

Program for the Replacement of Recreational Facilities in the San Juan District



Stanford University

2000 General Use Permit

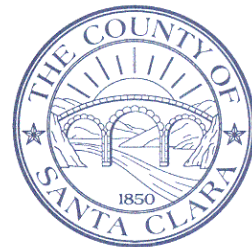
Condition I.1.

Submitted for Approval November 2001

County of Santa Clara

Environmental Resources Agency
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



Foreword from the County of Santa Clara Planning Office regarding the “San Juan Recreation Facilities Improvement and Replacement Program”

Background

Stanford University was required to submit this plan to the County of Santa Clara Planning Office in December 2001. The purpose of this plan is to mitigate impacts for loss of recreational opportunities for the campus population, including existing or new campus residents and facility users at Stanford University.

This mitigation requirement was identified in the December 2000 Program Final Environmental Impact Report (EIR) for the Stanford University Community Plan (CP) and General Use Permit (GUP). The requirement for this plan was also incorporated into the Stanford GUP as a condition of approval for Stanford development activities. Detailed background for this requirement is contained within that document, available on the County Planning Office web site (see web address at end of this foreword).

The Process

Stanford's draft plan was submitted in November 2001. The County provided opportunities for other jurisdictions and agencies to review and comment on the draft document. After review and consideration of comments received, the County provided consolidated feedback to Stanford. The revised document was then submitted, reviewed by the Architectural and Site Approval (ASA) Committee, and approved by the County Planning Director.

For further information, regarding this document or other Stanford University Community Plan and General Use Permit policy issues, contact the County Planning Office by phone or visit our web site (listed in this foreword).

County Planning Office Project Management:

Ann Draper: Planning Director

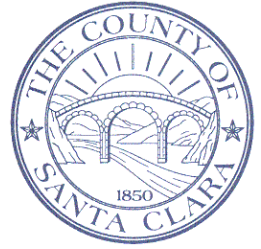
Gary Rudholm: Senior Planner, Post-Approval Monitoring

Tim Heffington, Associate Planner, Project Manager: Stanford University Environmental Mitigation Monitoring and Reporting Program

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Draft Document Provided for Review and Comment to:

Santa Clara County Planning Office
Santa Clara County Parks and Recreation Department
City Of Palo Alto Department of Community Services
(Planning Office and Recreation, Open Space, and Sciences Division)
Town of Portola Valley
City of Menlo Park
City of Woodside

CONTACT INFORMATION

PHONE: (408) 299-5784.

WEB SITE: www.sccplanning.org

The following excerpt is a mitigation requirement contained within the EIR for the Stanford Community Plan and General Use Permit:

OS-3A: Improvement of Parks

In addition to designating lands for use as parks, Stanford shall improve parks in the faculty area in such a way as to provide suitable recreational opportunities for the campus population and shall continue to provide neighborhood recreation opportunities in new residential areas. At a minimum, the park improvement shall provide facilities equal or greater to those lost from development of proposed GUP housing sites.

The following excerpt is from the Stanford General Use Permit:

I. Parks and Recreation Facilities

1. Stanford shall improve parks in the San Juan faculty/staff residential area to provide recreational opportunities for the population of that neighborhood to a level that would provide equal recreational value as any facilities in this area which would be removed as a result of construction under the GUP. A proposed recreation facility improvement program, including but not limited to a timeline for improvements, shall be submitted to the County Planning Office for review by the ASA Committee within twelve months of GUP approval. No building permit may be issued to Stanford for development within this district without an approved program and timeline for improvements. Recreation

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facility improvements shall be adopted as conditions of project approval within the San Juan development district.

In the following pages, Stanford University has authored a plan that addresses this mitigation requirement and addresses policy direction within the Stanford Community Plan.

