

# County of Santa Clara

Department of Planning and Development  
Planning Office

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## STAFF REPORT Zoning Administration September 6, 2018 **Item # 2**

Staff Contact: Kavitha Kumar, Senior Planner  
(408) 299-5783, Kavitha.Kumar@pln.sccgov.org

### **11335-18A-18G (STANFORD UNIVERSITY)**

#### **Architecture and Site Approval and Grading Approval - Conversion of Bonair Siding Road and Pampas Lane into a continuous street, connecting Campus Drive to Serra Street**

Summary: The proposed Architecture and Site Approval and Grading Approval is for the conversion of existing Bonair Siding Road and Pampas Lane into a continuous street, connecting Campus Drive to Serra Street. Grading quantities 1,000 c.y. cut and 1,000 c.y. fill.

<b>Owner:</b>	Stanford University	<b>Community Plan Designation:</b> Campus Open Space and Academic Campus
<b>Applicant:</b>	Kelly Rohlf, Project Manager	<b>Zoning:</b> A1 (General Use)
<b>Address:</b>	All of Bonair Siding Road and Pampas Lane, Stanford	<b>Project Area:</b> 2.94 acres
<b>APN:</b>	142-04-036	<b>Present Land Use:</b> Academic
		<b>Supervisorial District:</b> 5

#### **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**

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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  
Attachment E - AECOM Peer Review Memo

## **PROJECT DESCRIPTION**

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### **Proposed Project**

The proposed project is for the conversion of the existing Bonair Siding Road and Pampas Lane into a continuous street connecting Campus Drive to Serra Street. No new parking is proposed, and 44 existing spaces are being eliminated as part of the street reconfigurations. This new street connection will enhance circulation for the new Public Service Building and the Emergency Operations Center located in the vicinity.

One (1) non-oak tree over 12-inch diameter is being removed and replaced by four (4) new non-oak trees. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected. The tree proposed for removal does not count as protected trees under the 2000 Stanford GUP.

Estimated grading quantities are approximately 1,000 cubic yards of cut and 1,000 cubic yards of fill.

## **REASONS FOR RECOMMENDATION**

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### **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 2000 Program EIR and the 2016 Addendum. Therefore, use of the prior CEQA document is adequate for this project.

### **B. Project/Proposal**

1. **Stanford Community Plan and GUP.** The project conforms to applicable SCP goals, strategies and policies. It is a permitted use within the General Use zoning designation, and as conditioned, will satisfy the requirements of the GUP Condition D.1.b. The 2000 SCP 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 SCP, 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 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.

**1. 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 proposed conversion of the disconnected streets to a continuous roadway connecting 2 important streets within the campus will improve conditions for traffic, including vehicular, pedestrian, and bicycle traffic. County Planning Office staff reviewed the ASA application materials in July 2018, including the Intersection Improvement Evaluation Memo prepared by Fehr and Peers. The County engaged AECOM to provide a peer review of the transportation-related ASA materials for compliance with Stanford University's General Use Permit (GUP), which determined the project to be acceptable.

The project does not result in any change in the amount of traffic using this intersection. The overall traffic coming to the Stanford campus would still be the same. Therefore, the traffic would be consistent with that analyzed in the prior 2000 GUP EIR, and is substantiated by the memo submitted by Stanford and peer reviewed by County traffic consultants (Attachment E).

Short-term construction traffic

The project has been conditioned to require all truck travel use only approved truck routes. All truck travel, either for exporting excavated materials or for transporting construction materials to the site, would use these routes. Further, the project has been conditioned to restrict construction material deliveries to non-peak hours. Compliance with the conditions of approval (Attachment B) shall ensure 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 no new proposed parking on the project site. The project proposes to eliminate 44 existing spaces to accommodate the roadway connection. There are new parking spaces being constructed at the Public Service Building, Emergency Operations Center and the Manzanita Garage in the area that will adequately serve the parking needs. A total of 850 parking spaces are under construction in the area.

**2. 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 Campus Open Space and Academic Campus area and the intersection improvements will follow Stanford University's design standards and will be consistent with other roundabout improvements on campus. Hence, they will not be detrimental to the character of the surrounding core campus area.

**3. 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. One (1) non-oak tree over 12-inch diameter is being removed and replaced by four (4) new non-oak trees. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected. The trees proposed for removal do not count as protected trees under the 2000 Stanford GUP.

The final landscape plan shall meet the requirements of the Stanford Community Plan and GUP and shall be similar to the existing site landscaping and will not be detrimental to the character of the surrounding area. The final landscape plan is subject to the requirements of the County Landscape Efficiency Ordinance, and conditions listed in Attachment B.

**4. 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. 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.

**5. 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.

**6. 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. Compliance with the preliminary conditions outlined in Attachment B shall ensure that the project will have adequate fire protection improvements.

**7. 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. The project may create temporary noise impacts due to construction activities and construction traffic. The applicant is required to submit a traffic and construction

management plan. Further, 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.

**8. 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.

**9. 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 development of the roundabout as Academic Campus and Campus Open Space. The project complies with the applicable policies set forth in the Community Plan, with reference to SCP-C2, SCP-C4, SCP-C11 and SCP-C13, improving internal campus circulation and access for pedestrian and bicycle access.

**10. Substantial conformance with the adopted “Guidelines for Architecture and Site Approval” and other applicable guidelines adopted by the County.**

It should be noted that issues addressed generally in the ASA guidelines are addressed in more detail within the Stanford Community Plan and GUP. As such, conformance with the provisions listed in the documents noted above ensures compliance with the ASA Guidelines.

**C. 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.

**1. 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 2,000 cubic yards of total grading is associated with the proposed project, which includes an estimated 1,000 cubic yards of cut and 1,000 cubic yards of fill to construct the roadway. The amount, design, location and the nature of proposed grading is necessary to establish the roadway modification, which are a permissible use in the A1 zoning district and are necessary for the reconstruction of the roadway.

- 2. 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.**

No excessive material is permitted to be deposited onsite. There is no excess grading that needs to be hauled to a County-approved disposal site. No grading is proposed near any creek that may impair any existing spring or watercourse.

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

The proposed grading is proposed in a area of the Stanford campus that is fully developed. The grading is intended to modernize and improve the existing roadway for vehicular, pedestrian and bicycle use, and has been designed to minimize impacts to existing landscaping. Adequate mitigation measures have been identified and are required in the ASA conditions of approval (Attachment B).

- 4. 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.**

Although the proposed grading enhances access to new buildings, the proposed grading is not directly associated with a new building or development site. Therefore, this finding is not applicable.

- 5. 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.**

The proposed grading is designed to conform with existing topography to the maximum extent possible, to minimize grading and visual impacts. In addition, one (1) existing non-oak tree will be removed and replaced by four (4) new non-oak trees on the site.

- 6. 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.

- 7. 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**

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On July 13, 2017 an application for ASA and Grading approval for proposed conversion of the two (2) roadways to a continuous street was submitted and was subsequently deemed complete on August 8, 2018. A public notice was mailed to all property owners within a 300-foot radius on August 21, 2018, and was also published in the Post Records on August 20, 2018. The application materials included the Bonair Siding and Pampas Lane Improvements – Circulation Evaluation Report prepared by Fehr and Peers. The County engaged AECOM to provide a peer review of the transportation-related ASA materials for compliance with Stanford University’s General Use Permit (GUP).

