow emergency supply storage space to support campus populations.



The Claw fountain (by Aristides Demetrio) in Campus Center, Old Union arcade in foreground

Expanding Housing Opportunities

Building Student and Workforce Housing

Investing in workforce housing is important to Stanford and the region succeeding together. On campus, Stanford is uniquely positioned to use some of its own land and resources to create housing for its own workforce at a range of affordability levels without relying on public subsidy, even when market forces make affordable housing development difficult. Off campus, Stanford is partnering with builders to create new housing on some of its Palo Alto lands. These efforts combined with supporting new affordable housing production across the region all help to reduce housing pressure on the entire region.

To implement these workforce housing goals, and enabled by a Development Agreement, Stanford proposes a three-part approach that includes building housing on Stanford lands and investing in affordable housing development throughout the region. This approach will build locally, invest regionally, and benefit broadly.

1. Stanford proposes to build up to 500 units on campus directly across from the Palo Alto Transit Center. This transit-oriented development will provide a new supply of housing affordable to Stanford's workforce. Stanford's proposed housing will be consistent with the County's Housing Element and be made affordable up to "missing middle" income households.
2. Stanford is enabling the development of more than 500 units of housing for the general public in the Stanford Research Park, adding to the region's supply of housing near transit and transportation corridors.
3. As guided by the County and through a Development Agreement, Stanford will make a significant and accelerated contribution to support affordable housing production across the region.

See RA 10 and RA 11

Requested Action RA 10

Allow Stanford to build up to 500 affordable and transit-oriented housing units on campus, including 147 income-qualified units and the remaining units offered at rents affordable up to “missing middle” income households at the intersection of Quarry Road and El Camino Real within the Quarry District. These units are anticipated to be consistent with the affordability levels and development standards identified in the site's current -os combining district. The -os combining district contemplates providing 84 very low-income units and 63 low-income units at the Quarry/El Camino Real site.

Requested Action RA 11

To ensure the StanfordNext housing proposal aligns with the Stanford Community Plan's major policy objectives and the County's goals of addressing housing needs now, amend Stanford Community Plan measures SCP-H5, -H 9, -H 14, -H(i)3, -H(i)5, -H(i)13, and -H(i)14. These amendments would confirm the Board of Supervisors' authority to determine the housing needed to support Stanford's proposed growth, enable on-campus construction of housing combined with the provision of affordable housing funding, and further the County's Housing Element policies.



Student move-in day

Succeeding Together

As a companion to the up to 500 housing units to be built on campus, through a Development Agreement, Stanford offers to create a \$100 million Stanford Community Fund to support regional affordable housing, transportation, education, and other community benefits and partnerships.

Stanford offers a leading educational experience but turns away numerous qualified applicants each year. Over recent decades, undergraduate access to the university has not kept pace with the greatly increasing demand for a Stanford education. StanfordNext creates the capacity for a potential gradual increase in undergraduate enrollment over the coming years while preserving the quality and distinctiveness of the student experience and limiting impacts on neighboring communities.

One of the ways StanfordNext achieves this capacity is through new student housing. Since its founding, Stanford has been a residential university, and housing on Stanford lands remains essential to both its educational mission and to responsible campus planning. The university already guarantees four years of on-campus housing for undergraduates and houses more than 80% of all students. But additional student housing is necessary to facilitate a gradual increase in undergraduate access to Stanford and support additional graduate student housing on campus in the coming years, preserving the quality and distinctiveness of the student experience and connecting more students to campus life. Stanford proposes the construction of up to 2,500 new beds on campus to accommodate a gradual increase in undergraduate students and additional on-campus housing opportunities for graduate students. These increased on-campus housing opportunities reduce the demand for housing in local neighborhoods and help ease housing pressure on the surrounding region. [See RA 12](#)

Requested Action RA 12

Allow Stanford to construct up to 2,500 net new student beds within the Inner Campus District.

StanfordNext is a long-range planning program, and the full list of specific activities that might occur during the permit's term is not known. However, in order to enable a near-term increase in student housing supply, Stanford anticipates that a small number of potentially eligible historic buildings may need to be demolished or relocated to allow redevelopment at a higher density to promote and support compact development and more housing on campus.

A potential student housing site is a nearly seven-acre parcel known as the Searsville Block, where the university currently owns 13 single-family homes. These houses, constructed between 1936 and 1970, were recently evaluated for potential historical significance and one of the houses may qualify for treatment as a historic resource. [See RA 13](#)

Requested Action RA 13

Authorize relocation of a historic residence in the Searsville housing area to enable development of approximately 900 of the 2,500 proposed net new student beds. Stanford asks that the County review the DPRs for the Searsville housing area during its review of the GUP application (Appendix E).

Continuing Transportation Management Success

Promoting Innovative and Sustainable Transportation Systems



Bicyclist at Robert Rosenkranz Science Engineering Quad

Creating a more welcoming, vibrant, and connected campus is not possible without careful transportation planning. For more than 25 years, Stanford has achieved No Net New Commute Trips (NNNCT), an ambitious nationally awarded performance standard measured against the peak-hour commute-trip baseline established by Santa Clara County in 2001. Stanford has consistently met that standard, even as the university has grown in population, housing, programs, and facilities. This level of traffic minimization over more than a quarter century is unique among major land use projects in the Bay Area.

That record reflects sustained investment in transportation choices. Through partnerships with transit agencies, more than \$34 million has been contributed annually to support public transportation across the region, and through innovative campus programs, Stanford has made it easier to get to and around campus without a car. Paid commuter parking, free or subsidized regional transit, the free Marguerite shuttle, vanpool and carpool support, bicycle facilities, and other first- and last-mile options have helped Stanford achieve a drive-alone rate of 38%, compared with the 68% average in the county.

StanfordNext remains committed to continuing to invest in these traffic management programs and recognizes that as the campus evolves, it will require enhanced transportation demand management, accountable monitoring, and investments to improve circulation and promote active transportation. It also requires integrating transportation with land use by building student housing on campus and workforce housing near transit, and enabling people to live within walking or biking distance of work with easy access to public transportation.

To further build on its record, Stanford proposes to modernize the traffic-monitoring framework so that it remains transparent, accurate, accountable, and focused on the measures that best reflect transportation performance. Additionally, streamlining the metrics stipulated by the Stanford Community Plan would allow the university to focus on the most impactful measures while ensuring transportation metrics such as reverse commute trips do not pose unintended hurdles to increasing the amount of student and workforce housing on campus and expanding programs that draw the community onto campus.

The overall proposed refinements maintain the County's ability to independently verify Stanford's compliance with the NNNCT performance standard while creating an efficient and transparent monitoring program. The Stanford Community Plan also requires evaluation of Vehicle Miles Traveled (VMT), and Stanford will remain consistent with State greenhouse gas reduction goals.

Through the continued use of a simple metrics framework, as well as the commitment to report on VMT, the university can maintain its commitment to accountability and transparency while enhancing its responsiveness to community needs and make building housing on campus more feasible. This approach not only aligns with the County's goals of promoting sustainable transportation and building workforce housing but also positions the university as a leader in innovative transportation solutions. Ultimately, this approach prioritizes community well-being, encourages sustainable travel behaviors, and supports the growth of a more resilient transportation system for the region. [See RA 14](#), [RA 15](#), [RA 16](#), and [RA 17](#)

Requested Action RA 14

Allow Stanford to continue to achieve its current objective of No Net New Commute Trips.

Requested Action RA 15

Allow Stanford to ensure that its additional development and population growth results in VMT at least 15% below the regional per capita average for employees and residents. To do so, Stanford will operate a minimum of 20 points under Santa Clara Valley Transportation Authority's Transportation Demand Management Guidelines for Transit-Oriented Development.

Requested Action RA 16

Revise monitoring methodology to be performed each year using automated license plate recognition technology as per Appendix B.

Requested Action RA 17

Amend Stanford Community Plan measures SCP-C1, SCP-C(i)4, SCP-C(i)6, and SCP-C(i)12 to focus upon the No Net New Commute Trips and VMT standards, while eliminating "reverse commute" and redundant "peak period" metrics.

Within this broader multimodal strategy, the application preserves a limited but important role for on-campus parking. With its open campus, Stanford has long invited the local community and visitors to events, to enjoy its outdoor amenities and museums, and to attend other activities outside regular commuting hours. The additional parking spaces requested in the application enable the university to enhance community engagement activities on campus, avoid parking impacts on surrounding neighborhoods, and provide long-term flexibility for increases to undergraduate student housing and additional graduate student housing on the campus. The majority of these spaces will be located in new below grade parking garages.

Because transportation needs may change in ways that cannot be fully anticipated today, Stanford is also requesting a mechanism that would allow it to request additional parking spaces in the future, beyond the new cap, if unforeseen circumstances make this necessary. Any such increase would be limited to no more than 3% of the proposed parking cap and would require review and approval by the Planning Commission before it could take effect.

Consistent with its broader transportation goals and commitment to NNNCT, Stanford will continue to require employees and visitors to pay for parking and will continue to subsidize sustainable commuting options. On-campus residents will likewise continue to pay for parking and have access to transportation programs. *See RA 18 and RA 19*

Requested Action RA 18

Consistent with its commitment to ensuring No Net New Commute Trips, allow Stanford to maintain its dynamic transportation demand management program while allowing an increase in the parking cap to 22,600 spaces within the Academic Growth Boundary. Allow an increase of 3% over the proposed 22,600-space parking cap upon subsequent analysis and authorization by the Planning Commission.

The vehicle parking cap would exclude parking in areas zoned R1S and R3S and the following types of spaces:

- » Parking associated with on-campus housing at the -os Housing Opportunity Sites combining district zoning at the Quarry Road sites only;
- » Parking restricted to buses (shuttle, tour, charter, etc.) and oversized vehicles and equipment;
- » Parking for ADA-compliant spaces;
- » Parking restricted to fleet/service and emergency vehicles (police, fire, ambulance); and
- » Electric vehicle charging spaces.

Requested Action RA 19

Continue to authorize the development of transportation infrastructure improvements that may include but are not limited to:

- » Constructing a transportation hub on or near Quarry Road
- » Constructing new roundabouts and road extensions as needed
- » Constructing bike and pedestrian safety improvements

Welcoming the Community

Enhancing Performance Venues and Experiences

Enhancing visitor amenities and performance venue spaces is an important way to improve the community experience on Stanford's campus. Frost Amphitheater and Stanford Stadium host music, entertainment, athletics, and commencement events on scales ranging from intimate to large scale. These venues have a variety of supporting spaces that go well beyond the main field or stage and are critical to the building function. Under the 2000 GUP, supporting spaces for performance venues count the same as academic space such as research labs and classrooms.

Stanford is proposing to categorize building space that creates an improved user experience separate from traditional academic and academic support space. Stanford wishes to upgrade and create new venue spaces that are not impacted by weather, unwanted wildlife, or security concerns. These types of support spaces include concessions, restrooms, backstage areas, equipment storage, venue staff offices, and other support areas that are meant to improve public health and safety conditions, and remove storage from public areas. These types of support spaces have negligible impacts on water and energy use, traffic, and employment. [See RA 20 and RA 21](#)



Stanford students

Requested Action RA 20

In addition to the requested 1.8 million net new additional square feet of academic and academic support space, allow modernization improvements to existing venue spaces that primarily involve enclosing spaces that are currently exposed to the elements, posing health and safety risks, specifically:

- » Frost Amphitheater — enclosure of the backstage area, one ticket booth, up to four concession stands, and one administrative office for management staff.
- » Stanford Stadium — up to six concession stands.

Requested Action RA 21

In addition to the requested 1.8 million net new additional square feet of academic and academic support space, allow new public restrooms in venue spaces and on the main campus to enhance community comfort and access.

In addition to ongoing performances at Frost Amphitheater and Bing Concert Hall, Stanford piloted two separate concert experiences at Stanford Stadium. In 2025, Coldplay headlined a two-night concert series that welcomed a total of 86,000 patrons across both concerts, and in 2026, BTS entertained over 150,000 patrons across three nights. These concerts created high-quality entertainment experiences for both local community members and visitors while adhering to County noise requirements. They also created positive economic impacts. Oxford Economics estimates that the total economic impact of on-site and off-site spending by non-local venue patrons amounted to \$133.1 million across all three BTS concerts.

Stanford has continued to refine and improve its event operations to address traffic, noise, and related impacts and has successfully met the County's conditions of approval. Requesting individual approval for these events every year is time consuming and time constrained. Rather than continue that process, and in addition to the existing baseline of events — including concerts at Frost Amphitheater and sports and academic events at Stanford Stadium — Stanford is requesting authorization of up to six days per calendar year for extended hours for large-scale concerts or other entertainment events with associated fireworks. Community notification would continue to be provided consistent with requirements for all outdoor events. [See RA 22 and RA 23](#)

Requested Action RA 22

Allow (under the General Use Permit) up to six days per calendar year for entertainment events with associated fireworks and special effects in Stanford Stadium that may go until 10:30 p.m. without obtaining Entertainment Event Licenses under Chapter VI (Entertainment Events and Circuses) of Division B3 of Title B of the Ordinance Code. (See exemptions for entertainment events authorized under a valid use permit under Section B3-125 of the Ordinance Code.) If Stanford requests to exceed this number of entertainment events or have events run later than 10:30 p.m., it would need to receive approval of an individual Entertainment Event License for events in exceedance of the approved six per calendar year.

Requested Action RA 23

In addition to the six entertainment events, allow (under the General Use Permit) up to two traditional fireworks shows per calendar year that may go until 10:00 p.m. without obtaining Entertainment Event Licenses. If Stanford requests to exceed this number of traditional fireworks shows or have shows run later than 10:00 p.m., it would need to receive approval of an individual Entertainment Event License for those additional traditional fireworks displays.

Stewarding University Resources

Managing Natural and Historic Campus Assets

With over 37,000 trees, Stanford's tree inventory can be considered an 'urban forest' similar to how regional communities have viewed their own tree inventories and consistent with the County's [Urban Forest Master Plan](#) (released August 2026). Stanford's proposed Campus Forest Plan (Appendix C) would provide more comprehensive protection to all trees on campus than is currently required by the County, and allow for flexibility in tree species and location that can create a larger and more resilient campus forest. Forest plans focusing on canopy coverage are increasingly used in municipalities across the region, including neighboring communities such as the City of Palo Alto.

This plan would measure total tree canopy on campus, providing a more accurate reflection of the effect of trees on the built environment. Measuring the campus canopy rather than regulating at the individual tree level allows for all types of trees to contribute to the canopy, even smaller trees that currently fall below the size threshold in the County's Tree Protection Ordinance. Target canopy measurements are proposed and annual reporting would ensure tracking and careful planning.

In addition to the canopy measurement, the Campus Forest Plan identifies legacy landscapes and individual trees for specific protection, including the iconic Palm Drive and the Oval, as well as the Arizona Garden and Mausoleum area. If adopted, this would fulfill Community Plan policy SCP-RC 29, which calls for protection of important historic landscapes. The plan also proposes a series of "Noteworthy Trees" that are provided additional care and protection due to unique size, location, or species. See Appendix C for the complete Campus Forest Plan. [See RA 24](#)

Requested Action RA 24

Adopt Stanford's Campus Forest Plan (Appendix C), which would maintain canopy coverage and tree protections while allowing flexibility to adapt to climate change and wildfire risk.

Stanford has a highly sustainable landscaping irrigation system. The lake water system is the main source of irrigation water for the university, for uses including athletic fields, the golf course, and campus landscaping. By using lake water, Stanford conserves more than 1 million gallons a day of the region's limited, high-quality potable water supply. However, the [State Model Water-Efficient Landscape Ordinance \(MWEL0\)](#) has requirements that apply to every irrigation project, regardless of whether the project is using a sustainable source such as Stanford's. To reflect its sustainable sourcing and create streamlining in permitting reviews, Stanford proposes that a system-wide plan be developed for the campus to allow for satisfying the intent of the MWEL0 in an efficient and targeted way that recognizes the campus's unique water supply for irrigation. [See RA 25](#)

Requested Action RA 25

Allow for a comprehensive campus-wide plan to meet the objectives of the State Model Water-Efficient Landscape Ordinance (MWEL0). To do so, amend Section B33-3 of the County Ordinance Code by adding a new subsection (c) (8) that states: "Landscape projects authorized under distinct requirements pursuant to a valid use permit."

The beauty of the Stanford campus is enhanced by historic architecture. Stanford's historic buildings are maintained to a very high standard and preserved in such a way to support our academic mission and residential community. At the County's request, Stanford submitted a [campus-wide historic survey](#) in 2017 focused on collegiate architecture and identified more than 80 historic buildings on campus. (Two significant events and four significant persons were also identified in the 2017 Survey.)

Identifying historic resources is the first step in preservation; the second step is applying appropriate protection and treatment to those resources. Stanford intends to collaborate with the County to develop procedures for documenting compliance with historic standards; formal adoption of these procedures is proposed as part of the Next Generation Process Improvements (Appendix D) as described in the following section. [See RA 26](#)

Requested Action RA 26

Based upon the 2017 survey along with the patterns disclosed by the supplemental analyses prepared since 2019, Stanford requests the ability to submit an updated survey aligned with the Campus-Wide Historic Resources Evaluation Methodology and Plan submitted with the StanfordNext application. The survey would provide a comprehensive review of Stanford's historic properties to be used in connection with future site-specific project approvals.



View of Main Quad Memorial Courtyard, Memorial Church in background.

Next Generation Review Processes

Streamlining Permit Reviews

Over the past several decades, the University has successfully developed academic and housing facilities and executed its daily operations, in compliance with applicable regulations. With over 1,000 buildings, Stanford is continually maintaining and upgrading to ensure its facilities meet current programming needs. To keep pace with campus operations, it is desirable to establish clearer regulatory guidelines that can effectively streamline permit processes. This clarity would facilitate quicker permit processes, particularly for campus initiatives with limited potential for visual or environmental impacts, as well as enhancements that promote pedestrian experiences and sustainable transportation goals. [See RA 27](#)

Requested Action RA 27

Adopt streamlined permitting process as described in detail in Appendix D (Next Generation Process Improvements): In summary: (1) request exemptions from ASA requirements for small buildings in the Inner Campus or Quarry districts, minor site changes, circulation projects that promote active transportation, physical artwork installations, and other standard campus improvements; (2) approve the proposed construction laydown area management plan in compliance with SCP-HS 3; (3) adopt review standards for projects involving historic buildings that clarify review requirements and expedite approval of projects that meet historic preservation standards; and (4) clarify uses that qualify for the purpose of supportive residential housing facilities.

Development Agreement Proposal

Creating More Opportunities for Partnership

Stanford views a Development Agreement between the University and County as an opportunity to allow our campus to grow in partnership with our surrounding community.

Development Agreements offer project applicants and local agencies significant benefits and certainties that cannot be obtained any other way under California law. For a local agency like the County, a Development Agreement provides an opportunity to secure community benefits beyond those that otherwise could be required under state and local land use or environmental laws. By providing predictability to Stanford regarding the costs and certainty of future development under the General Use Permit, the County can quickly obtain benefits that go beyond standard conditions of approval and can be provided ahead of Stanford's anticipated academic development, if desired.

For a project with a long-term horizon like StanfordNext, a Development Agreement also offers certainty as to the applicable land use regulations over the course of the permit's life.

A Development Agreement also will provide an opportunity for Stanford and the County to address future housing requirements on the remaining sites subject to the -os Housing Opportunity Sites combining district on Stanford lands.

Stanford's offer is reflected in the previous application pages. Through a Development Agreement, vesting entitlements for a 25-year period and in partnership with the County, Stanford is putting forward a \$100 million contribution toward a Stanford Community Fund. This fund would support regional affordable housing, transportation, education, and other community benefits and partnerships.

Proposed Stanford Community Plan Amendments

Enabling StanfordNext with Targeted Policy Changes

The Stanford Community Plan contemplates that any application for an increase in the square footage previously authorized by the 2000 General Use Permit would require amendment to the Community Plan (Stanford Community Plan p. 9). In total, there are 309 policies and implementation measures in the Stanford Community Plan, and in keeping with the Community Plan's major policy direction, the university is proposing to amend a total of 13. Each amendment not only articulates a commitment to responsible growth but also supports the overarching goals of the County for sustainable development and added community value.

The following 13 Stanford Community Plan policy amendments are outlined below:

Maximum Allowable Development (SCP-GD 7 and SCP-LU 2)

The amendments to SCP-GD 7 and SCP-LU 2 propose a maximum development limit of 12,500,000 square feet for academic and academic support spaces, rather than specifying a combined square footage limit for academic and academic support space and student housing. In previous General Use Permits, student housing has been regulated through authorization of a maximum number of beds, not a limit on residential square footage. Further, consistent with the County's goals of promoting housing, the 2000 General Use Permit allowed housing to increase beyond initial General Use Permit authorizations due to the benefits it provides to the surrounding communities. Stanford proposes that the Community Plan policy be adjusted to align with the General Use Permit's consistent approach

of focusing on academic and academic support square footage, which is regulated and monitored on a year-by-year basis, while maintaining separate limits on student housing through a maximum number of beds that can be increased upon County approval without the need for a Community Plan amendment.

1. SCP-GD 7

Proposed Language:

Maximum allowable development within the Community Plan Area for academic and academic support spaces (~~excluding~~ including student housing) shall comply with the following, unless authorized through an amendment to this Community Plan and a concurrent General Use Permit application: Maximum ~~17,300,300~~ 12,500,000 square feet

2. SCP-LU 2

Proposed Language:

Development intensity of individual facilities may vary with the type of allowed use. Maximum cumulative development amount permitted through the Stanford General Use Permit (GUP) and Community Plan (See Growth and Development Chapter) is ~~17,300,300~~ 12,500,000 square feet of academic development. Any additional increase in development would require a Community Plan amendment and concurrent GUP application. Housing for faculty and staff at densities above 30 units per acre may be developed within the Academic Campus land use designation. Actual project approvals occur upon approval of Architectural and Site Approval (ASA), unless it is located in a designated housing opportunity site in the Housing Element or otherwise exempt from ASA.

Required Housing (SCP-H(i)5)

The proposed amendments to SCP-H (i) 5 clarify that the Board, not a formula, determines the appropriate number and type of required housing units. The Board's action would be based on full consideration of a nexus study, the proposed development, the application's proposed housing commitment, and the myriad other factors the Board weighs in making a policy determination of this kind. This approach mirrors how most local agencies structure housing-linkage determinations for specific projects: the legislative body makes the final determination as a policy matter after balancing general plan policies that may be in tension with one another, as well as its near-term and long-term goals.

This discretion is particularly important in the context of the proposed development agreement. A development agreement allows the County to secure community benefits beyond those that could otherwise be required through conditions of approval – benefits that include the \$100 million Stanford Community Fund described elsewhere in this application. As noted, the Stanford Community Fund would support regional affordable housing, among other community priorities. A discretionary approach empowers the Board to evaluate a nexus study alongside the full negotiated package so that the linkage policy is implemented in a manner consistent with, rather than in isolation from, the broader policy goals.

Unlike SCP-H (i) 5, other Stanford Community Plan policies and implementation measures that reference required housing do not dictate how the required number of units must be determined. Rather, these provisions discuss the contents of the required nexus study or address factors like the timing, location, and affordability of the units the Board ultimately chooses to require. For that reason, no comparable amendments are proposed to these other related housing policies and implementation measures.

3. SCP-H (i) 5

Proposed Language:

In order to implement the linkage policy, a major modification of the General Use Permit (GUP) shall include any increase in net square feet of new academic and academic support uses that would generate an increase in affordable housing demand. The number of housing units required shall be determined by the Board of Supervisors based on its review of a nexus study and based on the proposed new academic and academic support development, and the Board's assessment of the appropriate number and type of housing units to be required in light of all the information presented to the Board.

Affordable Housing Programs (SCP-H(i)13 and H(i)14)

SCP-H (i)13 directs the County to monitor the effectiveness of the Affordable Housing Fee Ordinance, while SCP-H (i) 14 calls for the County to amend the Ordinance to make it operative only upon further action. Under Stanford Community Plan policies, housing requirements associated with the General Use Permit should be addressed in the General Use Permit itself, rather than through an ordinance untethered to current needs and standards. The Affordable Housing Fee Ordinance is inconsistent with this framework and is redundant to the proposed General Use Permit and StanfordNext housing package.

4. SCP-H (i) 13

Proposed Language:

Monitor the effectiveness of housing ordinances and update as needed: • Inclusionary Housing for the unincorporated areas of the County of Santa Clara Ordinance – ~~Stanford University Community Plan Area Academic Space Affordable Housing Impact Mitigation Fee Ordinance~~

5. SCP-H (i) 14

Proposed Language:

[None. Delete the following provision in its entirety.]
Amend the Affordable Housing Impact Mitigation Fee Ordinance to make it operative upon action by the Board of Supervisors:

Affordable Housing Funding (SCP-H 5, SCP-H (i) 3, SCP-H 9, and SCP-H 14)

The amendments to SCP-H5, -H(i)3, -H9 and -H14 enable payment of affordable housing funding to satisfy the Community Plan's housing linkage policies, in addition to construction of required affordable housing on Stanford lands. The proposed amendments also clarify that the obligation to develop new housing or make affordable housing funding contributions only applies to affordable housing needs, not market-rate housing.