End of County Foreword

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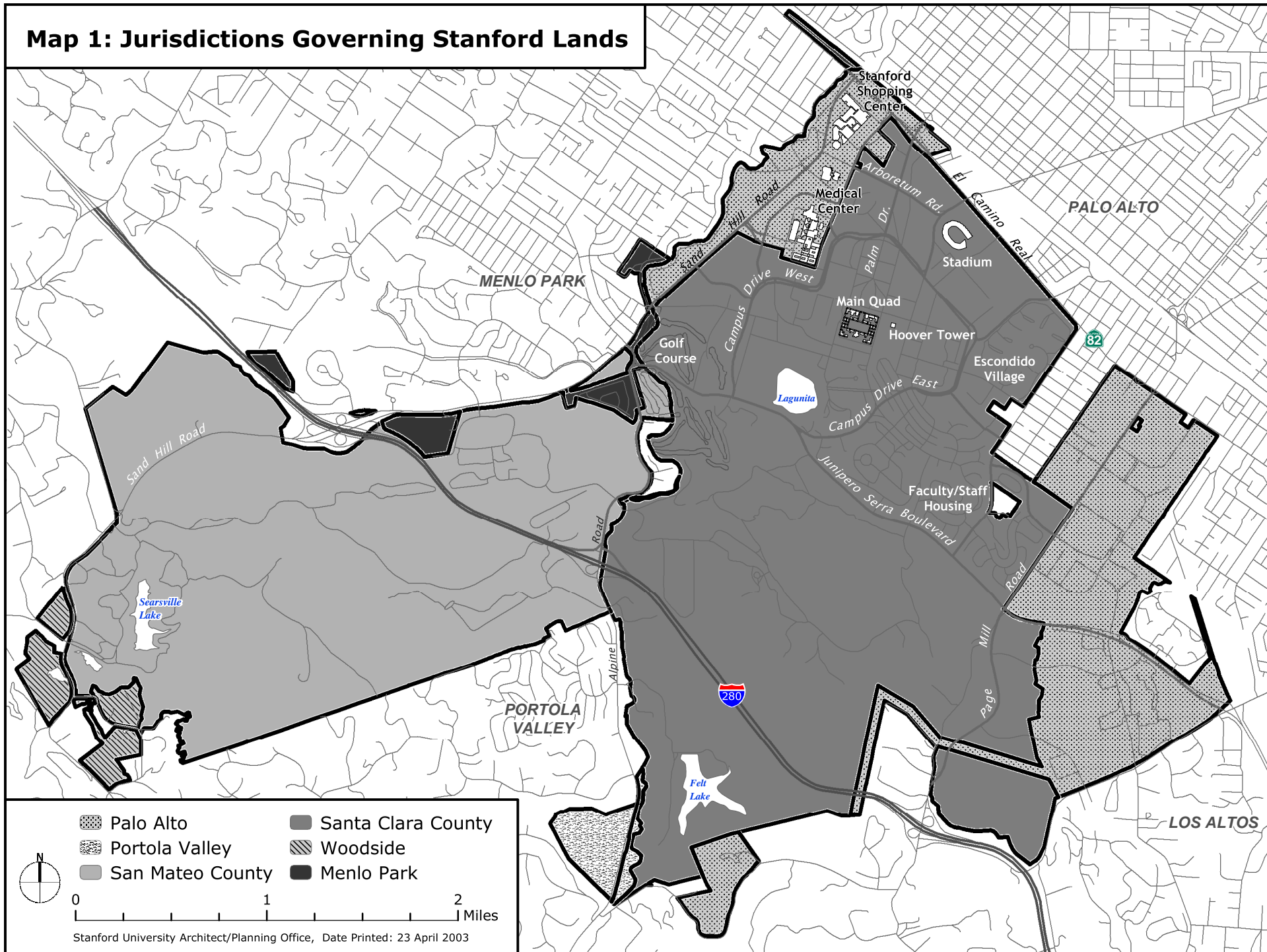
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Map 1: Jurisdictions Governing Stanford Lands



Background

In December 2000, Santa Clara County approved a Community Plan and General Use Permit for Stanford University. This approval capped a two-year planning process, which included many opportunities for members of the public to participate in community forums, town meetings and public hearings.

The Community Plan establishes policies and land use designations (Academic, Campus Residential, Schools, Open Space, Special Conservation, and Open Space and Field Research) for the use of Stanford lands.

The specific entitlements to construct new academic buildings and new housing, as well as the conditions for such use, are contained in a separate document known as the General Use Permit (2000 GUP).

Within the San Juan faculty/staff residential neighborhood (designated as Campus Residential in the Community Plan), three sites have been identified as infill sites for new housing construction at some future date. The sites, identified as Mayfield, Lower Frenchman's, and Gerona/JSB, are shown on the following pages.

The County studied the environmental effects associated with development of these infill sites in its Environmental Impact Report for the 2000 GUP. With regard to effects on open space and recreation, the EIR explains that the loss of these sites is partially mitigated by the designation of 18.4 acres of land within and adjacent to the existing faculty/staff residential areas as Campus Open Space.

The EIR states that the amount of land designated as Campus Open Space exceeds the maximum 5 acres per 1,000-population ratio that can be required under State law (Stanford provides approximately 8 acres per 1000 persons - exceeding standards adopted by the neighboring Cities of Menlo Park, Palo Alto and Mountain View). Thus, the EIR does not require that Stanford set aside any more land for park purposes.

However, the EIR does note that recreational opportunities in some areas "will be limited without additional efforts (such as improvement of parks in the faculty subdivision) to make these areas accessible and useable to the local residents."

The General Use Permit therefore includes a condition requiring Stanford to replace any recreational facilities that will be removed on the infill sites with facilities of equal recreational value in the parks located in the San Juan faculty/staff residential area. The GUP does not require Stanford to provide additional land to compensate for vacant land displaced by housing development. However, as specified in this “Program for the Replacement of Recreational Facilities in this San Juan District,” Stanford will compensate for the value of improvements that provide formal and informal recreational opportunities that will be displaced by housing on these infill sites. Under the conditions of the General Use Permit, Stanford is required to “improve parks in the San Juan faculty/staff residential area to provide recreational opportunities for the population of that neighborhood to a level that would provide equal recreational value as any facilities in this area which would be removed as a result of construction under the GUP.”

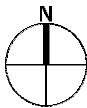
To implement this measure, the GUP requires that “A proposed recreation facility improvement program, including but not limited to a timeline for improvements, shall be submitted to the County Planning Office for review by the ASA Committee within twelve months of GUP approval.” Stanford submitted this Program for Replacement of Recreational Facilities in the San Juan District in order to comply with the GUP condition.

The GUP specifies that after this program is approved, “Recreation facility improvements shall be adopted as conditions of project approval within the San Juan development district.” Thus, Stanford anticipates that when an infill housing project is approved on one of the infill housing sites in the San Juan faculty/staff residential area, the replacement recreation facilities or replacement compensation specified in this program for the particular infill site where development is proposed will be required as conditions of approval at that time.

The full text of the 2000 GUP condition is attached as Appendix B. In addition, the provision of the Community Plan addressing provision of parks is attached as Appendix A.