The proposed conversion of two disconnected street to a continuous street will enhance and improve pedestrian, bicycle and traffic circulation in the area. The project, as conditioned, complies with the requirements of the GUP and the 2000 GUP EIR. Mitigation measures are incorporated into the project conditions of approval.

## **STAFF REPORT REVIEW**

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Prepared by: Kavitha Kumar, Senior Planner

Reviewed by: Leza Mikhail, Zoning Administrator



# County of Santa Clara

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## 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.

<b>File Number</b>	<b>APN(s)</b>	<b>Date</b>
11335-18A-18G	142-04-023	8/23/2018
<b>Project Name</b>	<b>Project Type</b>	
Bonair-Pampas Roadway	Academic Support	
<b>Owner</b>	<b>Applicant</b>	
Stanford University	Kelly Rohlfs, Project Manager	
<b>Project Location</b>		
All of Bonair Siding and Pampas Drive		
<b>Project Description</b>		
Conversion of conversion of existing Bonair Siding Road and Pampas Lane into a continuous street connecting Campus Drive to Serra Street. Grading quantities 1,000 c.y. cut and 1,000 c.y. fill.		
<b>Background and Summary of Findings</b>		

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.

<p><b>Approved by:</b>                  Manira Sandhir, Principal Planner</p>	 FOR MS Signature	<p>8/29/18                  Date</p>
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**Architectural & Site Approval and Grading Approval**  
**Preliminary Conditions of Approval**  
**ATTACHMENT B**

FILE NUMBER            11335-18A-18G

NAME (Applicant):     Stanford University

MEETING DATE:        September 6, 2018

PROJECT DESCRIPTION: Conversion of existing Bonair Siding Road and Pampas Lane into a continuous street connecting Campus Drive to Serra Street. Grading quantities 1,000 c.y. cut and 1,000 c.y. 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.
- \*\*\*     Items marked with a triple asterisk must be completed prior to building permit issuance.
- \*\*\*\*    Items marked with a quadruple asterisk must be completed prior to final inspection

**Planning**

For more information regarding the following conditions, contact Kavitha Kumar at (408) 299-5783 or Kavitha.Kumar@pln.sccgov.org.

1.       Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Office on July 6, 2018. The project is conversion existing Bonair Siding Road and Pampas Lane into a continuous street connecting Campus Drive to Serra Street. Grading quantities 1,000 c.y. cut and 1,000 c.y. fill.
  2. \*     Obtain a demolition permit for all structures that require permits, prior to demolition.
  3.       The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program.
  4.       Stanford shall be responsible for paying all reasonable costs associated with work by the County Planning Office, 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.
- 5\*&\*\*\*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.”

6.\*&\*\*\* 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 (eg., 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.”

7.\*&\*\*\*Landscape Plan: The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. If the proposed total landscape area exceeds 2,500 sq. ft., a landscape documentation package shall be submitted prior to grading/drainage 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>

8.\* The following tree removal/protection requirements shall apply:

- a. One (1) non-oak trees over 12 inches in diameter at 4.5 feet above grade are authorized for removal with this project. Four (4) new non-oak trees are proposed to be replanted within the project site.
  - b. If any trees are proposed to be removed after the approval of the ASA, further review by the Planning Office may be required to assess the visual impact of the tree removal to the project and surrounding area.
  - c. Final grading plans shall show the size and species of all trees over 12 inches in diameter (at 4.5 feet above grade) within the proposed work area for the project and clearly label all trees proposed for removal. This shall include all trees where construction will occur within the dripline of the tree.
  - d. An I.S.A.-certified arborist shall review final grading plans. The objective shall be to ensure that all the trees adjacent to the improvements will not be damaged or removed.
  - e. A certified arborist shall monitor the construction, and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review letter prior to the issuance of the final grading permit evaluating consistency of final grading plans with these mitigations and a construction-observation letter prior to the issuance of final occupancy summarizing implementation of these mitigation measures.
    - i. Provide two copies of an arborist report that recommends effective tree protection measures for the site's existing trees that have not been slated for removal. Protection measures must be in place prior to construction activity commencing.
    - ii. Submit to Land Development Engineering (LDE) an estimate, prepared by a licensed landscape architect, of the landscaping and associated irrigation and improvements. The amount of this estimate shall be included in the bond for the improvements administered by LDE per Section C12-206 of the County Ordinance Code.
9. \*\* Following completion of construction, contact Kavitha Kumar at (408) 299-5783 to schedule a site visit to verify that the approved landscaping. Contact the Planning Office at least two weeks in advance to set up an appointment.
- 10.\* Preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified ornithologist to identify active nests that may be disturbed during project implementation. To initiate the surveys, please contact the Project Planner a few weeks in advance of any scheduled site disturbance including tree removal, brush clearing, grading, or construction. Between January 1 and April 30, preconstruction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree removal. Between May 1 and August 31, preconstruction surveys no more than 30 days prior to the initiation of these activities. Stanford University shall conduct an additional preconstruction survey within 24 hours of initiation of construction activities, by the

Campus Biologist, to verify no new nesting has occurred. If an active nest is found near, or in close proximity to, the construction area where the nest could be disturbed by these activities, the ornithologist or Campus Biologist, shall, in consultation with the California Department of Fish and Game, designate a construction free buffer zone (typically 250 feet) around the nest.

11. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during building 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.
12. If archeological 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.
13. 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.
14. 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 Planning Office. If a fossil find is confirmed, it will be recorded with the United States Geological Survey and curated in an appropriate repository.

- 15.\*\* 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.
- 16.\*&\*\*\*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.
- 17.\*&\*\*\*Final grading and building permit plans shall include the following construction notes:
- A. Construction materials and fill dirt 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.
  - B. Trucks exporting/importing fill dirt and building materials for the project shall use approved truck routes shown in the 2000 GUP, as designated by the cities of Palo Alto and Menlo Park.
- 18.\* Submit a Construction Management and Logistics Plan prior to issuance of any demolition, grading or building 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.
- 19.\*\*\* Incorporate any applicable water conservation and recycling measures into the project building plans, which may include but not be limited to: ultra-low flow toilets, water efficient landscape, landscape water management, and public outreach.
- 20.\*\*\* Submit a detailed lighting plan which includes all new lighting. Lighting Plan shall provide light fixture detail with lighting profiles and product-specific information that includes the following information:
- a. Depict the extent of illumination from all new outdoor lighting.
  - b. Ensure absence of upward glow.
  - c. Use “state-of-the-art” luminaries including those with high beam efficiency.
- 21.\*\*\* Provide all details including site plan and elevations for any generators and fuel storage tanks proposed on the site. Future installation of generators or fuel storage tanks may be subject to further review by the ASA Secretary or ASA Committee.

### **Land Development Engineering**

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

- 22.\* Plan Review and Process:  
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](http://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.
- 23.\* 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:
- 24.\* 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](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies  
[www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance

- 25.\* 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.
- 26.\*\* 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.
- 27.\* 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.

#### Utilities

- 28.\* All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

#### Storm Water Treatment - SF Bay watershed

- 29.\* 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). Preliminary plans indicate that C.3 requirements for the project will be satisfied by the East Campus Regional Stormwater Capture Facility (County File No. 11044-17C3) through direct stormwater capture. The plans shall include a Stormwater Management Plan detailing the regulated impervious areas, and the capacity used by the project. An updated capacity/credit tracking sheet for the regional facility, provided by the Stanford

Water Resources & Civil Infrastructure Group, shall be submitted prior to issuance of the final grading permit.

