11140-17A-17G (STANFORD UNIVERSITY)
Architecture and Site Approval and Grading Approval - Encina Parking Lot

Summary: Architecture and Site Approval and Grading Approval for a reconfigured parking lot and new bike/pedestrian landscaped quad. The project includes demolition of thirty-two (32) existing parking spaces, and construction of eleven (11) reconfigured parking spaces, for a net removal of 21 parking spaces with associated roadway improvements for bike and pedestrian access. Estimated grading quantities are approximately 300 cubic yards of cut and 300 cubic yards of fill, proposed to be balanced on-site.

Owner: Stanford University
Applicant: Kelly Rohlfs, Project Manager
Address: Galvez/Arguello Street
          Intersections off Serra Street
APN: 142-04-036

RECOMMENDED ACTIONS
A. Approve 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) and Grading Approval, 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 & Grading Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

PROJECT DESCRIPTION

The proposed project site is located off Serra Street, between the intersections of Arguello and Galvez Street intersections. The existing parking lot has a total of thirty-two (32) parking spaces and serves the immediate neighboring building, Encina Hall. The new reconfigured parking lot will be reduced in size with the reconstruction and reconfiguration of eleven (11) parking spaces, including three (3) ADA parking stalls, and removal of twenty-one (21) existing parking spaces. The project will result in the net loss of twenty-one (21) parking spaces, and net loss of 9,920 sq. ft. of impervious surface area. The project also includes associated roadway improvements for bike and pedestrian access, and new landscaping.

No trees are proposed for removal. One palm tree is proposed to be relocated within the project boundary.

Estimated grading quantities are approximately 300 cubic yards of cut and 300 cubic yards of fill, which are proposed to be balanced on-site.

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. Therefore, use of the prior CEQA document is adequate for this project. The Stanford 2000 GUP sets a maximum of 2,300 net additional parking spaces pursuant to Condition H.1. As of Annual Report 16, Stanford has 1,633 parking stalls available under the GUP requirements for the Campus Center District. Therefore, there would be no additional impact to parking with this project.

B. Project/Proposal
   1. SCP and GUP. The project conforms to applicable SCP goals, strategies and policies, and is a permitted use within the General Use (A1) zoning designation. As conditioned (See Attachment B), the proposed project will be in compliance with the requirements of the GUP and SCP.
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 approved by the Zoning Administrator.

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 will improve conditions for traffic, including vehicular, pedestrian and bicycle traffic, through the addition of the pedestrian and bike pathways on-site. The reduction in overall parking spaces would not have any impact to the long-term traffic because there are adequate parking facilities in the surrounding area, including the direct Encina Hall Parking Lot and Serra Mall parking lots across the street and on-street parking. Additionally, there are campus parking facilities within walking distance. The proposed bike and pedestrian pathways are connected to the overall campus network to provide more pedestrian and bike friendly campus and provide routes that improve the long-term traffic goals, and also serve as access for the Stanford Marguerite bus and emergency vehicles.

The project does not result in any change in the amount of traffic using this intersection, and does not generate any new trips from a traffic impact perspective. As such, the traffic would be consistent with that analyzed in the prior 2000 GUP EIR.

*Short-term construction traffic*

The project will result in short-term impacts related to construction activities, however conditions of approval have been added to this project to mitigate these short-term impacts to a less than significant level. All construction trucks will be required to use approved truck routes, for excavating materials and for transporting construction materials to and from the site. Furthermore, the project has been conditioned to restrict construction material deliveries to non-peak hours, as defined the 2000 GUP EIR. Additionally, the applicant is proposing to balance all grading on-site, which will reduce construction-related trips as export of grading materials will not be proposed. Compliance with the conditions of approval (Attachment B) ensures that the short-term construction traffic associated with the project does not have a significant effect on traffic movement in the area.
Parking
The project has a net loss of 21 surface parking spaces on the project site, within the Campus Center District. However, there is adequate on-campus parking in the area provided by other existing parking lots in the vicinity for users driving within the Campus (i.e. Encina Hall direct lot and Serra Mall Parking Lot across the street). The project does not result in new staff or student users who are anticipated to be on bicycles, walking, or riding the Marguerite shuttle, rather than driving and parking in the area. Additionally, Condition H of the GUP permits a maximum of 8,743 parking spaces within the Campus Center District, and this project will only result in the net loss of 21 parking spaces.

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 site is within the central campus area and the intersection improvements will follow Stanford University’s design standards and will be consistent with other roundabout improvements on Serra Street. Landscaping of trees similar to those which exist are proposed to be planted in order to enhance the visual character of the site. The final landscape design is also similar to other recently approved projects in the area (i.e. Serra Roundabout – file 8972-17A approved by Zoning Administrator in December 2017). Hence, they will not be detrimental to the character of the surrounding core campus area.