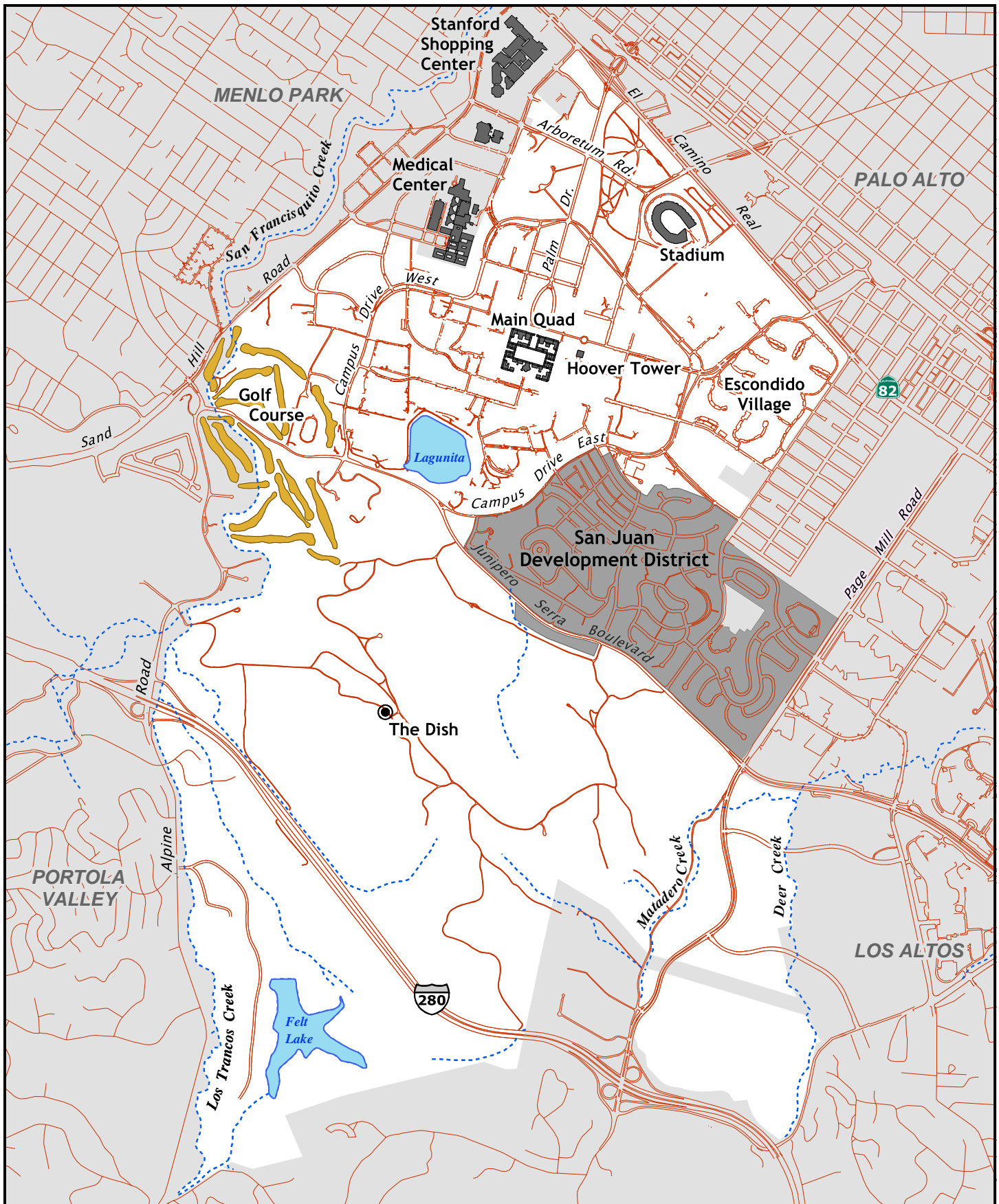


Map 2 - Stanford Lands In Unincorporated Santa Clara County



Scale: 1" = 2500'
1,250 0 1,250 2,500
Feet

Stanford University Architect/Planning Office
Date Printed: May 1, 2003



Map 2 - Stanford Lands In Unincorporated Santa Clara County



Scale: 1" = 2500'
 1,250 0 1,250 2,500
 Feet

Stanford University Architect/Planning Office
 Date Printed: 22 April 2003

A Program for Recreation Facility Improvements

Existing Recreational Facilities In The San Juan Faculty/Staff Residential Area

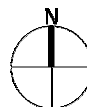
The Community Plan designates over 18 acres of lands within and adjacent to the existing San Juan faculty/staff residential area as Campus Open Space. These Campus Open Space areas are parks known as Alvarado, Frenchman's, Kite Hill, Lathrop, Mears Court and Ryan Court. The size of each of these parks ranges from 1.2 to 5.2 acres and the level of improvement at each of these sites varies from formally landscaped and improved to unimproved "natural landscape" lands.

Existing Park Lands	Acres	Existing Conditions
Alvarado	1.2 acres improved	Improved: playground, picnic tables, benches, lawn, formal landscaping
Frenchman's	.05 acre improved 2.2 acres unimproved	Improved: benches, playground Unimproved: natural landscape, historic remains
Kite Hill	4.7 acres unimproved	Unimproved: natural landscape
Lathrop	1 acre improved 1.7 acres unimproved	Improved: playground, stone wall and steps, lawn Unimproved: natural landscape, path
Mears Court	.1 acre improved 1.1 acres unimproved	Improved: paths Unimproved: natural landscape
Ryan Court	.2 acre improved 5 acre unimproved	Improved: playground, benches, pathways Unimproved: natural landscape

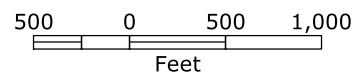


Map 4: San Juan Development District

- Stanford Lands in Unincorporated Santa Clara County
- Open Space



Scale: 1" = 1000'



Stanford University Architect/Planning Office
Date Printed: May 1, 2003

The Community Plan also designates three infill-housing sites in the San Juan faculty/staff residential area. Two of the three identified housing sites are unimproved. While the GUP EIR assumed that recreational facilities would be lost due to development of these sites, the one facility that the EIR identified as an example (the “Mayfield playfield”) is, in fact, the only improved recreational facility that exists at any of the three housing sites.