- 30.\* The disturbed area associated with the project shall be noted in the plans. If the project will disturb and acre or more of area, then a Notice of Intent (NOI) shall be filed with the State Water Resources Control Board (SWRCB) for coverage under the State General Construction Permit. Proof of the NOI filing shall be required prior to issuance of permits. An e-mail or print-out with the WDID (Waste Discharge Identification) Number is sufficient proof. (Note: If the disturbed area associated with the project is contiguous to active construction on adjacent projects, and the contiguous disturbed area is greater than an acre, then proof of an NOI filing shall be required.)
- 31.\*\* The project proposes the use of the East Campus (Felt Lake) Regional Storm Water Capture System (County File No. 11044-17C3). Upon completion of the project, update the East Campus Storm Water Capture Facility's Storm Water BMP Operations and Maintenance Agreement by providing updates/corrections to the storm water capture facility tracking document based on the final construction. Include the updated tracking information in the storm water control plan sheet included with the as-built plans. In addition to the updated tracking information, the stormwater control plan should also include the final totals for new/replacement impervious area and final C.3 treatment requirements.
- 32.\*\* The East Campus Stormwater Capture System shall be fully constructed, on-line, and covered by a Storm Water BMP Operations and Maintenance Agreement prior to grading completion.

Soils and Geology:

- 33.\* Submit one copy of the signed and stamped of the geotechnical report for the project.
- 34.\* 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:

- 35.\*\* Construct the improvements. Construction staking is required and shall be the responsibility of the developer. 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 webpage:

[www.sccplaing.org](http://www.sccplaing.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.

## **Fire Marshal**

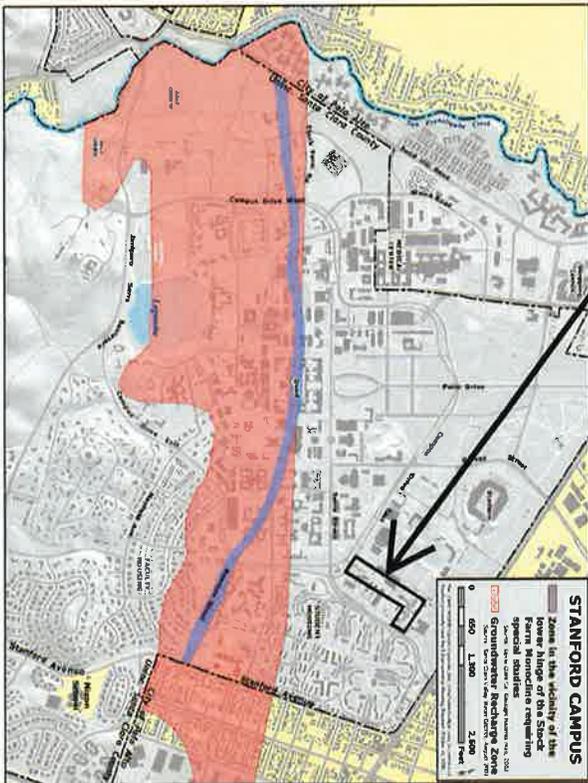
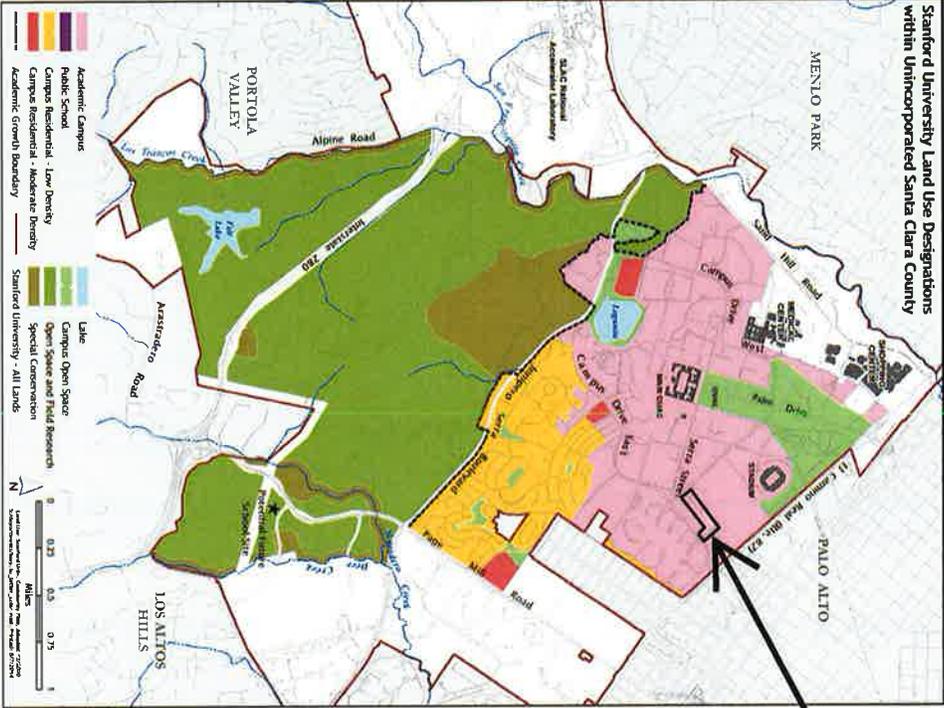
For more information regarding the following conditions, contact Alex Goff at (408) 299-5763 or [alex.goff@pln.sccgov.org](mailto:alex.goff@pln.sccgov.org)

- 36.\* Fire access to be maintained at 20 ft minimum in width, made of an “all-weather” material capable of holding 75,000 pounds. A Construction Site Safety Plan will be needed to show how this will be maintained.
- 37.\* A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit. The construction site safety plan shall show all affected hydrants along this development. These hydrants shall be made available at all times. The construction site safety plan shall also address traffic conditions during normal and emergency situations.

### FIRE PROTECTION WATER SUPPLY:

- 38. **IMPORTANT:** The hydrants shall remain operational and accessible throughout construction.

# Attachment C



GUP INFORMATION MAP

ASA SUBMITTAL SET

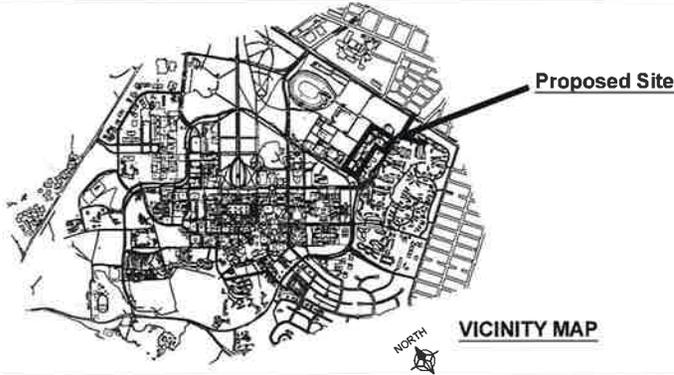
# STANFORD UNIVERSITY BONAIR/PAMPAS ROAD

PROJECT # 5308

BONAIR SIDING ROAD AND PAMPAS LANE

Stanford , California

Quad #09-000



### DRAWING INDEX

PL0.0	TITLE SHEET
PL1.1	GUP INFORMATION MAP
PL1.2	IMPERVIOUS AREA EXHIBIT
C-1	ASA SITE PLAN
C-2	ASA GRADING PLAN
C-3	ASA DETAILS
G100	CONSTRUCTION SITE LOGISTICS & SAFETY PLAN
L1.00	TREE DISPOSITION PLAN
L2.00	ILLUSTRATIVE SITE PLAN
L3.00	LIGHTING PLAN