Relative to limiting required affordable housing to on-campus development, allowing the University to contribute affordable housing funding helps enable construction of projects across the broader regional housing market, including projects built by affordable housing developers elsewhere in the region. This approach extends the reach and impact of Stanford's affordable housing contributions beyond its own campus, helping address affordability needs across the wider community while preserving the core linkage principle that new academic and academic-support development must be balanced with adequate housing. Regional affordable housing funding, alongside on-campus construction, offers a meaningful way to broaden who benefits when Stanford satisfies its obligations and to deliver affordable housing where it's needed most.

6. SCP-H 5

Proposed Language:

Balance net new academic and academic support development with adequate affordable housing, as documented by a linkage policy nexus study. The County shall contract with a third-party to provide

a housing-linkage nexus study upon submittal of a General Use Permit (GUP) application by the University. The nexus study shall be completed before the GUP application is approved. The information provided in the nexus study shall be consistent with the requests in the GUP application and shall demonstrate that net new academic and academic support space do not exacerbate the housing supply imbalance and affordability deficiencies in the regional housing market. The nexus study may include innovative operational and academic strategies, such as, but not limited to, remote and telework practices. The study shall provide a timeline for the phasing of proposed development. A certificate of completion for any non-residential academic development may not be issued until the required housing units or affordable housing funding intended to balance said non-residential academic development receive a final inspection or has been paid, as applicable.

7. SCP-H (i) 3

Proposed Language:

All required housing built by Stanford pursuant to the Community Plan's housing linkage policies, both affordable and market rate, is required to be located on campus or on contiguous ~~original land grant~~ Stanford lands. A minimum of 75 percent of the housing shall be on campus and up to 25 percent may be off campus on ~~original land grant~~ Stanford lands in Palo Alto contiguous to the Community Plan Area. On that off-campus land in the City of Palo Alto, Stanford may offer any housing unit required by the SCP, that is not utilized by Stanford affiliates, to the general public.

8. SCP-H 9

Proposed Language:

Require that new housing development or affordable housing funding contributions occur commensurate with population growth and academic and academics support development approvals on campus. Through future major modifications of a General Use Permit (GUP), establish conditions of approval to require construction of needed housing or payment of affordable housing funding prior to or concurrently with approval for increases in academic and academic support space.

9. SCP-H 14

Proposed Language:

Promote the creation of new affordable housing:

- » Continue the Housing Linkage Policy,
- » Maintain and implement the County's Inclusionary Housing Ordinance,
- » Utilize the General Use Permit (GUP) process for Stanford to provide a sufficient level of affordable housing to meet the affordable housing needs generated by new academic and academic support development and housing; and,
- » Require the construction of affordable housing or payment of affordable housing funding to satisfy the Housing Linkage Policy for development demands of new academic and academic support space.

Transportation Performance Standards (SCP-C1, SCP-C(i)4, SCP-C(i)6, SCP-C(i)12)

The proposed amendments to the transportation performance standards build upon more than twenty-six years of successful implementation of Stanford's Transportation Demand Management program and the University's consistent achievement of the General Use Permit's No Net New Commute Trips (NNNCT) performance commitment. During this period, Stanford has demonstrated that a focused, outcome-based monitoring program — supported by robust transportation demand management strategies — can effectively manage trip generation while reducing reliance on single-occupancy vehicles and supporting regional mobility objectives.

Based on this extensive record of success, Stanford proposes to simplify the transportation monitoring framework by emphasizing the performance metrics that have proven most effective in evaluating

compliance while eliminating duplicative or low-value reporting requirements. Most importantly, mandating reverse trip metrics would be counter to substantially increasing the amount of student and workforce housing on the campus, and expanding programs that draw the community onto campus. These refinements maintain the County's ability to independently verify Stanford's compliance with the NNNCT performance standard and Vehicle Miles Traveled (VMT) objectives while creating an efficient and transparent monitoring program.

Importantly, a streamlined monitoring approach would not diminish accountability. Rather, it would enable Stanford and the County to focus resources on the transportation performance measures that best reflect actual travel behavior and system performance.

Consistent with SCP-C1, SCP-C(i)4, SCP-C(i)6, and SCP-C(i)12, Stanford will continue to monitor and demonstrate compliance with the NNNCT performance standard and VMT performance metrics through independent and verifiable annual reporting. The proposed amendments preserve the County's oversight authority while creating greater flexibility to partner with local jurisdictions and transportation agencies on projects that deliver measurable transportation benefits for the campus and surrounding communities.

Proposed amendments to SCP-C(i)12 also align determination of compliance with longstanding practice under the existing General Use Permit and ensure that a compliance agreement, if needed, can succeed. Under SCP-C(i)12, a compliance agreement setting forth required offsets is not triggered until exceedances have occurred in two out of three years. However, SCP-C(i)12 also appears to require offsets to be completed within two years of an exceedance, which could be well before the offset requirement is triggered and a compliance agreement setting forth the required offsets is executed. The proposed amendment fixes this mismatch in timing by providing up to two years after entry into a compliance agreement to fully offset exceedances.

10. SCP-C1

Proposed Language:

Apply a “no net new commute trips” performance standard for campus-related trips in the peak commute and “reverse commute” directions, during the morning and evening peak hours and the “3-hour peak periods” to the fullest extent feasible and allowed by law.

11. SCP-C(i)4

Proposed Language:

Establish a system for direct, independent, and verifiable monitoring of Stanford’s level of achievement with the “no net new commute trips,” “3-hour peak period trips,” “reverse trips,” and Vehicle Miles Traveled (VMT) performance standards through the annual monitoring procedure. Specific thresholds shall be determined at time of General Use Permit (GUP) approval or modification. For any housing built on opportunity sites identified in the Housing Element, trip thresholds shall be adjusted to allow an increase in trips equal to the number of affordable units multiplied by the trip rates for Multifamily Housing (Mid-Rise) Close to Rail Transit (221), as identified in the Institute of Transportation Engineers’ Trip Generation Manual, 11th edition, or successor editions.

12. SCP-C(i)6

Proposed Language:

Encourage Stanford to identify opportunities and develop proposals for Participation in off-campus trip reduction efforts by public agencies and other private entities. Apply verified or modeled trip reduction credits to the annual calculation of Stanford’s compliance with the “no net new commute trips,” “reverse trips” and/or Vehicle Miles Traveled (VMT) performance standards, as appropriate.

13. SCP-C(i)12

Proposed Language:

If Stanford does not meet the “no net new commute trips,” “3-hour peak period trips,” “reverse trips,” or Vehicle Miles Traveled (VMT) performance standards for new development on campus over any two years out of a consecutive three-year period, require Stanford to: 1) Plan and fund verifiable or modeled offsetting transportation trip credits as approved by the County; or, 2) Provide equivalent funding toward other transportation impact mitigation trip reduction efforts in consultation with Santa Clara Valley Transportation Authority (VTA) and the City of Palo Alto, or other agencies within the “cordon credit area,” to a degree proportional to the number of trips over the identified trip thresholds, as verified by the County. 3) If Stanford does not fully offset its performance standard exceedances through items 1) and 2), the County shall not approve any additional development permits until Stanford fully offsets its exceedances. 4) If Stanford and the County enter into a compliance agreement pursuant to which Stanford agrees to fully offset all of its exceedances no later than two years after the exceedances occurred entry into the compliance agreement, the County may exercise its discretion to approve additional development permits during the two-year compliance period. For purposes of this implementation measure, an exceedance means the measured trip counts exceed the applicable baseline by 1 percent or more after adjusting the trip counts as specified in the applicable compliance protocol. Further, an exceedance does not occur if trip credits achieved by Stanford during the applicable monitoring year reduce the monitored number of trips to below the foregoing level.

Development Districts (Figure 2 and associated text)

To simplify tracking of new development, new districts are proposed relative to those in the 2000 GUP. These new districts reflect areas of campus with particular land use characteristics, and their adoption will reduce the complexity of regulating areas that have similar attributes, as well as clean up boundaries that divide buildings. As shown below, the majority of proposed facilities are expected to continue to be constructed in the Inner Campus area.

The San Juan district that was in place in the 2000 GUP is not included in the StanfordNext proposal. Since 2000, in compliance with the conditions of approval, new zoning has been created that governs uses, densities, and development standards consistent with a residential neighborhood. That geographic area will continue to be governed by the requirements of the R1S and R3S Zoning Districts, which do not require a use permit for the permitted residential uses. Accordingly, development authorized by zoning would not be subject to development caps or other restrictions associated with a General Use Permit.

Proposed Language on page 47 of the Stanford Community Plan:

The Community Plan Area is also characterized by its ~~five~~ ten Development Districts. As illustrated in Figure 2.3 Development Districts, the Foothills district is the only district outside of the AGB. The other ~~four~~ nine Development Districts are inside the AGB. The Development Districts are as follows:

- » ~~West Campus~~
- » Lathrop
- » Foothills
- » ~~Lagunita~~
- » Inner Campus ~~Campus Center~~
- » Quarry
- » Core and Arboretum
- » ~~DAPER & Administrative~~
- » ~~East Campus~~
- » ~~San Juan~~

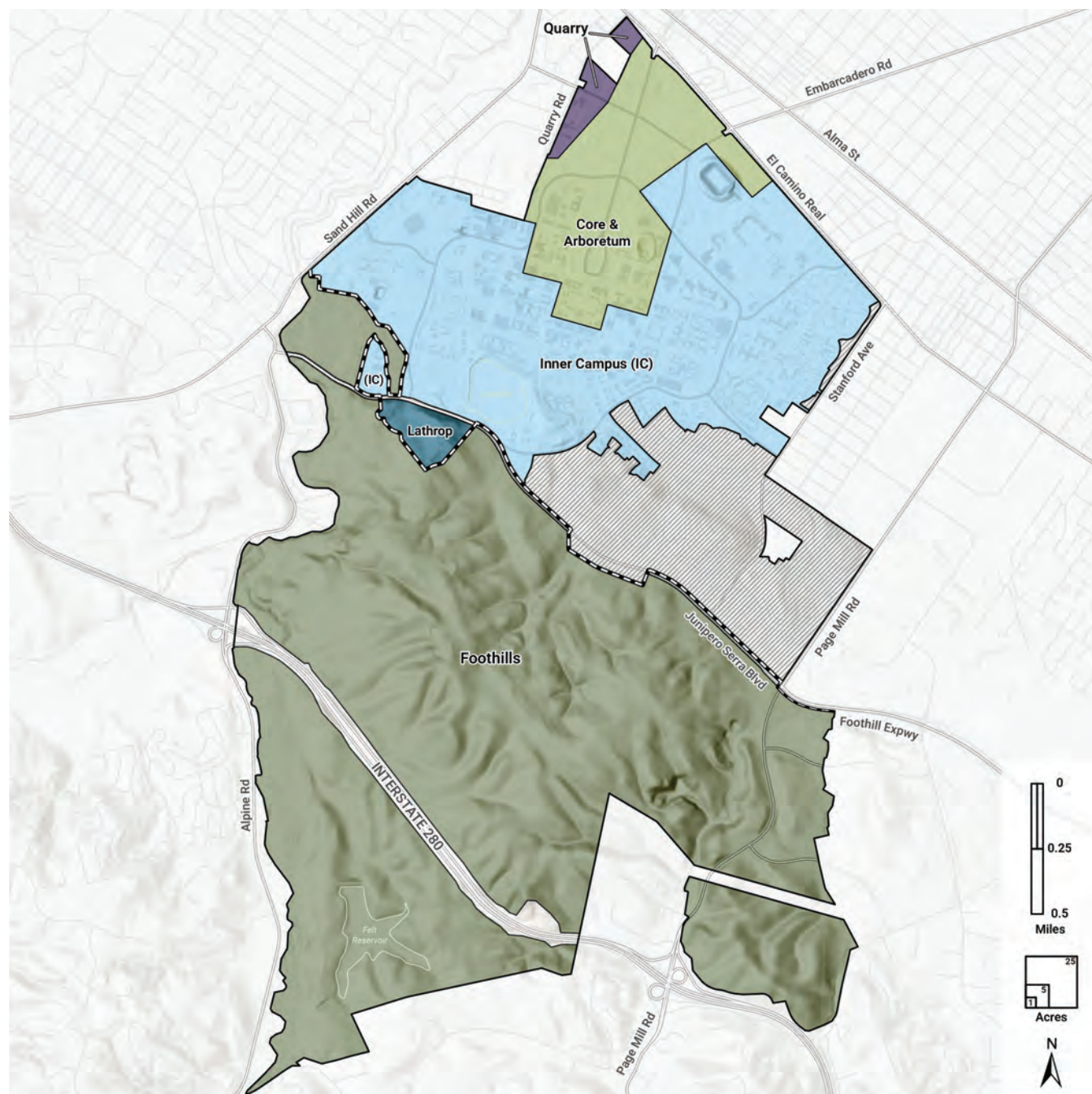
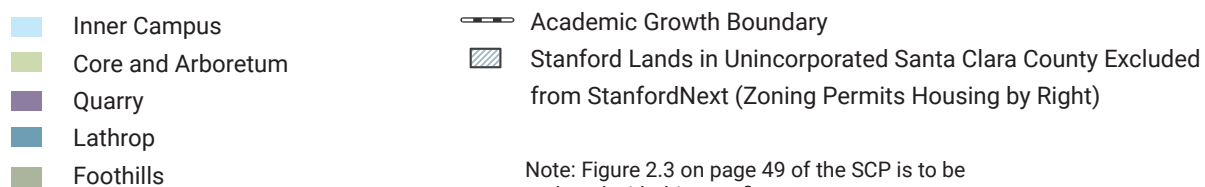


Figure 3. Proposed Development Districts



Community Plan Land Use and Zoning Map Amendments

Creating Consistency and Clarity in Land Uses

Stanford requests redesignating the golf driving range site from Campus Residential – Moderate Density on the Community Plan Land Use Designation Map, and from R3S on the County Zoning Map, to Academic Campus and A1, respectively. The proposed redesignation reflects the site's current use as a golf driving range and better aligns the property with its function in support of the broader academic campus. By shifting the site's land use designation to Academic Campus and its zoning to A1, the amendments would accommodate potential future academic-related development, including higher-density student housing options, consistent with Stanford's long-term planning objectives for the site.

The proposed rezoning is consistent with state housing law, as the action would not reduce the intensity of land use or the site's residential development capacity. To the contrary, the rezoning would enable residential development on the site at higher densities than currently permitted: The site's existing R3S zoning district limits residential density to 15 units per net acre, while residential densities are uncapped in the proposed A1 zoning district.

[See RA 28](#)

A second requested amendment seeks to adjust the OS/F zoning district boundary on the west side of campus to align with the AGB. The proposed adjustment addresses an existing discrepancy between the current zoning district boundary and the AGB, ensuring that land use categories and zoning designations are applied consistently across the campus. This amendment clarifies that all OS/F zoned areas are located outside the AGB, establishing a uniform and predictable relationship between these zoning districts and the AGB campus wide. [See RA 29](#)

Requested Action RA 29

Adjust the OS/F zoning district boundary on the west side of campus to be consistent with the AGB, creating consistency between land use categories and zoning districts and clarifying that all OS/F zoned areas are located outside the AGB.

Requested Action RA 28

Amend the Community Plan Land Use Designation Map and County Zoning Map to change the golf driving range site from Campus Residential - Moderate Density and R3S to Academic Campus and A1 (respectively) to reflect existing and potential future uses, including allowing for possible future student housing.

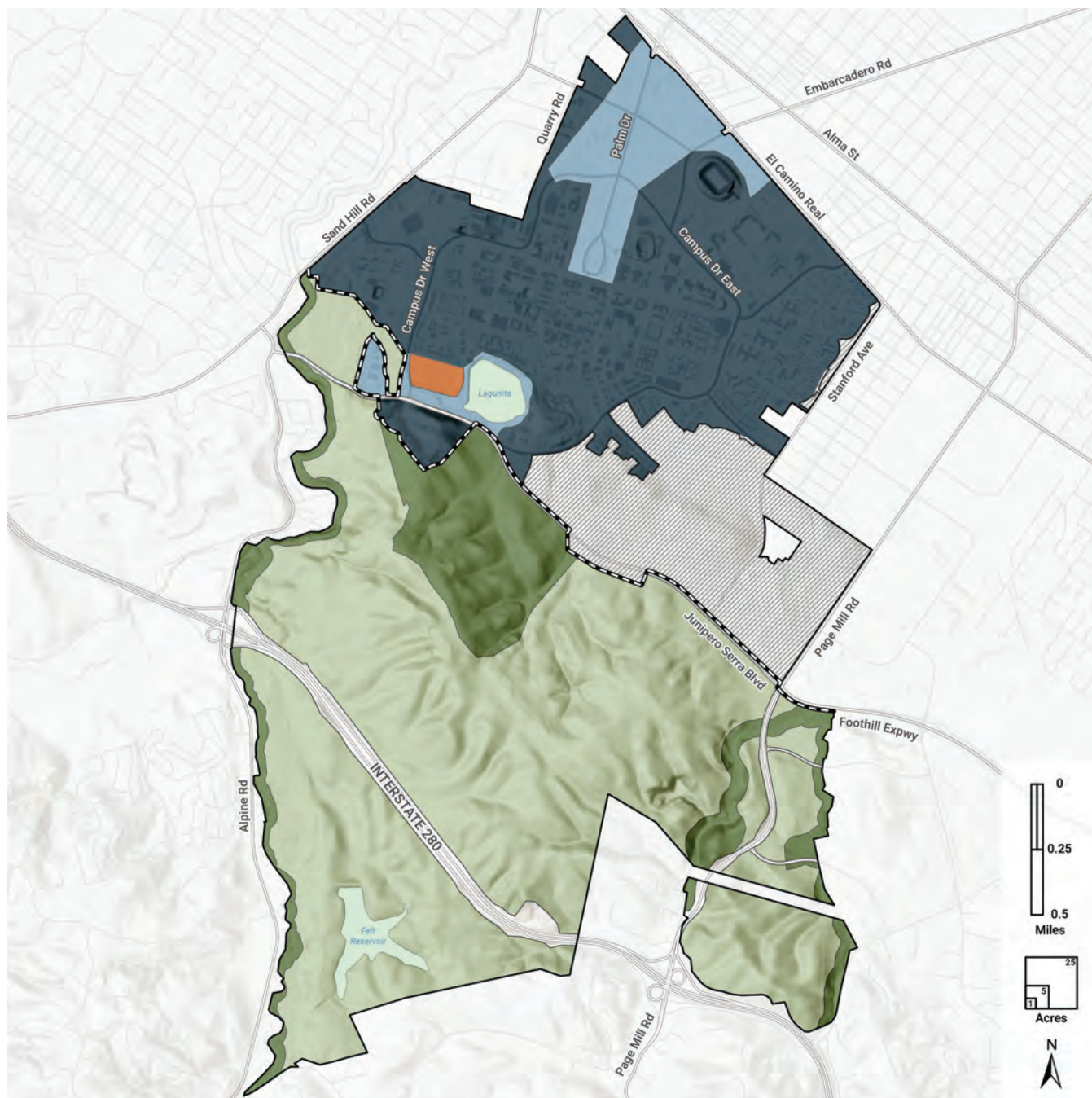


Figure 4. Existing Community Plan Land Use Designation Map

- | | |
|---------------------------------------|--|
| ■ Academic Campus | ■ Reservoir |
| ■ Campus Open Space | — Academic Growth Boundary |
| ■ Campus Residential - Medium Density | ▨ Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right) |
| ■ Open Space and Field Research | |
| ■ Special Conservation | |

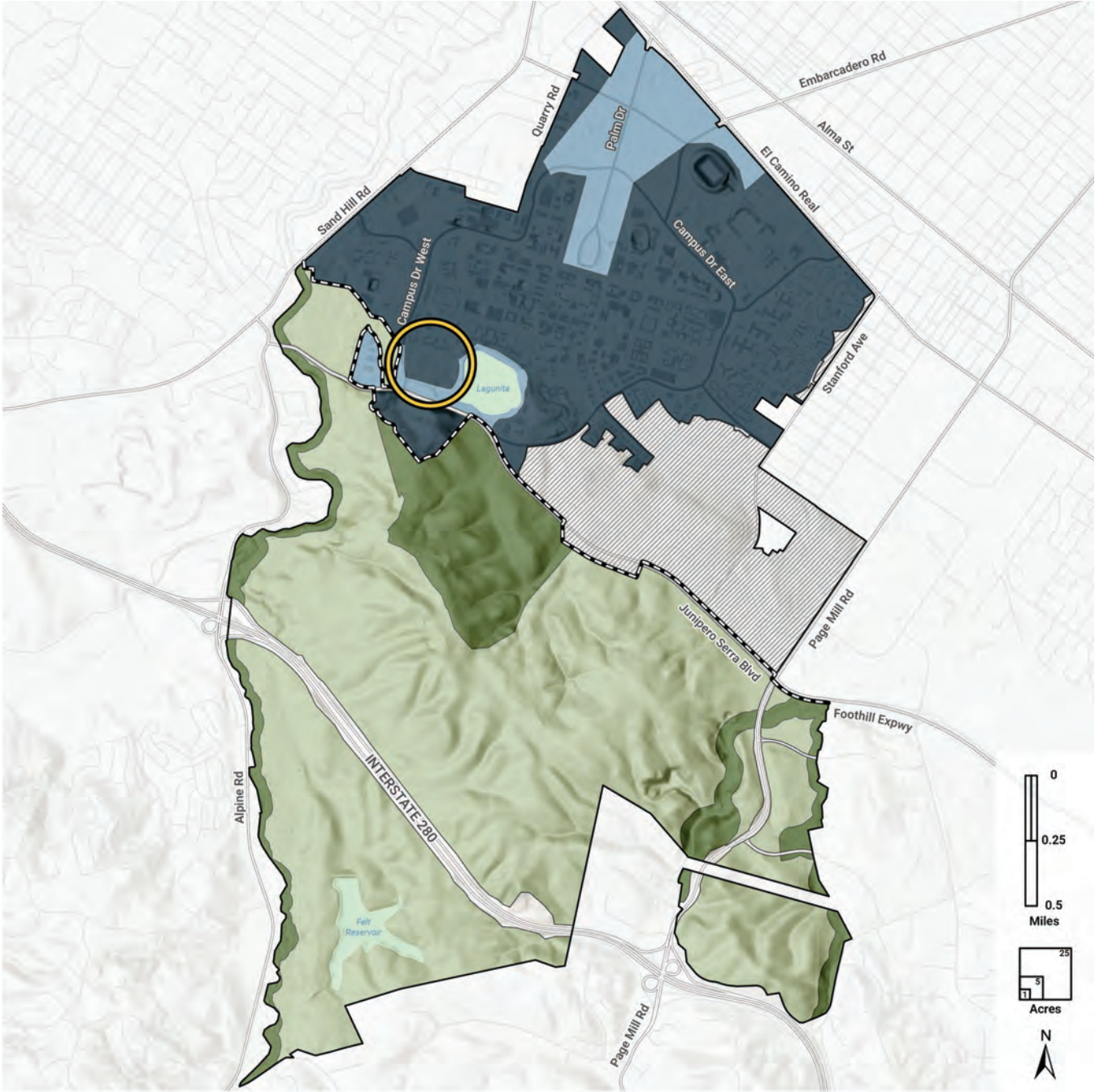
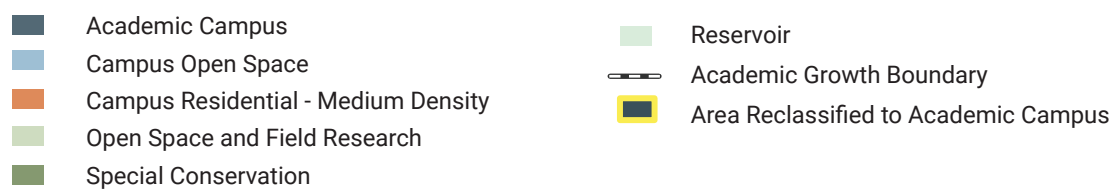


Figure 5. Proposed Community Plan Land Use Designation Map Amendments

- | | |
|-------------------------------------|--|
| Academic Campus | Reservoir |
| Campus Open Space | Academic Growth Boundary |
| Campus Residential - Medium Density | Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right) |
| Open Space and Field Research | Proposed Changes |
| Special Conservation | |



