11337-18A-18G (STANFORD UNIVERSITY)

Architecture and Site Approval and Grading Approval – Stanford University Softball Stadium Improvements

Summary: Architecture and Site Approval and Grading Approval for Stanford University Softball Stadium improvements including construction of two (2) new bull-pen areas with two (2) new restrooms (60 sq.ft. each), and landscape improvements to provide spectator seating in the lawn area. Estimated grading quantities associated with the grading approval are 100 cubic yards (c.y.) of fill, with a maximum depth 6'-0.” Grading associated with the bldg. pad is an additional 350 c.y. of cut.

Owner: Stanford University
Applicant: Mark Bonino, Project Manager
Address: 161 Churchill Mall, Stanford
APN: 142-04-036

Community Plan Designation: Academic Campus
Zoning: A1 (General Use)
Project Area: 22,750 sq. ft.
Supervisorial District: 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

Attachment A – CEQA Determination – Use of a Prior CEQA Document
Attachment B – Proposed ASA Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans
PROJECT DESCRIPTION

The proposed project is for improvements of the Stanford University Softball Stadium, including construction of two (2) new bull-pen areas with two (2) new restrooms, 60 sq. ft. each, and landscape improvements to provide spectator seating in the lawn area adjacent to the bleachers. Of the total square footage, 120 sq. ft. is proposed to be deducted from the 2000 GUP academic square footage allocation. The balance construction is not conditioned space, thus not counted as 2000 GUP square footage allocation. The height of the proposed buildings is approximately 27 feet, as measured from adjacent grade. The project site is the existing softball field, located south of the Intramural Field, north of the Field Hockey Field, west of the public safety compound and east of the Baseball Field on Churchill Mall.

The proposed project includes construction of two (2) new bullpen areas (Cage A is 4,630 sq. ft. and Cage B is 4,920 sq. ft.), including two (2) new unisex restrooms. The project scope of work also includes lawn improvements adjacent to the bleachers to provide spectator seating. No new parking is proposed with this project.

Three (3) non-oak trees over 12-inches in diameter are proposed to be removed. These trees do not count as protected trees under the 2000 Stanford GUP and will not be replaced. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected.

Estimated grading quantities associated with the grading approval are 100 c.y. of fill, maximum depth 6’-0”. Grading associated with the bldg. pad is an additional 350 c.y. of cut.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)
   The proposed project is in conformance with both the 2000 Stanford Community Plan ("SCP") and General Use Permit ("GUP") and has no new effects beyond those analyzed in the Program EIR, certified by the Board of Supervisors in December 2000. The Program EIR analyzed the environmental impacts of campus development allowed under the SCP and GUP. The proposed project is within the scope of the campus development analyzed in the 2000 GUP. 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 Community Plan goals, strategies and policies. Academic Support uses like the Softball Stadium are permitted uses within the Academic Campus land use designation, and as conditioned will satisfy the requirements of the GUP. The 2000 Community Plan and GUP governs development projects on the Stanford campus. This project conforms to the criteria set forth by the GUP and provisions identified within the Community Plan, and subject to compliance with the preliminary conditions outlined in Attachment B.

   2. ASA approval:
      ASA approval standards, applicable regulations, and findings: The project substantially conforms to the requirements and guidelines in the SCP and GUP. These requirements
meet all of the ASA Guidelines through the ASA approval process 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 is located within an established area of the Stanford academic campus with adequate parking facilities. Traffic impacts of academic projects in the core of the campus have been assessed in the programmatic 2000 GUP EIR. As such, the proposed improvements to the Softball Stadium do not result in any change in the amount of traffic and does not generate any new trips from a traffic impact perspective. 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 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. Compliance with the Conditions of Approval (Attachment B) ensures that the short-term construction traffic associated with the project will not have a significant effect on traffic movement in the area.

*Parking*
The project has no new proposed parking on the project site. Hence, there would be no impact on parking. Existing Softball Stadium parking is adequate for the existing use and proposed improvements.

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 new bullpen structures are proposed in the existing Stanford Softball Stadium. The heights of the proposed Cage A and Cage B are approximately 27 feet each. The project site is located south of the Intramural Field, north of the Field Hockey Field, west of the Public safety compound and east of the Sunken Diamond Baseball Field, on Churchill Mall. To provide for a compatible design with the adjacent building, the proposed bullpen design includes a green pitched metal roof. Color of the proposed roof matches the roof of the adjacent ancillary building in the baseball stadium complex. The bullpen structure is wrapped with black netting which matches the existing design of battling
cages, which are proposed to be demolished and reconstructed. The project, as proposed, will not be detrimental to the surrounding area or neighborhood.