### SITE DATA INFORMATION

#### GENERAL

APN:	142-04-036
PARCEL SIZE:	580 AC
DEVELOPMENT DISTRICT:	EAST CAMPUS
LAND USE DESIGNATION:	ACADEMIC CAMPUS
SITE AREA:	3.29 AC
DEMOLITION AREA:	1.83 AC

#### PERCENTAGE OF SITE AREA:

BUILDING:	0.4%
PARKING/DRIVEWAYS:	82.2%
OUTSIDE STORAGE:	0%
LANDSCAPING:	17.4%
UNDEVELOPED:	0%
NUMBER OF NET NEW PARKING SPACES:	-44
ESTIMATED CUT AND FILL:	
CUT:	1,000 CUBIC YARDS
FILL:	1,000 CUBIC YARDS

### PROJECT DESCRIPTION

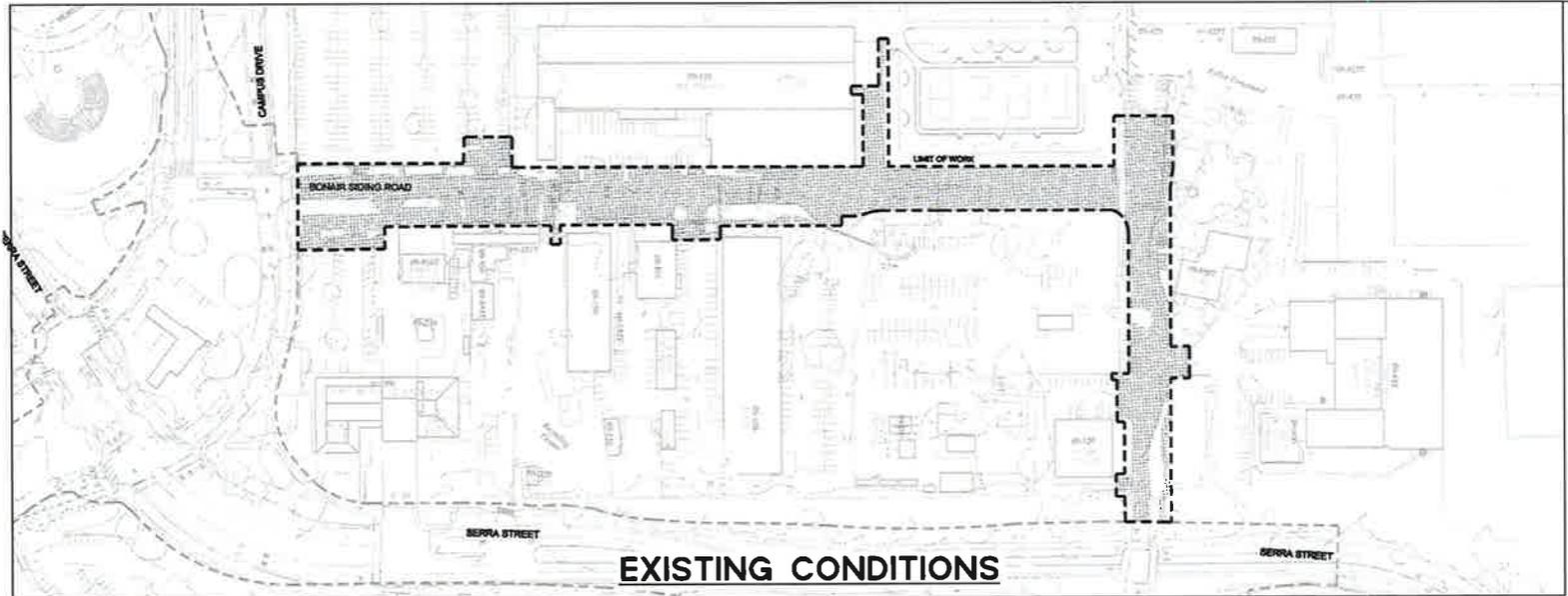
CONVERT BONAIR SIDING ROAD AND PAMPAS LANE INTO A CONTINUOUS STREET.

### PROJECT MANAGER

KELLY ROHLFS  
3160 PORTER DRIVE, SUITE 200  
PALO ALTO, CA 94304  
(650) 868-2315  
KRohlfs@stanford.edu

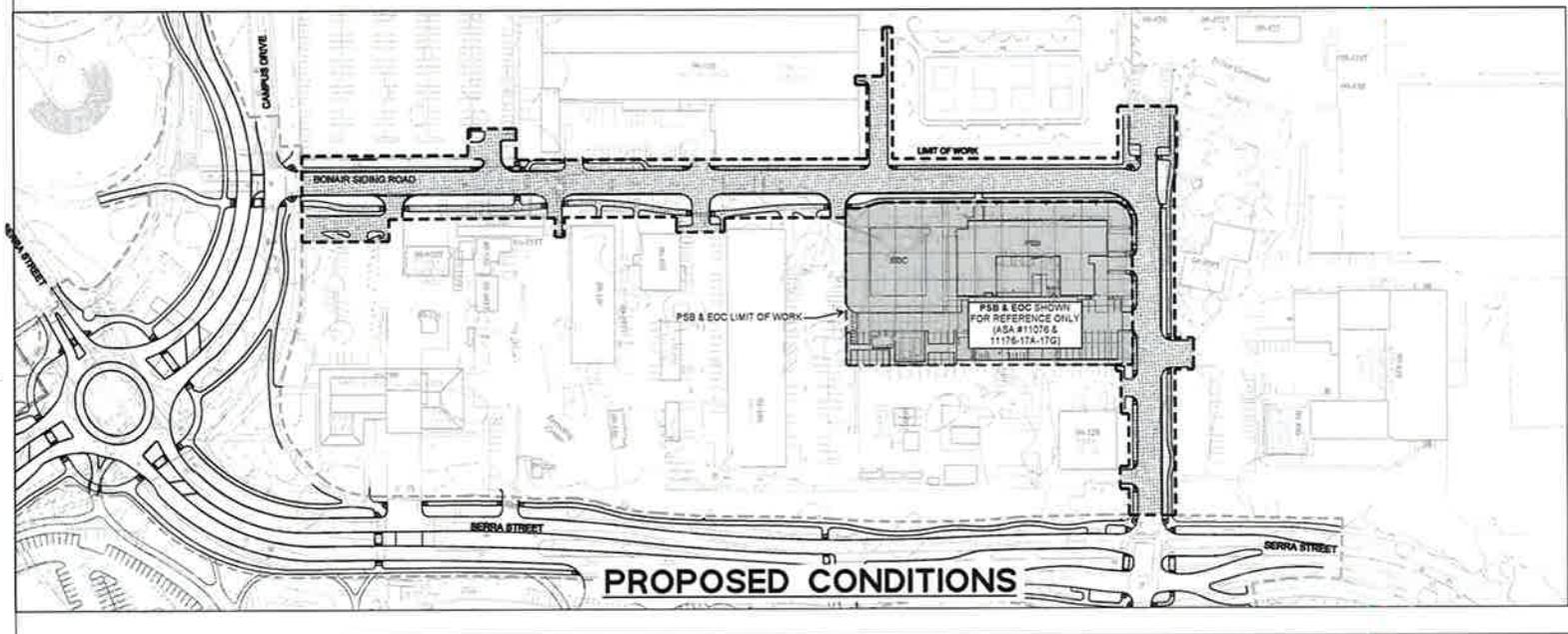
# Attachment D

REVISION
STANFORD UNIVERSITY Department of Project Management
TITLE SHEET
STANFORD UNIVERSITY BONAIR/PAMPAS ROAD
DATE: 7/5/18
SCALE: AS SHOWN
PL0.0