Future Housing Sites	Acres	Existing Conditions
Lower Frenchman’s	1.5	Unimproved
Gerona/JSB	1.4	Unimproved
Mayfield	1.4	Improved: turf and irrigation

The Mayfield playfield is a 125 foot by 500 foot manicured turf area. Residents and students use it for multiple informal recreational purposes such as playing ball and tossing Frisbees. Stanford University Facilities Operations maintains Mayfield.

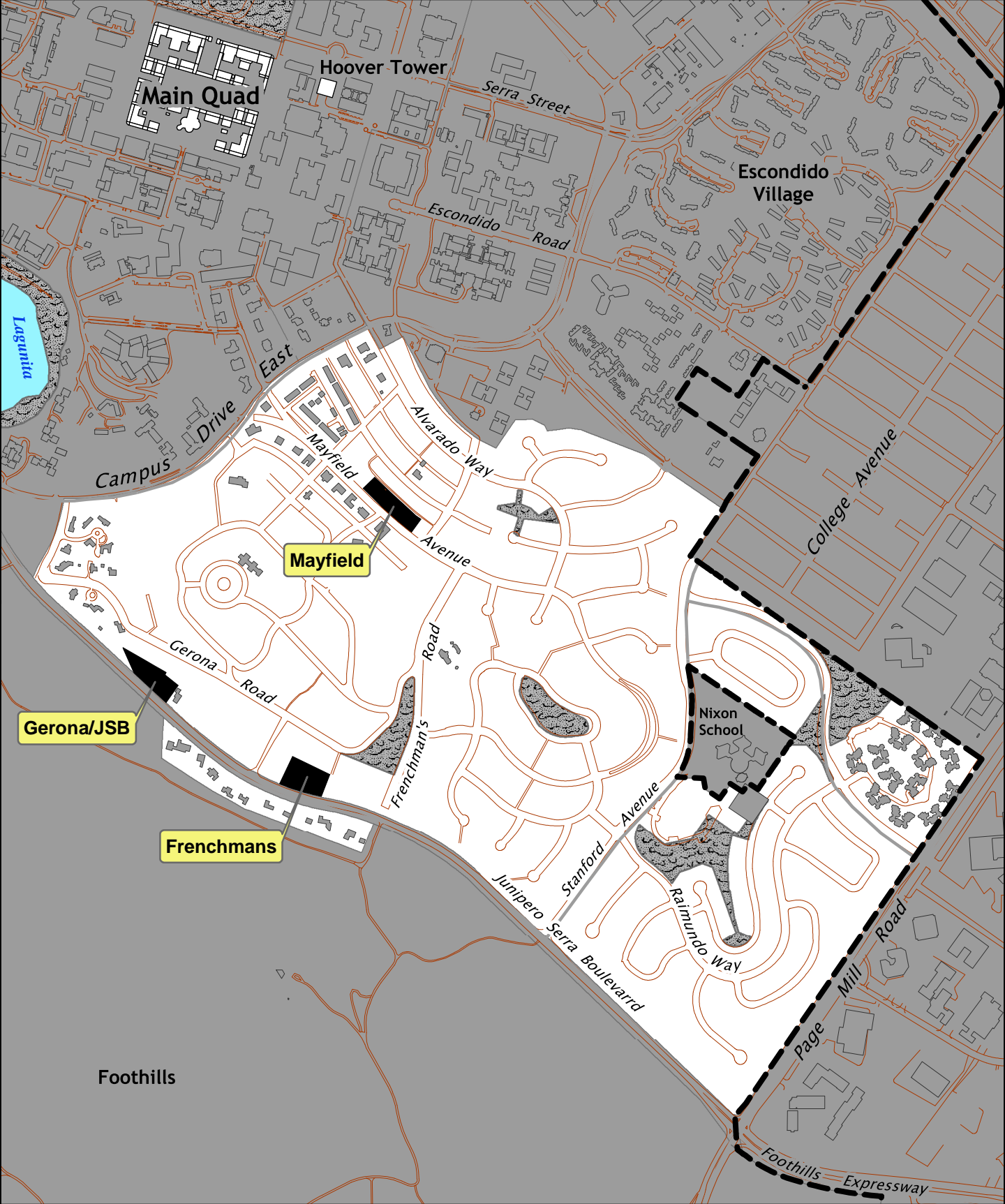
As previously stated, Stanford exceeds state requirements for recreational land per capita. Stanford is not required to replace the land utilized at the Lower Frenchman’s, Gerona/JSB and Mayfield housing sites for residential infill development.

MAYFIELD HOUSING SITE



Replacement Facilities

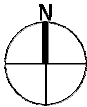
Option A

Prior to development of the Mayfield playfield portion of the Mayfield infill housing site, Stanford will replace the recreational improvements lost at the Mayfield playfield by providing a new 125 foot by 500 foot manicured turf area (or its functional 1.4 acre equivalent) at one or more of the existing park locations; or upon the mutual agreement of the SCRL Board, Stanford University, and the County Planning Office at a new site to be determined.