Figure 6. Proposed Land Use Details—Driving Range Area



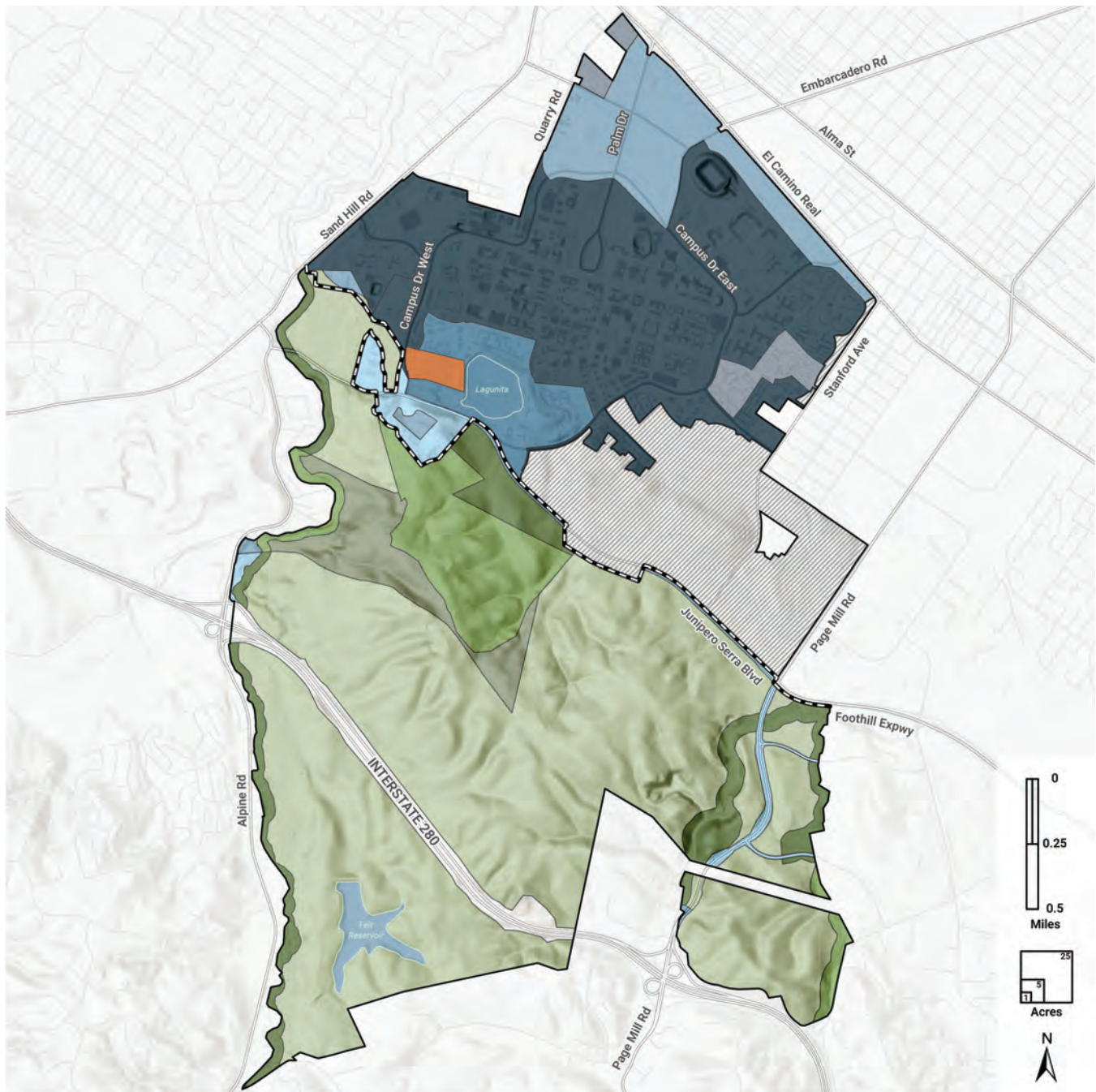


Figure 7. Existing Zoning Map

A1	A1-sr	SCA-sr
A1-20s	OSF	HS
A1-20s-sr	OSF-sr	Academic Growth Boundary
A1-os	R3s	Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right)
	SCA	

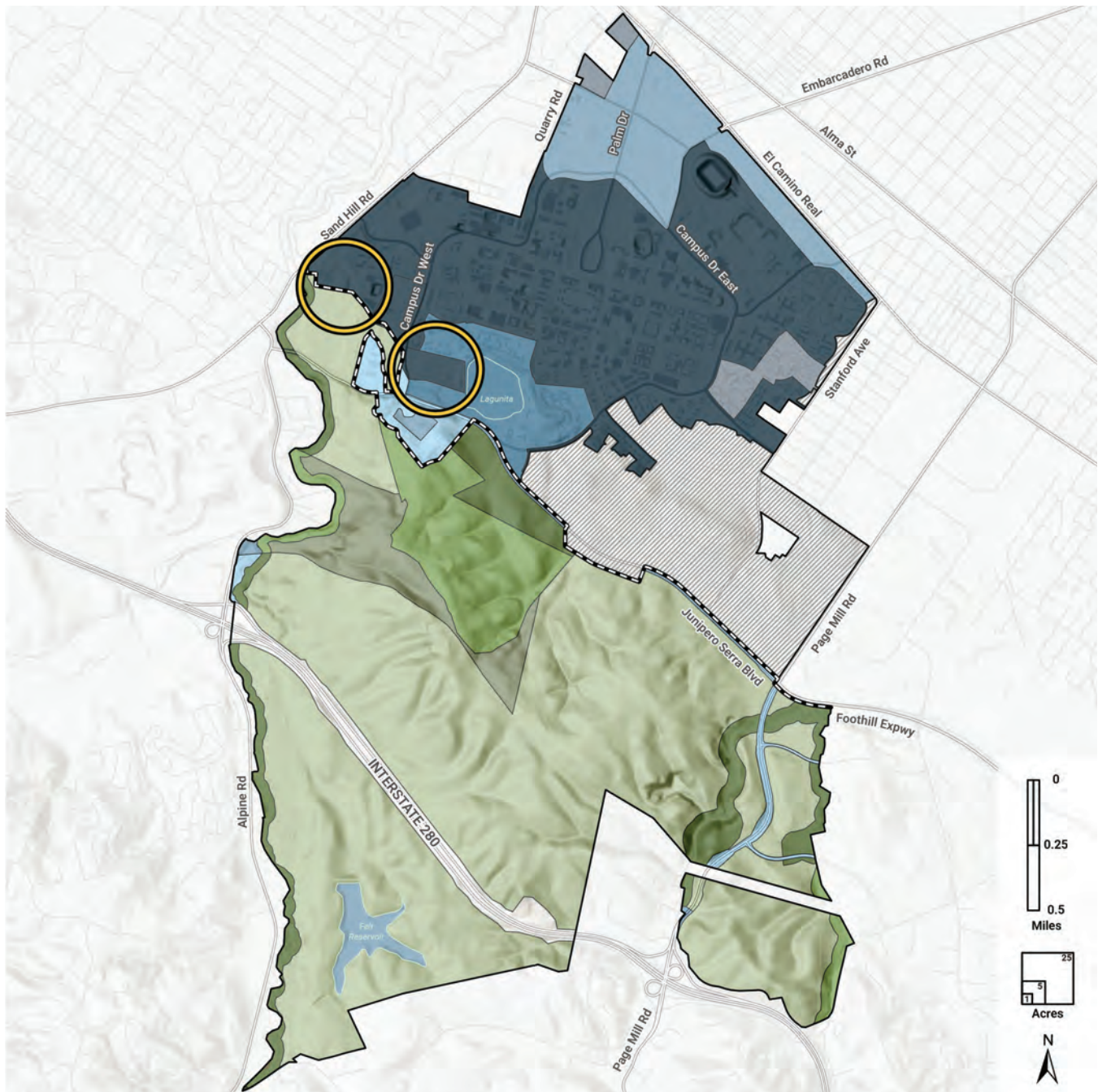


Figure 8. Proposed Zoning Map Amendments

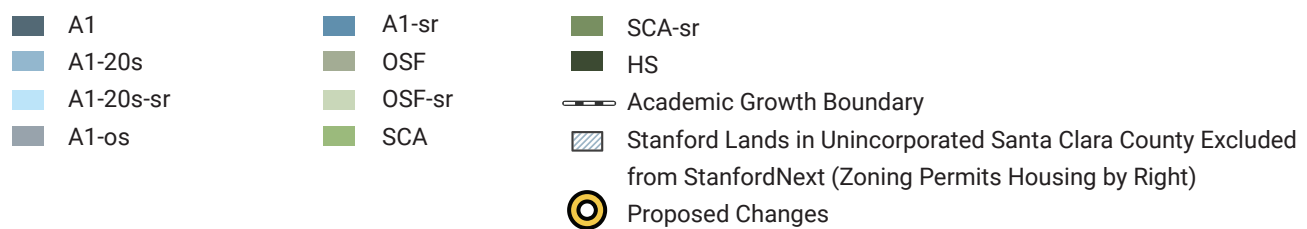




Figure 9. Proposed Zoning Detail — Golf Course Area

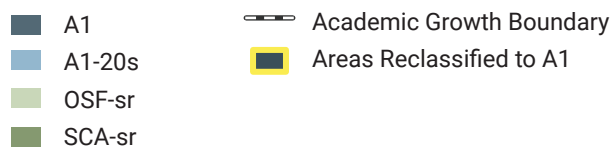




Figure 10. Proposed Zoning Detail – Driving Range Area

- A1

A1-20s-sr

A1-sr

OSF-sr
- Academic Growth Boundary

Areas Reclassified to A1

Ordinance Amendments

Enabling StanfordNext with Targeted Ordinance Amendments

Amend Provision of the Sustainable Landscape Ordinance

Stanford has a highly sustainable landscaping irrigation system that the existing regulatory framework does not recognize. Amending the Sustainable Landscape Ordinance would allow development of a campus-wide plan that satisfies the intent of the State Model Water-Efficient Landscape Ordinance, as adopted by the County, in an efficient and targeted way.

Proposed Action:

Amend Section B33-3 of the County Ordinance Code by adding a new subsection (c)(8) that states: "Landscape projects authorized under distinct requirements pursuant to a valid use permit."

Rescind Affordable Housing Impact Mitigation Fee Ordinance

Under Stanford Community Plan policies, housing requirements associated with the General Use Permit should be addressed in the General Use Permit itself, rather than through an ordinance untethered to current needs and standards. The Affordable Housing Fee Ordinance is inconsistent with this framework and is redundant to the proposed General Use Permit and StanfordNext housing package. The ordinance, therefore, should be rescinded.

Proposed Action:

Rescind in its entirety Chapter XVII (Affordable Housing Impact Mitigation Fees) of Division A14 of Title A of the Ordinance Code.



Aerial view of the Main Quad



Conclusion



Conclusion

Advancing the Academic Mission

StanfordNext's requested actions and proposed Stanford Community Plan and ordinance amendments represent a coordinated set of policy, regulatory, and procedural refinements intended to support implementation of Stanford's next General Use Permit and long-range planning objectives, while addressing the County's desire for community benefits enabled by a Development Agreement.

Collectively, StanfordNext's application preserves the fundamental goals and policy direction of the Stanford Community Plan while refining the tools, performance standards, and administrative procedures used to implement those objectives. The application's requested actions and proposed amendments, in conjunction with a Development Agreement, are intended to support academic

growth, expand and accelerate housing opportunities, enhance transportation management strategies, advance infrastructure and sustainability investments, strengthen resource stewardship, and improve regulatory efficiency while maintaining County oversight and ensuring accountability.

This application provides a cohesive implementation framework for the next generation of campus planning, ensuring that Stanford can continue to support its academic mission, meet evolving housing and transportation needs, invest in sustainable infrastructure, and serve as a regional partner while advancing the County's longstanding objectives related to responsible growth, environmental stewardship, and community compatibility.



Appendix A

Stanford Campus Planning Principles and Guidelines

University Campus Planning Philosophy & Values

As the university stewards the legacy of the Stanford campus, its philosophy and planning guidelines provide a foundation to sustain the understated casual elegance that is emblematic of Stanford University, as well as maintain the spirit and attributes of the original 1891 Olmsted Plan for the campus.

The campus is one place, one community. This is expressed and supported by the family of architecture and landscape, and the campus is not typically subdivided by individual parcels or sites. The original quadrangle has a single architectural vocabulary, while subsequent buildings reflect the architecture of their time and contribute to the Stanford environment through a continuity of key elements including scale, form, materials, color, and direct connection to the landscape. Memorable campus places including passive pastoral landscapes, vibrant and active social venues, and recreation spaces are crafted to accommodate programs and support the ethos of the university. Site elements such as light fixtures, furniture, paving materials, and signage provide consistency throughout the campus.

When the Stanfords founded the university, they chose a site that lay far from the established urban centers of San Francisco and San Jose. This decision established the university as a place apart from everyday life, a physical retreat for a community of scholars. Today the campus balances this original concept with integration into the local communities. Stanford's growth in a more compact manner, combined with continued development of adjacent communities at its edges, contributes to the meaningful juxtaposition with the natural environments of the Foothills and the Arboretum.

Stanford also has heightened its awareness of the history of the land before the university was founded and has integrated programs and recognition for the Native Peoples who previously inhabited the land. Stanford's Land Acknowledgement has been developed in collaboration with the Muwekma Ohlone Tribe:

"Stanford sits on the ancestral land of the Muwekma Ohlone Tribe. This land was and continues to be of great importance to the Ohlone people. Consistent with our values of community and inclusion, we have a responsibility to acknowledge, honor, and make visible the University's relationship to Native peoples."



Stanford Oval and Main Quad



Anne T. and Robert Bass Biology Building

Today, building architecture and landscape designs embrace and respond to California's gentle Mediterranean climate and are designed to work with natural systems appropriate for our changing environment. By their nature, these characteristics make the Stanford campus unique, memorable, and sustainable.

The Stanford campus derives much of its significance from the juxtaposition of the physical components that support our academic community. The original stone Quadrangle, set amid unmanicured fields, first established this dramatic tension. The foothills continue to offer a natural retreat from the relatively flat, developed campus core. The original Red Barn, which continues to serve as a working stable, and the Educational Farm, which grows food with new innovative methods, are only a short walk from cutting-edge scientific research. On a smaller scale, the lush, more manicured Oval lawn lies adjacent to rough, non-irrigated 'meadows' of the Arboretum. Stanford has always been a wellspring of new ideas and innovative solutions, where curious people come to make a

difference, and these juxtapositions serve to support a campus environment that is energizing, authentic, but also comfortable for Stanford's culturally diverse population.

There is a fine line between design mimicry and honoring a strong architectural tradition. Stanford's architectural character was originally anchored by the Richardsonian Romanesque character of the Main Quadrangle, including its materials and detailing. Campuses respond to the ever-changing advancement of pedagogies and research. With the evolution of the Stanford campus over more than 125 years, the campus character has transitioned into a cohesive family of varied architectural genres in response to new building technology, codes, and academic/research programs that have required adaptation and change. Translating the integrity, authenticity, and design excellence of the original Main Quadrangle architecture into inspiring designs for new university buildings honors the original without stifling innovation.

University Program Drivers

The physical campus supports the mission and vision of Stanford University, and program drivers and objectives guide the planning and development to support a vibrant and healthy community:

- » **Program Objective:** Accelerate scholarship and research by encouraging connections between school programs and facilities
- » **Program Objective:** Sustain a vibrant residential campus
- » **Program Objective:** Encourage wellness and integrate active and passive recreation
- » **Program Objective:** Infuse culture and art in programming, architecture, and landscape
- » **Program Objective:** Cultivate an inviting, comfortable environment through intentionally programmed placemaking for Stanford's culturally diverse population and local communities
- » **Program Objective:** Advance a robust sustainability culture

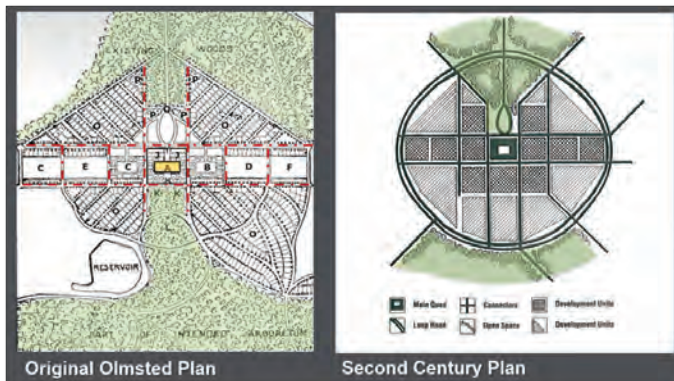
Campus Planning Guidelines

Stanford Campus Planning Guidelines serve as a holistic tool to provide context and continuity but also leave room for individuality in planning and design. Project guidelines generated for the site and design of significant capital projects provide more specificity for unique conditions. Generally, development on campus will reinforce these precepts, but not every individual building will be sited in conformance with these plans.

Guideline G1: Reinforce the precepts of the Olmsted Plan & Second Century Plan

- a. Precept: A prominent campus entry sequence
 - i. The experience of approaching or leaving a destination should be considered and rooted by a compelling sequence of arrival and parting. This gives each destination a relationship to the community as a whole and orients travelers as they move around the campus.
 - ii. In addition to the Palm Drive Entry sequence, consider a more defined entry sequence from Sand Hill Road as the campus continues to develop to the west in the future.
- b. Precept: A defined framework of north/south and east/west malls and streets
 - i. Long views create a sense of identity and direction and unify the campus. At Stanford, this unity has been achieved through an axial plan for the campus core that should be preserved and strengthened.
 - ii. While malls and multiple axes provide an orderly campus framework, their character, scale, and setbacks can vary. Governor's Avenue is to be strengthened as a component of the framework.
- c. Precept: Quadrangles organized along a prominent east/west axis through the Main Quad (to the west of the Main Quad)
 - i. Quadrangles, typically a collection of buildings that define a central space, can vary in architecture, shape, scale, and landscape.
 - ii. Quadrangle courtyards often serve as the prominent 'front door' for multiple buildings

- d. Precept: Arboretum and foothills with informal character and minimal development provide a transition to neighboring communities
- i. Maintain the general character of the campus Arboretum and the foothills to allow respite, and a natural transition to the local communities where applicable.



Guideline G2: Develop in a compact manner with higher overall densities in areas including the campus core and sites adjacent to transportation networks

Generally, develop and redevelop in a compact manner while balancing the scale and use of the exterior spaces and landscape. The campus quadrangles along the primary east/west axis through the Main Quad can be considered for higher densities. Sites adjacent to major transportation networks should also be considered for higher density development.

Guideline G3: Strengthen campus connections and placemaking

Most of the campus is not divided into individual building parcels. Circulation and parking, water management, vegetation and irrigation management, utilities and building services, lighting, and campus placemaking should be considered as holistic systems that provide continuity and support the greater campus environment.

- a. Circulation and Parking
 - i. Stanford's circulation framework facilitates connections between interior and exterior programs and enhances a sense of place. Campus circulation components are periodically updated to meet new academic redevelopment and alternative modes of transportation.
 - ii. Setbacks along major malls and streets may be varied to support a casual campus character and create pockets of landscape for placemaking and highlighting entrances.
 - iii. Parking structures should generally be located along the Campus Drive loop and other primary streets to minimize vehicular traffic within the campus core and improve the pedestrian, bike, and cart experience. Many structures would be below grade and support another use above such as recreation, academics, or housing.

b. Water Management

- i. Water/storm water management should employ a campuswide regional strategy in lieu of water management for each individual building project.

c. Service/Fire Lanes

- i. Fire/life safety vehicular access, as well as required service access, should be provided for buildings and/or appropriate building regions.

d. Wayfinding/Signage

- i. Directional signage should assist in general wayfinding. Signage in general should be informative but understated.

- ii. Building identification should be generally understated and consistent.

e. Campus Placemaking

- i. A variety of space typologies should be crafted to enhance the memorable campus character.
- ii. Spaces should be inviting and support campus program needs including academic programs, passive/respite uses, vibrant social, cultural, and collaborative activities, residential and dining spaces, flexible events, and passive and active recreation.



Windhover Contemplative Center

Guideline G4: Optimize sustainable solutions

- a. Sustainability is a core value of the university, and buildings and landscape construction and performance should strive to support the university goals.
- b. Projects should leverage sustainable campus energy, water, and lake-water irrigation systems where appropriate.
- c. Landscape specimens and trees, adapted to the changing climate, should be prioritized. New lawns should generally be used when supporting specific program needs.
- d. Projects should leverage best practices to promote waste reduction and recycling and to incorporate passive shading, cooling, natural light, and air quality choices.

Guideline G5: Situate and plan buildings and landscape that are compatible with the existing campus fabric but also enhance the campus character

- a. Site Planning – The academic campus subject to the General Use Permit is envisioned to have five districts as follows:
 - i. Core and Arboretum - This district is the ‘front door’ of the campus and has a number of public-facing museums, performance venues, the Main Quad and landscapes enjoyed by students, faculty, staff, the local community, and visitors.
 - ii. Inner Campus - This area is where most of Stanford’s academic facilities are located,



Central Energy Facility

including teaching and research, student housing, campus infrastructure such as the Central Energy Facility, and other supporting uses.

- iii. Quarry - This district is intended to include both workforce housing and academic uses. It borders the City of Palo Alto along Quarry Road.
 - iv. Lathrop - This district has limited development allowances due to its steep slopes, oak woodlands, and important species habitat.
 - v. Foothills - This district is outside the Academic Growth Boundary and has very limited potential for new construction, with a focus on academic field research, conservation, and water supply and storage.
- b. Circulation: Pedestrian, vehicles, bikes
 - i. Building or courtyard entries should reinforce access, identity, outdoor spaces, and security. Courtyard spaces may serve as the identifiable ‘front door’.

- ii. Accommodate access requirements including pedestrian, bicycle parking, service, and ADA.

c. Architecture: Massing, articulation, and ornament

- i. The building massing should balance the accommodation of the interior program with the exterior concept. While primary massing should be generally rectilinear in form, sculptural forms and unique massing, compatible in its context, is possible.
- ii. The articulation of the facades should create a pleasing composition that complements the neighboring context.
- iii. Roof profiles generally include hipped, gable, shed, or flat, but exceptions of vaulted roof forms or organic roof profiles are acceptable.
- iv. Significant roof mechanical systems should be screened; fans, stacks, and exhaust do not require screening.
- v. Fenestration and window systems should complement the architecture of the immediate context and the building design. Highly reflective/mirror glazing is not appropriate.

vi. Use of arcades and covered walkways

- 1. Stanford University has incorporated covered walkways since the construction of the Main Quad. The original covered walkways were arcades, but many walkways built since that time were not comprised of arches. Covered walkways can be either freestanding or incorporated into the building façade and architecture. These walkways are generally functional to clarify circulation and provide shelter from sun and rain, but are not required.
- 2. If covered walkways are incorporated, they should be designed with rhythms,

proportions, and scales that complement the immediate context.

- 3. Pergolas and arbors can also be used to provide shaded connections.

vii. Use of motif and ornament

- 1. Although architectural ornaments such as sculpture, rosettes, mosaics, and carved stone have been used in earlier Stanford buildings, it is not a required character-defining element for new campus architecture and, if employed, should be used in only appropriate conditions.
- 2. Arched fenestration, openings, or articulation can be employed where they complement the context but are not required.

d. Architecture: Material palette

- i. Utilize materials appropriate to support the architectural design concept and to enhance the character of the Stanford campus. Materials should be appropriate to the building form, mass, scale, and context and have qualities of permanence and durability. Reflective materials are generally not encouraged. Building materials generally designated for use in the core campus include but are not limited to:
 - 1. Exterior building envelope: Warm earth tones of stone, precast concrete, architectural finish cast-in-place concrete, GFRC, cementitious stucco, terra cotta, glass windows and wall systems, rammed earth walls, and wood paneling are examples of systems which enhance the campus character. Accent colors (such as red), may be used in appropriate applications for buildings or features. Sustainable attributes should be considered as well.

2. Major sloped roof areas: Clay tile 'Stanford Blend' color range or matching equivalent (type: "C", "S" or "flat"), standing seam metal, zinc, or asphalt shingles are preferred.
3. Secondary roof areas/flat or projecting lids: Weathering copper, zinc, standing seam metal, metal panel, or shingles, or built-up roof (flat roof) are preferred.
4. Gutters, downspouts, and rooftop appurtenances: Weathering copper, painted aluminum, or galvanized aluminum.
5. Glazing: Clear or bronze or gray tinted (low reflectivity or non-reflective). Evaluate bird friendly glazing as appropriate.
6. Window systems and doors: Painted steel, bronze, anodized aluminum, solid wood, glass. Color ranges are typically charcoal, gray, bronze, beige and black.

e. Landscape Architecture: Hardscape/softscape elements

- i. The campus should be linked together through visual means, and use of consistent materials, forms, colors and outdoor furnishing in major malls and connective elements is encouraged. Site furnishings in more intimate and distinctive spaces may be more unique.
- ii. Outdoor spaces should be designed to accommodate many types of events while achieving well defined program objectives. This makes the campus more versatile and dynamic while supporting a diversity of individual needs.
- iii. Water conservation and management should be given a high priority using non-potable irrigation sources and be balanced by the use and program needs for space including seating and gathering, special events, recreation, climate tempering, and air quality.



Denning House



Meyer Green



William H. Neukom Building Courtyard

- iv. Key landscape places have their own integrity, character, and function within the larger university. These include the following and their dominant plantings:
 - 1. Palm Drive – A row of Canary Island Palms on each side of Palm Drive lead to the Oval lawn and parterre
 - 2. Campus Drive Loop Road – Five blended Mediterranean landscape zones
 - 3. Arboretum – Trees, meadow and grassy landscape; more natural
 - 4. Central Campus – Woody, urban plantings that reinforce program objectives with combination of groves and greens and drifts of oaks
 - 5. Lake Lagunita – Native meadow and habitat plantings
- v. The campus presents many opportunities for distinctive landscapes that support research and teaching; landscape planning and design should consider this use.
- vi. Noteworthy trees and oak groves are valuable assets which contribute to the campus character and should be carefully considered when sites are redeveloped.
- vii. Native species, or those that have adapted to our changing climate, offer a rich palette of colorful, hardy plant materials. Together with adapted species from other Mediterranean regions, these plants celebrate the unique qualities of the local environment. Native and adapted species should be selected over resource-intensive exotics for most campus spaces. For a smaller portion of the campus, unique gardens, water features, shady space plantings and food producing landscapes are encouraged.

