

County of Santa Clara

Department of Planning and Development
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



STAFF REPORT Zoning Administration September 5, 2019 **Item # 2**

Staff Contact: Charu Ahluwalia, Associate Planner
(408) 299-5740, charu.ahluwalia@pln.sccgov.org

PLN14-10228 (STANFORD UNIVERSITY)

Architecture and Site Approval – Stock Farm Childcare Facilities

Summary: Architecture & Site Approval to reassign the existing Stock Farm Childcare Facility (10,560 square feet) from temporary surge space square footage to an academic square footage allocation under the 2000 General Use Permit.

Owner: Stanford University	Community Plan Designation: Academic Campus
Applicant: Brad Wells, Project Manager	Zoning: A1 (General Use)
Address: 183 Stock Farm Road, Stanford	Project Area: 42,240 sq. ft.
APN: 142-05-045	Supervisory District: 5

RECOMMENDED ACTIONS

- A. Accept the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)].
- B. Grant Architecture & Site Approval (ASA), subject to Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination – Use of a Prior CEQA Document
Attachment B – Proposed ASA Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
Attachment E – AECOM Peer Review – Traffic Analysis

PROJECT DESCRIPTION

The proposed project is to reassign the existing Stock Farm Childcare Facility (10,560 sq.ft) located on 183 Stock Farm Road, at the south west corner of Parking Lot 17, from temporary surge space square footage to academic square footage allocation under the 2000 GUP.

The existing childcare facility includes 6 modular structures (a total of 10,560 s.f) interconnected by a raised common deck, an outdoor play area (12,934 s.f), and landscaping to provide screening and enhance the main entrance of the facility. All existing buildings are approximately 15 feet in height. The facility has a total capacity of 124 children and 24 staff. Hours of operation are 6am to 6pm. No new exterior, interior, grading, landscaping or other changes are proposed to the existing structures and surroundings. No new parking or tree removal is proposed with this project.

The existing childcare facility was approved (September 8, 2011 ASA hearing) and established as temporary surge space for the duration of the construction of the Hoover Pavilion and the Lucile Packard Children's Hospital Construction in the City of Palo Alto. The approval was extended (December 4, 2014 ASA hearing), due to continued demand, to give Stanford more time to program and construct permanent childcare facilities in the area. The 2014 approval for the temporary facility is due to expire on September 30, 2019.

This project is proposed because Stanford has experienced high ongoing demand for early childhood education facilities and proposes to reassign the existing Stock Farm Childcare Facility from a temporary to a permanent use.

In addition to this project, five on-site early childhood education facilities have already been established on or near the main campus, serving children in the Stanford community. These childcare facilities include: Stanford Arboretum Children's Center (138 children), Stanford West Children's Center (106 children), Children's Center of Stanford Community at Pampas Lane (144 children), Stanford Madera Grove Children's Center (200 children), and The new Children's Center of the Stanford Community facility on Escondido Road (225 children). These five (5) childcare facilities cumulatively add up to approximately 40,000 square feet.

Per 2000 GUP Condition of Approval A.3., up to a maximum of 40,000 square feet of building area was allocated to childcare facilities or community centers. All other new development on the Stanford campus is counted towards the GUP building area cap. Since the entire 40,000 s.f. of Child Care/Community Center allocation has been used by the establishment of the five (5) facilities previously mentioned, the applicant requested to use square footage from the 2000 GUP academic allocation. Given the continued demand for childcare on the campus, combined with the fact that there have not been any complaints or negative impacts resulting from the temporary Stock Farm Childcare Facility since its inception, the Director of Planning and Development and Zoning Administrator have made an interpretation of the 2000 GUP Conditions of Approval, allowing the Stock Farm Childcare Facility to be proposed as academic square footage under the 2000 GUP.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

The proposed project is in conformance with both the 2000 Stanford Community Plan (“SCP”) and General Use Permit (“GUP”) and has no new effects beyond those analyzed in the Program EIR, certified by the Board of Supervisors in December 2000. The Program EIR analyzed the environmental impacts of campus development allowed under the SCP and GUP. Reassignment of the Stock Farm Childcare Facility from temporary surge space square footage to academic square footage allocation would not result in any new impacts. The proposed project is within the scope of the campus development analyzed in the 2000 GUP.

In order to ensure that there are no potential future impacts related to traffic, Staff consulted with AECOM for a peer review of the Applicant’s traffic memorandum (Parking, Vehicular and Pedestrian Analysis for Stock Farm Childcare Facility, dated July 19, 2019 and July 24, 2019) and any potential impacts from allowing the temporary use to become permanent. In addition to reviewing the Applicant’s traffic memorandum, AECOM reviewed the Applicant’s Traffic Impact Analysis that was prepared for 2018 GUP, which included traffic to and from the childcare facility under its existing operation (“existing condition” analysis). The 2018 GUP TIA determined that the surrounding intersections are expected to operate with acceptable levels of service (D or better) in 2035, under “cumulative conditions” (see Attachment E). Additionally, the intersections leading to the childcare facility (Stock Farm Road/Sand Hill Road and Pasteur Drive/Sand Hill Drive) are expected to operate at a level of service C. As such, reference to the 2018 GUP TIA and a site-specific memorandum by Stanford, supports the proposed project being converted from temporary to permanent, and use of the 2000 prior CEQA document is adequate for this project.

B. Project/Proposal

1. Stanford Community Plan and GUP: The project conforms to applicable Community Plan goals, strategies and policies. Academic support services like childcare facilities are a permitted use within the Academic Campus land use designation, and as conditioned will satisfy the requirements of the GUP. The 2000 Community Plan and GUP governs development projects on the Stanford campus. This project conforms to the criteria set forth by the GUP and provisions identified within the Community Plan, and subject to compliance with the preliminary Conditions outlined in Attachment B.

2. **ASA approval:**

ASA approval standards, applicable regulations, and findings: The project substantially conforms to the requirements and guidelines in the SCP and GUP. These requirements meet all of the ASA Guidelines through the ASA approval process at a Zoning Administration hearing.

C. ASA Findings:

Pursuant to §5.40.040 of the County Zoning Ordinance, the Zoning Administrator may grant an Architecture & Site Approval contingent upon specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

Long-term traffic

The project is located within an established area of the Stanford academic campus with adequate parking facilities. Traffic impacts of academic projects in the core of the campus have been assessed in the programmatic 2000 GUP EIR. As such, the proposed conversion of the Stock Farm childcare facility from temporary surge space to permanent academic square footage allocation would not result in any change in the amount of traffic and does not generate any new trips from a traffic impact perspective.

Prior to the construction of the childcare facility in 2011, parking lot L-17 had two driveways on Stock Farm Road. To establish the Stock Farm Childcare facility, one driveway of L-17 was removed. A traffic report memorandum from Fehr and Peers dated August 4, 2011 confirmed that the volumes entering/exiting via the Stock Farm Road driveways were small, hence the sufficiency of a single driveway on Stock Farm Road. The two adjacent driveways were consolidated into just the east driveway as a result of the 2011 project. The sidewalk was connected at the location of the west driveway, and this did not alter the vehicular and pedestrian patterns of the immediate area surrounding parking lot L-17.

As the proposed project is for conversion of the Stock Farm facility from temporary to permanent use, Stanford provided two additional memorandums relating to Parking, Vehicular and Pedestrian Analysis for Stock Farm Childcare Facility (dated July 19, 2019 and July 24, 2019). Peer review of these materials was conducted by County traffic consultant AECOM, for compliance with Stanford University's General Use Permit (GUP) and evaluation of vehicular circulation at Stock Farm Road driveway and pedestrian circulation from

AECOM in the traffic report memorandum dated August 19, 2019 confirmed that the existing facility does not pose any traffic operating issues at the nearby intersection, and, there are currently no known issues or safety incidents at the project site. Traffic associated with this facility would be consistent with that analyzed in the prior 2000 GUP EIR and the Traffic Impact Analysis (TIA) prepared for the 2018 GUP. The 2018 GUP TIA includes traffic to and from this childcare facility since it is already operational today. As such, converting the use from temporary to permanent has no new traffic impacts.

Short-term construction traffic

The project will not result in short-term impacts related to construction activities as no new exterior, interior, grading, landscaping, parking or other changes are proposed to the existing structures and surroundings.

Parking

Existing Stock Farm Childcare facility parking is adequate for the existing use. The project has no new proposed parking on the project site.