Map 5: San Juan Development District

-  Stanford Lands in Unincorporated Santa Clara County
-  Open Space



Scale: 1" = 1000'

500 0 500 1,000

Feet

Stanford University Architect/Planning Office
Date Printed: May 1, 2003

(Unincorporated Santa Clara County)

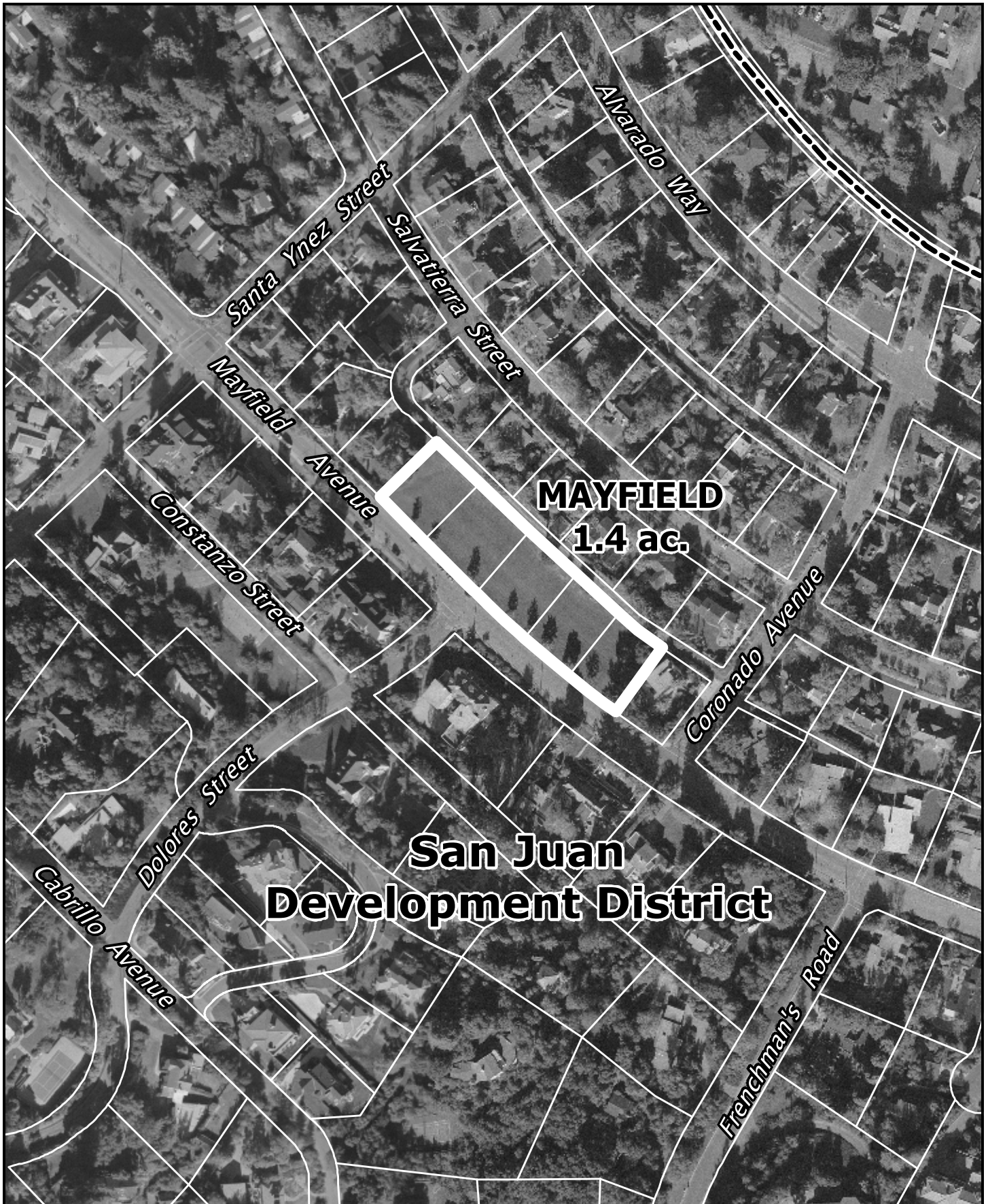
In any event, the new site will be equivalently accessible to homeowners living near the Mayfield playfield, (e.g. Lower Frenchman's) and will be at least as high a quality turf as the existing site. Stanford will both pay for installation of a new manicured turf area(s), and provide ongoing maintenance per current Mayfield Playfield maintenance agreements.

At this time, Stanford is not recommending alternative locations for the new play field because Stanford prefers to allow the residents in the San Juan faculty/staff residential area to choose the alternative that best meets their needs at the time, if and when the Mayfield site is planned for infill housing. Stanford therefore plans to consult with the Stanford Community Residential Leaseholders (SCRL) and present alternative(s) to the SCRL for its decision if and when specific planning proceeds for housing on the Mayfield site.

All Stanford campus residential leaseholders are considered members of the SCRL and will be informed of the above-described alternatives, and provided opportunities to participate through SCRL's established processes. Opportunities for members to express their preferences for facility replacement are described in more detail later in the plan under Community Participation.



**Mayfield Housing
Site**



Map 6: Potential Housing Site: MAYFIELD

Source: Parcels - Barclay Map Works (1999)



Scale: 1" = 200'
100 0 100 200
Feet
Stanford University Architect/Planning Office
Date Printed: 22 April 2003

Option B

There are also many opportunities to enhance existing park settings in the San Juan District.