Guideline G6: Steward Stanford's Historic Resources

- a. Stanford's campus is a heterogeneous composition of building typologies and architectural styles from various periods. Stanford values the authenticity of having a family of buildings that complement each other but clearly represent various moments in its history. The university also prides itself in the careful stewardship of the architecture that may be deemed historically significant. Eligible resources have been identified for the Santa Clara County Historic Resources Inventory, California Register of Historic Places, and the National Register. Changing pedagogy, codes, and technologies require occasional modifications to keep these resources relevant and avert demolition. Stanford University has embraced and aligned with the [Secretary of the Interior's Standards \(SIS\)](#), where feasible, to responsibly steward its historic resources.

Key principles of the SIS include:

- i. The eligible historic resource will be recognized as a physical record of its time, place, and use. Therefore, additions and new infill that create a false sense of historical development by mimicking motifs and design elements from neighboring historic properties will be avoided to prevent devaluation of the original resource. (adapted from SIS Standard #3)
- ii. To protect the integrity of the resource and its setting, new work will be clearly differentiated from the old yet compatible with the historic materials, features, size, scale and proportion, and massing. (adapted from SIS Standard #9)



Anderson Collection and Cantor Arts Center



Appendix B

Traffic Monitoring Methodology

Introduction

The Stanford University [Community Plan](#)[1] (Community Plan) includes performance standards related to transportation. Implementation Measure SCP-C (i) 4 states: “Establish a system for direct, independent, and verifiable monitoring of Stanford’s level of achievement with” required performance standards.

Stanford proposes to modernize the [2000 General Use Permit](#) transportation monitoring data collection technology. All other aspects of the monitoring program would continue as historically conducted under the 2000 General Use Permit. The refinements maintain the County’s ability to independently verify Stanford’s compliance with the No Net New Commute Trips (NNNCT) performance standard while creating an efficient and transparent monitoring program. Importantly, a streamlined monitoring approach would not diminish accountability. This memorandum summarizes the methodology to assess compliance with the performance standard using a modernized monitoring infrastructure, including both hardware and software.

Overall Monitoring Concept

Consistent with the current monitoring program, traffic volume counts will be collected to measure the number of trips inbound and outbound during the monitoring period. Peak-hour traffic volumes for a single year will be taken two times during the year. All counts will be conducted during the regular academic year, excluding academic breaks and end-of-quarter finals, for a total of 40 days, inclusive of two weeks in the fall quarter and six weeks in the spring quarter. Specific traffic volume collection times for each count are determined by the County Planning Office, with input from Stanford to understand university operations during the selected time periods. The two data collection periods will be averaged to determine the annual traffic level for each monitoring year.

Cordon Counts

Consistent with the current monitoring program, traffic data will be collected during annual monitoring periods at sixteen locations identified in Figure 1. Data will be collected in both the inbound and outbound directions. This will create a cordon capturing all traffic entering and exiting the main campus.

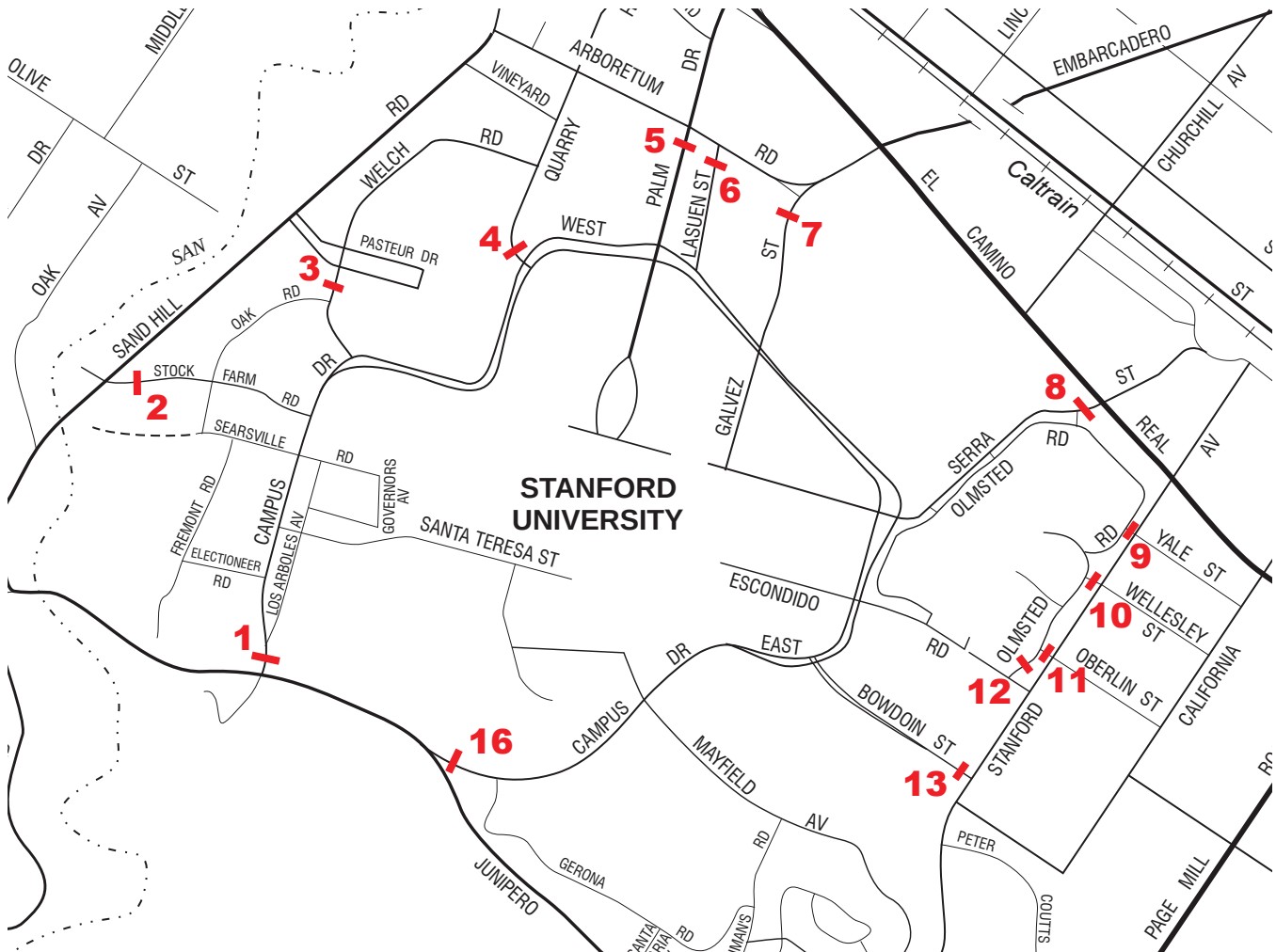


Figure 1. Cordon Count Locations

Adjustments

Consistent with the current monitoring program, traffic volume counts will measure all vehicle trips at the data collection locations. This includes vehicle trips that are not generated by Stanford University and would therefore not be counted against the performance standard. Also, commute trips generated by Stanford University that do not cross the cordon boundary will be counted against the performance standard.

Cut-Through Traffic Adjustments

Stanford University is an open campus with adjacency to non-academic land uses, and as such, vehicles may cut through campus to avoid traffic congestion on

local roadways or for more direct routes. As these cut-through trips are not generated by Stanford University, the raw cordon counts must be adjusted to remove these trips. As in the current monitoring program, a trip is considered cut-through if it crosses a cordon at one location and exits at another location within a 20-minute time period.

Stanford Health Care and Lucille Packard Children's Hospital Parking Adjustments

Stanford University shares parking lots and parking garages with Stanford Health Care (SHC) and the Lucille Packard Children's Hospital (LPCH) on the northwest corner of the cordon boundary. Activities generated by SHC and LPCH are not generated

by Stanford University and are not subject to the performance standard. Therefore, consistent with the current monitoring program, the cordon counts must be adjusted to remove trips related to parking within the cordon boundary affiliated with SHC and LPCH. Conversely, traffic generated by Stanford University-affiliated trips that park outside the cordon boundary will be added to the cordon counts.

Traffic Data Collection Requirements

Consistent with the current monitoring program, the annual traffic monitoring program requires two types of data collection:

1. **Traffic Volume.** A count of the number of vehicles crossing the cordon line is collected, in both directions at each cordon location.
2. **Timestamped License Plates.** Vehicle license plates will be recorded, as well as the time the vehicle crosses the cordon. This data will be used for post-processing the cut-through trip and parking adjustments described above.

Proposed Data Collection Methodology

Technology

The traffic volume and timestamped license plate data will be collected using Automated License Plate Recognition (ALPR) cameras at the 16 cordon gateways and at relevant parking facility locations. ALPR uses specialized cameras and optical character recognition (OCR) software to automatically capture, read, and analyze the date, time, vehicle license plate, and vehicle classification for each vehicle in real

time. It converts images of vehicles into digital data. It is well-established, best practice technology used for applications requiring a high level of precision, including tolling, parking management, red light cameras, and speed cameras. The use of ALPR has been previously discussed with Santa Clara County staff and documentation of an initial demonstration on the Stanford campus has been provided. County staff have stated that ALPR technology is generally acceptable.

ALPR data collection has a high level of accuracy. The 2000 GUP monitoring methodology relies heavily on manual license plate recording, which is prone to human error. Automating post-processing, as described in the Post-Processing section of this document, will significantly reduce the risk of human error with manual data entry and analysis using spreadsheets, which has occurred and has been documented with the 2000 GUP monitoring methodology.

An ALPR monitoring methodology will also make the entire process more efficient compared to the 2000 GUP monitoring methodology. Data collection will not require pneumatic tubes to be temporarily installed and maintained at each cordon location. License plate recording will not require labor-intensive manual data collection. Automated post-processing will not require extensive manual effort and associated delays to obtain results and to complete the required annual monitoring report.

Stanford University has been using a virtual parking permit system based on License Plate Recognition (LPR) technology since 2018. The virtual parking permit system collects, processes, and stores data related to vehicles parked on campus. The program is managed by Stanford Transportation.

The ALPR data used for traffic monitoring is different from Flock Safety or similar law enforcement data systems. Stanford Transportation only collects, stores, and uses ALPR data for parking and transportation program-related uses or to comply with University

policy. Stanford Transportation does not sell or license identifiable data to any third parties for any other purpose.

ALPR Camera Placement

ALPR cameras will be permanently installed at each of the cordon locations identified in Figure 1. Cameras will be directed at both the inbound and outbound directions on private roadways. This will enable the monitoring program to assess both directions. ALPR cameras will also be permanently installed at each of the entrances and exits for all the parking facilities that are shared by Stanford University with SHC and LPCH.

ALPR Camera Installation, Ownership, and Maintenance

The ALPR cameras and supporting power and communications infrastructure will be permanently installed, owned, and maintained by Stanford University. Permanent installation is required because site-specific characteristics can limit the feasibility of temporary setups. Stanford ownership is required because installation is a complex process requiring coordination between design engineers, equipment procurers, installers, multiple campus facilities departments, ALPR vendors, and IT teams. Ownership also enables Stanford to provide ongoing maintenance efficiently and effectively. This will allow Stanford staff to respond quickly to equipment issues, maintain consistent system performance, and avoid dependency on Santa Clara County staff and schedules.

Timing of Data Collection

Data will be collected continuously 24 hours per day during the monitoring periods.

Post-Processing

The data collected by the ALPR cameras will be consolidated into a single database. The data collected by the cordon monitoring cameras would be aggregated in a software dashboard and be given a unique identification number that cannot be traced to an individual's identity in order to protect the privacy of drivers on the campus. A record for each observed vehicle will be added to the database, including the unique random identifier, camera number, direction of travel, the exact time the vehicle passed the camera, and the license plate number. This database will then be queried to complete the necessary post-processing to determine the total counts across the cordon and the adjustments for cut-through traffic and parking affiliation. A digital dashboard will be created to enable Stanford, Santa Clara County, and an independent auditor to immediately see the key performance indicators during and after the data is collected.

Cordon Traffic Volume

The dashboard backend will show traffic volumes crossing each cordon count location. The total unadjusted traffic volumes crossing the cordon will be calculated as the sum of all the count locations for each direction.

Cut-Through Traffic Adjustment

The dashboard backend will calculate the number of cut-through trips during the peak periods. A vehicle will be identified as a cut-through trip if it enters and exits the cordon area within a 20-minute time period. The dashboard backend will identify and sum the number of cut-through trips using the timestamped license plate data.

Parking Adjustment

The license plates of the vehicles entering or exiting the parking facilities that are shared between Stanford, SHC, and LPCH will be collected. The dashboard backend will search the vehicle affiliation by

comparing the recorded license plates to the entries in Stanford’s parking permit database. The dashboard backend will identify vehicles associated with SHC or LPCH that are parked within the cordon area, the total number of which will be deducted from the volume counts. The dashboard backend will identify vehicles associated with Stanford University that are parked outside the cordon area, the total number of which will be added to the volume counts. Visitors, and other vehicles without an affiliation in the Stanford database, are assumed to be affiliated with the respective parking facilities.

Direct, Independent, and Verifiable Monitoring

The monitoring process described in this memorandum will meet the Community Plan (Implementation Measure SCP-C (i) 4) requirement for “direct, independent, and verifiable monitoring.” In the context of ALPR data collection, “direct, independent, and verifiable” means that the data can be confirmed as accurate and authentic by a third party independent of Stanford and its consultants using objective evidence.

Data and data processing using ALPR technology is independently verifiable. An independent third party, such as an auditor, can be given access to raw data collected or to the dashboard during the monitoring data collection periods. In addition, video feed from each camera can be viewed by an independent third party, enabling confirmation of the accuracy of the data collected.

Direct

Under the proposed methodology, data will be directly collected and post-processed from the ALPR cameras automatically. Secondary manual data entry will not be required.

Independent

The proposed methodology will use ALPR cameras procured from established manufacturers. These vendors are independent of Stanford University. The dashboard front and backend will be constructed in coordination with Santa Clara County or an independent auditor to ensure that the post-processing calculations are accurate.

Verifiable

The findings of the ALPR-based monitoring will be verifiable by Santa Clara County or an independent auditor. Methods to verify the findings may include:

- » Observations of random samples of raw data and video feeds that are compared to entries in the database to verify vehicle volumes and license plates are being accurately collected.
- » Using the raw database to confirm that cut-through trips are being accurately identified and counted.
- » Using the raw database to confirm that vehicle parking affiliation lookup and vehicle counting are accurate.
- » Review of backend code for dashboard calculations and User Interface (UX).
- » Testing the function of individual cameras prior to data collection periods.

Privacy

As noted, the dashboard will preserve the privacy of campus drivers by using automatically generated unique identification numbers in place of the license plate data collected by the ALPR cameras. A unique identification number is a string of alpha-numeric characters that is guaranteed to be unique among

vehicles in the system, but that is not a license plate number and cannot be tracked to an individual's identity.

For this reason, review of the dashboard by the County or its consultants will not be subject to the County's Surveillance Technology and Community Safety Ordinance (Division A40 of the County Ordinance Code). The ordinance does not restrict the use by County staff or County consultants of database software containing anonymized vehicle information.

More broadly, the Surveillance Technology and Community Safety Ordinance will not apply to actions taken under the proposed methodology, provided that only an independent auditor (not the County or its consultants) reviewed raw data and/or video feeds that included license plate information. Under the proposed methodology, the County will not be seeking funds for, acquiring, or using surveillance technology, or entering into an agreement with a non-County entity to acquire, share, or otherwise use surveillance technology or the information it provides. In the unanticipated event County staff, rather than an independent auditor, wished to review raw data or video from the ALPR cameras, Planning Department staff likely would need to obtain approval from the Board of Supervisors or the County Executive or designee of both the proposed action and a new Surveillance Use Policy.



Appendix C

Stanford Campus Forest Plan

Introduction

Long considered a critical aspect of the beauty of the university grounds, landscape and tree canopy on Stanford's campus provides significant ecological and cultural value to the university. As the campus continues to grow, Stanford is proposing a plan that better stewards the trees on campus and reflects Stanford's management of campus lands as a whole.

This Campus Forest Plan (Forest Plan) replaces the current project-by-project tree replacement requirement with a holistic approach to monitoring the health of the urban forest and protecting trees that contribute to the campus character. The Forest Plan takes a comprehensive management approach and improves upon current practice by addressing all trees within the main campus regardless of size or location. The Forest Plan is intended to meet shared goals for protecting and enhancing the campus forest while addressing some of the current regulatory challenges and creating greater protection than current requirements, consistent with Stanford Community Policy [SCP-RC \(i\) 9.](#)

Current Campus Forest

Stanford implements many best practices to ensure the long-term health of the campus forest. Trees are sited intentionally to provide shading and cooling for buildings and pavement and to create comfortable environments for outdoor use. The plant and tree palette for the campus is based on native and climate-adapted materials, agricultural plantings, and special collections.

For all new construction projects, Stanford identifies key trees on each site for protection in place, relocation, or removal. During the early planning and design phases, university staff work to minimize the need for tree removal while also ensuring that project objectives can be met. At all phases of design and construction, staff are working to reduce impacts on

existing trees and vegetation. Stanford protects trees through the Tree Relocation Program, which works to save trees that would otherwise be cut and removed, with over 1,500 trees replanted to date. Stanford also actively engages in reforestation and growing new trees from seedlings in some areas, contributing to the age diversity of the canopy.

Overview of the Current Requirements

Tree removal on the Stanford campus is currently regulated through a combination of conditions of approval in the 2000 General Use Permit and the County's Tree Preservation Ordinance. Over 25 years of experience with this regulatory structure has revealed measures that improve upon the current program and address deficiencies with the current system.

Difficulty Tracking Protected Trees

County requirements currently apply to protected trees that are located within a previous Architecture and Site Approval area. On the Stanford campus, this designation has created an unpredictable patchwork of areas that have been created over decades, with no holistic plan for identifying and valuing trees. It



Oak tree in the foothills



Old Union courtyard, Old Union in background

has become time-consuming for Stanford and County staff alike to both track these trees and identify replacements, if necessary. This shared investment of time has not enabled comprehensive management of the campus forest.

Lack of Species Diversity

The main campus is home to many thousands of trees representing hundreds of species. A handful of oak species are most dominant, though eucalyptus, pines, redwoods, palms, and many others are well represented. Arborists typically set tree diversity targets to minimize the drastic effects of tree pest and disease outbreaks. Best management practices follow the “10-20-30” rule: Urban forests should comprise no more than 10% plantings of a single species, no more than 20% of a single genus, and no more than 30% of a single family (Appendix A for sources).

Several oak species exceed these recommended proportions, with a campus forest composed of 30% coast live oaks and another 4% of other oak species. For this reason, Stanford is currently vulnerable to diseases such as Sudden Oak Death and other pests and pathogens that could wipe out a significant amount of Stanford’s oak canopy. The 2000 GUP requirement to replant three oaks for the removal of one has exacerbated the challenges with species diversity on campus over the last 25 years.

Limited Locations for Replacements

When a tree is proposed for removal within an Architecture and Site Approval area, space to plant the required replacements, particularly at the 3:1 ratio for oaks, can be extremely limited. The requirement to replace trees within a project limit can be counterproductive to successful tree growth, crowding trees into smaller areas and suboptimal conditions.

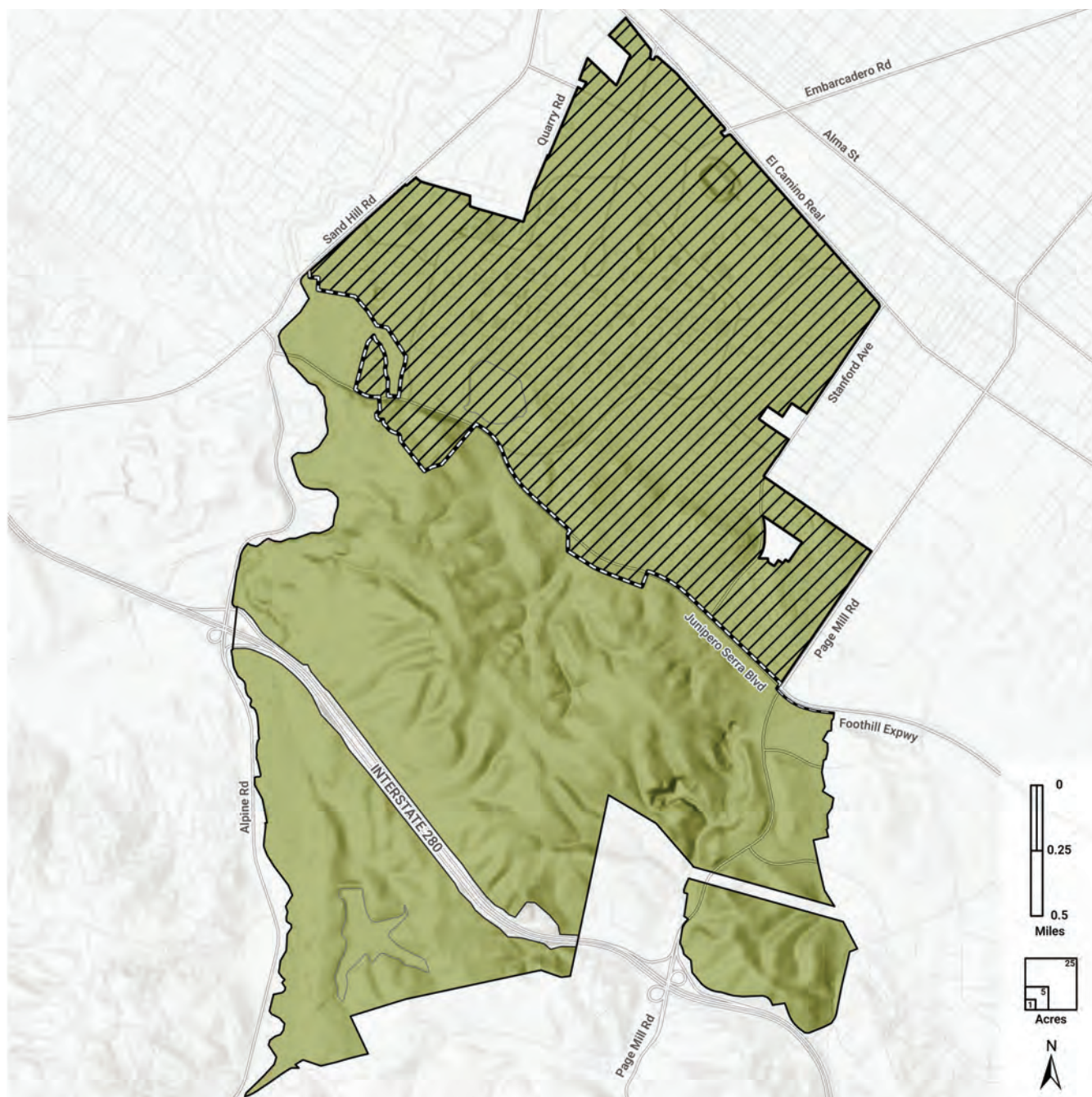


Figure 1. Area covered by Campus Forest Plan.

- Stanford Lands within Unincorporated Santa Clara County
- Area Covered by the Campus Forest Plan
- Academic Growth Boundary

Plan Goals and Principles

Stanford University's goal for the Forest Plan is to:

Enhance the health of the campus forest by using a holistic, campus-wide approach and promoting long-term planning while proactively protecting character-defining trees.

Specific principles of the Forest Plan include:

- » Enhance the health and stability of the Campus Forest by maintaining or increasing tree canopy over the long term, increasing species diversity and blending a mix of young, semi-mature and mature trees.
- » Preserve and enrich the campus aesthetic with protections for legacy landscapes and identified noteworthy trees.
- » Ensure the health, safety and welfare of campus residents, staff and visitors by allowing timely management of tree risk and the flexibility to plant trees in safe and beneficial locations.

The Forest Plan

This plan uses four strategies to improve the Campus Forest's health and stability while enhancing the appearance of the campus in line with the principles above:

1. Expanding the area covered by tree protection measures to the entire campus within the Academic Growth Boundary (AGB)
2. Measuring tree canopy to assess the urban forest's status instead of tracking individual trees for each development
3. Implementing protections for legacy landscapes and noteworthy trees
4. Annual reporting for tracking and transparency

1. Forest Plan Area and Application

The Forest Plan area includes native and planted tree resources within the AGB in unincorporated Santa Clara County, as indicated in Figure 1. The Forest Plan area is bound by the AGB, and encompasses the Faculty Subdivision¹. This reflects the Forest Plan's focus on Stanford's full, contiguous, managed urban tree canopy, since canopy health and pest/pathogen risk (e.g., Sudden Oak Death) don't follow parcel boundaries. Managing the Campus Forest as one contiguous unit supports more effective, science-based monitoring and disease response. The Foothills area is excluded as rural/natural open space rather than managed urban forest.

Once approved by the County, the Forest Plan will constitute a comprehensive vegetation management program under which individual trees within the Forest Plan area (except any noteworthy trees, discussed further below) are not subject to permit requirements under the County's Tree Preservation Ordinance. (See Section C16-4(i) of the Ordinance Code)

Stanford lands that are not included in the Forest Plan area (e.g., the Foothills) will remain subject to the County's Tree Preservation Ordinance requirements, including those for ASA-protected trees.