When the Stock Farm Childcare facility was located to L-17, its construction required the removal of 68 parking spaces, with the intention of reinstating them once the

temporary use was removed. With the proposed continued use of the childcare facility in L-17, these 68 spaces would not be reinstated. Stanford addresses parking needs at the University in a comprehensive manner, staying with the parking cap established under the 2000 GUP. There is adequate commuter parking in this region of the campus to address current needs, particularly after Searsville Lot (L-22) came online in 2015 with 611 parking spaces (per Fall 2018 inventory).

B. Appearance of proposed site development and structures, including signs will not be detrimental to the character of the surrounding neighborhood or zoning district;

The proposed project includes the conversion of the existing childcare facility from temporary to permanent use. The existing facility includes 6 modular structures (10,560 s.f) interconnected by a raised common deck and an outdoor play area (12,934 s.f), on an existing parking lot, already reviewed and approved in 2011 by the Zoning Administrator. The area is surrounded by other parking facilities and support services. The project, as proposed, will not be detrimental to the surrounding area or neighborhood.

C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

The GUP and the SCP require that replacement trees, for those removed that are 12 inches or greater in diameter at 4.5 feet from grade level, be planted at a 1:3 ratio for all protected oak trees and at a minimum 1:1 ratio for all oak trees that are not protected. No trees are proposed to be removed as part of this project. Sufficient landscaping has been provided to screen and enhance the main entrance of the facility and provide a play area for the facility. No new landscaping is proposed. The project, as proposed, will not be detrimental to the character of the surrounding area and will enhance the area.

D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

The Program GUP EIR certified by the Board of Supervisors in December 2000 analyzed the environmental impacts of Stanford campus development allowed under the SCP and GUP. The proposed conversion of the existing childcare facility from temporary to permanent use are within the scope of the development analyzed in the 2000 GUP EIR. All appropriate Conditions of Approval have been added to ensure conformance with the 2000 GUP EIR.

The prior CEQA analysis concluded that the proposed project, as academic square footage, would not result in any significant environmental impacts as it relates to parking, traffic, construction noise, and air quality. The project has been reviewed with respect to all applicable regulations relating to public health and safety. The prior CEQA analysis for the project determined that with the Conditions of Approval, the project would not result in any significant environmental impacts (See Attachment A).

E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The project site does not contain any creeks or streams and is not located within a 100-year flood zone. The project has been reviewed by County Staff with respect to all applicable regulations relating to drainage and flood control. The project has been conditioned (Attachment B) to comply with the C3 requirements of the NPDES permit.

F. Adequate existing and proposed fire protection improvements to serve the development;

The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations and as can be seen in the attached Condition of Approval Nos. 12 and 13.

G. No significant increase in noise levels;

The proposed project is the conversion of the existing childcare facility from temporary to permanent use. Due to the location of the project within the Stanford Campus area surrounded, the project is not anticipated to cause any significant increases in noise levels to surrounding neighborhoods. The project will not create any temporary noise impacts due to construction activities or construction traffic as no new construction is proposed.

H. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance.

The property is zoned A1, which is the "General Use" zoning district that provides for general purpose uses subject to discretionary land use approvals. The standards applicable to development within this zoning district are listed in Table 2.50-2 of the County Zoning Ordinance. The project complies with the development standards set forth in the zoning ordinance.

I. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and

The Stanford academic campus is primarily designated as Major Educational and Institutional Use within the Santa Clara County general plan. The Community Plan identifies the project site for Stock Farm Childcare Facility as Academic Campus. The proposed project complies with the applicable policies set forth in the Community Plan with reference to SCP-LU2, which state that allowable academic uses include support services such as childcare facilities.

J. Substantial conformance with the adopted "*Guidelines for Architecture and Site Approval*" and other applicable guidelines adopted by the County.

Suggested regulations that are addressed in the ASA Guidelines are superseded by the requirements and guidelines of the SCP and GUP. Nonetheless, conformance with the SCP and GUP are consistent with the ASA Guidelines.

BACKGROUND

On December 12, 2000, the County of Santa Clara approved the 2000 Stanford University Community Plan and General Use Permit (GUP), governing development projects on the Stanford campus. The GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, and 2,300 net new parking spaces on Stanford lands. In addition, the GUP allows 40,000 square feet of additional building area for the purpose of new childcare, or community centers.

The proposed project for conversion of the existing Stock Farm Childcare facility from temporary to permanent use is located in the Campus Center Development District (“District”). Per the development tracking sheet submitted with the application, after addition of proposed childcare facility structures, GUP square footage (10,560 sq.ft.) to the District, balance square footage remaining in the District is 138,687 sq. ft.

On June 27, 2019 an application for Architecture and Site Approval was submitted for Stock Farm Childcare facility. The application was deemed complete on and was resubmitted on July 26, 2019. A public notice was mailed to all property owners within a 300-foot radius on August 23, 2019 and was also published in the Post Records on August 26, 2019. Additionally, a public notice was mailed to all persons listed in the “Stanford Master Mailing List” on file with the County Planning Division.

STAFF REPORT REVIEW

Prepared by: Charu Ahluwalia, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



	Administration	Development Services	Fire Marshal	Planning
Phone:	(408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax:	(408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

USE OF A PRIOR CEQA DOCUMENT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

File Number	APN(s)	Date
PLN14-10228	142-05-045	8/22/2019
Project Name	Project Type	
Stock Farm Childcare Facilities	Architecture and Site Approval	
Owner	Applicant	
Stanford University	Stanford University/Brad Wells	
Project Location		
183 Stock Farm Road, Stanford		
Project Description		
Stanford University proposes to convert the existing Stock Farm Childcare Facility (10,560 square feet) from temporary surge space square footage to academic square footage under the 2000 General Use Permit.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the Environmental Impact Report adopted by the Board of Supervisors on December, 15, 2000 for the project entitled "Stanford University Community Plan and General Use Permit" and that no further environmental review is required under the California Environmental Quality Act.

Prepared by:
Manira Sandhir, Principal Planner


Signature

8/22/19
Date

**ATTACHMENT B
DRAFT CONDITIONS OF APPROVAL
FOR
ARCHITECTURE & SITE APPROVAL**

Date: September 5, 2019
Owner/Applicant: Stanford University
Location: 183 Stock Farm Road, Stanford (APN: 142-05-045)
File Number: PLN14-10228
CEQA: Prior CEQA - 2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)
Project Description: Architecture and Site Approval to reassign the existing Stock Farm Childcare Facility (10,560 square feet) from temporary surge space square footage to academic square footage allocation under the 2000 GUP.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Charu Ahluwalia	(408) 299-5740	charu.ahluwalia@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Building Inspection	Building Inspection Office	(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on June 27, 2019. The existing childcare facility includes 6 modular structures (10,560 s.f) interconnected by a raised common deck, an outdoor play area (12,934 s.f), and landscaping to provide screening and enhance the main entrance of the facility. All existing buildings are approximately 15 feet high. No new exterior, interior, grading, landscaping or other changes are proposed to the existing structures and surroundings. No new parking or tree removal is proposed with this project. Changes to the design, quantity, location or other modifications to the approved plans may result in a modification to the approved ASA.

The facility has a total capacity of 124 children and 24 staff. Hours of operation are 6am to 6pm.

2. The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, and approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program.
3. Stanford shall be responsible for paying all reasonable costs associated with work by the County Planning Department, or with work conducted under the supervision of the County Planning Office, in conjunction with, or in any way related to the conditions of approval identified in this project. This includes but is not limited to costs for staff time, consultant fees, and direct costs associated with report production and distribution.
4. No trees are permitted for removal, and all trees in the project area to be retained.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO FINAL INSPECTION

Planning

5. For each 11,763 net square feet of academic space built, Stanford shall either: (1) provide one affordable housing unit on the Stanford campus; or (2) make an appropriate cash payment in-lieu of providing the housing unit equal to the “BMR” payment that the City of Palo Alto is charging to commercial development projects when the project is built. The payment shall be made to an escrow account established and maintained by the County.
6. Following completion of construction, contact Charu Ahluwalia at 408-299-5740 to schedule a site visit to verify the approved development. Contact the Planning Department at least two weeks in advance to set up an appointment.