Should the SCRL, through the community participation process described below, decide that other physical improvements to existing parks are more favorable to the neighborhood residents than the turf replacement described in Option A, above, Stanford will provide other recreational facilities equal in value to the cost of replacing the turf field. The specific recreational facilities will be determined by Stanford and SCRL at the time that the replacement facilities are needed. Stanford is responsible for financing and implementing replacement of the recreational facilities, and these facilities will be required as a condition of approval for residential development on the Mayfield Housing site. If Stanford and SCRL cannot reach agreement on the other physical improvements specified under Option B, then Stanford shall provide the turf area following the procedures described above in Option A.

Community Participation Process and Timeline

The community participation process for replacement of the Mayfield playfield will be developed by the SCRL Board of Directors (or their designees) and may take the form that is determined by that Board in consultation with Stanford University to be most appropriate. This process will occur during the time of year when most residents are present (not during June – August).

This process will provide for the following:

1. Stanford will notify the SCRL Board of Directors' of its intention to file an ASA application review at least three months (90 days not including June, July or August) prior to submitting a housing project on the Mayfield site for the ASA permitting process.
2. The SCRL Board of Directors (or their designees) will develop a community participation process in consultation with Stanford University. This process will occur during the time of year when most residents are present (not during June – August).
3. All SCRL members will be sent information that describes the recreation facility improvement program, Options A and B and identifies the date, time and place for a San Juan faculty/staff residential neighborhood meeting(s) at which members can learn more about the program.
4. At the San Juan faculty/staff residential neighborhood meeting(s), Stanford and the SCRL Board will present Options A and B and identify potential sites for a new Program for the Replacement of Recreational Facilities in the San Juan District
Stanford University 2000 GUP Requirement

playfield(s) and/or substitute recreation facilities. SCRL members will be engaged in a discussion of these options and asked to express their preferences and ideas for facility replacement.

5. Stanford will request that the SCRL Board of Directors choose a location for the new play field within the three month period (as stated in number 1. above), or propose substitute recreational facilities and reach agreement with Stanford regarding substitute recreational facilities within the following two months.

6. As is consistent with the SCRL Bylaws, the SCRL Board of Directors will select whether SCRL prefers either a new playfield(s) (Option A) or substitute recreation facilities (Option B). This decision will be based on leaseholder responses to the two options and made in consideration of the residents of the San Juan neighborhood, particularly those most directly affected by the selection of a new site (i.e., those who live nearby the existing Mayfield playfield, and those who live adjacent to the site to be improved).

If the SCRL Board of Directors chooses a new playfield (Option A), Stanford University and the Board together will choose the site for establishing the new playfield. If the SCRL Board of Directors chooses substitute recreation facilities (Option B), and Stanford University agrees to those substitute recreation facilities, Stanford and the Board together will choose the site for establishing the substitute recreation facilities.

7. Stanford and the SCRL will promptly notify the County Planning Department of the outcome of Stanford and SCRL's community participation and decision process. The County will approve of any recreational facility improvement proposal as appropriate mitigation for loss of recreational facilities prior to Stanford submittal of construction or procurement plans and scheduling.

8. Based on the decision of the SCRL Board and Stanford University, Stanford will work with SCRL to provide a construction plan, procurement, and schedule for recreational facility improvements. Stanford then will submit these plans to the County prior to the County's approval of any proposed residential development on the Mayfield housing site.

9. At the time that the County grants an application for approval of development of the Mayfield site, the County will condition its approval upon provision of the new playfield or substitute recreational facilities agreed to by Stanford and SCRL prior to commencement of actual housing construction on the Mayfield site.