2. Measuring Tree Canopy

The Forest Plan proposes to measure campus tree canopy, which accounts for trees of all sizes, even smaller trees that currently fall below the size threshold in the County's Tree Preservation Ordinance. All trees contribute canopy and provide benefits, regardless of size. This focus on the campus canopy replaces the prescribed 1:1 (for most trees) and 3:1 (for oaks) replacement for trees over 12 inches

¹ This boundary differs from the area covered by the StanfordNext application. In the StanfordNext application, the Faculty Subdivision is excluded because that area's land use is governed by existing zoning. As it relates to tree management, however, the Forest Plan would apply to the Faculty Subdivision for reasons discussed throughout this document.

DBH (diameter at breast height) with measuring, maintaining, or increasing a percentage of canopy cover.

To accomplish this, Stanford is committing to a three-year rolling average. Adoption of a three-year average baseline allows for variation in tree canopy over time due to extreme climate conditions, severe impacts from pests or diseases, or development activities on campus that may cause a temporary decrease in canopy.

The chart below provides a 10-year snapshot of canopy coverage on campus. Stanford’s three year rolling average is calculated to show the most recent growth trends which have fluctuated between over 33% to almost 36%. In keeping with meeting or surpassing current County tree preservation measures, while establishing criteria that is reasonable and feasible, Stanford is proposing to set a baseline at 33% for the following reasons:

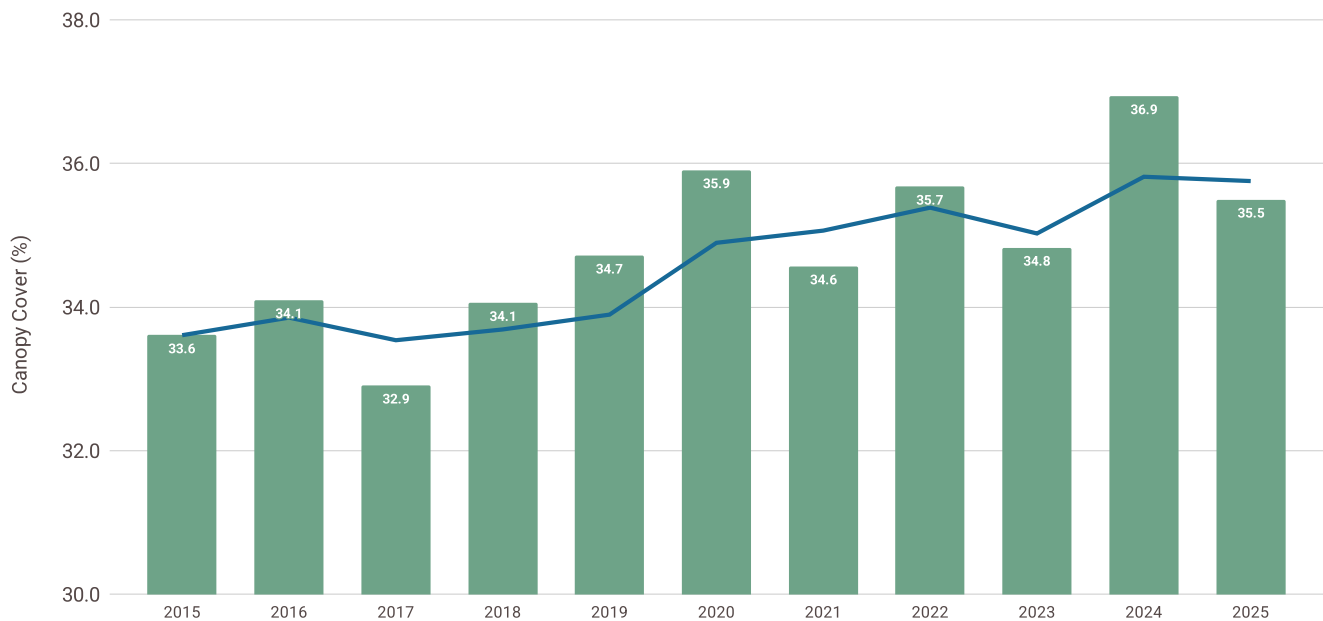
- » The baseline of 33% exceeds Bay Area and Santa Clara County averages (see Appendix B for

comparisons). Stanford’s baseline will be set at the top of the scale in comparison with other urbanized areas across the County.

- » Recent innovations in GIS data collection and processing provide accurate and timely measurements of canopy. Stanford will be using these advanced techniques to support the advancement of this plan to ensure the canopy baseline will be easily monitored. This will enable County enforcement of non-compliant coverage levels, when they exist, to be addressed regularly.
- » Setting a conservative baseline as a starting point is a reasonable and feasible approach for a new type of regulation while still exceeding local averages for urbanized areas. Recognizing this innovative approach has only begun to be adopted across Bay Area jurisdictions, Stanford proposes a 5-year check-in to discuss the success of the plan.

The following chart (Figure 2) shows how the canopy cover has fluctuated over the last 10 years.

Figure 2. Stanford Campus Forest Plan - Canopy Cover by Year



Source: Nearmap 2026

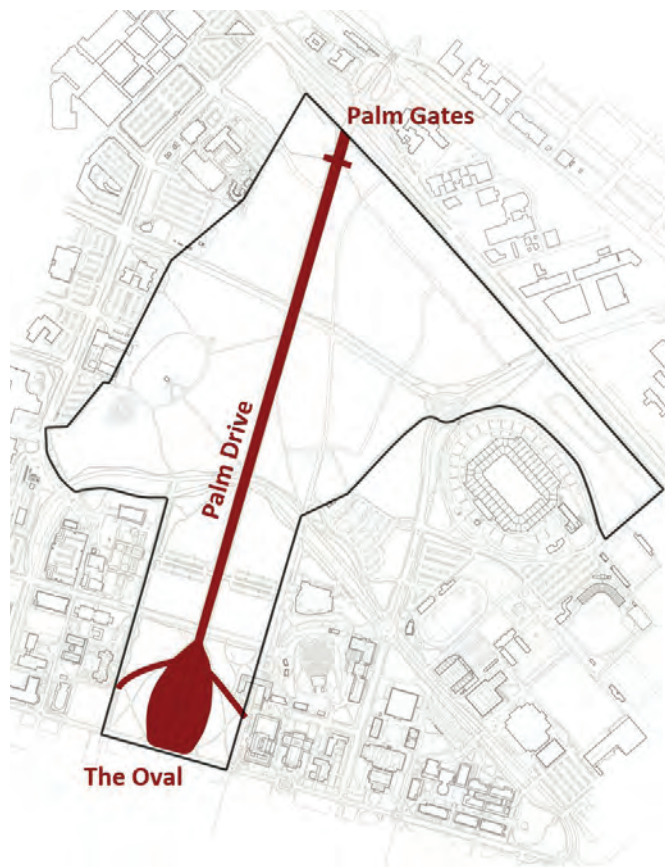
Protections for Trees in Legacy Landscapes

Beyond the overall campus canopy, Stanford acknowledges the important role that specific trees may play in key campus areas. Stanford's [Arboretum Master Plan](#) lists two areas of legacy landscapes: Palm Drive and the Oval, and the Arizona Garden and Mausoleum.

Palm Drive and the Oval

This legacy landscape celebrates arrival at Stanford University. This plan recognizes legacy plantings and the intent is to preserve and protect existing plant character. Trees protected by this plan include:

- » Palm Drive - Lined with Canary Island palms and a supporting row of oaks. At the Oval, the curved palm lanes arc toward Lomita Mall and Lasuen Mall
- » Oval - Central lawn with formal planting.



Arizona Garden and Mausoleum

This legacy landscape celebrates the Arboretum's history at Stanford University. The Arizona Garden is a specimen garden of cacti and succulents with wooded surroundings. The Mausoleum grounds include the trees around the structure and the allée of trees leading to it (known as "Pine Avenue"):

- » Arizona Garden contains Fan palms, Yucca, and Italian Cypress
- » The Mausoleum includes a formal landscape of deodar Cedars leading from Palm Drive to a central lawn surrounded by oaks and palm trees. It also contains olive trees planted in a crescent formation around the Mausoleum.

Maintaining the character of these special areas is a shared goal important to Stanford and the County. Within these legacy landscapes, removal of a tree will not be permitted unless it is diseased, dead, dying,



View looking south on Palm Drive towards the Oval.



The Arizona Garden in the Stanford Arboretum.

a hazard, or substantially damaged from natural causes as delineated in the County's [Tree Preservation Ordinance Sec. C16-4. - Exceptions \(a\) and \(b\)](#) (see below). As required by the Ordinance Code provisions, a report by a licensed arborist or other credible evidence shall document that the tree meets one or more of the required conditions, and documentation of the tree removal, along with the arborist report or other evidence, shall be included in Stanford's Annual Report. These protections and descriptions are intended to meet the intent of SCP-LU (i) 6 which requires documentation of historic landscapes on campus.

County Ordinance Code Sec. C16-4(a), (b):

Except in the case of heritage trees, no permit shall be required from the Planning Office for the cutting, removal, destruction, or pruning of a tree in the following circumstances:

(a) The tree is (1) irreversibly diseased, is dead, or is dying (a determination by a licensed arborist, tree surgeon, or forester may be required to verify that a tree is diseased or dying); or (2) the tree is substantially damaged from natural causes. A tree shall be found to be substantially damaged when one-third or more of the tree has been destroyed or must be removed.

(b) Tree cutting to remove a hazard to life and personal property as determined by the Planning Director, or his or her designee. In the case of

an emergency or dangerous condition of a tree requiring immediate action for the safety of life or property, such necessary action may be taken to remove the tree or otherwise reduce or eliminate the hazard without complying with the other provisions of this part, except that the person responsible for the cutting or removal of the trees shall report such action to the Planning Director or his or her designee within five working days thereafter.

It shall be the responsibility of the property owner or other person responsible for removing the tree to demonstrate that any tree removed without a permit was irreversibly diseased, substantially damaged, or presented an imminent danger to human life or safety or to property. Credible evidence shall include, but shall not be limited to, a photograph, video, or written opinion of an arborist, forester, or other expert qualified to render such an opinion. Such reports are to be obtained at the expense of the applicant. If possible, request verbal permission from the Planning Director or his or her designee before taking any action. Note: In the case of a road right-of-way, refer to the Road Commissioner or his or her designee.

Additional Protections for Noteworthy Trees

In addition to protecting trees within these legacy landscapes, Stanford has identified 34 trees that are noteworthy due to uncommon species, size, or relationship with campus development. These trees are not located on private faculty-leased properties and are in good health. These noteworthy trees will be subject to the Tree Removal Permit requirements and criteria of the County's Tree Preservation Ordinance ([Sec. C16-7. - Permit applications](#)). If the individual permit is approved, Stanford would be required to plant five trees of any species within the Forest Plan area within 90 days of removal of the noteworthy tree.

The Noteworthy Trees are depicted in Figure 3 below and include:

1. Pacific Madrone
2. Narrow-leaved ironbark
3. Gray Ironbark
4. Santa Cruz Island Ironwood
5. Santa Lucia Fir
6. Bunya Bunya
7. Kurrajong
8. Queensland bottle tree
9. Australian cabbage palm
10. White Mulberry
11. California Fan Palm
12. Tree Bear Grass
13. Mexican Fan Palm
14. Deodar Cedar
15. Deodar Cedar
16. Port Orford Cedar
17. Apple Box
18. Bookleaf Mallee
19. White Ash
20. Dawn Redwood
21. Italian Stone Pine
22. Italian Stone Pine
23. Gray Pine
24. Torrey Pine
25. Torrey Pine
26. Torrey Pine
27. Coast Live Oak
28. Blue Oak
29. Valley Oak
30. Coast Redwood
31. Tree Yucca
32. Alligator Juniper
33. Guadalupe Cypress
34. Guadalupe Cypress

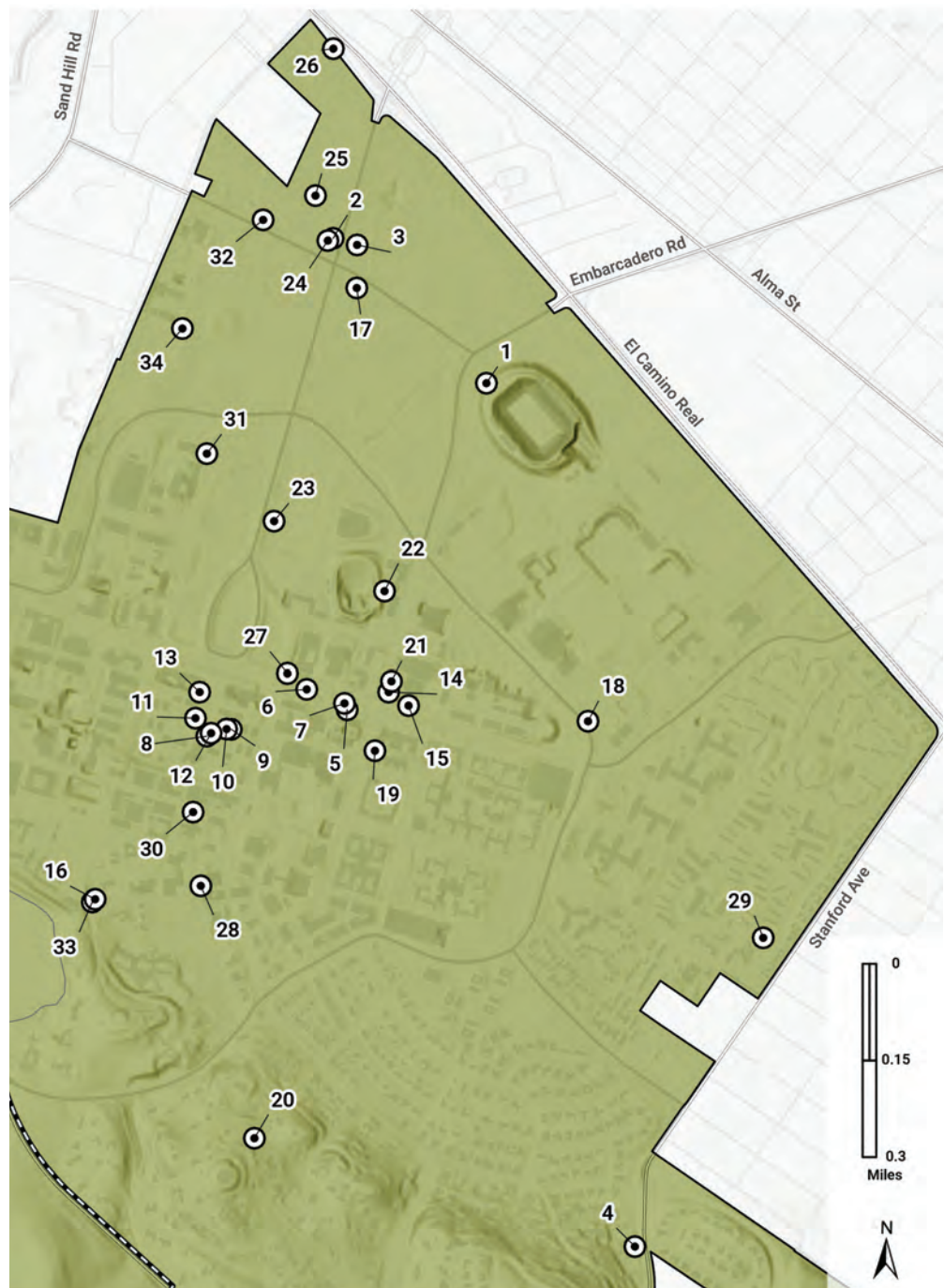


Figure 3. Noteworthy Trees

-  Noteworthy Trees
-  Stanford Lands within Unincorporated Santa Clara County
-  Academic Growth Boundary

Forest Plan Compliance and Reporting

To demonstrate compliance, Stanford will submit an annual Forest Report that will be included as a section in the Annual Report for the General Use Permit. This Forest Report would use third-party Nearmap data, or similar technology as coordinated with the County. The report will provide a measurement of the tree canopy percentage within the Forest Plan area at approximately the same time each year, demonstrating that the canopy baseline of a rolling three-year average remains at 33% or above. In addition to the canopy percentage, the report will contain information about any removal of trees from the Legacy Landscapes or Noteworthy Trees.

Special Reporting

In the event the canopy falls below 33% with any three-year rolling average, either because of natural circumstances that are not within Stanford's control, such as a drought-driven pathogen that kills a large number of trees, or for any reason other than natural circumstances, Stanford will take the following actions:

1. Within 30 days after a submitted annual report first shows such a deficit, Stanford will meet with County staff to discuss the probable causes of the deficit.
2. Stanford will obtain and submit to the County a second set of data to determine if the deficit is a data error.
3. If the deficit is not a result of data error, Stanford will submit a replanting and growth plan within three months of this determination and schedule a meeting with the County to discuss. This replanting and growth plan will have the goal of returning the campus canopy to the pre-determined acceptable range of 33% or more as soon as reasonably feasible. If the drop below 33% was not caused by natural circumstances, a return to the 33% baseline

must demonstrate adequate progress consistent with the replanting and growth plan within one year of its submission and must be complete within two years.

Five-Year Evaluation Point

At the end of five years, the County and Stanford will meet to discuss Stanford's performance in achieving the metrics of this plan.

Tree Information Submitted with Proposed ASA Projects

In accordance with ASA submittal requirements, Stanford will continue to provide a Preliminary Landscape Plan with information about existing and proposed trees as described below. This information will be provided for reference and is not required for demonstrating compliance under the Forest Plan or used to regulate individual tree removals or replanting as part of a discretionary planning application. This information includes:

- » Tree disposition and planting plans showing trees to remain and trees to remove, including box size for new trees.
- » Number of trees removed and replanted, as described in the GUP checklist for each ASA.
- » Planting plan showing the proposed plant palette appropriate to the micro-climate, supporting the diversity of trees on campus, and the social and environmental program for the site.
- » Documents to meet the Sustainable Landscape Ordinance and obtain landscaping permits, where applicable.
- » Arborist report prior to grading permit issuance.

Benefits of the Forest Plan

The benefits of this plan include the following:

- » Greater Protection than Current Requirements
- » Enhanced Species Diversity
- » Additional Protections for Trees in Legacy Landscapes
- » Special Recognition and Protection of Noteworthy trees
- » Streamlined Tree Tracking and Management

Greater Protection than Current Requirements

This Forest Plan provides for a greater level of tree protection than the measures that have been in place under the 2000 GUP Conditions and the Tree Preservation Ordinance, as it affords protection to all trees within the AGB, whereas the 2000 GUP Conditions and existing ordinance protect single trees within smaller geographic (i.e., ASA) boundary.

To preserve and expand the tree canopy, Stanford will need to replace removed trees regardless of whether they are deemed protected by the County Code (as described in the earlier section). Under this plan, trees of all sizes increase in value. Existing trees would be considered for their current and future benefit to canopy, and new trees would be prioritized for areas of high impact, instead of being constrained within a project boundary.

Enhanced Species Diversity

Stanford aims to enhance the overall health of its canopy by increasing species diversity and reducing the risks associated with monoculture, while preserving noteworthy trees. To support this initiative, the Forest Plan enhances protections for campus trees by removing the requirement under the 2000 General Use Permit that mandated a 3:1 replacement ratio for protected oaks, instead balancing protection of oaks with needed species diversity on campus. Replacement would be proportional to the size of any tree removed to maintain overall canopy percentage over time. Please see the “Lack of Species Diversity” section for further discussion.



Stanford east-west axis through the Main Quad

Additional Protections for Trees in Legacy Landscapes

Stanford is committed to maintaining landscapes that are important to the Stanford campus character. Stanford values the significance of specific trees in key campus areas, particularly within legacy landscapes like Palm Drive and the Oval. Under the Forest Plan, tree removal will only be permitted in these areas for trees that are diseased, dead, dying, a hazard, or substantially damaged from natural causes.

Special Recognition and Protection of Noteworthy Trees

In addition to canopy protections and legacy landscapes protections as discussed above, Stanford has identified 34 trees that contribute to the campus character. Under the Forest Plan, these noteworthy trees may not be removed without individual Tree Removal Permits.

Streamlining Tree Tracking and Management

An additional benefit of shifting to a holistic management approach includes reduced paperwork and tracking of individual trees by County and Stanford staff, which has proven to be inefficient for large projects with dozens or even hundreds of trees. The Forest Plan includes discontinuing the current practice of tracking tree removal and replacement numbers, as compliance with the Forest Plan will be verified through an annual report of the campus canopy cover percentage.

Summary of Forest Plan

1. Maintain or increase the forest canopy within the AGB, with an acceptable canopy baseline of 33% as calculated on a three-year rolling average.
2. Limit tree removal in specified legacy landscapes to trees that are diseased, dead, dying, a hazard, or substantially damaged from natural causes.
3. Require any noteworthy tree to be subject to the County's Tree Preservation Ordinance requirements for removal.
4. Submit an annual report of forest canopy showing current canopy. When the three-year average canopy falls below 33%, additional measures are required as delineated in the plan above. The report will also contain information about any removal of trees from the Legacy Landscapes or Noteworthy Trees.

Summary of Protections

	Current Level of Protection	Protection under the Forest Plan
Area of Applicability	Generally isolated to individual trees within previous ASA boundaries only; all other trees can be removed without replacement	Tree canopy is preserved across all campus areas within the AGB, necessitating tree replacement for loss of trees regardless of whether trees fit the current definitions of “protected trees”
Replacement Ratio	1:1 replacement ratio for most protected trees, 3:1 ratio for protected oak trees	Replacement is proportional to the size of any tree removed to maintain overall canopy percentage over time
Location of Replacements	Required within a project site—can prove counterproductive by requiring replacement trees to be planted close together or in locations that limit their growth potential	Substantially reduced risk over time due to a more flexible oak tree replacement ratio
Potential for Catastrophic Pest or Disease Outbreak	Significant vulnerability exacerbated by current requirement to replace protected oaks at a 3:1 ratio, as Stanford’s urban forest now has more oaks (34%) than advisable based on extensive research	Substantially reduced risk over time due to a more flexible oak tree replacement ratio

Appendix A:
Reference Materials

Building upon existing policies and practices for both ongoing maintenance and construction projects, Stanford has prepared this Forest Plan in order to ensure a continued and enhanced level of protection and management for its vegetation resources. This Forest Plan supports and reinforces the existing guidelines, protocols, and standards from the following university documents:

- » [Stanford University Community Plan \(2023\)](#);
- » [Stanford University General Use Permit \(2000\)](#);
- » [Stanford University Sustainable Development Study Supplement \(2018\)](#);
- » [Stanford University Habitat Conservation Plan, with CDFW Consistency Determination \(2013; 2016\)](#)

Sources regarding diversity in the urban forest:

- » Santamour Jr, Frank S. ["Trees for urban planting: diversity, uniformity, and common sense."](#) C. Elevitch, The Overstory Book: Cultivating connections with trees (2004): 396-399.
- » Galvin, Michael F. ["A methodology for assessing and managing biodiversity in street tree populations: a case study."](#) Journal of Arboriculture 25.3 (1999): 124-128.
- » ["Tree Species Diversity: A Forest’s Best Asset"](#). S. Houser.
- » McGrath, D., Plummer, R., Bowen, A. [Cultivating our urban forest future: a value-chain perspective.](#) Facets Journal, Volume 6, Number 1, January 2021.

Appendix B: Canopy Coverage Data of Local Jurisdictions

The following canopy coverage data have been reported by local jurisdictions:

- » 30.38% citywide - City of Palo Alto, 2024 per email exchange with City Arborist. (The canopy percentage was calculated for urban, developed areas only, such as residential and commercial lands. It excluded the Baylands, Pearson-Arastradero Preserve and Foothills Preserve.)
- » 31.7% countywide - [San Mateo County](#), 2007, Total area 1,163 sq km, determined via Spectral Mapping Analysis.
- » 29% regionwide - [Bay Area](#) 2007, Total area 17,929 sq km, determined via Spectral Mapping Analysis.
- » 28.9% countywide - [Santa Clara County](#), 2026 (draft Urban Forest Master Plan), Total area 3,343 sq km, determined via Spectral Mapping Analysis.
- » 23.3% citywide – [City of Cupertino](#), City area 29 sq km, determined by Tree Plotter Inventory (GIS).
- » 21% citywide – [City of Alameda](#), 2017, City area 30 sq km, determined by iTree.
- » 17.7% citywide – [City of Mountain View](#), 2022, City area 32 sq km, determined by iTree.
- » 13.7% citywide – [City and County of San Francisco](#), 2015, City area 121 sq km, determined via LIDAR and GIS.
- » 13.4% citywide – [City of San Jose](#), 2018, City area 470 sq km, determined by iTree.

Appendix C: Tree Canopy Measurement Methodology

Canopy Data Source

Tree canopy coverage is calculated using vegetation data provided by Nearmap, a third-party geospatial data provider. Stanford uses Nearmap's AI Vegetation Pack, which is derived from high-resolution aerial imagery and remote sensing technology and provides mapped vegetation as polygon features. The dataset is used to support consistent measurement and monitoring of tree canopy across the Campus Forest Plan area.

For canopy analysis, Stanford uses the Medium & High Vegetation (>2meters) layer from the AI Vegetation Pack. According to Nearmap, this layer represents vegetation greater than approximately two meters (6.6 feet) in height and is the primary vegetation layer recommended for vegetation and tree canopy analysis. The dataset is provided as polygons representing the horizontal extent of vegetation canopy across the landscape.