Land Development Engineering

7. Obtain a C.3 Permit through Land Development Engineering. C.3 permit submittals are made to the Permit Center. For additional information regarding C.3 submittal requirements, contact Land Development Engineering at 408-299-5734.
8. C.3 plans shall include a single sheet which contains the County standard notes and certificates as shown on County Standard Cover Sheet. Plans shall be neatly and accurately drawn, at an appropriate scale that will enable ready identification and recognition of submitted information.
9. C.3 plans shall include a stormwater management plan that details how the project complies with Provision C.3 of the current NPDES Municipal Regional Permit.

10. Submit an updated Credit/Usage Capacity Tracking Sheet for the Stanford University West Campus C.3 Regional Stormwater Capture Facility.

11. The preliminary plans indicate that the project will utilize in-lieu credits provided by the Stanford University West Campus C.3 Regional Stormwater Capture Facility (County File No. 10689-18C3). This facility shall be fully constructed, on-line, and covered by an executed Storm Water Best Management Practices Operations and Maintenance Agreement prior to final inspection and sign-off by the County Planning Office.

Fire Marshal's Office

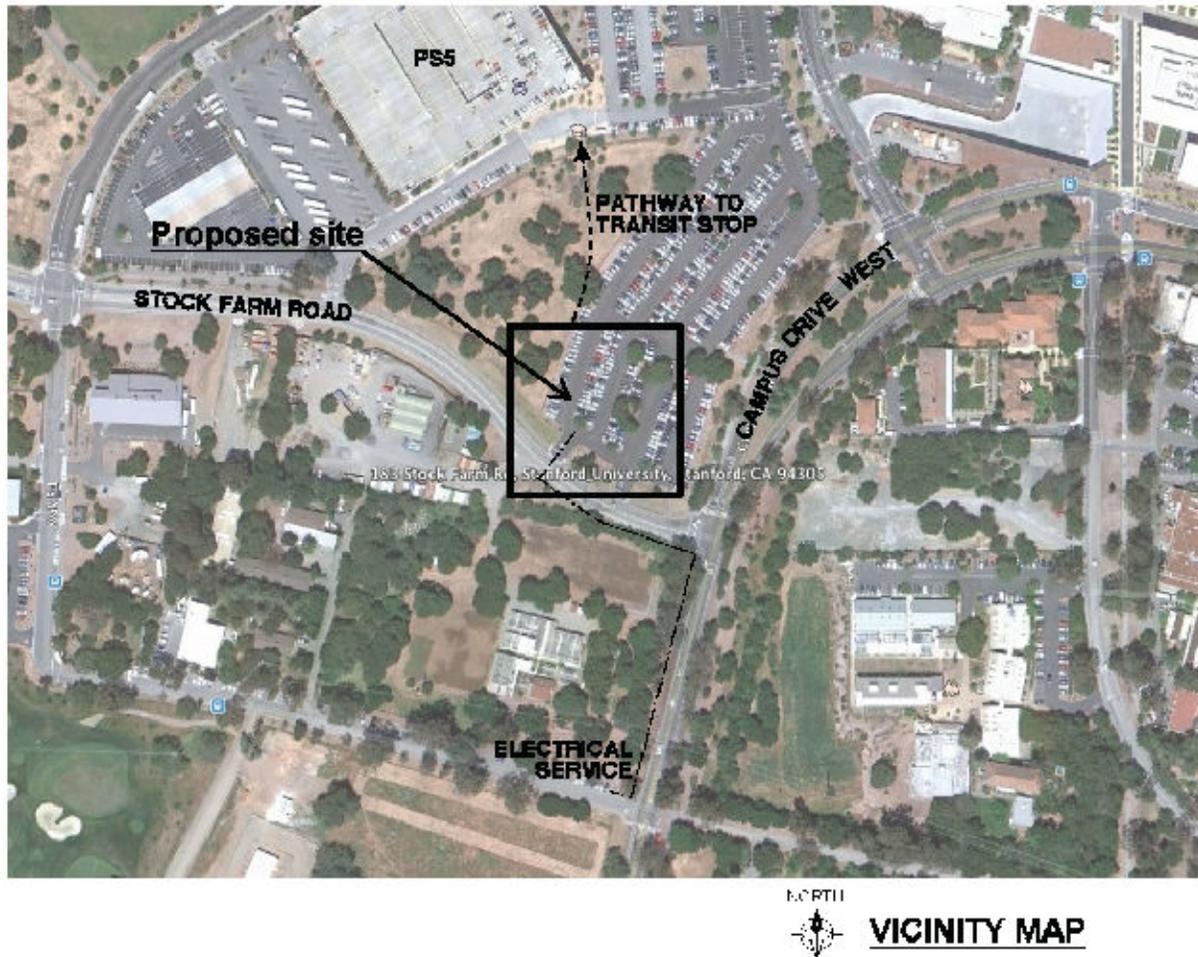
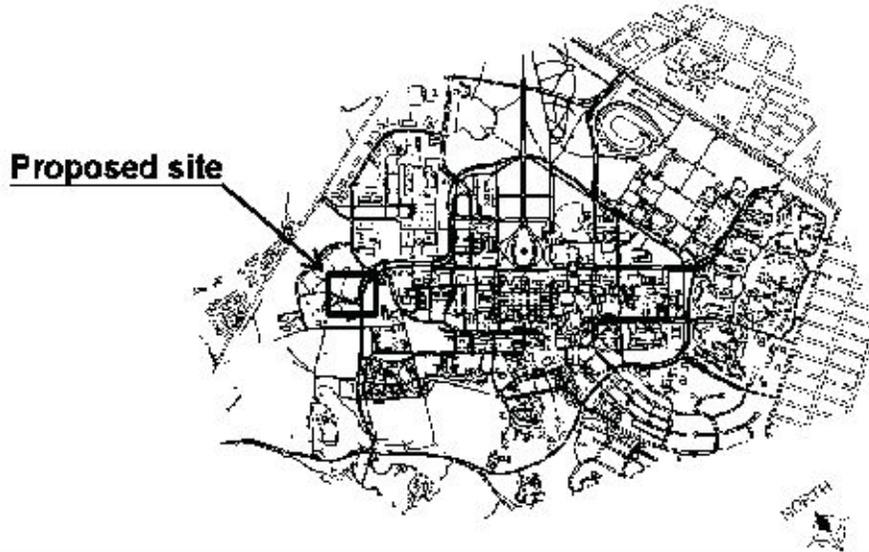
12. Provide flow data showing a minimum of 1,500 gpm at 20 psi. Data to be recorded within 1 year. A sprinkler reduction has been applied for the required gpm.

13. Provide current copies of the following

- a) Annual Fire Alarm testing.
- b) 5-year fire sprinkler testing.

STANFORD UNIVERSITY

ARBORETUM CHILD CARE CENTER TEMPORARY RELOCATION





NOTE: BUFFER PLANTING AT STOCK FARM ROAD TO CONSIST OF LARGE SCALE CALIFORNIA NATIVE SHRUBS AND GROUND COVERS. SPECIES SELECTION TO BE FINALIZED, BUT PLANTING WILL INCLUDE *HETERONOMELES* / TOYON, *FREMOTADENDRON* / FLANNEL BUSH, *GARRYA* / SILK TASSLE PLANT, *CEANOETHUS*, *MANZANITA*, AND OTHER NATIVE SPECIES OF SIMILAR CHARACTER.