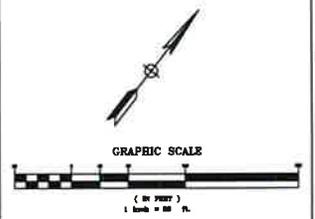
**EXISTING CONDITIONS LEGEND**

	IMPERVIOUS CONDITIONS	118,415 SF	2.72 ACRES
	PERVIOUS CONDITIONS	24,855 SF	0.57 ACRES



**PROPOSED CONDITIONS LEGEND**

	IMPERVIOUS CONDITIONS	103,632 SF	2.38 ACRES
	PERVIOUS CONDITIONS	29,638 SF	0.68 ACRES



REVISION
STANFORD UNIVERSITY Department of Project Management
IMPERVIOUS AREAS EXHIBIT
STANFORD UNIVERSITY BONAIRE/PAMPAS ROAD
DATE: 7/5/18
SCALE: AS SHOWN
PL1.2

1750 N. FIRST STREET  
 SUITE 202, CA 95112  
 SAN JOSE, CA 95112  
 408-487-9100  
 408-487-9199 (FAX)



CALIFORNIA

**BONAIR/PAMPAS ROAD  
 STANFORD UNIVERSITY  
 ASA SITE PLAN**  
 SANTA CLARA COUNTY

STANFORD

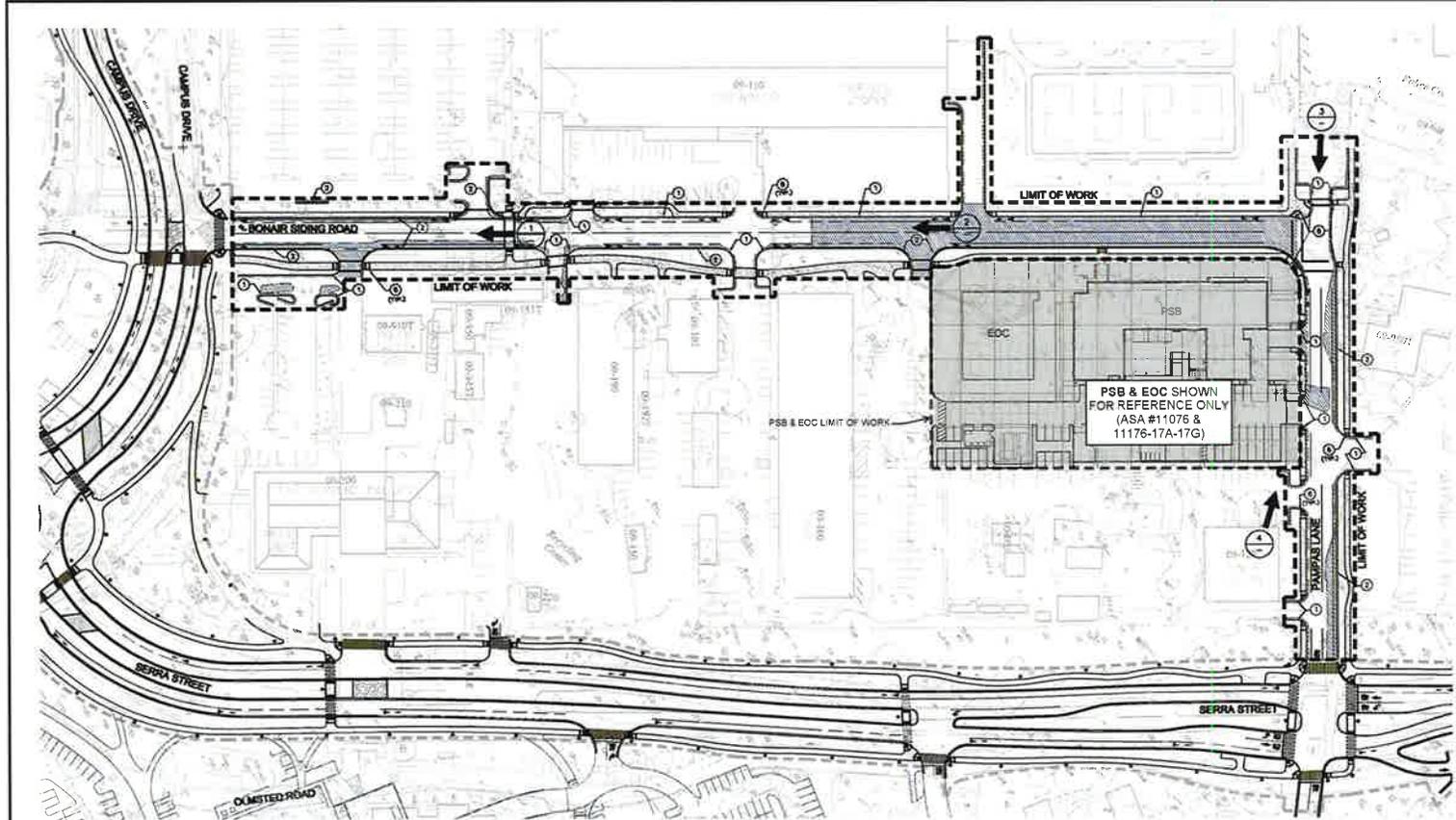
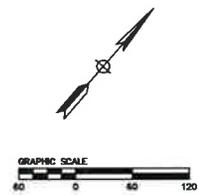
Project No.	11-110
Sheet No.	11-110-01
Date	11/11/11
Scale	1" = 40'
Author	...
Checker	...
Engineer	...
Project Manager	...

11-110-01

- LEGEND**
- VEHICULAR ASPHALT CONCRETE PAVING (4" AC / 1/2" CL # 8A)
  - PEDESTRIAN AC PAVING (2" AC / 4" CL # 8B)
  - SAWCUT
  - SAWCUT/EDGE OF PAVEMENT
  - LIMIT OF WORK

- KEY NOTES**
1. 6" CONCRETE CURB (STANFORD STD DET. CS-229)
  2. 8" CONCRETE CURB AND GUTTER (STANFORD STD DET. CS-291)
  3. NOT USED.
  4. NOT USED.
  5. NOT USED.
  6. CURB RAMP (STANFORD STD DET. CS-292)

- NOTES**
1. SEE LANDSCAPE DRAWINGS FOR EXISTING TREES TO REMAIN, EXISTING TREES TO BE REMOVED/RELOCATED AND PROPOSED TREE LOCATIONS.