LOWER FRENCHMAN’S AND GERONA/JSB HOUSING SITES



**Lower Frenchman's
Housing Site**



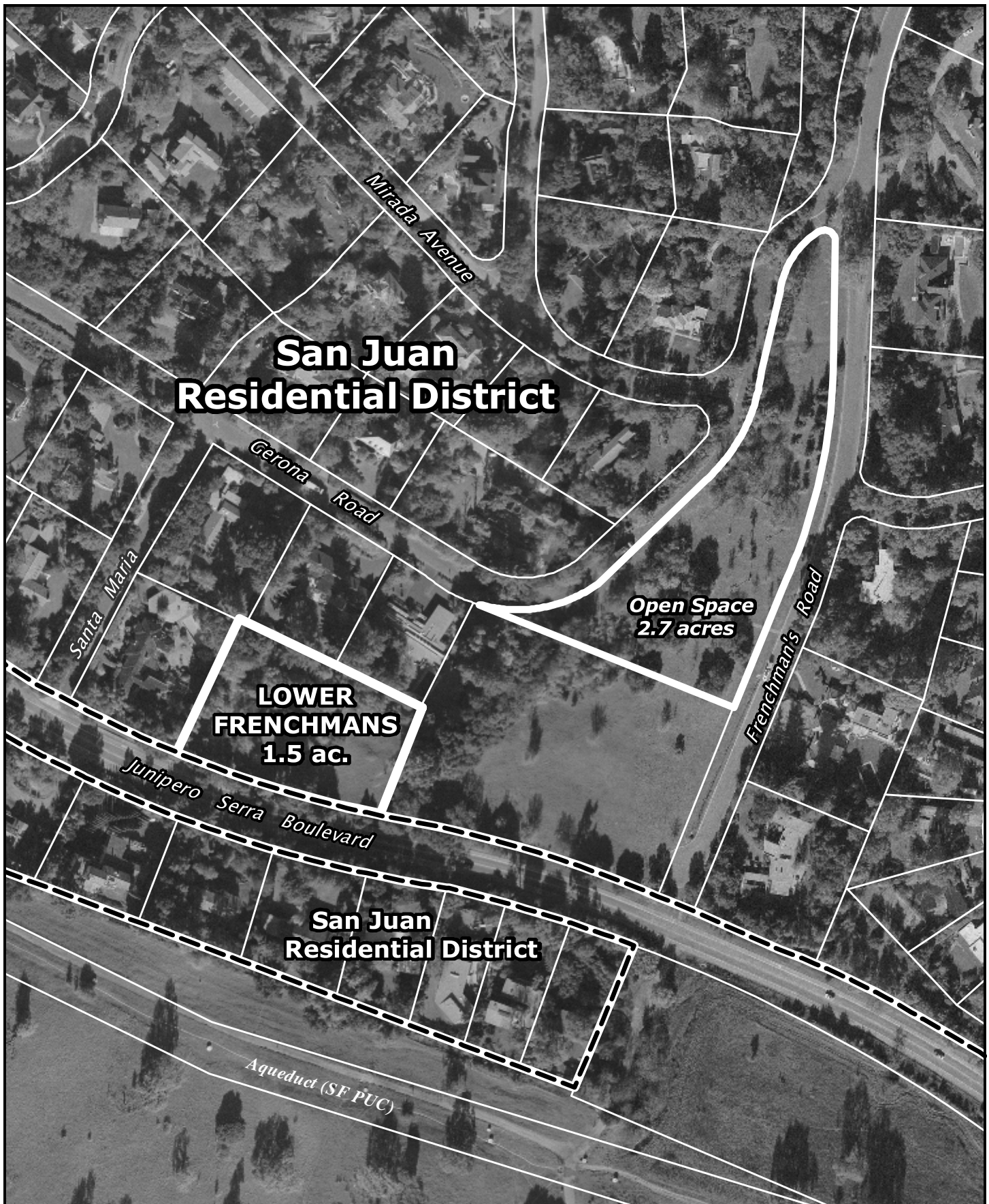
**Gerona/JSB
Housing Site**

Replacement Facilities

As explained above, no formal improved recreational facilities exist on the Lower Frenchman's and Gerona/JSB housing sites. However, these sites are improved in a limited fashion by annual disking to cut tall grasses and weeds.

In kind replacement of the improvements at the Lower Frenchman's and Gerona/JSB housing sites would be limited to one of the two following options:

Program for the Replacement of Recreational Facilities in the San Juan District
Stanford University 2000 GUP Requirement



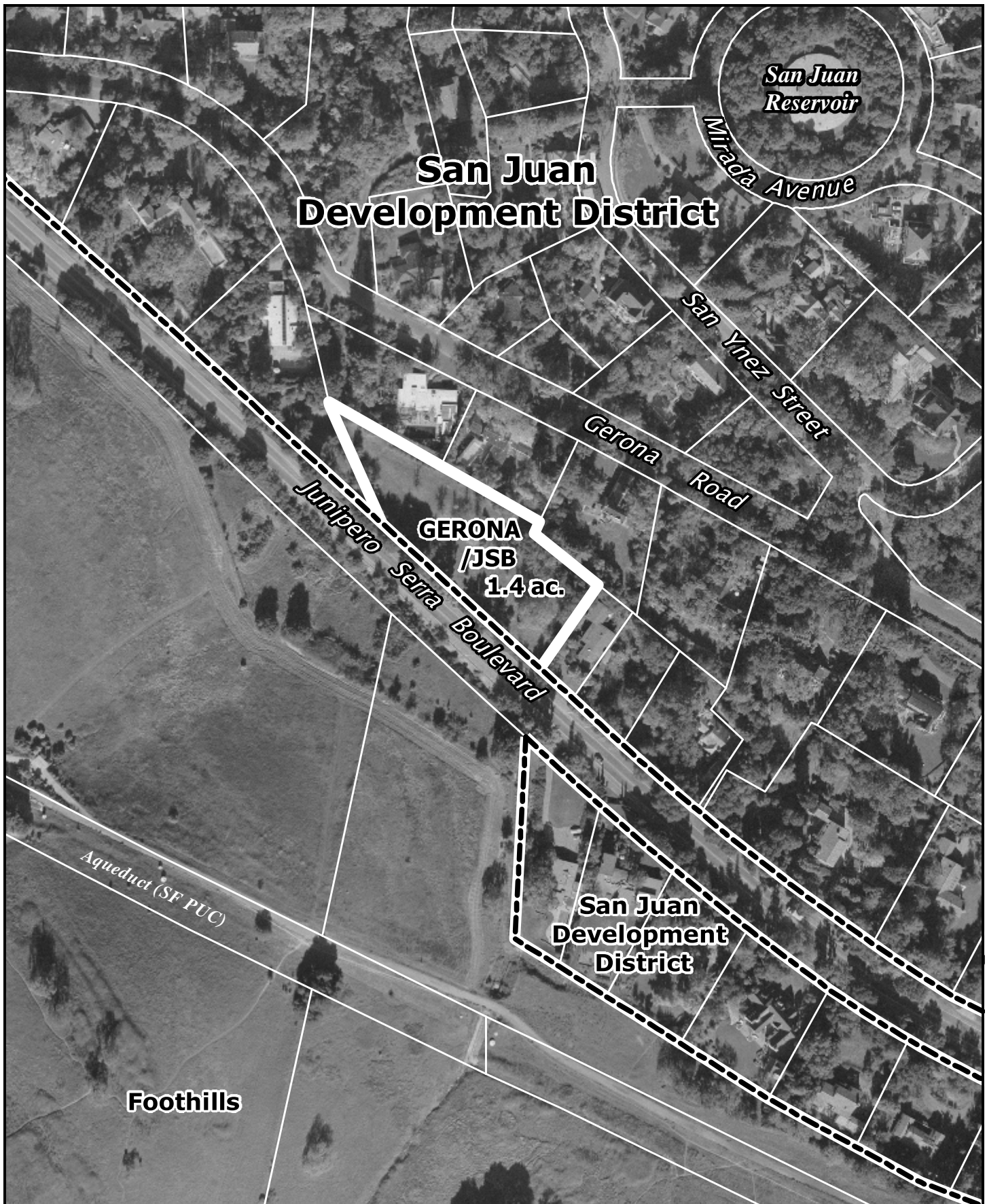
**Map 7: Potential Housing Site:
LOWER FRENCHMANS**