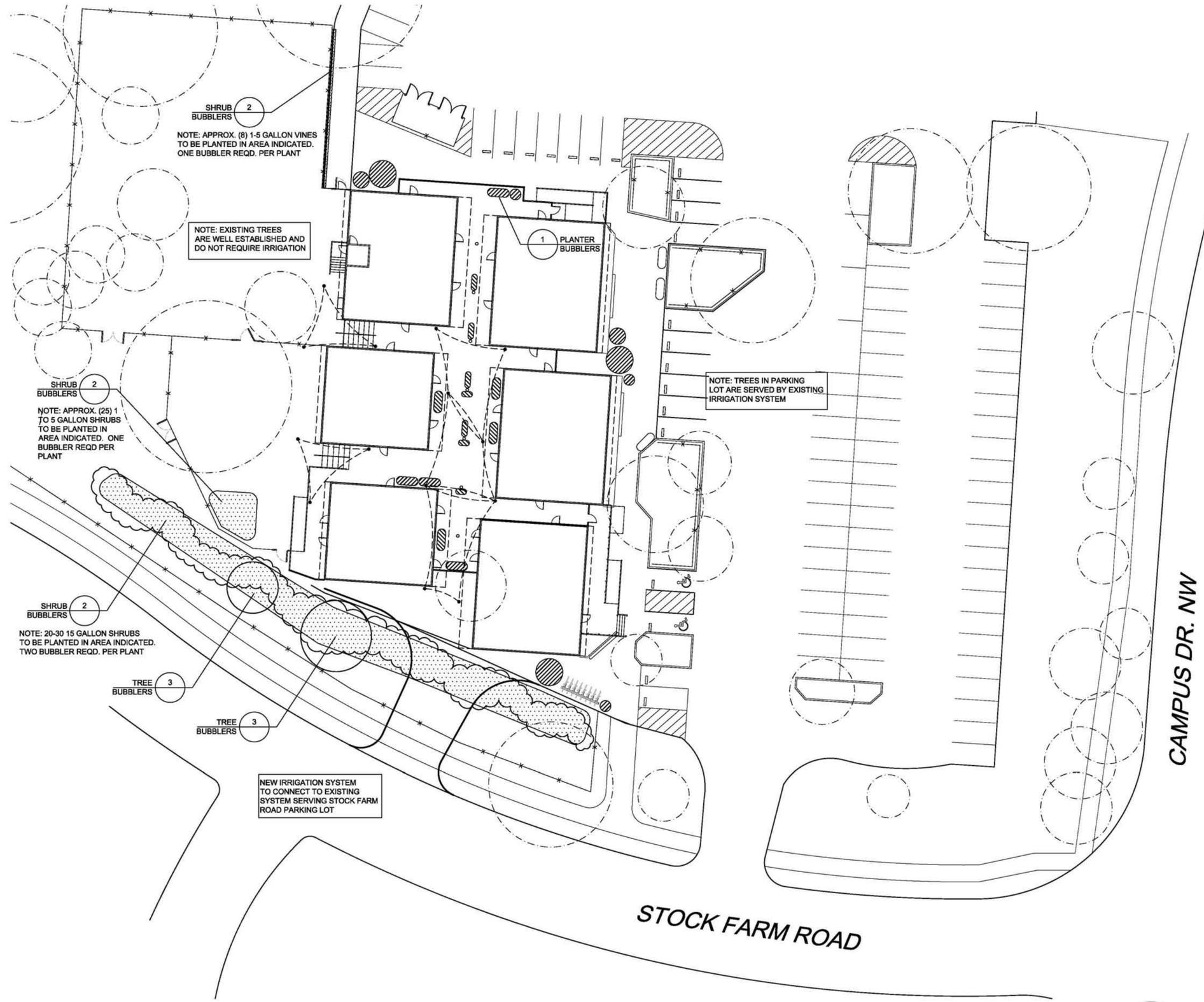
- 1 EXISTING DRIVEWAY ENTRY CLOSED. NEW LANDSCAPE PLANTING EXTEND EXISTING PATH AND RAIL FENCE ACROSS GAP.
- 2 LANDSCAPE BUFFER AREA - LARGE SCALE NATIVE SHRUBS AND GROUND COVER PLANTING.
- 3 EXISTING DRIVEWAY. NEW DIRECTIONAL SIGNAGE TO BE PROVIDED PER UNIVERSITY STANDARDS.
- 4 EXISTING WOODEN CURBED ISLANDS IN PLANTING AREA. CURB LINES RECONFIGURED IN PLACES. ADJUST EXISTING RAIL FENCING AS NEEDED TO CONFORM TO REVISED PLANTER LAYOUT.
- 5 EXISTING PARKING LOT RE STRIPED / TRAFFIC PATTERN ADJUSTED.
- 6 PLANTERS - STOCK TANKS OF VARIOUS SIZES WITH FAST DEVELOPING PERENNIAL PLANTING.
- 7 SITE BUILT PLANTERS WITH BUILT-IN BENCHES SCREEN BUILDING PIER FOUNDATIONS. THESE PLANTERS ALSO PLANTED WITH FAST DEVELOPING PERENNIALS.
- 8 ACCESSIBLE PARKING FOR SACCC.
- 9 NEW CHAIN LINK FENCE TRASH ENCLOSURE - ACCOMMODATES TWO DUMPSTERS.
- 10 ELEVATED DECK BETWEEN BUILDINGS W/ SHADE CANOPY OVERHEAD. SMALL STOCK TANK PLANTERS.
- 11 6' TALL WOOD FENCE AT PLAY AREA PERIMETER. VINES TRAINED ON FENCE. GATES AS INDICATED.
- 12 NEW PLAY AREA - DESIGN TO BE DEVELOPED - APPROX 15,000sf. DESIGN TAKES ADVANTAGE OF EXISITNG MATURE TREES
- 13 EXISTING OAK TREES
- 14 TWO EXISTING OAK TREES TO BE RELOCATED
- 15 EXISTING AC PAVING IN THIS AREA TO BE PAINTED OR RECEIVE OTHER SURFACE TREATMENT TO DIFFERENTIATE IT FROM ADJACENT PARKING LOT PAVING
- 16 BIKE PARKING
- 17 10' WIDE AC PEDESTRIAN / BICYCLE PATH EXTENSION
- 18 10' WIDE DG PAVED PATHWAY CONNECTS NEW FACILITY TO EXISTING TRANSIT HUB. SEE INSET DRAWING FOR EXTENT OF PATH.



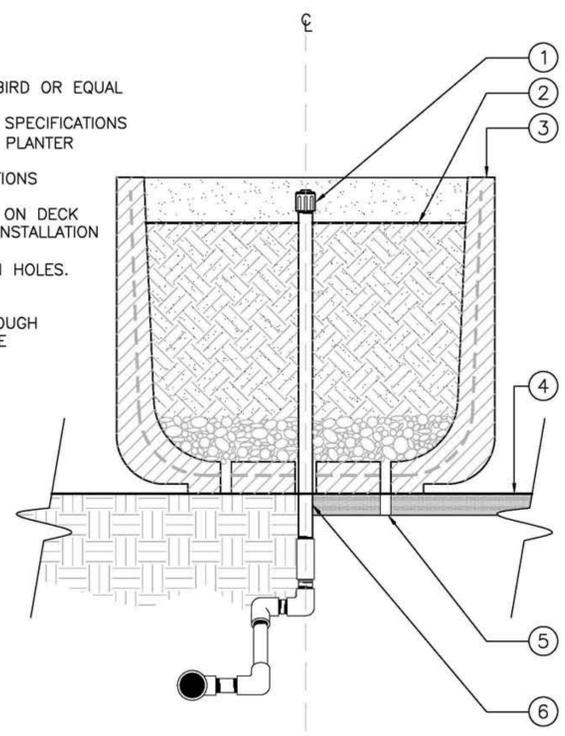
FUTURE PATH TO PS5 MARGUERITE STOP

REVISION
Revised
MILLER landscape architecture 3779 Kensington Avenue Oakland, CA 94611 (415) 818-1710 info@millersite.com
SHEET: SITE PLAN
STANFORD UNIVERSITY SACC RELOCATION 183 STOCK FARM ROAD
DATE: 10/14/2014
SCALE: AS SHOWN
L1.0

CODY ANDERSON WASNEY ARCHITECTS
 455 LAMBERT AVENUE, PALO ALTO, CA 94306
 PHONE: 650.328.1818, FAX: 650.328.1888

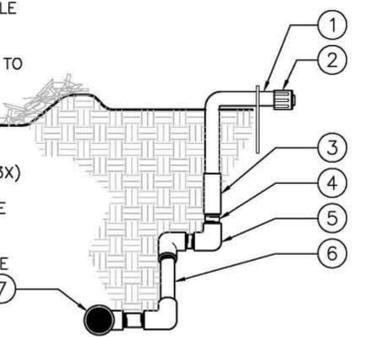


- ① FLOOD BUBBLER – RAINBIRD OR EQUAL
- ② PLANTER SOIL MIX– SEE SPECIFICATIONS
- ③ PLANTER. SEE SPECIFICATIONS
- ④ IRRIGATION TO PLANTERS ON DECK SIMILAR TO IN-GROUND INSTALLATION
- ⑤ DRILL 1" DIAMETER DRAIN HOLES. LOCATE SYMMETRICALLY
- ⑥ BUBBLER ASSEMBLY THROUGH PREDRILLED CENTER HOLE