1 FACING SOUTHWEST ON BONAIR SIDING ROAD



2 FACING SOUTHWEST ON BONAIR SIDING ROAD



3 FACING SOUTHEAST ON PAMPAS LANE



4 FACING NORTHWEST ON PAMPAS LANE

**LEGEND**

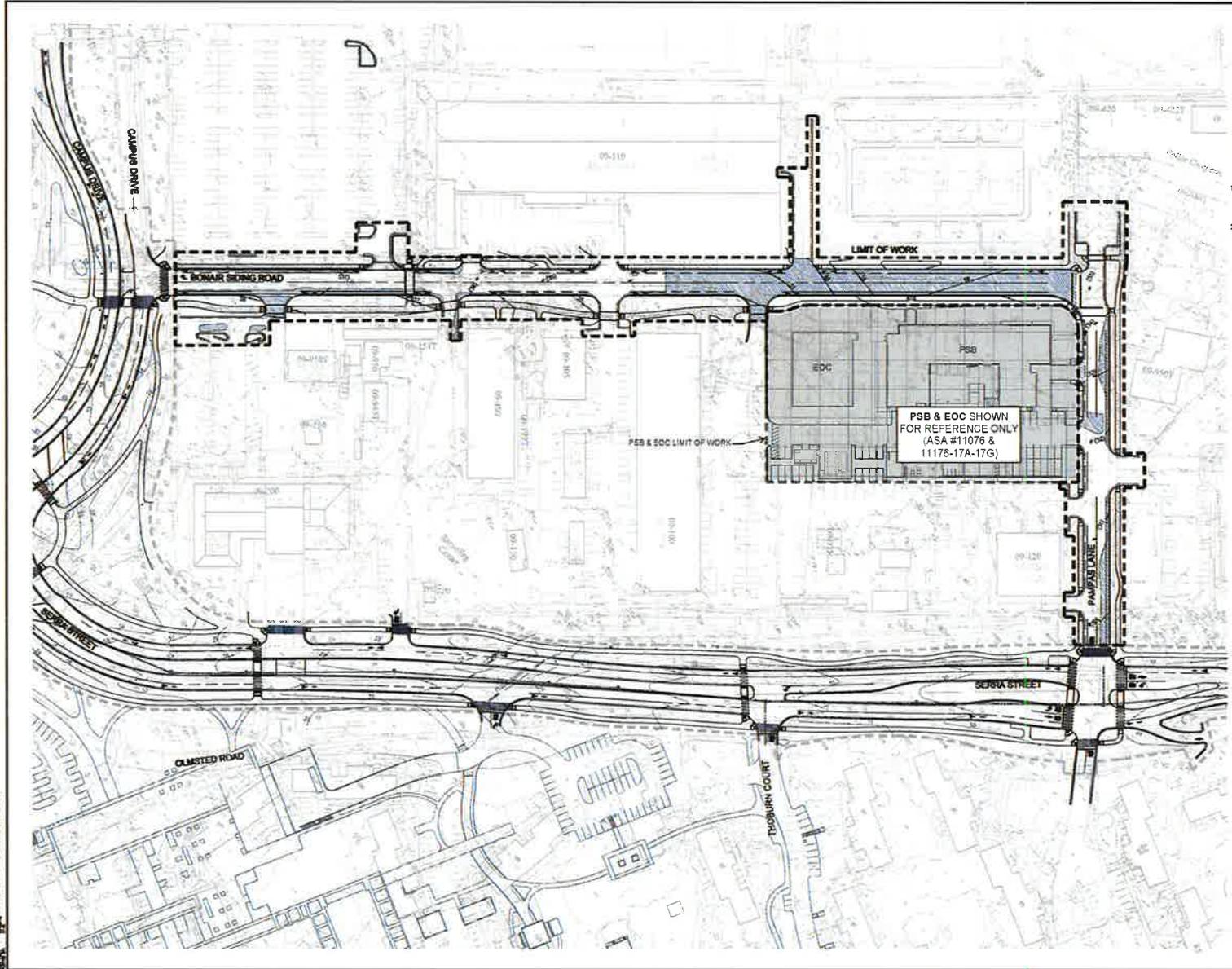
- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADE BREAK

**STORMWATER TREATMENT**

NEW/REPLACED IMPERVIOUS AREAS TO BE TREATED VIA THE EAST CAMPUS STORM WATER CAPTURE FACILITY (COUNTY FILE NUMBER: 17044-17C3) (SEPARATE PROJECT).

**NOTES**

1. SURFACE STRUCTURES, INCLUDING BUT NOT LIMITED TO, MANHOLES, WATER VALVE BOXES, CLEAN OUTS, ETC. SHALL BE BROUGHT TO FINISH GRADE AFTER PAVING IS COMPLETED.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND LOCATIONS OF EXISTING PIPES AND UTILITIES BEFORE EXCAVATION WORK OR MAKING ANY UTILITY CONNECTIONS.