Source: Parcels - Barclay Map Works (1999)



Scale: 1" = 200'
100 0 100 200
Feet

Stanford University Architect/Planning Office
Date Printed: 22 April 2003

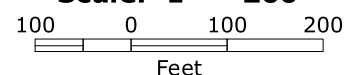


Map 8: Potential Housing Site: GERONA/JSB

Source: Parcels - Barclay Map Works (1999)



Scale: 1" = 200'



Stanford University Architect/Planning Office
Date Printed: 22 April 2003

Option 1

Disc (cut grass and weeds) a similar amount of undeveloped area in the designated Campus Open Space areas according to the same schedule as currently employed at the Gerona/JSB sites. Because the Campus Open Space areas already are disced annually, such in kind replacement would result in little, if any, value to the community.

Option 2

Stanford will provide a specified dollar amount to SCRL at the time that it proposes development on the Lower Frenchman's and Gerona/JSB housing sites. SCRL can then use the monetary amount provided by Stanford to enhance the Campus Open Space areas in the San Juan faculty/staff residential area in a manner that will provide formal or informal recreational benefits to the community. The SCRL Board has selected Option 2.

Under Condition I.1 of the General Use Permit, Stanford will pay SCRL \$10,000 (in 2001 dollars) for each of these sites. This amount is to be increased annually according to the Bay Area Consumer Price Index (CPI), as published by the Association of Bay Area Governments.

Process and Timeline

1. Stanford will notify the SCRL Board of Directors of its intention to file an ASA application at least 90 days prior to submitting a housing project on the Lower Frenchman's or Gerona/JSB housing sites for the ASA permitting process.

2. At the time that the County grants an application for approval of development of the Lower Frenchman's or Gerona/JSB housing sites, the County will condition its approval upon provision of \$10,000 (in 2001 dollars with CPI annual increases according to Bay Area CPI) by Stanford to SCRL prior to commencement of actual housing construction on the Lower Frenchman's or Gerona/JSB sites.

Appendix A

2000 Community Plan Open Space Element Excerpt

Parks in residential areas: areas, which have long been used as parks and playgrounds in the faculty/staff subdivision, are a valued amenity for the resident community and are also designated Campus Open Space in the Community Plan. These designated Campus Open Space areas within and adjacent to the faculty /staff subdivision total 18.4 acres. This space can be considered adequate for a population of 3,680 according to the 5 acres per 1000 residents standard recognized by the State of California as the maximum amount of park area that can be required in a new subdivision. The current estimated population of the faculty/staff subdivision is 2,262, projected to be 2,387 in 2010. Parks in new faculty / staff subdivisions will also be provided at the 5 acres / 1000 residents standard. (Page 90)

Appendix B

General Use Permit Condition I.1. Parks and Recreation Facilities

Stanford shall improve parks in the San Juan faculty/staff residential area to provide recreational opportunities for the population of that neighborhood to a level that would provide equal recreational value as any facilities in this area which would be removed as a result of construction under the GUP. A proposed recreational facility improvement program, including but not limited to a timeline for recreation facility improvements, shall be submitted to the County Planning Office for review by the ASA Committee within twelve months of GUP approval. No building permit may be issued to Stanford for development within this district without an approved program and timeline for improvements. Recreation facility improvements shall be adopted as conditions of project approval within the San Juan Development District.



Stanford Campus Residential Leaseholders,

March 20, 2003

Mr. David Neuman
University Architect
Planning Office
Stanford University
655 Serra
Stanford, CA 94305-6115

Dear David:

I appreciate the efforts you and other members of the Planning Office have put into developing "Program for the Replacement of Recreational Facilities in the San Juan District".

The SCRL Board has reviewed the current language of the report and several board members have worked with you in modifying previous drafts. We believe that the plan, as described in "Program for the Replacement of Recreational Facilities in the San Juan District", is acceptable. During the SCRL Board meeting of March 19, 2003, the Board voted to approve the report as written, under the condition that this letter is included as Appendix C to the report, as shown in the current report draft.

One important issue does need clarification, however. As you know, there are differing views among campus residents about the desirability of building in any of the infill sites and that many SCRL members strongly oppose any use of the Mayfield Playfield site other than as a park. Therefore, SCRL approval of the plan can not be taken as SCRL agreement that residential construction in any infill site, especially the Mayfield Playfield, is appropriate. Our support of the "Program for the Replacement of Recreational Facilities in the San Juan District" should be taken only as our agreement that if construction does proceed on any infill site, then the mitigation plan outlined in the draft document is appropriate.

Thanks for providing SCRL with an opportunity to work with you on this planning project.

Sincerely,

James L. Sweeney
SCRL Board President