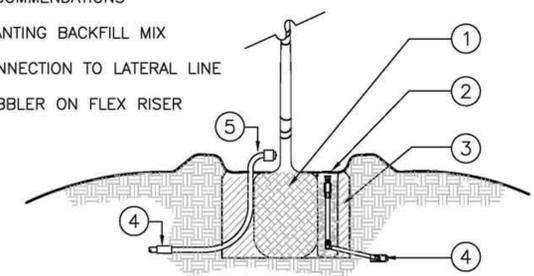
① TYPICAL PLANTER BUBBLER
NTS

- ① FLEX RISER – SECURE W/ STAPLE
- ② BUBBLER HEAD – SEE LEGEND INSTALL W/IN PLANT BASIN ADJ. TO ROOTBALL
- ③ CHECK VALVE – KING BROS. CV. SERIES OR SIMILAR
- ④ 2" LONG SCH 80 PVC NIPPLE (3X)
- ⑤ SCH 80 PVC ELBOW – LINE SIZE (3X)
- ⑥ SCH 80 PVC NIPPLE – LINE SIZE LENGTH AS REQD.
- ⑦ LATERAL LINE



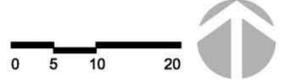
② TYPICAL SHRUB BUBBLER
NTS

- ① ROOTBALL
- ② ROOT WATERING SYSTEM– RAINBIRD INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- ③ PLANTING BACKFILL MIX
- ④ CONNECTION TO LATERAL LINE
- ⑤ BUBBLER ON FLEX RISER



③ TYPICAL TREE BUBBLER
NTS

① SACC RELOCATION - IRRIGATION DIAGRAM
1/16" = 1'-0"



REVISION
Revised

CODY ANDERSON WASNEY ARCHITECTS
455 LAMBERT AVENUE, PALO ALTO, CA 94306
PHONE: 650.328.1818, FAX: 650.328.1888

MILLER
landscape architecture
3279 Kensington Avenue Oakland, CA 94611
(415) 518-1710 info@millersa.com

SHEET: IRRIGATION DIAGRAM

STANFORD UNIVERSITY
SACC RELOCATION
183 STOCK FARM ROAD

DATE: 10/14/2014
SCALE: AS SHOWN

L2.0



CODE INFORMATION

OCCUPANCY TYPE: I-4
 CONSTRUCTION TYPE: V-B
 FULLY SPRINKLERED AND ALARMED
 (BELOW DECK AND BELOW
 MODULAR BUILDINGS)
 TOTAL SITE AREA: 37,300 SF
 BUILDING AREA: 10,560 SF
 DECK AREA: 5,280 SF

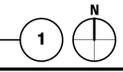
LEGEND

- - - - - SITE AREA BOUNDARY
- - - - - PROJECT AREA BOUNDARY

GENERAL NOTES

1. SEE LANDSCAPE DRAWINGS FOR ITEMS NOT NOTED.
2. SEE CIVIL DRAWINGS FOR ITEMS NOT NOTED.
3. SEE EXTERIOR ELEVATIONS ON SHEET A4.0 FOR ADDITIONAL INFORMATION.
4. SEE EXISTING CONTEXT PHOTOS ON SHEET A4.1.

SITE PLAN
 SCALE: 1/8" = 1'-0"