17300 N. FIRST STREET  
 SUITE 200  
 SAN JOSE, CA 95132  
 408-487-8100  
 408-487-8188 (FAX)



BONAIR/PAMPAS ROAD  
 STANFORD UNIVERSITY  
 ASA GRADING PLAN  
 SANTA CLARA COUNTY  
 CALIFORNIA

STANFORD

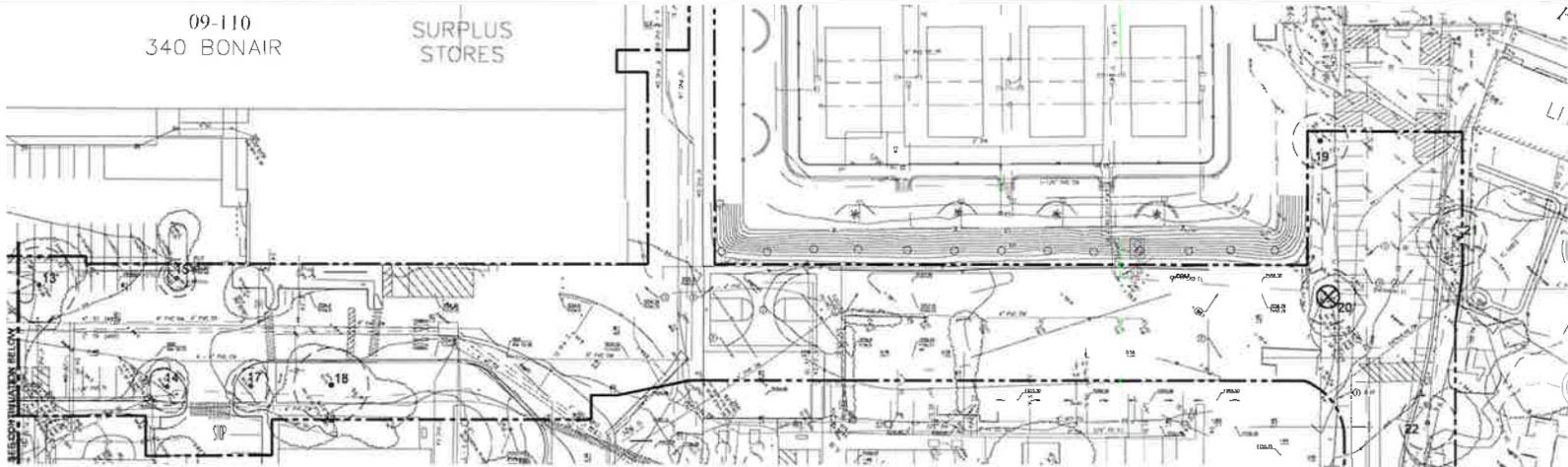
NO.	REVISIONS

DATE: 1/16/2018  
 DRAWN BY: JMM  
 CHECKED BY: JMM  
 APPROVED BY: JMM

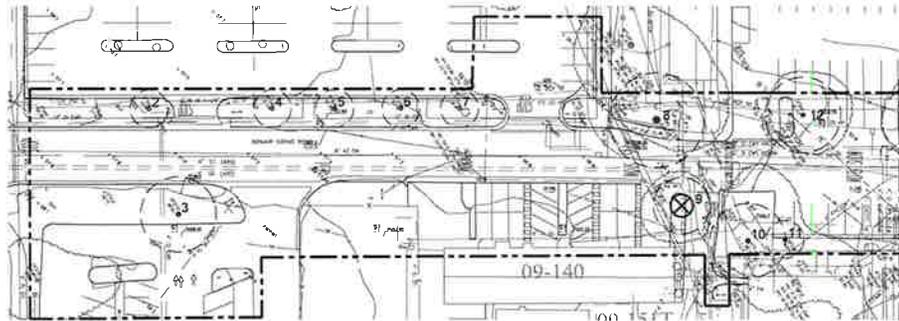
CS

09-110  
340 BONAIR

SURPLUS  
STORES



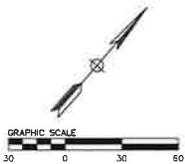
Tree No	Trunk (in)	COMMON NAME	SCIENTIFIC NAME (Genus, species)	PROPOSED ACTION
2	6.0	Valley Oak	Quercus lobata	protect in place
3	30.0	River Red Gum	Eucalyptus camaldulensis	protect in place
4	6.0	Valley Oak	Quercus lobata	protect in place
5	6.0	Valley Oak	Quercus lobata	protect in place
6	8.0	Valley Oak	Quercus lobata	protect in place
7	6.0	Valley Oak	Quercus lobata	protect in place
8	54.0	River Red Gum	Eucalyptus camaldulensis	protect in place
9	19.0	River Red Gum	Eucalyptus camaldulensis	remove
10	32.0	River Red Gum	Eucalyptus camaldulensis	protect in place
11	20.0	River Red Gum	Eucalyptus camaldulensis	protect in place
12	24.0	California Live Oak	Quercus agrifolia	protect in place
13	24.0	California Live Oak	Quercus agrifolia	protect in place
14	10.0	Pin Oak	Quercus palustris	protect in place
15	10.0	Pin Oak	Quercus palustris	protect in place
17	8.0	Pin Oak	Quercus palustris	protect in place
18	34.0	California Live Oak	Quercus agrifolia	protect in place
19	12.0	California Live Oak	Quercus agrifolia	protect in place
20	10.0	California Live Oak	Quercus agrifolia	remove
21	24.0	California Live Oak	Quercus agrifolia	protect in place
22	30.0	California Live Oak	Quercus agrifolia	protect in place
23	16.0	California Pepper	Schinus molle	protect in place



LEGEND



20  
DIT  
ON



Schroeder & Associates  
Landscape Architects, Planners  
315 North Coast Highway Suite 200  
Laguna Beach, CA 92653  
Tel: 562-893-1000

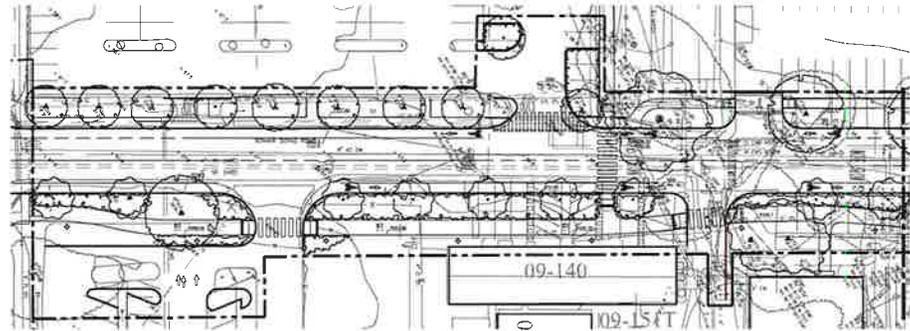
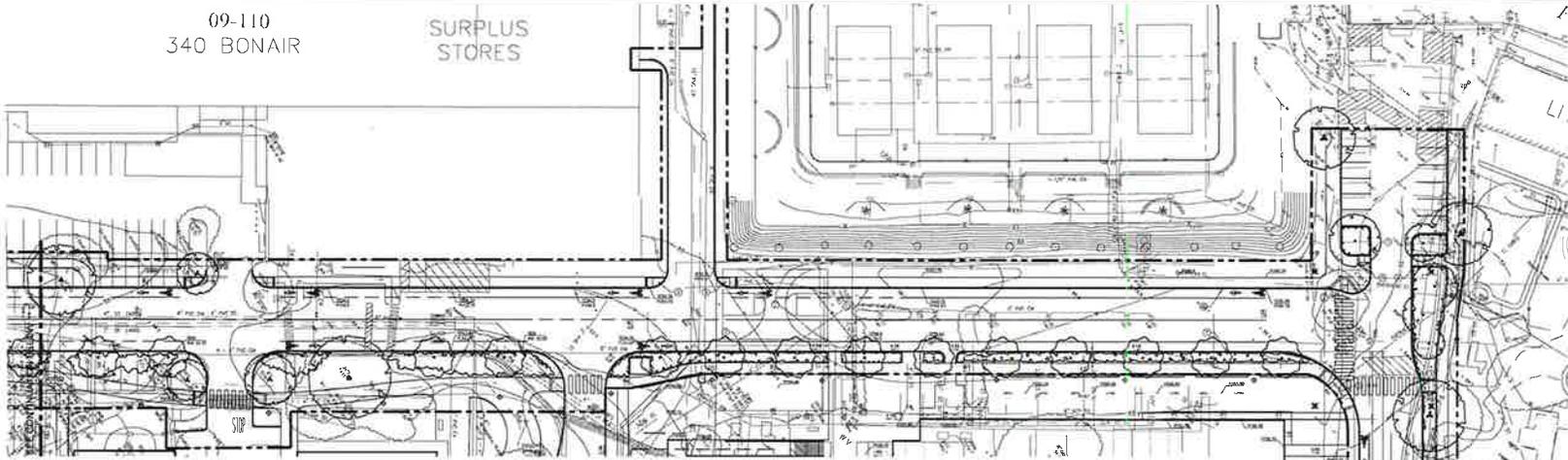
**BONAIR / PAMPAS ROAD**  
Stanford University  
TREE DISPOSITION PLAN

#	DATE	REVISION

DATE: 3 JULY, 2018  
SCALE: 1" = 30'-0"  
JOB #: STA-17006  
DRAWN: M.S.  
CHECKED: S.S.  
TITLE: TREE DISPOSITION PLAN  
SHEET NO: L 1.00

09-110  
340 BONAIR

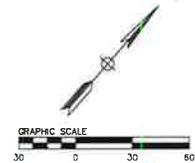
SURPLUS  
STORES



SEE CONTINUATION ABOVE

**LEGEND**

- new tree
- ▲ existing tree
- - - - - limit of work



2(1)  
DIT  
ON

Sebastian  
&  
Associates  
Landscape Architects, Planners  
101 North Coast Highway Suite 7  
Laguna Beach, CA 92653  
Tel: 949.897.4300

**BONAIR / PAMPAS ROAD**  
Stanford University  
ILLUSTRATIVE LANDSCAPE PLAN

#	DATE	REVISIONS

DATE: 3 JULY 2018  
SCALE: 1" = 30'-0"  
JOB #: STA-17006  
DRAWN: M.T.  
CHECKED: B.S.  
TITLE: ILLUSTRATIVE LANDSCAPE PLAN  
SHEET NO.: L 2.00