To support consistency between analysis years, Stanford uses Nearmap data acquired during the same general seasonal period whenever possible. Data are selected from summer or early fall capture periods when trees are in full leaf and canopy extent is most representative, helping minimize seasonal variation and improve comparability between reporting years.

Area of Analysis

Canopy coverage is measured within the area covered by the Campus Forest Plan. This area, shown in Figure 1 of the Plan, serves as the Area of Interest (AOI) for canopy calculations. The AOI polygon defines the geographic boundary used to calculate both total land area and tree canopy area.

Canopy Coverage Calculation

Canopy coverage is calculated using a standardized GIS workflow developed in ArcGIS Pro.

The analysis is performed using the following steps:

1. The Area of Interest (AOI) polygon representing the Campus Forest Plan area is established.
2. Nearmap Medium & High Vegetation polygons are clipped to the AOI boundary.
3. The total area of canopy polygons located within the AOI is calculated.
4. The total area of the AOI is calculated.
5. Canopy coverage percentage is calculated using the following formula:

$$\text{Canopy Coverage (\%)} = (\text{Canopy Area} \div \text{AOI Area}) \times 100$$

The resulting value represents the percentage of land within the Campus Forest Plan area that is covered by mapped tree canopy.

Standardization and Repeatability

To ensure consistency and repeatability, Stanford developed a custom ArcGIS Pro script tool that automates the canopy calculation workflow. The tool applies the same analytical process to each analysis year, reducing manual processing and minimizing the potential for user error.

The workflow performs area calculations directly from feature geometry and generates standardized outputs documenting the analysis area, canopy area, canopy coverage percentage, analysis year, and data source. The process can be repeated using future Nearmap data releases, supporting consistent year-to-year comparisons and transparent reporting.



Appendix D

Next Generation Process Improvements

Since its inception, the University has successfully developed academic and housing facilities and executed its daily operations in compliance with applicable regulations. With over 1,000 buildings, Stanford is continually making changes to ensure its facilities meet current programming needs.

Both the County and Stanford will benefit from clear and consistent permit processes that focus on activities that have potential to affect the community. The proposed improvements below would facilitate quicker permit processes, particularly for campus initiatives with limited potential for visual or other impacts, as well as enhancements that promote pedestrian experiences and smart transportation goals.

Together, Stanford and the County can create a more efficient approach to campus planning and development that promotes our shared goals while minimizing delays. Ultimately, clear guidelines and streamlined processes will prove mutually beneficial and foster a more effective relationship in light of evolving campus needs.

StanfordNext is proposing process improvements that include:

- » Requested Exemptions from ASA Requirements
- » Review Standards for Historic Compliance
- » Construction Laydown Areas Management Plan
- » Clarify Uses that Qualify for the Purpose of Housing

Other process improvements and streamlining in the StanfordNext application include the adoption of Campus Design Guidelines (Appendix A), adoption of a Campus Forest Plan (Appendix C) and the allowance for a campus-wide plan meeting the objectives of the [State Model Water-Efficient Landscape Ordinance \(MWELQ\)](#) (referenced in the primary application).

Stanford Requested Exemptions from the County's ASA Process

Stanford shares and promotes the spirit behind County goals relevant to Architecture and Site Approval (ASA) and associated considerations in the County's General Plan, Zoning Ordinance, Transportation Plan, and general regulatory framework (listed below). To better align with these goals and the purpose of the chapter of the County Code governing ASA, Stanford would like to propose exemptions for projects that promote active transportation, have low potential to affect the community, or have minimal visual or other impacts.

Stanford requests that the County exempt from ASA certain activities subject to the General Use Permit, as detailed below. (See Section 5.40.020(B) of the Ordinance Code.) Stanford requests that the County update the [2000 Protocol to the 1985 Land Use Policy Agreement](#) to directly reflect the changes requested below following their adoption. All Conditions of Approval from the General Use Permit would still apply, and building, fire, and other LDE permits would continue to be required as applicable.

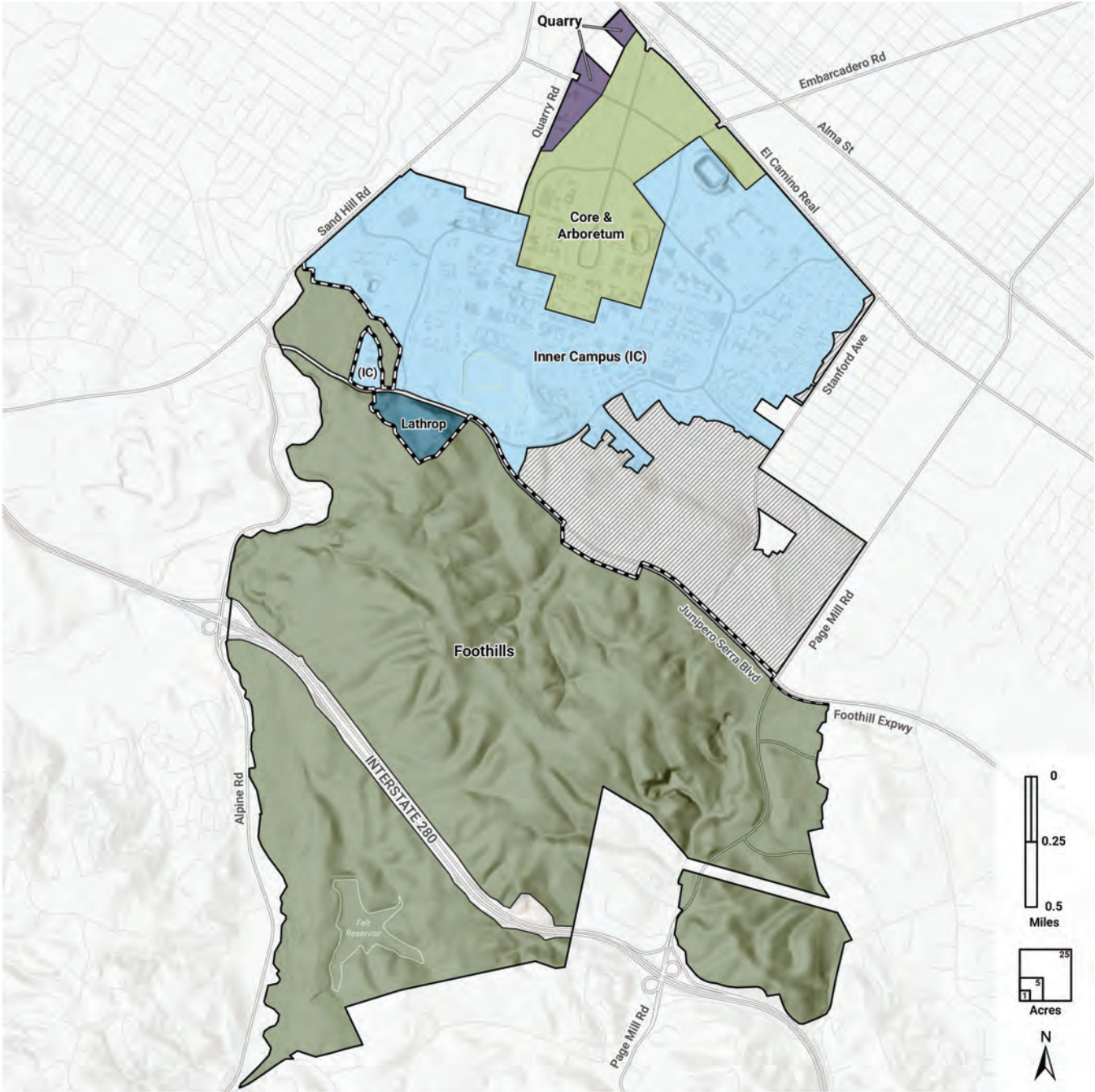


Figure 3. Proposed Development Districts

- Inner Campus
 - Core and Arboretum
 - Quarry
 - Lathrop
 - Foothills
 - Academic Growth Boundary
 - Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right)
- Note: Figure 2 on page 49 of the SCP is to be replaced with this new figure.

ASA/ASX Exemptions for Small Building Construction, Relocation or Addition in Inner Campus and Quarry Districts (shown in Figure 1 and below) that meet all the criteria below

- » **Height and Size** - Project does not exceed 35 feet in height or involve a net increase over existing building area of 10,000 gross square feet or more, cumulative at any one time, including additions to existing buildings or new separate buildings;
- » **Proximity to an Adjoining Jurisdiction** - Project is more than 300 feet from the campus border with a neighboring jurisdiction;
- » **Proximity to Historic Resource** - The project does not modify a historic resource, and new or modified structures associated with the project are not proposed within 75 feet of a historic building; and
- » **Proximity to Wetlands** - The site does not include a delineated wetland.

ASA/ASX Exemptions for Site Improvements, Minor Building Modifications, and Temporary Structures

- » **Site Improvements** - New landscaping, outdoor recreational areas, pathways and walkways, outdoor seating areas, art installations, and substantially similar site improvements that do not include a delineated wetland
- » **Life Safety** - Fire, accessibility, and life-safety upgrades
- » **Temporary Surge Space** - Structures providing temporary surge space during construction (space used to relocate occupants, operations, or functions while their primary facilities are under construction)

- » **Emergency Uses** - Emergency generators and emergency preparedness storage containers
- » **Utilities** - Adding, maintaining, or replacing utility lines
- » **Signs** - Adding, maintaining, or replacing any signage
- » **Minor Building Modifications** - Minor building modifications to existing, non-historic buildings, including those located within 75 feet of a historic building. Minor building modifications include alterations to secondary elevations, modifications to meet fire, life safety and accessibility requirements, and repainting or reroofing
- » **Laydown** - New or modified construction laydown areas and trailers (see Construction Laydown Management Plan for further discussion)

ASA/ASX Exemptions for Roadways And Parking Facilities

- » Circulation projects that do not add or remove vehicular travel lanes, including, but not limited to:
 - » **Active Mobility Pathways** - New active mobility pathways (for bicycles, pedestrians, scooters, golf carts), modifications to street intersections to accommodate them, and improvements to existing active mobility infrastructure
 - » **Repair, Reconstruction, or Improvement of Existing Vehicular Roads** - Repair or reconstruction of existing vehicular roads, including, but not limited to, improvements to existing infrastructure, bicycle parking, restriping, resurfacing, repaving, passenger pick-up/drop-off, regrading, intersection improvements, and driveway additions and closure where, in all instances, there is no addition or removal of vehicular travel lanes

- » **Fire Lanes** - Re-routing or creating new fire lanes (will continue to be reviewed through fire permits)
- » **Conversion of Streets** - Conversion of streets (excluding primary roadways such as Campus Drive, Palm Drive, Welch Road, and Oak Road that provide access to campus and parking garages) to limited access status, including, but not limited to, restriction to public vehicles and conversion of streets to active mobility pathways
- » **24 or Fewer Parking Spaces** - New parking lots or modifications to existing lots (including restriping) for the purpose of required ADA upgrades, EV charging infrastructure, or other modifications that create 24 or fewer new parking spaces
- » **Pilot Projects** - Temporary installations not to exceed six months in duration, designed for observation of mobility behavior on campus roads

Stanford and County Goals

Stanford shares and promotes the spirit behind County goals relevant to ASA and associated considerations in the County's General Plan, Zoning Ordinance, Transportation Plan and general regulatory framework. These County goals include:

General Goal: Minimize adverse impacts on the public and promote compact urban development, open space preservation, and resource conservation. (ASA Purpose statement, SCP Purpose Statements)

Architectural Design Goal: Ensure quality development in harmony with the surrounding area. (ASA requirements, A1 Zoning)

Streamlining Goal: Encourage innovation and promote efficiency in review. (County Mission Statement)

Transportation Goal: Encourage mode shift from vehicular travel to active transportation modes and

minimize potential traffic impacts on surrounding communities. (County Active Transportation Plan)

Construction Laydown Areas Management Plan

Stanford requests that the County adopt the following construction laydown practices that comply with [SCP HS-3](#): Encourage Stanford to prepare a campus-wide construction laydown areas management plan to improve application of performance standards (Best Management Practices - BMPs) for reducing particulate matter pollution on campus.

Construction laydown areas can include features such as temporary construction trailers, stockpiles, material storage areas, construction worker parking, and portable toilets. Stanford determines the locations of on-site and off-site construction laydown yards and trailers on a case-by-case basis. Considerations that determine the best laydown site include sufficient area size, aesthetics, safety, operational efficiency, construction parking, and impact on highly used areas of campus, among other factors.

Rather than creating one centralized laydown area on campus, multiple smaller areas in proximity to the related construction reduces truck trips travelling across campus and reduces dust and other air quality and noise impacts across campus. In some cases, if existing laydown areas are already designed for materials storage, Stanford uses these existing sites rather than create a new materials storage site, which could disrupt landscape, parking, or other site features. In all cases, Stanford would meet the County goals of clean and safe laydown areas that reduce truck traffic.

Stanford has proposed, above, that new or modified construction laydown areas and trailers would not require an ASA or ASX. Streamlining the permit process will help the university meet County goals, university operational needs, and construction logistics.

For all laydown areas, the University will continue to meet the following requirements:

- » Laydown areas will be fenced
- » Laydown areas will adhere to the County's safety and stormwater regulations
- » Construction trailers will obtain the required electrical and other ministerial permits
- » Construction trailers will be removed after final project sign-off unless re-assigned to an active construction project

Review Process for Historic Compliance

Stanford proposes that the modified General Use Permit streamline and formalize the process for evaluating proposed projects for historic compliance as specified below.

The following projects do not require review for historic compliance:

- » **More than 75 Feet** - Projects where new buildings would be located more than 75 feet from the exterior vertical walls of listed or eligible buildings.
- » **Temporary Art** - Temporary installation of works of art within 75 feet of a listed or eligible building that do not damage historic materials.
- » **Minor Building Modifications within 75 Feet** - Minor building modifications to existing, non-historic buildings within 75 feet of a listed or eligible

building. Minor building modifications include alterations to secondary elevations, modifications to meet fire, life safety and accessibility requirements, and repainting or reroofing.

- » **Interior Alterations** - Interior alterations to eligible or listed campus buildings are not subject to historic review unless they host public-facing functions. A list of these buildings is at the end of this document.

For projects related to buildings that are listed or eligible historic resources:

- » **Basic Maintenance** - If the work to be performed constitutes basic maintenance, repair, or replacement, Stanford would mark the project plans with text stating: "Exterior work is limited to replacement of deteriorated materials with in-kind materials that match the old. Project plans have been reviewed by [Name of Architect], who has determined the work would comply with the Secretary of Interior's Standards." This statement should be sufficient for building permit review and no further review should be required.
- » **Building Modifications** - If the work to be performed includes alteration to the design or materials of the exterior of an eligible building, Stanford would mark the project plans with text stating: "Exterior work is limited to replacement of deteriorated materials with in-kind materials that match the old. Project plans have been reviewed by [Name of Architect], who has determined the work would comply with the Secretary of Interior's Standards." Peer review will be required for alterations to the primary facade of a building listed on the County Inventory, California Register or National Register. Peer review of alterations to a primary facade of an eligible but unlisted building may be required at the discretion of the County Planning Director.

- » **Rehabilitation of Interior Spaces that Host Public-Facing Functions** - The streamlined review process for basic maintenance and work more extensive than basic maintenance may also may be applied to:
 - » Rehabilitation and alteration of those interior spaces of listed or eligible buildings that host public-facing functions, and
 - » Rehabilitation and alterations to buildings within 75 feet of a listed or eligible historic resource.
- » **Review Required to Determine if Eligible for Persons or Events** - If the building has been previously determined eligible for its architectural merit, no additional historic evaluation is required to determine whether the building also could be eligible for association with persons or events.

For projects related to buildings that are over 50 years old and have not been previously evaluated for historic significance:

- » **Basic Maintenance** - Basic maintenance to meet fire, life safety and accessibility requirements, repainting, or reroofing (replacement in kind) should be allowed without review for historic compliance.
- » **Building Modifications** - If the work to be performed includes alteration to the design or materials of the exterior of a building that is over 50 years old and that has not been previously evaluated for historic significance, a qualified architect should identify the character-defining features of the building and provide an explanation to support a determination that the work would comply with the Secretary of Interior Standards. For projects that do not alter a primary facade, character-defining features, or include additions or partial demolition, a DPR may not be required. A full historic evaluation would be required for major modifications to primary

facades, character-defining features, additions or partial demolitions.

For proposed projects located within 75 feet of a listed or eligible building (measured from vertical wall to vertical wall):

- » **Compatibility Analysis** - Stanford would provide a compatibility statement prepared by a qualified architect along with the project plans to support how the project is compatible with the surrounding buildings. Peer review should only be required if the project is within 75 feet of the primary facade of a listed or eligible building. The same process should be applied if the building is within 75 feet of a building over 50 years old that has not been previously evaluated.

These listed or eligible buildings host public-facing functions and the primary interior spaces are subject to historic compliance review:

- » Cantor Arts Center
- » Memorial Church
- » Stanford Art Gallery
- » Hoover Tower
- » Track House/Visitor Center
- » Memorial Hall
- » Frost Amphitheater
- » Burnham Pavilion

Clarify Uses That Qualify For The Purpose of Housing

The 2000 GUP Condition 3b currently exempts from its building area cap uses for the purpose of housing, which includes support spaces. **Stanford requests that the updated General Use Permit provide clarity on these types of uses, including the ability to, for**

accounting purposes, separate student support spaces from a residential or dining building to ensure consistency and clarity in planning and permitting.

Stanford requests that 2000 GUP Condition 3b be expanded as follows:

Building area used for the purpose of housing shall not be counted towards the GUP building area cap. However, the County shall track the total number of housing units and student beds on an annual basis. Building area used for the purpose of housing shall include:

- » **Student Housing** - Dining facilities with accessory offices, maintenance operations facilities, student health facilities, and small support spaces such as study rooms, makers spaces, yoga rooms, club rooms, and similar types of support space ancillary to a residential building or dining hall. This building area may be attached or detached to student housing.
- » **Workforce Housing** - Accessory uses and amenities to support the residential community.



Appendix E

Historic Evaluations

Historic Evaluations

In order to enable a near-term increase in student housing supply, Stanford anticipates that a small number of potentially eligible historic buildings may need to be demolished or relocated to allow redevelopment at a higher density to promote and support compact development and more housing on campus.

This area, referred to as the Searsville Block houses, includes 13 single-family homes on a nearly seven-acre site. Redevelopment of this site could include up to 900 undergraduate student beds. The Searsville Block houses, constructed between 1936 and 1970, were evaluated for potential historical significance and one of the houses may qualify for treatment as a historic resource.

Stanford is not requesting project-level review and approval at this time. It is anticipated that the future student housing project at the Searsville Block site will undergo a separate approval process.

Per Requested Action RA 13, Stanford is requesting that the County authorize relocation of a historic residence in the Searsville housing area to enable future development of net new student beds. Stanford asks that the County review the historical evaluation reports for the Searsville housing area during its review of the GUP application in order to ultimately approve the relocation of one historic residence.

The historic evaluations (DPRs) are included electronically as PDFs.



Appendix F

Intensification Strategies Report

Intensification Strategies Report

The proposed development under the StanfordNext General Use Permit Application is planned within the context of the intensification strategies and development approach outlined in the [2009 Sustainable Development Study \(SDS\)](#) and the 2018 Sustainable Development Study Supplement (SDSS). These studies demonstrate the ability to accommodate long-term campus growth within the Academic Growth Boundary (AGB) through a combination of redevelopment, renovation, infill, and new development.

The 2009 SDS was intended to demonstrate that the maximum planned build-out through the planning horizon could be accomplished within the AGB (see pages 4 and 21 of the 2009 SDS). The SDS also concluded that campus density can be further increased within the AGB through the implementation of redevelopment, renovation, and infill projects.

The 2018 SDSS extended the planning horizon of the 2009 SDS from 2035 to the long-term future (50 to 100 or more years from its preparation). The 2018 SDSS analyzed four intensification strategies for increasing density within the AGB, excluding the Campus Residential and Campus Open Space land use designations (see pages 3-11 of the 2018 SDSS). These strategies are:

1. redevelopment of existing parking facilities
2. redevelopment of existing lower density areas of the campus
3. relocation of campus agricultural lands & facilities and
4. relocation of existing athletic fields & facilities.

These strategies are not meant to be decision-making

criteria for development within the AGB and neither is it a regulatory requirement that every project fit squarely into one of the four strategies.

The SDSS also notes that the University is likely to pursue a mix of low, medium and high-density development, which is appropriate and desirable to a campus setting (page 3-14 of the 2018 SDSS). The broader goal around implementation of intensification strategies is to promote compact urban development, while also protecting sensitive resources located south of the AGB. Over the past several years, the University's approach has been to intensify use within the AGB through new development, infill and redevelopment while applying a range of densities for different areas of the campus.

Under StanfordNext, the University intends to apply the intensification strategies described in the 2018 SDSS to new development proposed in the application. The University plans to fulfill its research and teaching mission through development of world-class facilities within the AGB. This includes redeveloping low-density areas and also developing at higher densities to accommodate growth and better utilize existing spaces.

The University also seeks to advance redevelopment in areas near well-connected transit systems to support efficient land use and reduce reliance on single-occupancy vehicles. Under StanfordNext, the University will continue to apply campus planning principles that foster compact development while preserving campus character through a combination of new development, redevelopment, renovation, and infill strategies.

Development under StanfordNext will be guided by the need to accommodate evolving academic, research, housing, athletics, and infrastructure needs within the AGB. Individual projects will be planned based on their location, surrounding uses, access to transit, pedestrian and bicycle connections, and availability of existing infrastructure and services. This approach will allow the University to respond to changing

programmatic needs while making effective use of available spaces on the campus.

By concentrating growth within the AGB, Stanford can support a more compact, connected, and sustainable campus. Intensification strategies can help support alternative transportation options, and promote more efficient use of energy, utilities, and other campus resources. Through a balanced combination of new construction, redevelopment, renovation, and infill, the University will continue to accommodate growth while maintaining a functional, accessible, and cohesive campus environment.



Appendix G

Community and Campus Engagement Summary

Background

Community and campus engagement has been a centerpiece of Stanford's preparation of the StanfordNext General Use Permit application. Through the StanfordNext Advisory Council (SNAC), community open houses, stakeholder conversations, and feedback synthesis, Stanford has worked to understand community and campus priorities and reflect that input in the application. Engagement will continue after application submission. The below summary highlights activities from the 18 months prior to submission and feedback that informed the application and ongoing planning processes.

Engagement Activities to Date

As of August 2026, StanfordNext engagement activities have generated the following:

- » 7 SNAC convenings
- » 600+ individual comments and questions from the SNAC
- » 7 Community Open House events between December 2025 and June 2026
- » 286 participants at Community Open Houses
- » 670 Post-It notes submitted at Community Open Houses
- » 127 comment cards
- » 1000+ connections via student, staff and faculty meetings
- » 2,193 individual pieces of feedback collected

Community Open House and SNAC locations have included Palo Alto, East Palo Alto, Menlo Park, Mountain View, Sunnyvale, Los Altos, East San Jose, and on-campus.

StanfordNext Advisory Council

Stanford convened the SNAC to advise on public engagement, the application components, and community benefits. SNAC members were carefully chosen, with all five Santa Clara County supervisors and two San Mateo County supervisors identifying preferred members. Other members were chosen due to their prominence in their field and to represent a wide range of important regional topics. SNAC includes members with experience and perspectives related to education, labor, mobility, transit, childcare, environmental stewardship, local government, community nonprofits, workforce development, business, affordable housing, and housing advocacy. SNAC has met seven times as of August 2026 and has provided more than 600 individual comments and questions. SNAC input has helped Stanford understand where the application should more directly address housing, transportation, sustainability, community benefit, and the post-submittal engagement processes.



Stanford staff and community members at StanfordNext open house

StanfordNext Advisory Council Members

Name	Role / Organization*	Representative
Lisa Andrew	Santa Clara County Office of Education	Regional Education
Bob Brownstein	Strategic Advisor, Working Partnerships USA	D2 SCC Selection / Labor
Clarrissa Cabansagan	Executive Director, Silicon Valley Bike Coalition	Mobility
Melissa Cerezo	Transit-Oriented Communities Manager, Valley Transportation Authority (VTA)	D3 SCC Selection
Rich Cline	Former Mayor, City of Menlo Park	D3 SMC Selection
Jennifer Kelleher Cloyd	Chief Executive Officer, Santa Clara County First Five	Childcare
Kevin Duggan	Retired City Manager / Senior Advisor ICMA	D5 SCC Selection
Casey Fromson	Chief of Staff, Caltrain	Transit
Albert Gonzalez	Councilmember, City of Santa Clara	D4 SCC Selection
Alison Kamhi	Trustee, Palo Alto Unified School District (PAUSD)	Local Education
Alice Kaufman	Policy Director, Green Foothills	Environment
Ed Lauing	Mayor, City of Palo Alto	City of Palo Alto Selection
Steve Levy	Director and Senior Economist, Center for Continuing Study of the California Economy	Community Leader
Iliana Nicholas	Program Manager, EPACANDO	D4 SMC Selection
Jessica Paz-Cedillos	CEO, Mexican Heritage Plaza	Community Nonprofit
Marlena Sessions	Executive Director, NOVAWorks	Workforce
Jim Sweeney	President, Stanford Campus Residential Leaseholders	Community Resource Group / SCRL
Nicole Taylor	President and CEO, Silicon Valley Community Foundation	Regional Nonprofit / Foundation Leader
Leah Toeniskoetter	President and CEO, San Jose Chamber of Commerce	Business
Fred Tovar	Former City Councilmember, City of Gilroy	South County Representative
Randy Tsuda	President and CEO, Alta Housing	Affordable Housing Developer
Regina Celestin Williams	Executive Director, Silicon Valley at Home	Housing Advocacy

*Roles and organizations are listed for identification purposes. SNAC members are not necessarily representing their organization.