REVISION
 10/21/2011

CODY ANDERSON WASNEY ARCHITECTS
 455 LAMBERT AVENUE, PALO ALTO, CA 94306
 PHONE: 650.328.1818, FAX: 650.328.1888

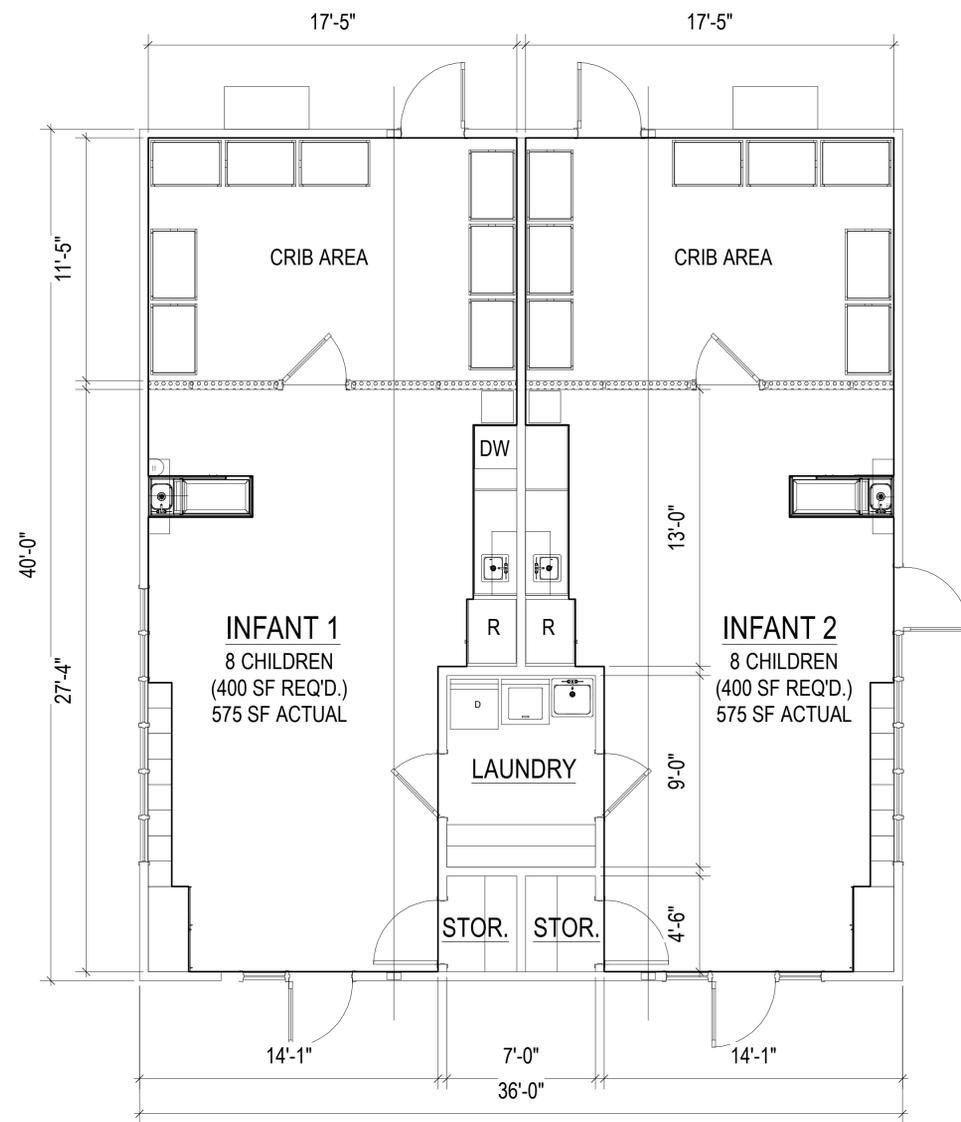
SITE PLAN /
 CODE ANALYSIS

STANFORD UNIVERSITY
 ARBORETUM CHILD CARE
 CENTER TEMPORARY RELOCATION

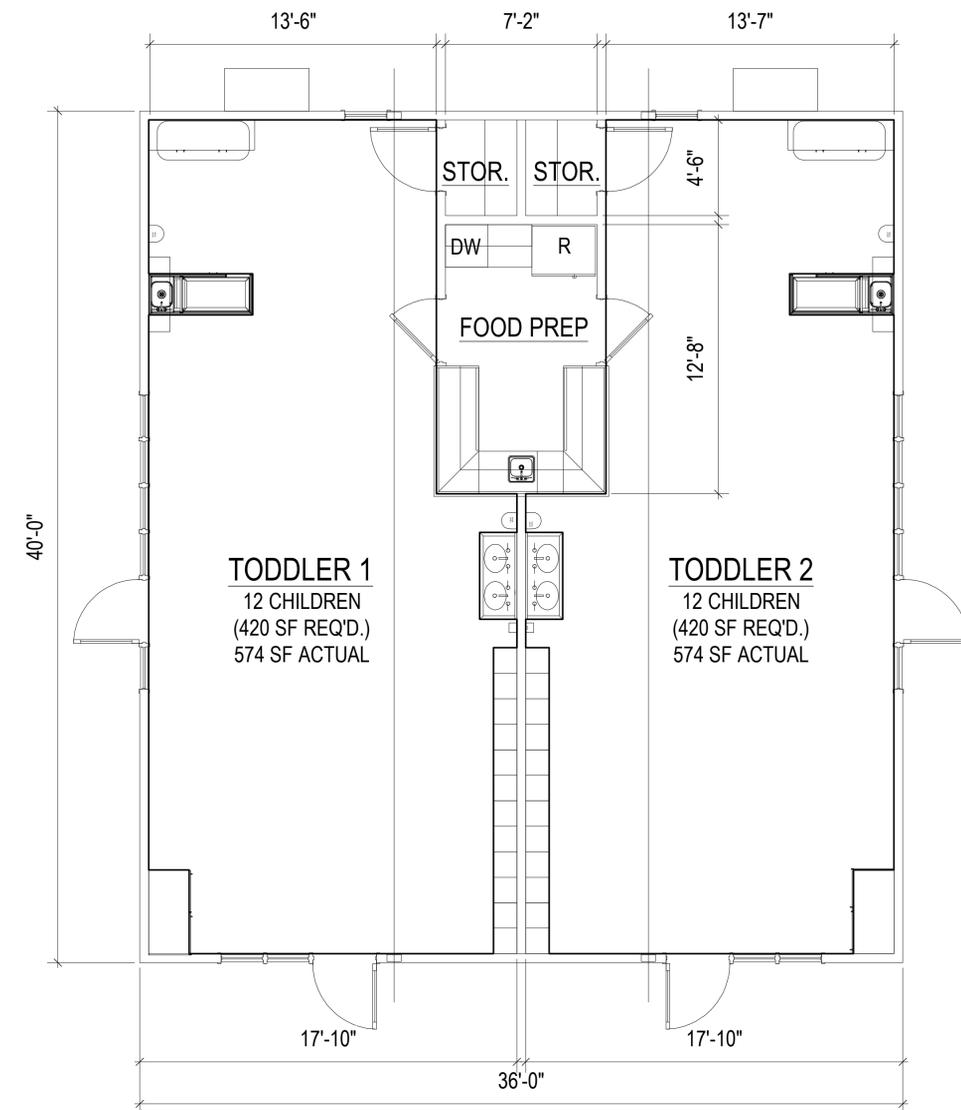
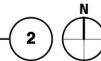
DATE: 10/14/14
 SCALE: AS SHOWN

A0.4

NOTE:
FLOOR PLANS SHOWN FOR REFERENCE ONLY.
ACTUAL PLANS TO BE DOCUMENTED BY
MOBILE MODULAR.



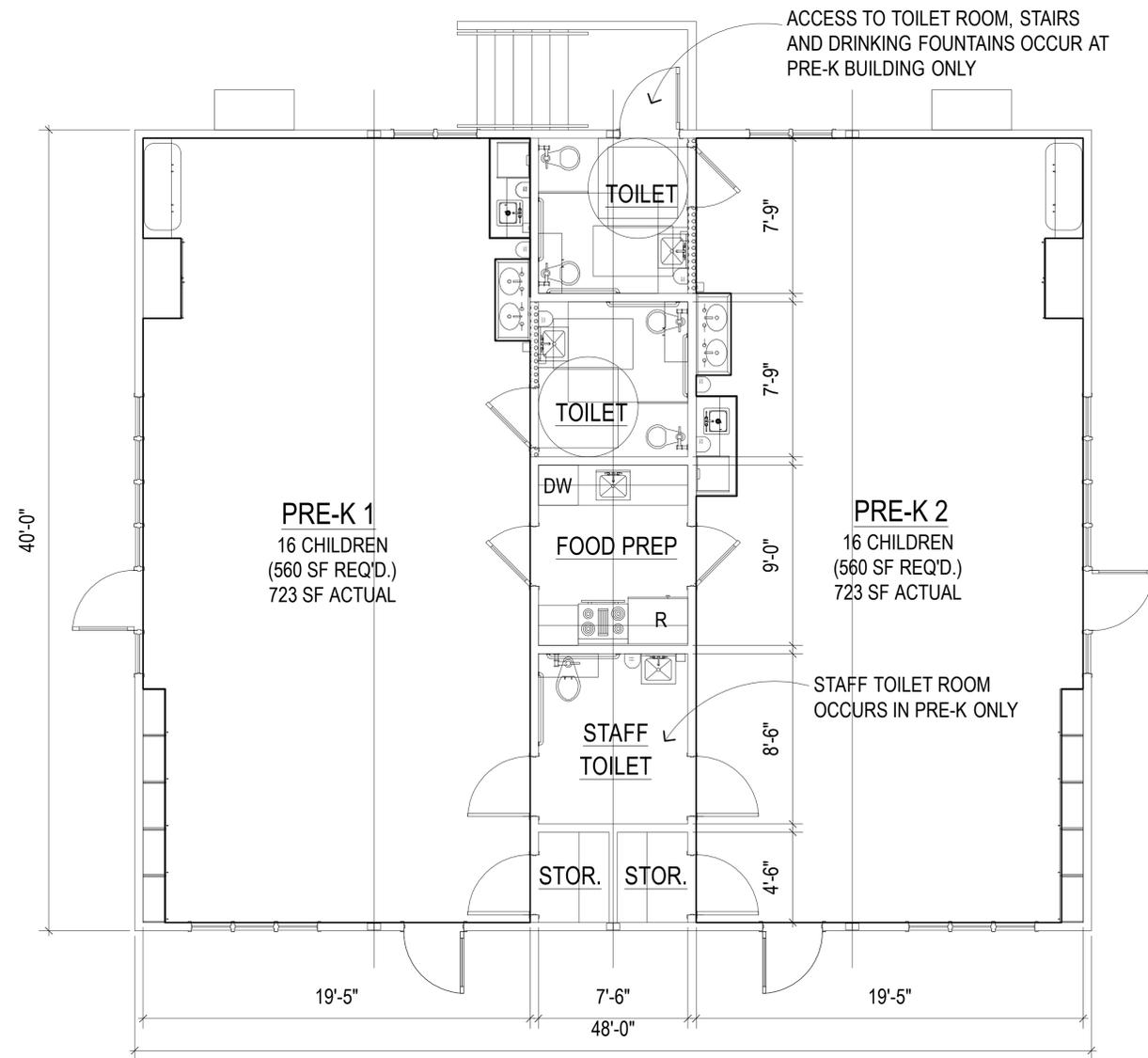
FLOOR PLAN - INFANT UNIT
SCALE: 1/4" = 1'-0"