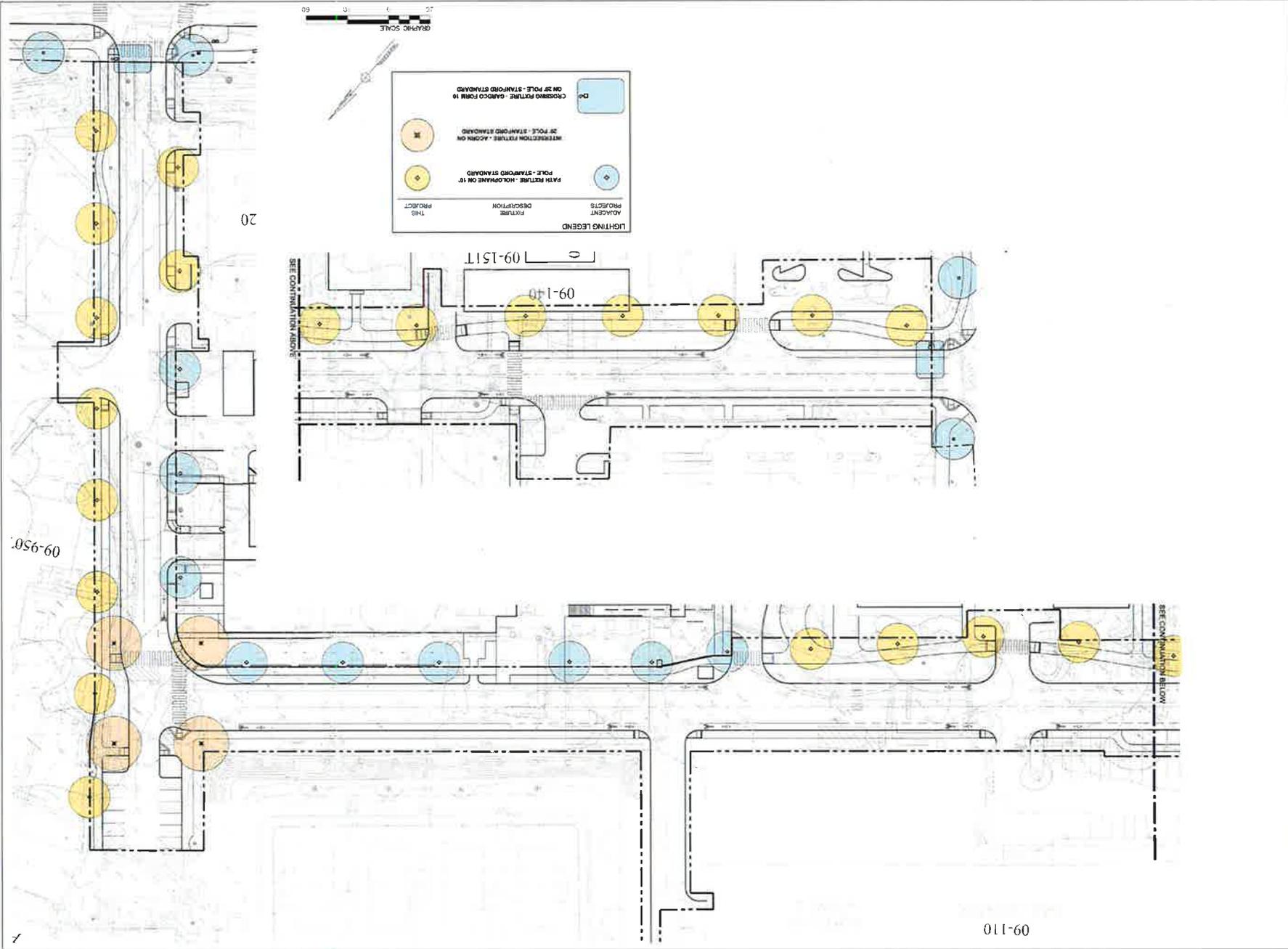
DATE:	3 JULY 2019
SCALE:	1" = 30'-0"
JOB #:	STU-17066
DRAWN BY:	M.T.
CHECKED BY:	S.S.
TITLE:	LIGHTING PLAN
SHEET NO.:	L 3.00

# BONAIR / PAMPAS ROAD

## Stanford University

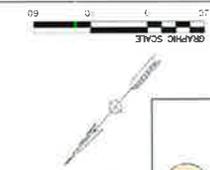
### LIGHTING PLAN

Sebastian  
 &  
 Associates  
 Landscape Architects, Planners  
 &  
 Architects  
 20 York Cove Highway, Suite 1  
 Laguna Hills, CA 92653  
 Tel: 949.440.4444



**LIGHTING LEGEND**

PROJECTS	DESCRIPTION	PROJECT
	CROSSING FIXTURE - GARDCO FORM 10	ON 20 POLE - STANFORD STANDARDS
	PATH FIXTURE - HORIZONTAL STANDARD	20 POLE - STANFORD STANDARDS
	INTERSECTION FIXTURE - ACCORD ON	20 POLE - STANFORD STANDARDS



09-110



AECOM  
100 W San Fernando St  
Suite 200  
San Jose, CA 95113  
www.aecom.com

408.297.9585 tel  
408.297.6962 fax

## Memorandum

To Kavitha Kumar, Santa Clara County Page 1 of 2  
CC \_\_\_\_\_  
Subject Bonair Siding and Pampas Lane Improvements - Circulation Evaluation  
From Greg Gleichman and Nichole Seow, AECOM  
Date August 17, 2018

Stanford University is proposing to extend Bonair Siding and connecting it to Pampas Lane. Santa Clara County has engaged AECOM to provide a peer review of the circulation-related ASA materials for compliance with Stanford University's General Use Permit (GUP). This includes a memo prepared by Fehr & Peers dated 7/8/2018 titled *Bonair Siding and Pampas Lane Improvements – Circulation Evaluation*.

AECOM concurs that this proposed project does not meet the threshold of condition G.11 of the 2000 GUP. It is neither housing addition nor within the West Campus and Lagunita Development Districts. It is also not a performing arts center, an expansion / replacement of the basketball arena or a faculty / staff housing project along Stanford Avenue. Finally, it does not include any parking space increase. As such, a project-specific traffic study is not required.

The proposed Bonair Siding extension, however, does affect traffic circulation in the project vicinity and the memo by Fehr & Peers attempts to address its effects. Having reviewed the materials, AECOM is generally agreeable that the Bonair Siding extension will have less-than-significant impacts on the surrounding circulation and traffic conditions. In fact, local circulation will be improved as drivers from El Camino Real can now make use of Pampas Lane to access properties along Bonair Siding, without the need to use the Serra Street / Campus Drive East intersection.

Bonair Siding and its extension will be a 2-lane undivided local access road, providing direct access to adjacent properties. Speed along the road is expected to be low due to vehicles turning in/out of the driveways. As such, it is unlikely that many drivers will use this new extension as a cut-through from Serra Street and Campus Drive East. However, to ensure that Serra Street (between El Camino Real and Campus Drive East) remains as an attractive through street, AECOM suggests that Stanford consider closing all driveways along southbound Serra Street except for the fire house adjacent to the Serra St / Campus Drive East intersection and not providing driveways along this section of Serra Street for future developments. Access to developments should be provided along Bonair Siding as intended.

In addition, AECOM also agrees that the intersections of Campus Drive East / Bonair Siding and Serra Street / Pampas Lane can likely accommodate the increase in turning traffic onto Bonair Siding and Pampas Lane respectively. In the unlikely event that separate turning lanes need to be provided due to high volume in the future, there is sufficient right-of-way for re-striping and expansions.

# Attachment E

Finally AECOM notes the reduction of 44 parking spaces as a result of the proposed extension and assumes that this reduction has been or will be accounted for in the parking provision for the development immediate to this roadway.