Community and Campus Open Houses

Community Open Houses provided public opportunities to review StanfordNext materials, ask questions, engage with StanfordNext staff, and provide written feedback through comment cards, Post-It notes, table exercises, and facilitated conversations.

The Open House format evolved over time as planning progressed. Early open houses introduced StanfordNext and gathered initial questions and concerns. Later sessions incorporated “What We Heard” materials and more focused exercises on housing, transportation, community partnership, academic growth, and sustainability.

Open House Locations and Dates

Palo Alto: December 10 & 13, 2025

On Campus: January 21 & 22, 2026

Mountain View: March 28, 2026

Los Altos: June 4, 2026

East Palo Alto: July 17, 2026

Stakeholder Conversations and Information Sharing

In addition to SNAC meetings and Community Open Houses, Stanford conducted additional stakeholder conversations and information-sharing activities. City Briefings were offered to all Santa Clara County and southern San Mateo County cities, many of which

have hosted StanfordNext representatives to provide background on the StanfordNext process, partnership opportunities, and to seek guidance on additional public engagement opportunities throughout the region. These suggestions have informed a “road show” plan where the Stanford team can share more about the process and application requests and continue to hear from community members, local partners, and issue-area stakeholders outside of the open house format.

On-campus meetings between the StanfordNext team and on-campus constituents have been extensive. This outreach has included dozens of meetings with deans, faculty, academic and non-academic staff, students (undergraduate and graduate), various student groups, post-doctoral fellows, unions, and other departments. In general, this outreach has garnered strong support for our planning efforts. Stanford will continue to update and engage on-campus constituencies as County review and environmental review progress.

StanfordNext is also issuing a quarterly newsletter to provide regular updates. There are currently more than 1,700 recipients and the list continues to grow. Anyone can sign up and/or offer a comment via our StanfordNext website engagement page: <https://next.stanford.edu/engage>

What Engagement Clarified and Where It Is Reflected in the Application

Feedback received to date has been generally consistent across engagement activities. The most recent feedback has reinforced, rather than substantially changed, the major themes heard earlier in the process. The themes below summarize what engagement has clarified and where those topics are reflected in the application and supporting materials.



Stanford staff and community members at StanfordNext open house

What We Heard & How We Responded

Affordable housing is the defining regional challenge and the central opportunity.

Building and supporting affordable housing that can address a range of affordability needs, serve the Stanford community, and help reduce housing pressure in the region.

Infill growth on campus is supported when its benefits and tradeoffs are clear.

Creating physical spaces needed to educate future leaders and advance research and innovation, while ensuring **supporting infrastructure** is planned and delivered alongside them.

Traffic congestion and transportation are major concerns.

No increase in commute trips to and from campus, and implementing **new pedestrian and bicycle improvements, transit and road infrastructure**, and other mobility solutions.

Engagement is valued and expectations for follow-through are high.

Ongoing **robust engagement** and **transparency** to inform StanfordNext and build stronger relationships across the region.

Sustainability, infrastructure, outdoor amenities, and campus character must be considered.

Pairing new housing and academic facilities with **sustainable infrastructure, environmental stewardship, high quality-design, and preservation** of the qualities people value most about the campus.



Stanford staff and community members at StanfordNext open house

Looking Ahead

The outcome of the engagement described in this appendix is reflected throughout the application. Following Stanford's application submittal, the process will transition into County review, environmental review, and additional opportunities for public input.

As the application moves forward, Stanford will continue to share information, listen to community and stakeholder feedback, and provide clear explanations of the application, the review process, and the issues that remain under discussion. Stanford will continue to build on the 18 months of engagement by continuing to connect with stakeholders in a variety of meeting formats and proactive outreach. Please visit next.stanford.edu for up-to-date information on opportunities to connect with the team and provide feedback.



Appendix H

APN Maps

The APN Maps are included electronically as PDFs.



Appendix I

GIS Datasets

A. Introduction

The GIS datasets provided as part of the StanfordNext application constitute the spatial foundation of the StanfordNext application that includes land use designations, zoning districts, development districts, and project boundaries associated with the StanfordNext proposal.

These datasets are intended to support and streamline County review, environmental analysis, regulatory evaluation, and implementation of the proposed amendments. In preparing this package, Stanford University’s Land Use and Environmental Planning team (LUEP) worked collaboratively with the Santa Clara County Planning Office and County GIS/CAD staff to ensure the datasets align with County GIS practices.

Unless otherwise noted, all datasets are intended for planning and environmental review purposes and are not survey-grade representations of legal property boundaries. Consistent with agreements reached during our coordination meetings, the spatial data are built on the Santa Clara County GIS digital parcel layer (2024 version) so that Stanford and County datasets share a common spatial reference. All datasets are provided in the NAD 1983 State Plane California Zone III (FIPS 0403) coordinate system, expressed in US Survey Feet, consistent with Santa Clara County GIS standards.

The following pages include the GIS dataset inventories listed in section B along with their associated dataset summaries. The geospatial databases are included electronically.

B. GIS Dataset Inventory

ID	Exhibit Title	GIS Dataset Name
1	StanfordNext - Lands in Unincorporated Santa Clara County	SN_Lands_UnincSCC
2	Academic Growth Boundary (included in multiple exhibits, sent as reference)	Academic_Growth_Boundary
3	Existing Development Districts	Development_Districts_ Existing
4	Proposed Development Districts	Development_Districts_ Proposed
5	Existing Land Use Designations	Land_Use_Designations_ Existing
6	Proposed Land Use Designations	Land_Use_Designations_ Proposed
7	Existing Zoning Districts	Zoning_Districts_Existing
8	Proposed Zoning Districts	Zoning_Districts_Proposed
9	Parcels (no exhibit, data sent as reference)	SN_Parcels

Notes:

- » All datasets use the NAD 1983 State Plane California Zone III (FIPS 0403) (US Survey Feet) coordinate system unless otherwise noted.
- » Datasets are delivered in Esri file geodatabase format.

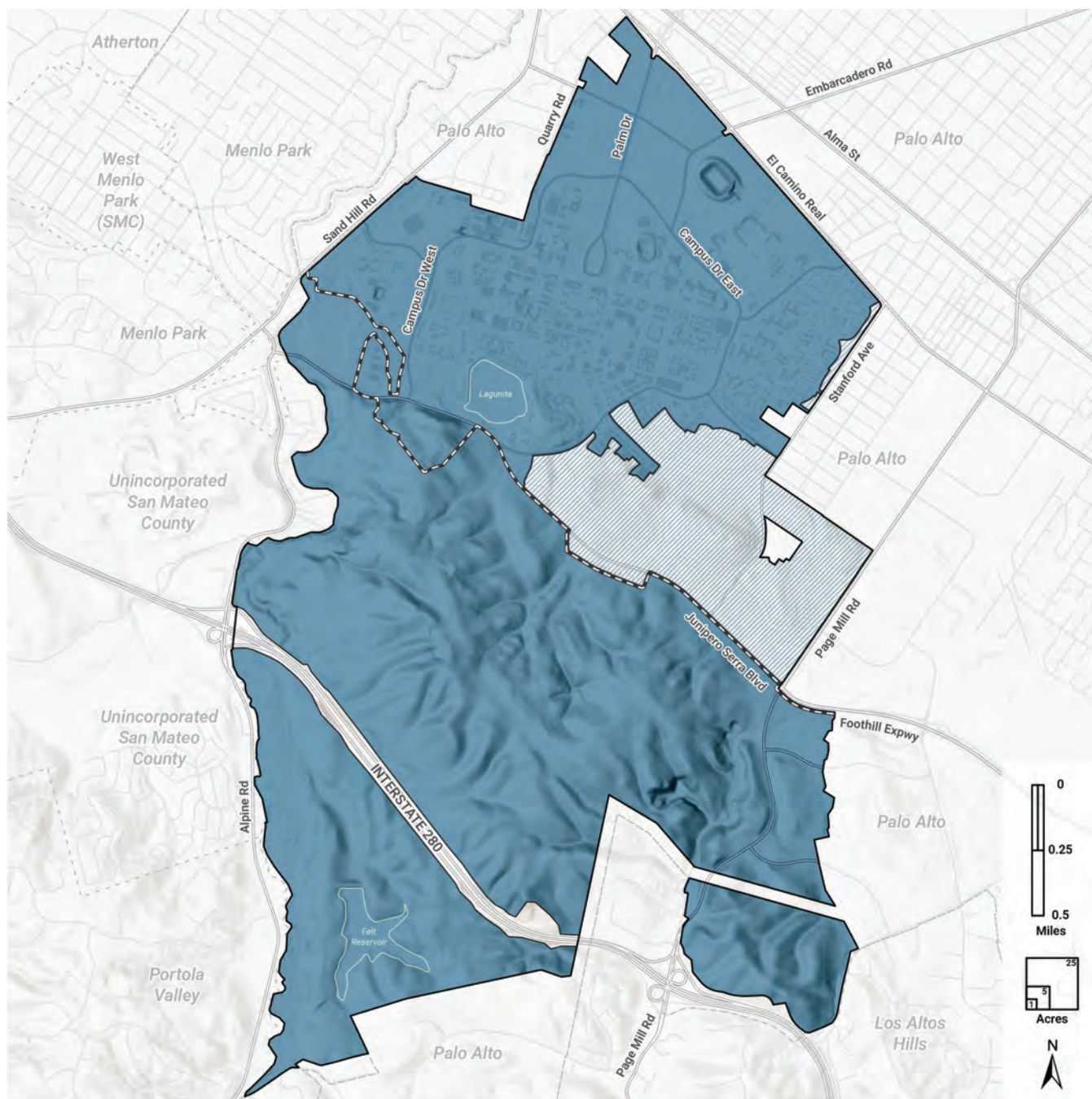
C. Detailed Dataset Summaries

1. SN_Lands_UnincSCC *(StanfordNext - Lands in Unincorporated Santa Clara County Area. County)*

Item	Description
GIS Dataset Name	SN_Lands_UnincSCC
Overview	Delineates the full extent of Stanford lands within unincorporated Santa Clara County. It defines two areas: the area included in the StanfordNext application (solid blue in the map), and the area excluded from the StanfordNext application, the Faculty/Staff Subdivision.
Feature Type (Geometry)	Polygon
Key Attributes	StanfordNext - Inclusion, Exclusion
Geographic Coverage	Stanford Lands in Unincorporated Santa Clara County
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Stanford University planning data and Santa Clara County GIS Parcel Layer (2024)
Date	August 2026

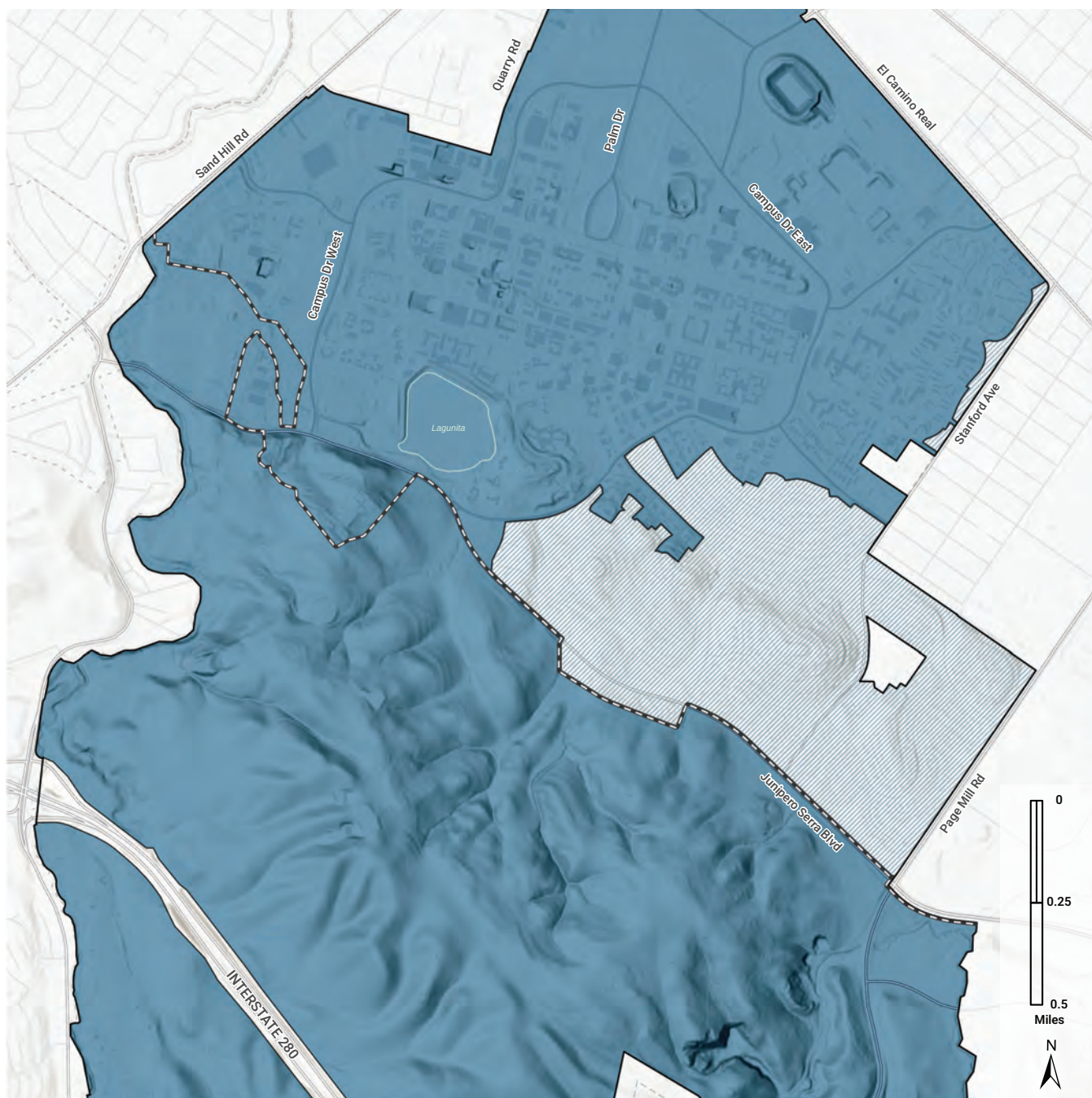
2. Academic_Growth_Boundary

Item	Description
GIS Dataset Name	Academic_Growth_Boundary
Overview	Depicts the Academic Growth Boundary (AGB), the long-standing planning line that separates the developable campus core from the Foothills.
Feature Type (Geometry)	Line
Key Attributes	N/A
Geographic Coverage	StanfordNext Planning Area
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Stanford University Planning Records
Date	August 2026



1. SN_Lands_UnincSCC

- Stanford Lands in Unincorporated Santa Clara County Included in StanfordNext
- Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right)
- Academic Growth Boundary



2. Academic_Growth_Boundary

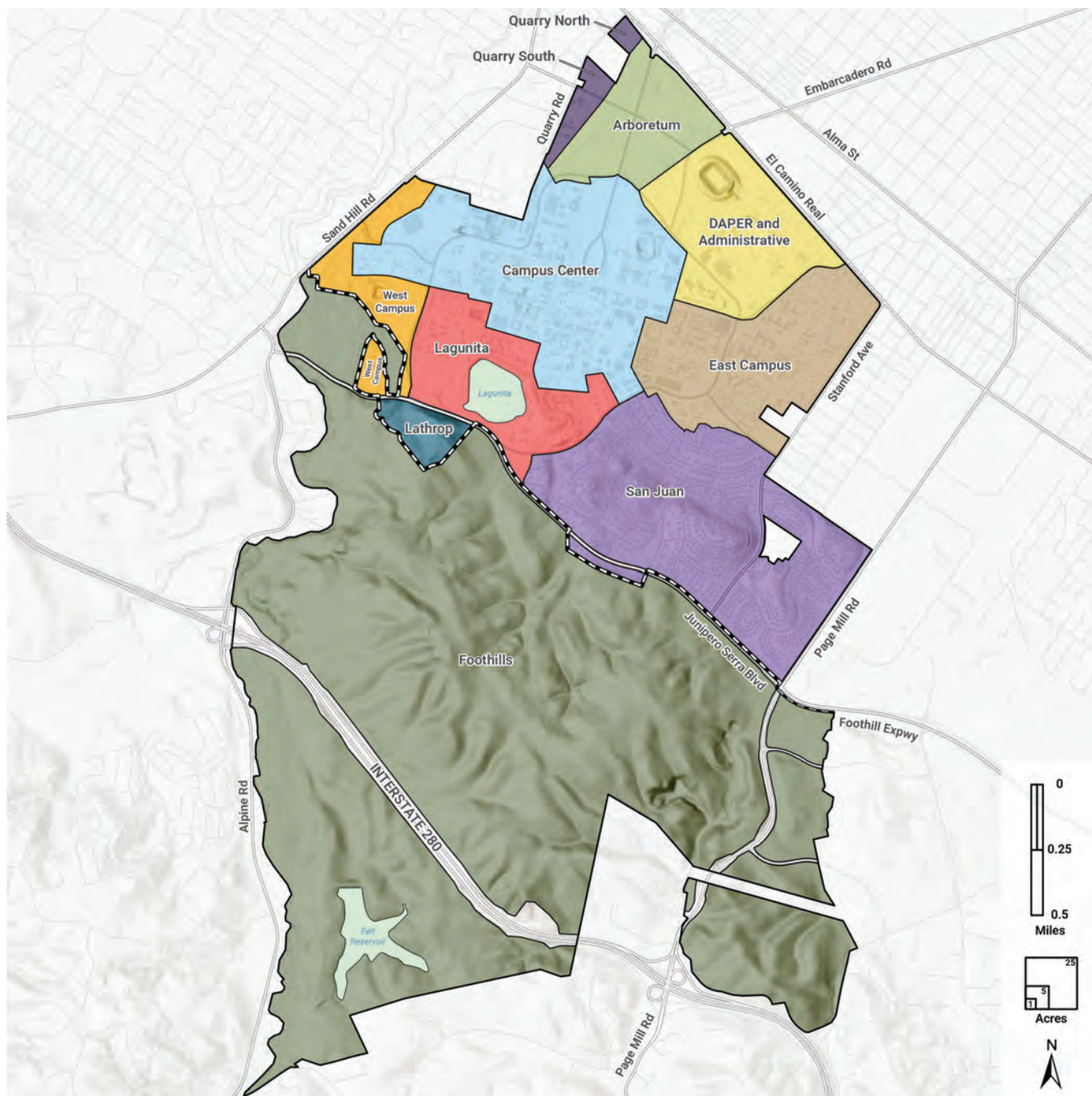
- Stanford Lands in Unincorporated Santa Clara County Included in StanfordNext
- Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right)
- Academic Growth Boundary

3. Development_Districts_Existing

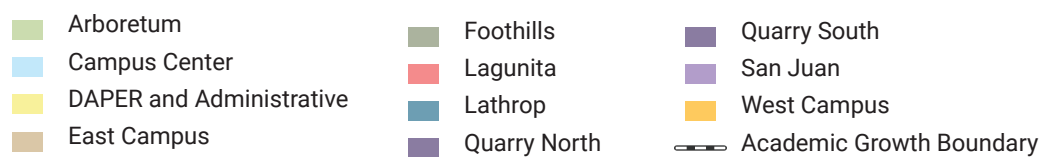
<i>Item</i>	<i>Description</i>
GIS Dataset Name	Development_Districts_Existing
Overview	Documents the existing development districts under the current Community Plan.
Feature Type (Geometry)	Polygon
Key Attributes	District Name, Acres
Geographic Coverage	Stanford lands (unincorporated County)
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Stanford Community Plan 2023
Date	Adopted 2000, updated 2023

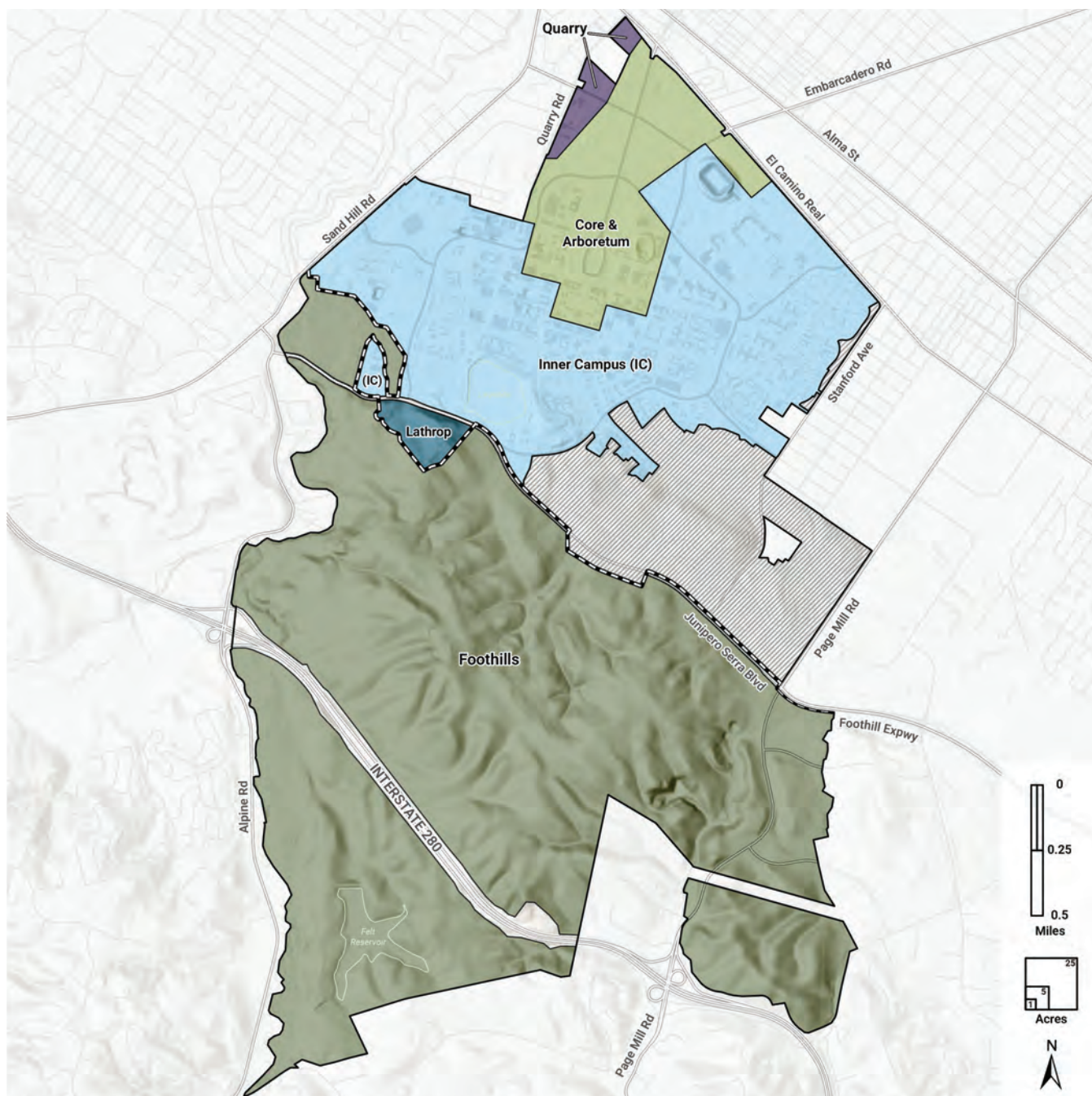
4. Development_Districts_Proposed

<i>Item</i>	<i>Description</i>
GIS Dataset Name	Development_Districts_Proposed
Overview	Identifies the proposed Development Districts under StanfordNext— “Inner Campus, Core and Arboretum, Quarry, Lathrop, and Foothills” —which reorganizes the campus into areas with distinct land-use characteristics to reduce regulatory complexity.
Feature Type (Geometry)	Polygon
Key Attributes	District Name, Acres
Geographic Coverage	StanfordNext Planning Area
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	StanfordNext Planning Process
Date	August 2026