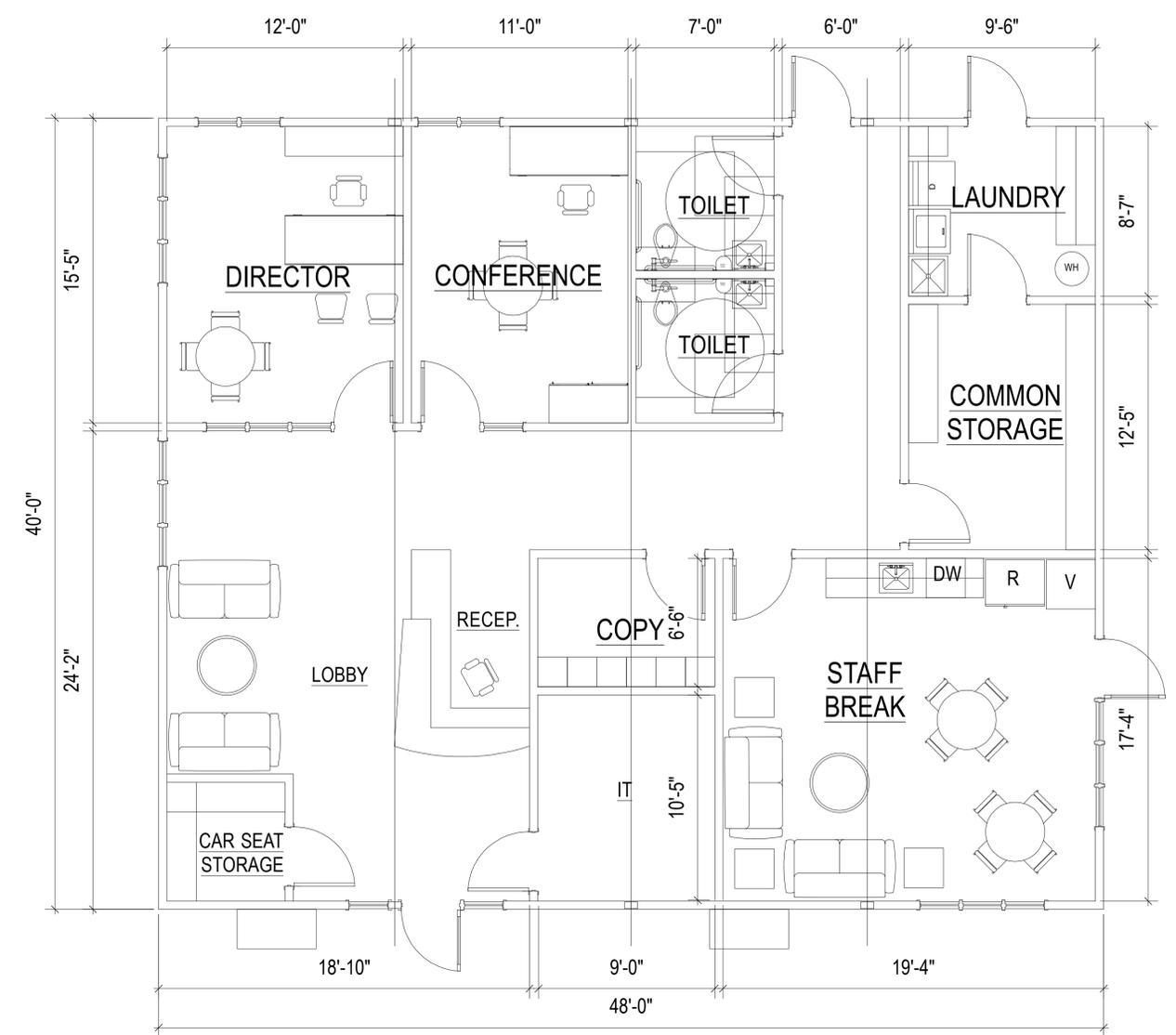
FLOOR PLAN - TODDLER UNIT
SCALE: 1/4" = 1'-0"



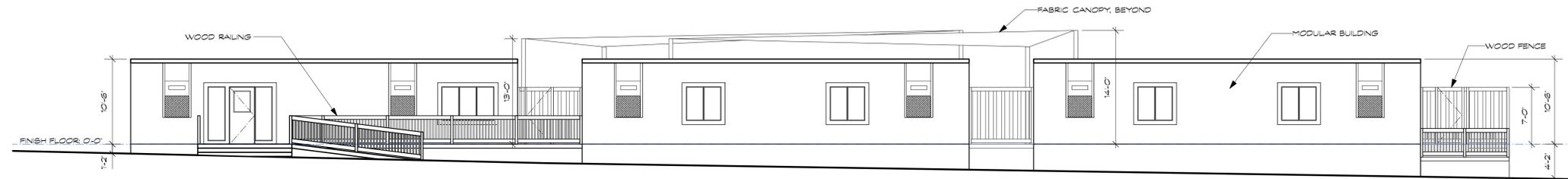
NOTE:
FLOOR PLANS SHOWN FOR REFERENCE ONLY.
ACTUAL PLANS TO BE DOCUMENTED BY
MOBILE MODULAR.



FLOOR PLAN - PRE-K UNIT (TWO'S AND PRESCHOOL UNITS SIMILAR)
SCALE: 1/4" = 1'-0" 2

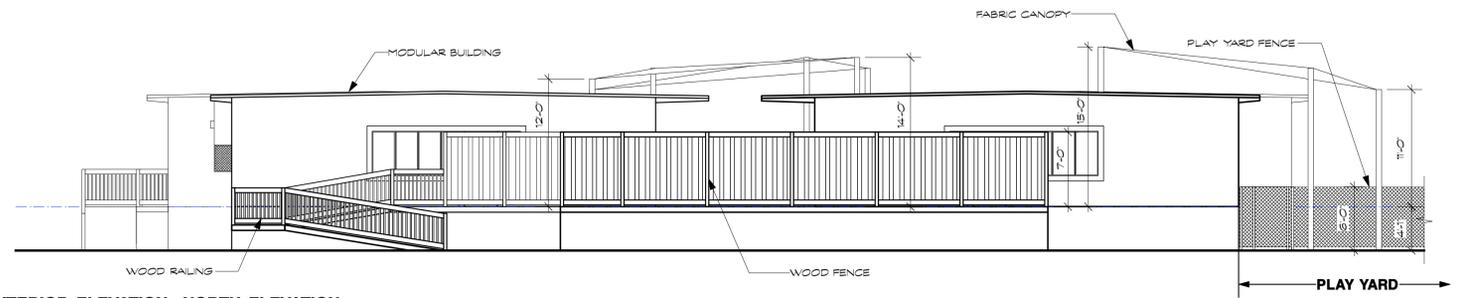


FLOOR PLAN - ADMINISTRATION UNIT
SCALE: 1/4" = 1'-0" 1



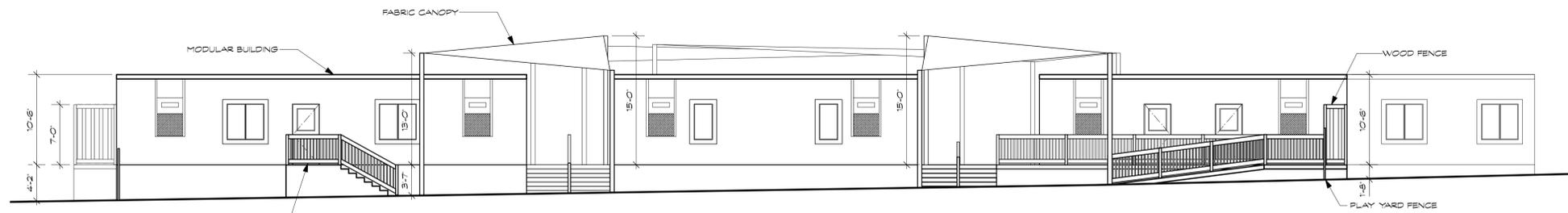
EXTERIOR ELEVATION - WEST ELEVATION
SCALE: 1/8" = 1'-0"

4



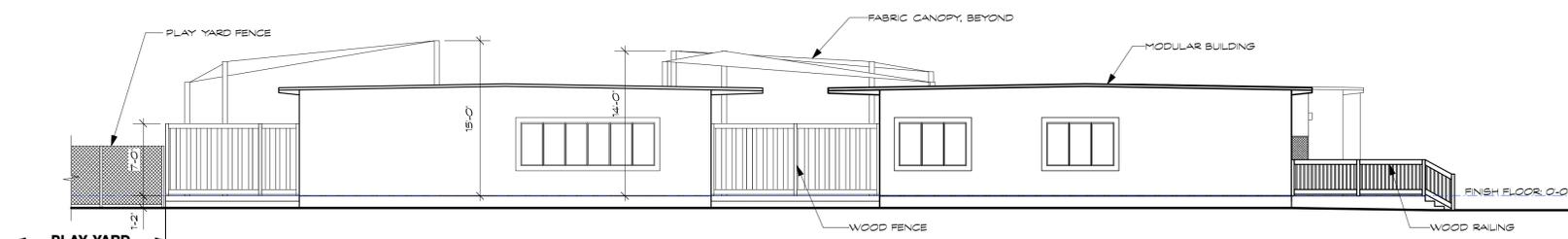
EXTERIOR ELEVATION - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

3



EXTERIOR ELEVATION - EAST ELEVATION
SCALE: 1/8" = 1'-0"