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 Stanford Community Plan 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 1:1 ratio for all non-oak trees and all protected oak trees be replaced at a 1:3 ratio. No trees are proposed for removal. One palm tree will be relocated within the project area. Therefore, no additional replacement trees are required at this time.

The new landscaping is located adjacent to existing trees (similar species – oaks and magnolia trees), and will not degrade the hardscape improvements on-site. Staff has added a condition of approval requiring that the landscaping meet the requirements of the SCP and GUP, as well as be similar to the existing site landscaping in the immediate area. The final landscape plan is also subject to the requirements of the County Sustainable Landscape Ordinance. As such, the final landscape plan will not be detrimental to the character of the surrounding area.

D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;
The prior CEQA analysis concluded that the project 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 concluded that with the conditions of approval the project would not result in any significant environmental impacts (See Attachment A). All appropriate conditions of approval have been added to ensure conformance with the 2000 GUP EIR.
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. The project site 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 Division has reviewed the project plans to ensure the parking lot meets fire protection access regulations.

G. No significant increase in noise levels:
Due to the nature of the proposed use, and its location within the Stanford Campus area, the project is not anticipated to cause any significant increases in noise levels to surrounding neighborhoods. The project may create short-term/temporary construction noise impacts due to construction activities and construction traffic. The project has been conditioned to require submittal of a Traffic and Construction Management Plan. Furthermore, construction activities shall be limited to the hours of 7AM and 7PM, Monday through Saturday, with no construction activity occurring after 7PM or on Sundays.

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 a "Special Purpose" base 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. There are no structures proposed.

I. 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.

Grading Findings:
Pursuant to Section C12-433, all Grading Approvals are subject to 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. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.
A total of 600 cubic yards of total grading is associated with the proposed project, which includes an estimated 300 cubic yards of cut and 300 cubic yards of fill to construct the parking lot with roundabout pedestrian/bike access. This grading is primarily used to ensure proper drainage on the site as required by the Stormwater Management Plan, and are proposed to be balanced on-site to reduce export quantities and construction trips. The amount, design, location and the nature of proposed grading is necessary to establish the improvements, which are a permissible use in the AI zoning district.

B. **The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil in the watercourse.**

The applicant will be required to obtain a Grading Permit through the County’s Land Development Engineering, which will ensure that that the project adequately drains to an approved location. The applicant is proposing to balance all grading on-site, and no excessive material is permitted to be deposited onsite. Furthermore, no grading is proposed near a creek that may impair any existing spring or watercourse.

C. **Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.**

The proposed grading has been designed to minimize impacts to existing landscaping, and will not result in any scenic, biological, or aquatic resource impacts. Furthermore, no trees will be removed.

D. **For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.**

The project site is an existing flat surface parking lot. The grading is needed to implement drainage improvements on-site as required by the Stormwater Pollution Prevention Plan to limit erosion impacts as shown in plans submitted on November 7, 2017. The proposed grading, with compliance with conditions of approval in Attachment B, will be in conformance with all applicable regulations.

E. **Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible, and should not create a significant visual scar.**

As noted in Finding D above, the project site is an existing flat parking lot. The proposed grading is designed to conform with existing topography with no major slopes proposed, and will therefore not result in any visual impacts. The project proposes to maintain similar elevations for the reduced parking area, with slight alterations to accommodate necessary drainage. In addition, new landscaping is proposed to keep the site aesthetically pleasing.
F. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading is designed to minimize grading and to reduce visual impacts from surrounding uses in keeping with General Plan policies. The proposed grading is compatible with the surrounding academic facilities in the area.

G. Grading substantially conforms with the adopted "Guidelines for Grading and Hillside Development" and other applicable guidelines adopted by the County.

The project site is in the A1 zone on the academic campus of Stanford University. This finding does not apply to the site.

BACKGROUND

On December 12, 2000, the County of Santa Clara ("County") 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.

The application for Architecture and Site Approval, and Grading Approval was submitted on November 7, 2017, and was subsequently deemed incomplete on December 7, 2017. After submitting all required information, the application was deemed complete on January 10, 2018. A public notice was mailed to all property owners within a 300 foot radius on January 19, 2018, and was also published in the Post Records on January 22, 2018.

STAFF REPORT REVIEW

Prepared by: Colleen Tsuchimoto, Senior Planner
Reviewed by: Leza Mikhail, Principal Planner
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.

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**Project Name:** Encina Parking Lot  
**Owner:** Stanford University  
**Project Location:** Serra St. (Galvez St. to Arguello St.)

**Project Description:**

Architecture and Site Approval and Grading Approval for a new reconfigured parking lot. The project includes demolition of twenty-one (21) parking spaces, and construction of eleven (11) new parking spaces, and associated roadway improvements for bike and pedestrian access. Estimated grading quantities are balanced with approximately 300 cubic yards of cut and 300 cubic yards of fill.