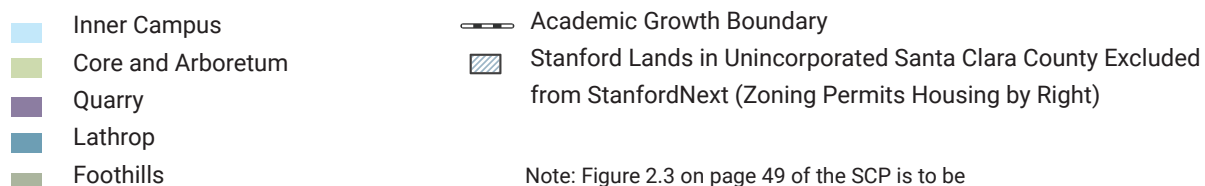


3. Development_Districts_Existing





4. Development_Districts_Proposed

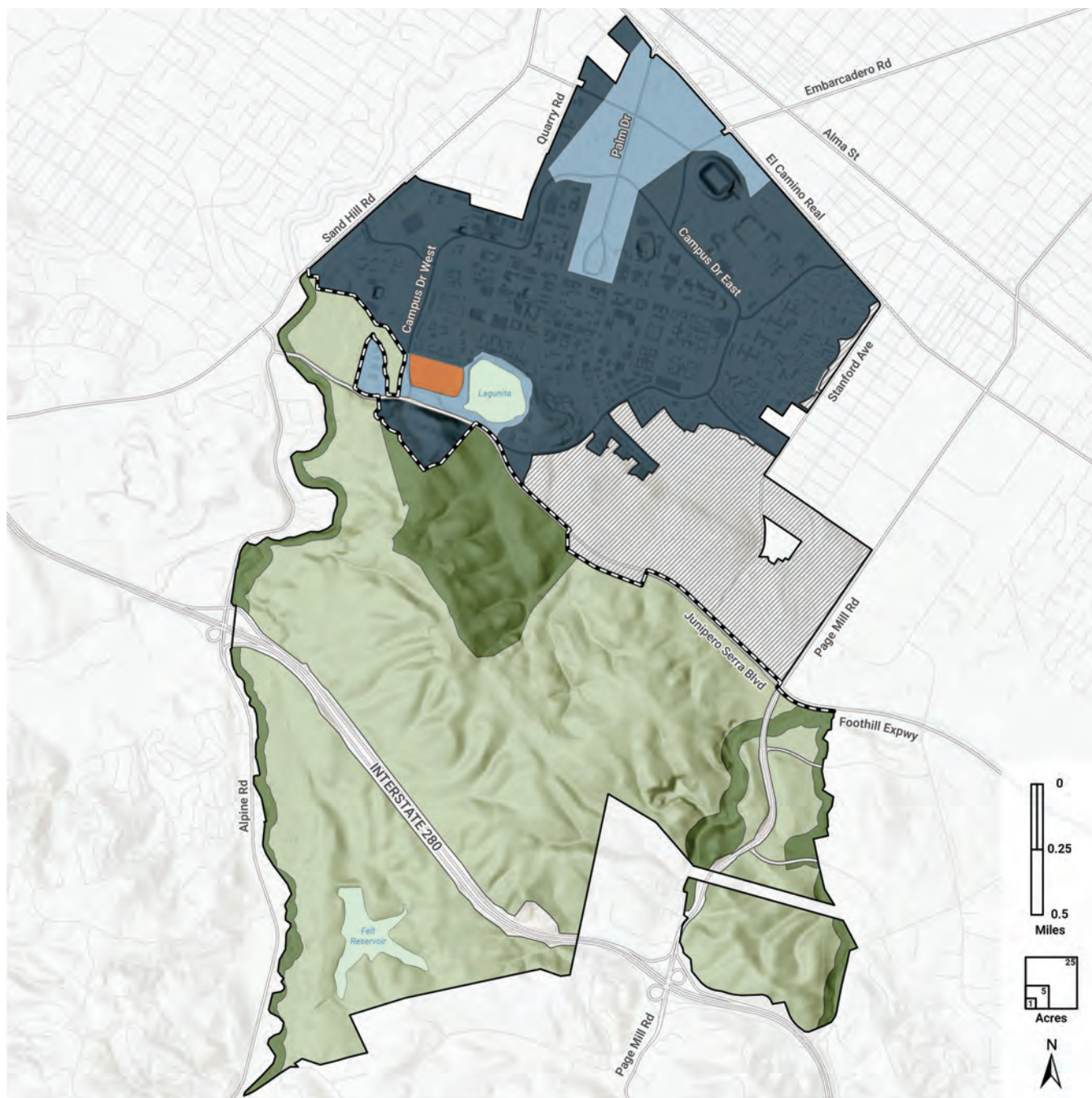


5. Land_Use_Designations_Existing

<i>Item</i>	<i>Description</i>
GIS Dataset Name	Land_Use_Designations_Existing
Overview	Documents the currently adopted Community Plan land use designations—including “Academic Campus, Campus Open Space, Campus Residential, Open Space and Field Research, Special Conservation” — establishing the existing land use framework.
Feature Type (Geometry)	Polygon
Key Attributes	Land Use Code, Land Use Name, Acres
Geographic Coverage	Stanford lands (unincorporated County)
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Stanford Community Plan
Date	October 2023

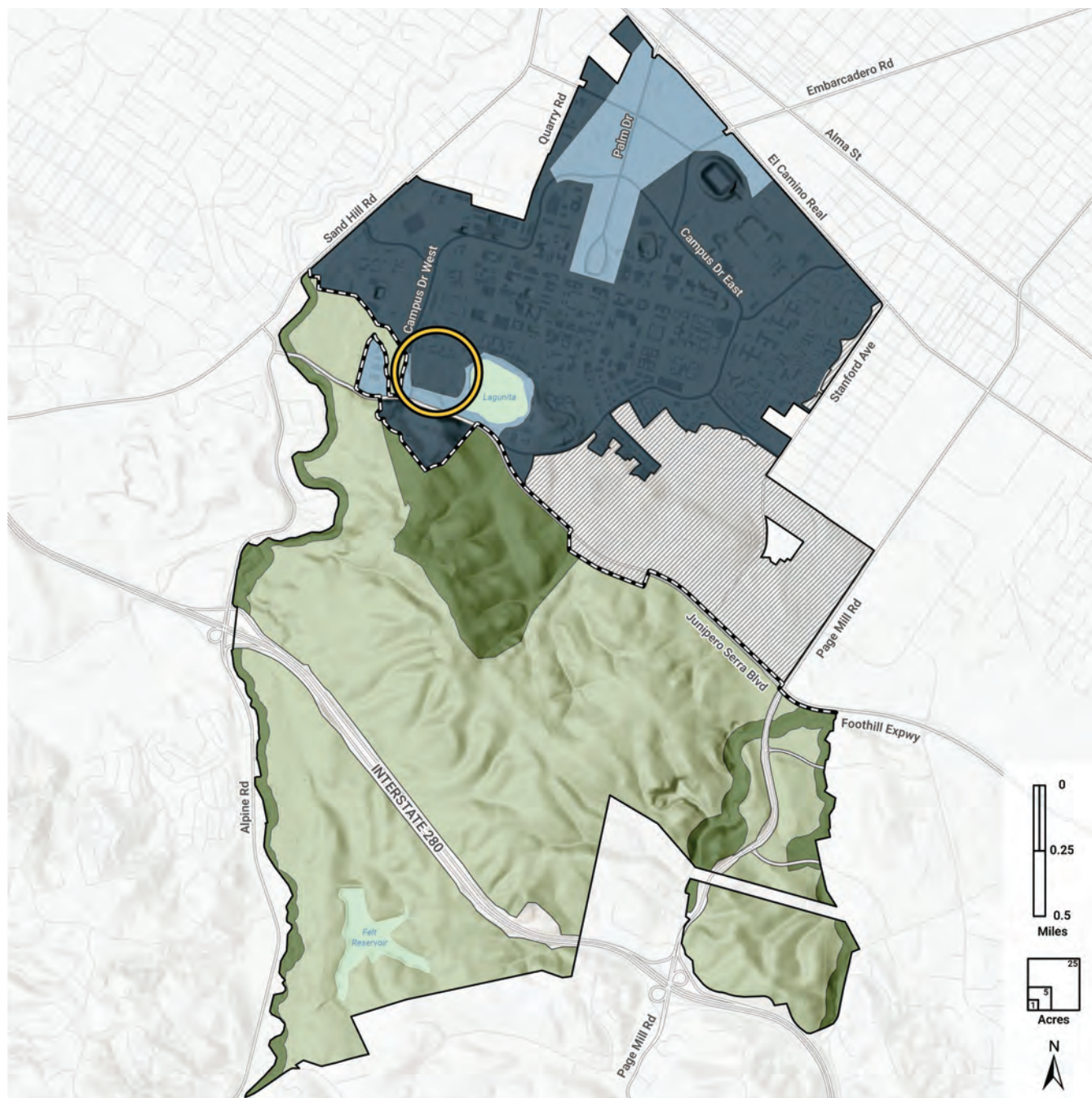
6. Land_Use_Designations_Proposed

<i>Item</i>	<i>Description</i>
GIS Dataset Name	Land_Use_Designations_Proposed
Overview	Illustrates the proposed change to the golf driving range site from Campus Residential - Moderate Density to Academic Campus to reflect existing and potential future uses, including allowing for possible future student housing.
Feature Type (Geometry)	Polygon
Key Attributes	Land Use Code, Land Use Name, Acres
Geographic Coverage	StanfordNext Planning Area
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Stanford - StanfordNext Planning Process
Date	August 2026

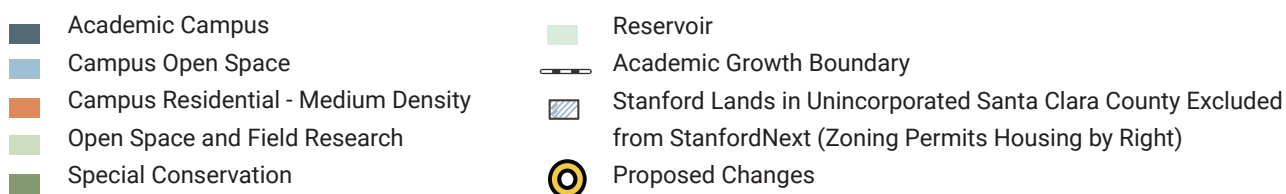


5. Land_Use_Designations_Existing

- | | |
|---------------------------------------|--|
| ■ Academic Campus | ■ Reservoir |
| ■ Campus Open Space | — Academic Growth Boundary |
| ■ Campus Residential - Medium Density | ■ Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right) |
| ■ Open Space and Field Research | |
| ■ Special Conservation | |



6. Land_Use_Designations_Proposed

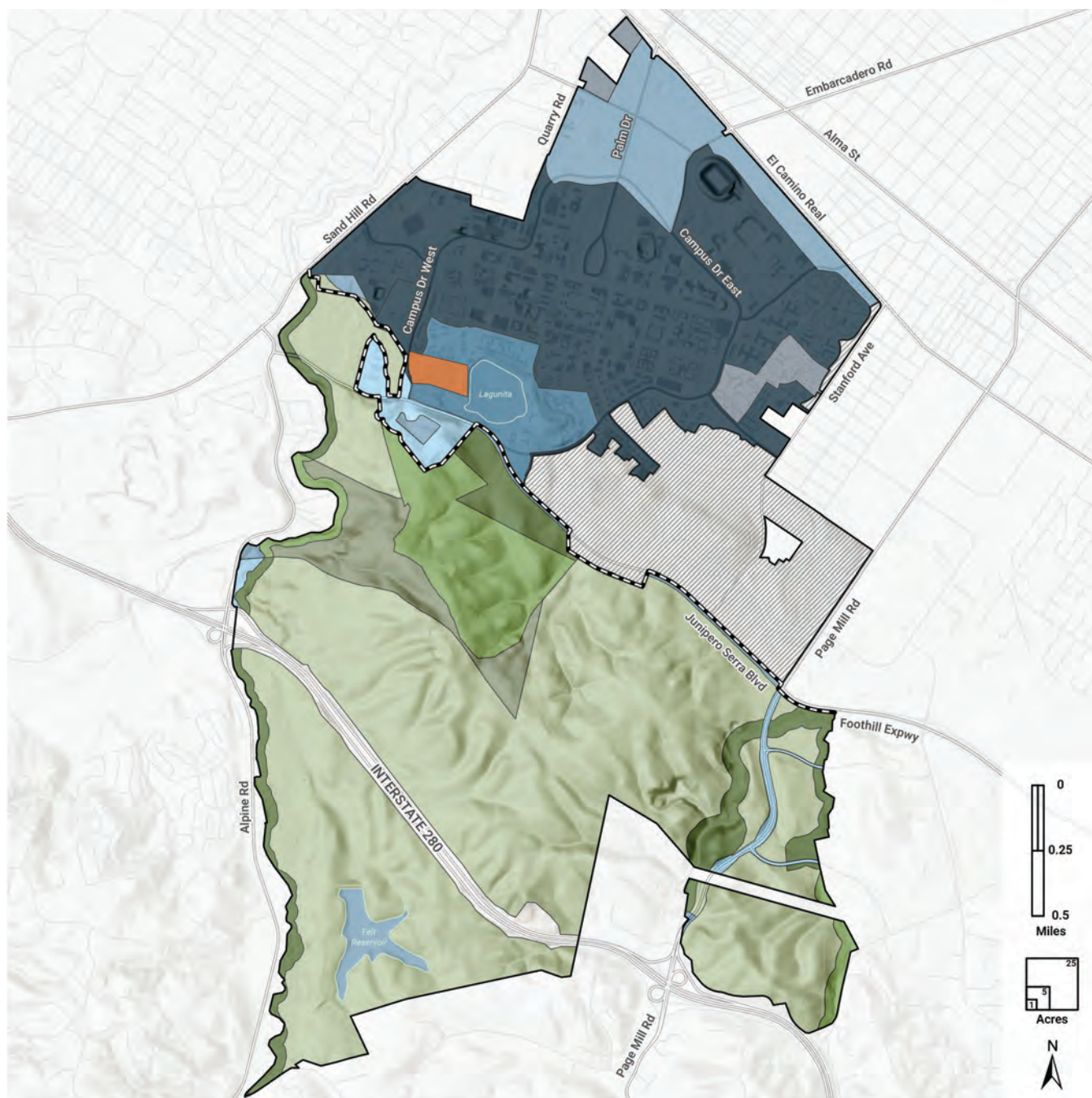


7. Zoning_Districts_Existing

<i>Item</i>	<i>Description</i>
GIS Dataset Name	Zoning_Districts_Existing
Overview	Documents the County zoning districts of record currently applicable to Stanford lands.
Feature Type (Geometry)	Polygon
Key Attributes	Base Zone, Zoning, Base Zone Description, Acres
Geographic Coverage	Stanford lands (unincorporated County)
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Santa Clara County Zoning Records
Date	October 2023

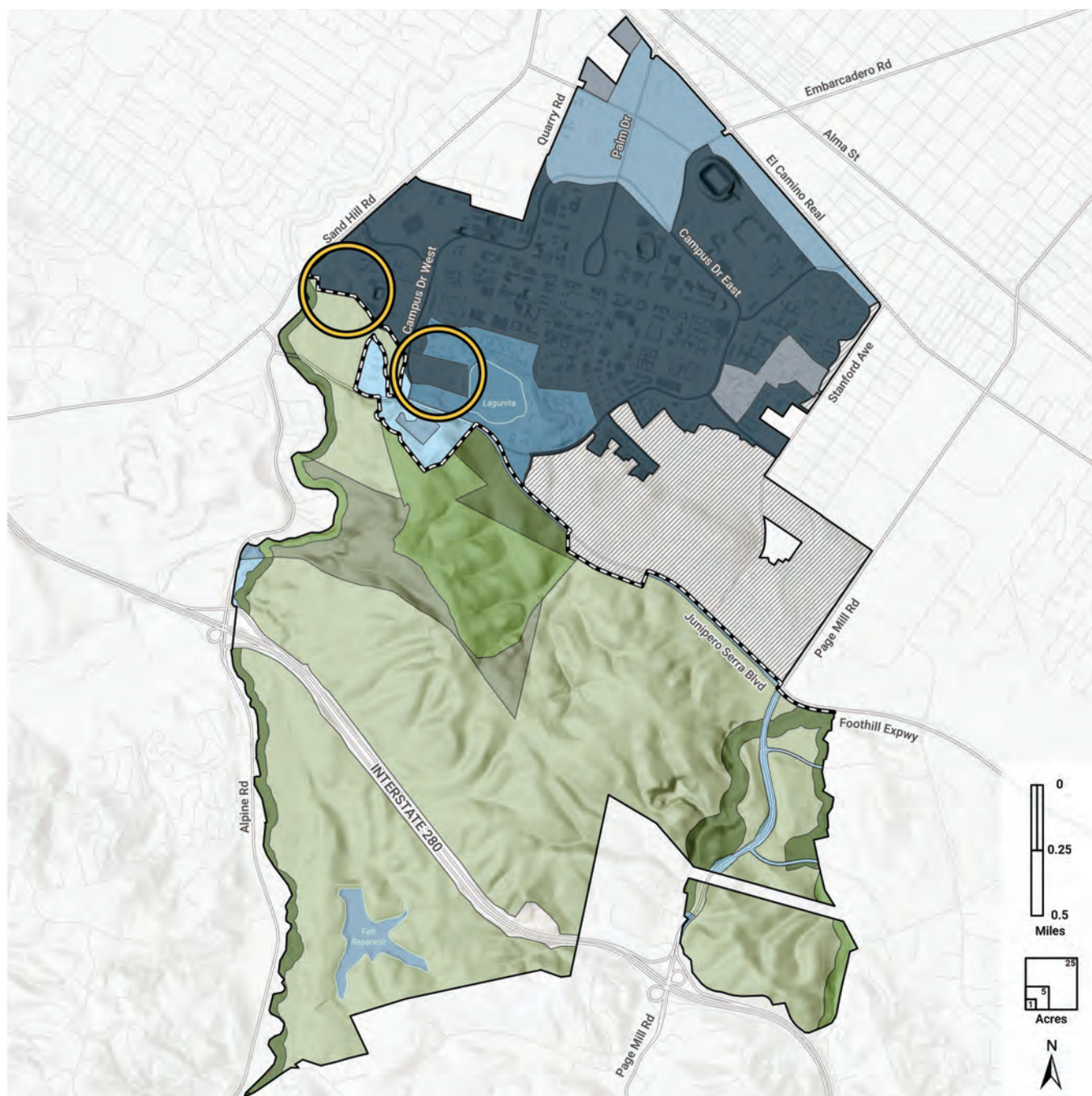
8. Zoning_Districts_Proposed

<i>Item</i>	<i>Description</i>
GIS Dataset Name	Zoning_Districts_Proposed
Overview	Illustrates the proposed zoning district modifications needed to (1) rezone the golf driving range site from R3S to A1 to reflect existing and potential future uses, including allowing for possible future student housing, and (2) adjust the OS/F zoning district boundary on the west side of campus to be consistent with the AGB, creating consistency between land use categories and zoning districts and clarifying that all OS/F zoned areas are located outside the AGB.
Feature Type (Geometry)	Polygon
Key Attributes	Base Zone, Zoning, Base Zone Description, Acres
Geographic Coverage	StanfordNext Planning Area
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Stanford, StanfordNext Planning Process
Date	August 2026

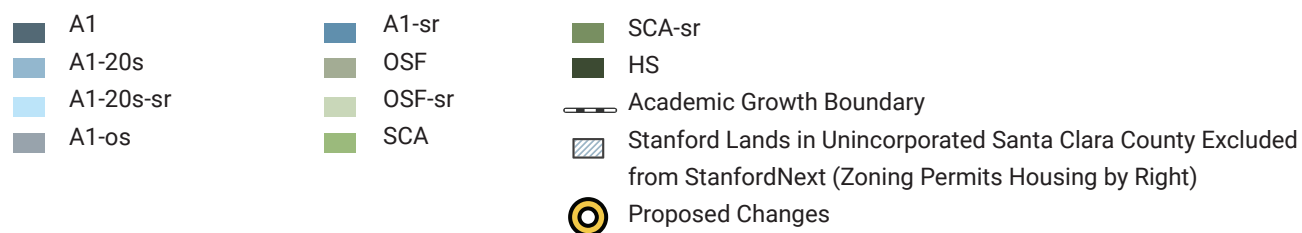


7. Zoning_Districts_Existing

A1	A1-sr	SCA-sr
A1-20s	OSF	HS
A1-20s-sr	OSF-sr	Academic Growth Boundary
A1-os	R3s	Stanford Lands in Unincorporated Santa Clara County Excluded from StanfordNext (Zoning Permits Housing by Right)
	SCA	



8. Zoning_Districts_Proposed



GIS Dataset 10. SN_Parcels

Dataset Description

Item	Description
GIS Dataset Name	SN_Parcels
Overview	Represents all parcels included in the StanfordNext Planning Area, based on the Santa Clara County GIS Parcel Layer (2024 release). Stanford University will establish and maintain an updating protocol to keep parcel data aligned with future County GIS releases.
Feature Type (Geometry)	Polygon
Key Attributes	APN, Acres
Geographic Coverage	StanfordNext Planning Area
Coordinate System/Projection	NAD83 State Plane California Zone III (US Survey Feet)
Data Source	Santa Clara County Parcels Records
Date	2024

D. Data Limitations and Disclaimer

Planning-level data

The GIS datasets in this appendix were developed to support the StanfordNext General Use Permit application and associated planning, environmental review, and regulatory analyses. They are intended for planning-level evaluation and decision-making and should be interpreted within the context of the StanfordNext application. Datasets were compiled at a nominal scale appropriate for planning-level analysis (e.g., 1:2,400 / county parcel scale), with positional accuracy consistent with the source County parcel layer. They are not intended for engineering design, construction staking, property conveyance, title determination, or other legal purposes.

Not survey-grade unless noted

Unless otherwise noted, mapped boundaries and features are not survey-grade representations and should not be relied upon as legal descriptions of property ownership, easements, rights-of-way, jurisdictional boundaries, or development entitlements. Survey data, recorded plats, deeds, and other legal documents remain the authoritative sources for such determinations.

Data sources

These datasets were prepared using the Santa Clara County GIS Digital Parcel Layer (2024 release) and other authoritative Stanford University planning and geographic information resources. Consistent with coordination among Stanford University, the Santa Clara County Planning Office, and County GIS/CAD staff, Stanford used County parcel data as the foundational spatial framework for the StanfordNext GIS deliverables.

Subject to periodic updates

GIS datasets are periodically updated to reflect changes in planning, land use, infrastructure, ownership, and County-maintained parcel information. As a result, future versions of these datasets may

differ from those included with this application. Stanford University intends to maintain alignment with future releases of the Santa Clara County GIS parcel layer and will incorporate County parcel updates into Stanford planning datasets, as appropriate.

Potential discrepancies

Minor discrepancies in feature location, area calculations, topology, and boundary representation may occur due to differences in data sources, mapping scales, compilation methods, and update schedules. Such discrepancies do not affect the overall planning intent or regulatory interpretation of the StanfordNext application.

E. Metadata

Detailed metadata accompanies each GIS dataset included in this submission, provided to promote transparency, support regulatory review, and facilitate future maintenance and use of the geodatasets by Santa Clara County staff.

Each metadata file includes:

- » Dataset title and description
- » Source datasets
- » Coordinate system and projection
- » Feature class geometry type
- » Key attribute fields
- » Contact information for questions regarding the dataset

F. GIS Data Package

The complete GIS dataset package, including all datasets and metadata described in this appendix, is delivered in a single Esri file geodatabase: StanfordNext_GIS.gdb and it is provided on the thumbdrive that Stanford delivers with the StanfordNext application materials.



Appendix J

List of Linked Referenced Documents

Item	Description
Stanford University General Use Permit (2000)	Main Application Appendix B - Traffic Monitoring Methodology Appendix C - Campus Forest Plan Appendix D - Next Generation Process Improvements
Stanford University Community Plan (2023)	Main Application Appendix B - Traffic Monitoring Methodology Appendix C - Campus Forest Plan Appendix D - Next Generation Process Improvements
2000 GUP Annual Reports	Main Application
Santa Clara Valley Transportation Authority's Transportation Demand Management Guidelines for Transit-Oriented Development	Main Application
SCC Urban Forest Master Plan	Main Application
State Model Water-Efficient Landscape Ordinance (MWELO)	Main Application Appendix D - Next Generation Process Improvements
2017 Campus-Wide Historic Survey	Main Application
Secretary of the Interior's Standards (SIS)	Appendix A - Campus Planning Principles and Design Guidelines
Turner, S. M., Eisele, W. L., Benz, R. J., & Holdener, D. J. (1998). Travel time data collection handbook (Report No. FHWA-PL-98-035) . Texas Transportation Institute, Texas A&M University System.	Appendix B - Traffic Monitoring Methodology
Sustainable Development Study (2009)	Appendix F - Intensification Strategies Report
Stanford University Sustainable Development Study Supplement (2018)	Appendix C - Campus Forest Plan Appendix F - Intensification Strategies Report
Stanford University Habitat Conservation Plan, with CDFW Consistency Determination (2013; 2016)	Appendix C - Campus Forest Plan
Santamour Jr, Frank S. "Trees for urban planting: diversity, uniformity, and common sense." C. Elevitch, The Overstory Book: Cultivating connections with trees (2004): 396-399.	Appendix C - Campus Forest Plan
Galvin, Michael F. "A methodology for assessing and managing biodiversity in street tree populations: a case study." Journal of Arboriculture 25.3 (1999): 124-128.	Appendix C - Campus Forest Plan
"Tree Species Diversity: A Forest's Best Asset" . S. Houser.	Appendix C - Campus Forest Plan
McGrath, D., Plummer, R., Bowen, A. Cultivating our urban forest future: a value-chain perspective. Facets Journal, Volume 6, Number 1, January 2021.	Appendix C - Campus Forest Plan
Stanford Arboretum Master Plan	Appendix C - Campus Forest Plan
2000 Protocol to the 1985 Land Use Policy Agreement	Appendix D - Next Generation Process Improvements