2



EXTERIOR ELEVATION - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1

REVISION

CODY ANDERSON WASNEY ARCHITECTS
455 LAMBERT AVENUE, PALO ALTO, CA 94306
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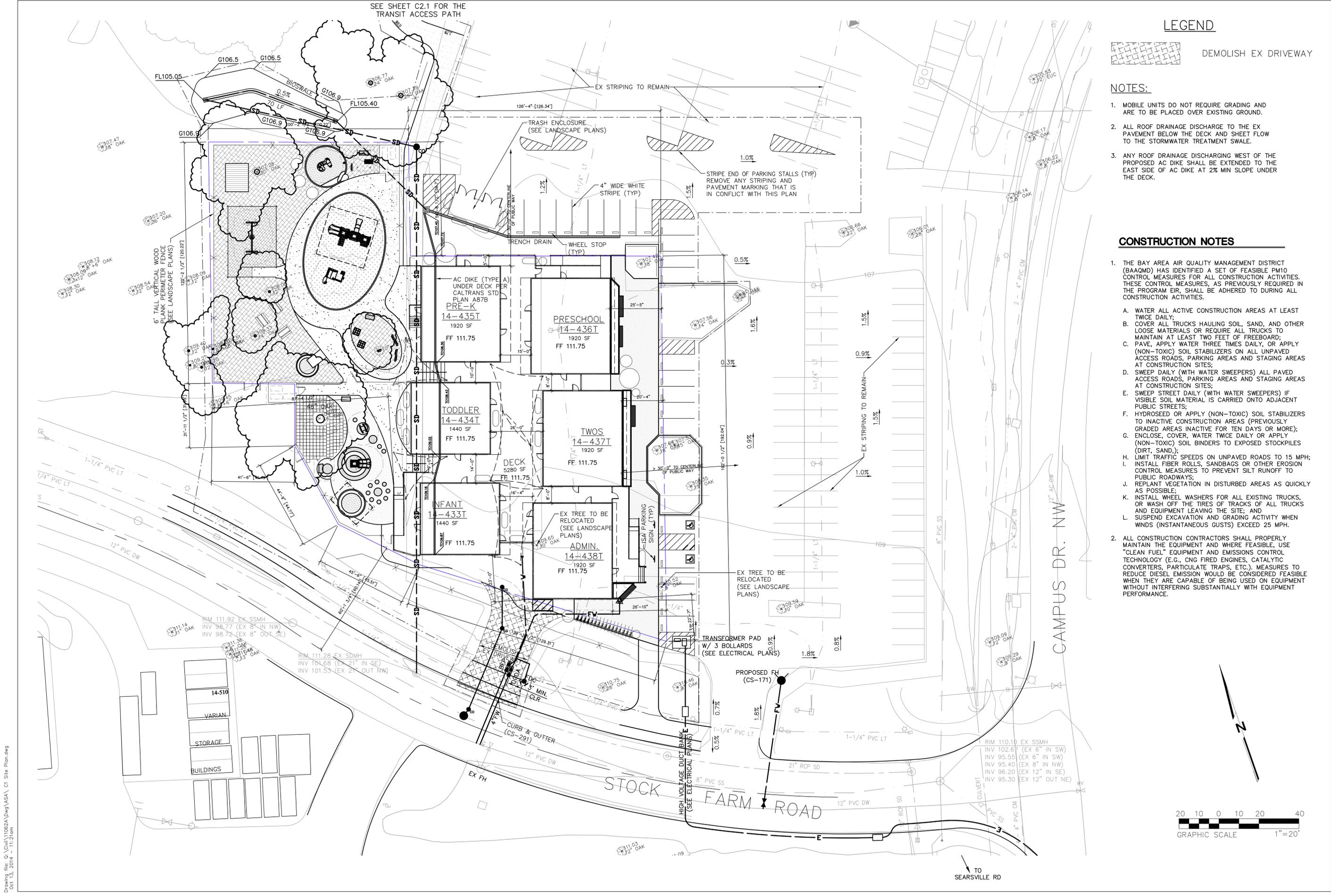
EXTERIOR ELEVATIONS

STANFORD UNIVERSITY
SACC RELOCATION
183 STOCK FARM ROAD

DATE: 10/14/14

SCALE: AS SHOWN

A4.0



LEGEND



NOTES:

- MOBILE UNITS DO NOT REQUIRE GRADING AND ARE TO BE PLACED OVER EXISTING GROUND.
- ALL ROOF DRAINAGE DISCHARGE TO THE EX PAVEMENT BELOW THE DECK AND SHEET FLOW TO THE STORMWATER TREATMENT SWALE.
- ANY ROOF DRAINAGE DISCHARGING WEST OF THE PROPOSED AC DIKE SHALL BE EXTENDED TO THE EAST SIDE OF AC DIKE AT 2% MIN SLOPE UNDER THE DECK.

CONSTRUCTION NOTES

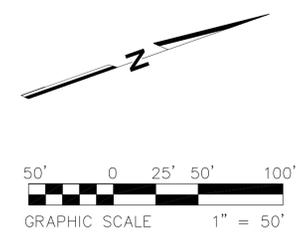
- THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT (BAAQMD) HAS IDENTIFIED A SET OF FEASIBLE PM10 CONTROL MEASURES FOR ALL CONSTRUCTION ACTIVITIES. THESE CONTROL MEASURES, AS PREVIOUSLY REQUIRED IN THE PROGRAM EIR, SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES.
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY;
 - COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD;
 - PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES;
 - SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES;
 - SWEEP STREET DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS;
 - HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE);
 - ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND,);
 - LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH;
 - INSTALL FIBER ROLLS, SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS;
 - REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE;
 - INSTALL WHEEL WASHERS FOR ALL EXISTING TRUCKS, OR WASH OFF THE TIRES OF TRACKS OF ALL TRUCKS AND EQUIPMENT LEAVING THE SITE; AND
 - SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WINDS (INSTANTANEOUS GUSTS) EXCEED 25 MPH.
- ALL CONSTRUCTION CONTRACTORS SHALL PROPERLY MAINTAIN THE EQUIPMENT AND WHERE FEASIBLE, USE "CLEAN FUEL" EQUIPMENT AND EMISSIONS CONTROL TECHNOLOGY (E.G. CNG FIRED ENGINES, CATALYTIC CONVERTERS, PARTICULATE TRAPS, ETC.). MEASURES TO REDUCE DIESEL EMISSION WOULD BE CONSIDERED FEASIBLE WHEN THEY ARE CAPABLE OF BEING USED ON EQUIPMENT WITHOUT INTERFERING SUBSTANTIALLY WITH EQUIPMENT PERFORMANCE.



REVISION
CODY ANDERSON WASNEY ARCHITECTS 455 LAMBERT AVENUE, PALO ALTO, CA 94306 PHONE: 650.328.1818, FAX: 650.328.1888
R+G RUTH AND GOING, INC. Civil Engineering, Planning, Surveying 2700 Faber Place, San Francisco, CA 94102 415.774.2400 FAX 415.774.2400
SITE PLAN
STANFORD UNIVERSITY SACC RELOCATION 183 STOCK FARM ROAD
DATE: 10/14/14 SCALE: AS SHOWN
C1.1

Drawing file: Q:\Civil\11062A\Draw\ASA\ C1 Site Plan.dwg
 Oct 13, 2014 11:21am

Drawing file: Q:\Civil\11062A\Draw\ASA\ C2 Fire Access.dwg
 Oct 13, 2014 11:22am



REVISION
<p>CODY ANDERSON WASNEY ARCHITECTS 455 LAMBERT AVENUE, PALO ALTO, CA 94306 PHONE: 650.328.1818, FAX: 650.328.1888</p>
<p>R+G RUTH AND GOING, INC. Civil Engineering and Surveying 22401 Zanker Road, Suite 200 San Ramon, CA 94583</p>
FIRE ACCESS PLAN
<p>STANFORD UNIVERSITY SACC RELOCATION 183 STOCK FARM ROAD</p>
DATE: 10/14/14
SCALE: AS SHOWN
C2.1

Memorandum

To Charu Ahluwalia and Kavitha Kumar, Santa Clara County Page 1 of 1

CC

Subject Child Care Facility on Stock Farm Road

From Nichole Seow and Lilia Scott, AECOM

Date August 19, 2019

With reference to Stanford's memo *Additional Parking Information for Stock Farm Childcare Facility* and Fehr & Peers' memo *Stock Farm Childcare Center Response to Comments*, both dated 7/24/2019, AECOM agrees that the existing temporary Stock Farm Childcare facility currently does not pose any traffic operating issues at the nearby intersection. In addition, there are currently no known issues encountered by the County at the project site.

The 2018 GUP Traffic Impact Analysis (TIA) further demonstrated that the surrounding intersections are expected to operate within acceptable LOS (D or better) in 2035, under the cumulative conditions. In particular, the two intersections along Sand Hill Road leading to the facility, Stock Farm Rd/Sand Hill Rd and Pasteur Dr/Sand Hill Rd, are expected to operate at LOS C even with the proposed 2018 GUP included. The "existing condition" analysis under the TIA has included traffic to and from this childcare since it is already operational today. As such, AECOM sees no reason not to allow this facility to continue its operation permanently at the current location.