**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:  
Colleen Tsuchimoto, Senior Planner  
Signature: Colleen Tsuchimoto  
Date: 1/16/18

File 11140-17A-17G  
Attachment A
Architectural & Site Approval and Grading Approval
Preliminary Conditions of Approval

ATTACHMENT B

FILE NUMBER: 11140-17A-17G
NAME (Applicant): Stanford University
MEETING DATE: February 1, 2018

PROJECT DESCRIPTION: Architecture and Site Approval and Grading Approval for a new reconfigured parking lot. The project includes demolition of thirty-two (32) parking spaces, and reconstruction of eleven (11) reconfigured parking spaces, for a net removal of 21 parking space with associated roadway improvements for bike and pedestrian access. Estimated grading quantities are balanced with approximately 300 cubic yards of cut and 300 cubic yards of fill.

APPLICATION APPROVED SUBJECT TO CONDITIONS STATED BELOW IN ACCORDANCE WITH PLANS AS SUBMITTED.

* Items marked with an asterisk must be completed prior to grading permit issuance.
** Items marked with a double asterisk must be completed prior to grading completion.

Planning
For more information regarding the following conditions, contact Colleen Tsuchimoto at (408) 299-5797 or Colleen.Tsuchimoto@pln.sccgov.org.

1. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on November 7, 2017 and December 18, 2017. The project allows construction of a new reconfigured parking lot, with associated roadway improvements for pedestrian and bike access.

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* Place a construction note on the site plan that states the following: "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.
A. Water all active construction areas at least twice daily;
B. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
C. 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;
D. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;
E. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;
F. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
G. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand,);
H. Limit traffic speeds on unpaved roads to 15 mph;
I. Install fiber rolls, sandbags or other erosion control measures to prevent silt runoff to public roadways;
J. Replant vegetation in disturbed areas as quickly as possible;
K. Install wheel washers for all existing trucks, or wash off the tires of tracks of all trucks and equipment leaving the site; and
L. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph."

5.* Place a construction note on the site plan that states the following: “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.”

6.* Submit site plan that shows all pedestrian and bicycle corridors along with public transit stops adjacent to the project site and indicate how bicycle, pedestrian, and public transit access and circulation will be maintained during construction. Bicycle and pedestrian access onto the campus and around the site (outside construction areas) shall not be substantially limited by construction activities associated the project. In addition, access to public transit shall not be limited, which could include the relocation or removal of adjacent bus stops.

7.* Final grading permit plans shall include the following construction notes:
A. Construction materials delivered from off campus shall not be delivered between the hours of 7:00 AM to 9:00 AM and 4:00 to 6:00 PM on weekdays. No export of fill is allowed as grading is balanced.

8.* Submit a Construction Management and Logistics Plan prior to issuance of any demolition, grading permits that clearly identifies the elements listed below (G.12):
A. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction equipment) throughout the construction period. If adequate parking cannot be provided
on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.

B. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating "No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted."

C. Prohibit roadway construction activities from reducing roadway capacity during Stanford major athletic and special events. Stanford shall not limit roadway capacity during special events or during major athletic events, which attract a large number of visitors to the campus.

D. Provide written notification to Stanford Police and Palo Alto Fire Department regarding construction location and construction dates. Include in the notices alternate evacuation and emergency route designations to maintain response times during construction periods, if applicable. Provide one copy of the notices to the County.

E. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.

F. Provide notification to the Cities of Palo Alto and Menlo Park of the construction schedule and include a copy of the Santa Clara County approved Construction and Traffic Management Plan. Provide one copy of the notices to the County Planning Office.

9.** Incorporate any applicable water conservation and recycling measures into the project building plans, which may include but not be limited to: water efficient landscape, landscape water management, and public outreach.

10.* Submit a detailed lighting plan which includes all new exterior lighting. The Lighting Plan shall provide light fixture details with lighting profiles and product-specific information that includes the following information:

a. Depict the extent of illumination from all new outdoor lighting (photometric plan).

b. Ensure absence of upward glow.

c. Use "state-of-the-art" luminaries including those with high beam efficiency.

11.* Landscape Plan: The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. As proposed, the total landscape area exceeds 2,500 sq. ft., and therefore a landscape documentation package shall be submitted prior to grading permit issuance for review and approval. New landscaping shall be similar to existing landscaping on-site and meet all Stanford Community Plan and General Use Permit requirements. The submittal shall include a landscaping plan and irrigation plan, stamped and signed by a licensed landscape architect. Submit two (2) copies of the final landscape plan and associated irrigation systems, prepared and stamped by a licensed landscape architect.
The landscape ordinance and supporting information can be found on the Planning Department web site:

https://www.sccgov.org/sites/dpd/PlansOrdinances/Landscape/Pages/weloapply.aspx

12. ** Following completion of construction, contact Colleen Tsuchimoto at (408) 299-5797 to schedule a site visit to verify the approved parking and improvements. Contact the Planning Department at least two weeks in advance to set up an appointment.

13. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of Stanford shall assess the significance of the find and make mitigation recommendations.

14. If archaeological resources are discovered as described above, construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of the identified resources. If monitoring does not produce evidence of significant cultural resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.

15. In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

16. In the event that fossilized shell or bone is uncovered during any earth-disturbing operation, contractors shall stop work in the immediate area of the find and notify the Campus Archaeologist and the County Building Inspector assigned to the project. The Campus Archaeologist shall visit the site and make recommendations for treatment of the find (including but not limited to consultation with a paleontologist and excavation, if warranted), which would be sent to the County Building Inspection Office and the County.
Adequate signs shall be posted along the street frontages or in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate Stanford person the public may contact to register a complaint about construction noise. Additionally, Stanford shall create an outreach and information portal to facilitate information and alerts to be delivered to the immediate neighborhoods on construction activities. Stanford shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.

**Land Development Engineering**

For more information regarding the following conditions, contact Ed Duazo at (408) 299-5733 or ed.duazo@pln.sccgov.org.

**Plan Review and Process:**

18.* Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. The process for obtaining a Grading Permit and the forms that are required can be found at the following web page:

   www.sccplanning.org > I Want to... > Apply for a Permit > Grading Permit

Expect four to six weeks for plan review and plan check comments. Please contact LDE at (299-5734) for additional information and timelines.

19.* Final 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.

**Improvement Plans:**

20.* Final improvement plans shall be prepared by a licensed civil engineer for review and approval by LDE and the scope of work shall be in substantial conformance with the conditionally approved preliminary plans on file with the Planning Office. Include plan, profile, typical sections, contour grading for all street, road, driveway, structures and other improvements as appropriate for construction. The final design shall be in conformance with all currently adopted standards and ordinances. The following standards (Land Development Engineering Standards and Policies Manual, Volume 1, and 2007 Santa Clara County Drainage Manual) are available on-line:

   - www.sccplanning.org > Plans & Ordinances > Land Development Standards and Policies
   - www.sccplanning.org > Plans & Ordinances > Grading and Drainage Ordinance

21.* Survey monuments shall be shown on the improvement plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade
shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing survey monuments are not found, temporary staking delineating the property line may be placed prior to construction and new monuments shall be set prior to final acceptance of the improvements. The permanent survey monuments shall be set pursuant to the State Land Surveyor’s Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

22.** Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

23.* The improvement plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County’s Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

Storm Water Treatment - SF Bay watershed

24.* This project is located within the San Francisco Bay Watershed and is a Regulated Project per the 2016 Municipal Regional NPDES Storm Water Permit (MRP). The preliminary plans indicate that the Stanford East Campus C.3 Regional Stormwater Capture System (County File No. 11044-17C3) will be utilized to satisfy the project’s C.3 requirements. Final plans shall include a Stormwater Management Plan detailed the project’s regulated area and the capacity/credit being utilized. The capacity/credit total shown on the Stormwater Management Plan shall be supported by an update to the East Campus C.3 Regional Stormwater Capture System Capacity/Credit tracking Sheet issued by the Stanford University Water Services & Civil Infrastructure Group.

25.** Prior to final sign-off, the Stanford East Campus C.3 Regional Stormwater Capture System shall be fully constructed, on-line, and covered by a Storm Water Best Management Practices Operations and Maintenance Agreement.

26.** Submit as-built plans that include a Stormwater Management Plan Sheet that summarizes the final totals for new/replacement impervious area, and the final C.3 treatment requirements (sizing) for the project.

27.** Update the Credit/Usage Capacity Tracking Sheet for the Stanford East Campus Regional Stormwater Capture System. Updates to the tracking sheet shall correspond to the final C.3 totals noted in the as-built plans.

28.* Indicate on the improvement plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water
Resources Control Board (SWRCB) for coverage under the State General Construction Permit. The SWRCB will issue a Waste Discharge Identification Number (WDID#). The WDID# shall be shown on the final improvement plans. The SWRCB website is at www.waterboards.ca.gov > Water Issues > Programs > Stormwater

Soils and Geology:

29.* Submit one copy of the signed and stamped of the geotechnical report for the project.

30.* Submit a plan review letter by the Project Geotechnical Engineer certifying that the geotechnical recommendation in the above geotechnical report have been incorporated into the improvement plan.

Other Conditions:

31.** Construct all of the aforementioned improvements. Construction staking is required and shall be the responsibility of the developer.
Attachment C - Location and Vicinity Map

File 11140-17A-17G
Encina Parking Lot Project