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

The GUP and the SCP require that replacement trees, for those removed that are 12 inches or greater in diameter at 4.5 feet from grade level, be planted at a 1:3 ratio for all protected oak trees and at a minimum 1:1 ratio for all oak trees that are not protected. Three (3) non-oak trees over 12-inch diameter are proposed for removal. These trees do not count as protected trees under the 2000 Stanford GUP and will not be replaced. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected.

The new proposed improvements to the lawn, near the bleachers, is designed to provide for spectator seating. Retaining walls are proposed along the sides of both Cage A and Cage B that meet the lawn area. The walls will retain the proposed landscape fill to flatten out the lawn area for spectator seating. 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 blend in with the character of the surrounding area.

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

The Program GUP EIR certified by the Board of Supervisors in December 2000 analyzed the environmental impacts of Stanford campus development allowed under the SCP and GUP. The proposed Softball Stadium improvements are within the scope of the development analyzed in the 2000 GUP EIR. All appropriate conditions of approval have been added to ensure conformance with the 2000 GUP EIR.

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

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

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

The Fire Marshal’s Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations and as can be seen in the attached Condition of Approval Nos. 38 and 39.

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

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

The Stanford academic campus is primarily designated as Major Educational and Institutional Use within the Santa Clara County general plan. The Community Plan identifies the project site for improvement of the Softball Stadium as Academic Campus. The proposed project is part of an existing athletic field and complies with the applicable policies set forth in the Community Plan with reference to SCP-LU1 and SCP-LU2, which state that allowable academic uses include athletics, physical education, and recreation facilities.

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

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

An estimated total of 450 cubic yards cut and fill is associated with the proposed project. Estimated grading quantities associated with the grading approval are 100 c.y. fill. This grading is primarily used to fill and flatten out the lawn area for spectator seating and ensure proper drainage on the site, as required by the Stormwater Management Plan. An additional 350 c.y. of cut is associated with the building pad area. The amount, design, location and the nature of proposed grading is necessary to establish the improvements, which are a permissible use in the Al zoning district for the existing permitted use.

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. No excessive material will be deposited onsite. All excess grading will be hauled to a County-approved off-site facility. 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. Three (3) non-oak trees over 12 inches diameter are being removed to accommodate the lawn spectator seating. These trees do not count as protected trees under the 2000 Stanford GUP and will not be replaced. Adequate mitigation measures have been identified and are required in the ASA and Grading conditions of approval (Attachment B).

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 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.
The new proposed improvement to the lawn, near the bleachers, are designed to provide for spectator seating. Retaining walls are proposed along the sides of both Cage A and Cage B. The walls will retain the proposed landscape fill to flatten out the lawn area for spectator seating. The proposed grading is designed to conform with existing topography of the lawn area to the maximum extent possible, to minimize grading and visual impacts.

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. Minimal grading is provided for reconfiguration of the lawn to accommodate spectator seating. The proposed grading is compatible with the surrounding development 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 AI 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 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 proposed project for improvements and expansion to the existing Softball Stadium is located in the DAPER and Administrative Development District ("District"). Per the development tracking sheet submitted with the application, after addition of proposed bullpen structure’s GUP square footage (120 sq.ft.) to the District, balance square footage remaining in the District is 293 sq. ft.

On June 28, 2018 an application for Architecture and Site Approval and Grading Approval was submitted for Stanford University Softball Stadium improvements including two (2) new bullpen areas with two new restrooms (60 sq.ft. each) and lawn improvements. The application was deemed incomplete and was resubmitted on August 21, 2018. Subsequently the application was deemed complete on September 24, 2018. A public notice was mailed to all property owners within a 300-foot radius on October 18, 2018 and was also published in the Post Records on October 20, 2018.

STAFF REPORT REVIEW

Prepared by: Charu Ahluwalia, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator

File No. 11337-18A-18G
ZA Hearing November 1, 2018
USE OF A PRIOR CEQA DOCUMENT
PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

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

File Number | APN(s) | Date
---|---|---
11337-18A-18G | 142-04-036 | 10/16/2018

Project Name: Stanford University Softball Stadium Improvements

Project Type: Architecture and Site Approval and Grading Approval

Owner: Stanford University

Applicant: Mark Bonino, Project Manager

Project Location: 161 Churchill Mall, Stanford

Project Description:
Improvements of the Stanford University Softball Stadium, including construction of two (2) new bull-pen areas with two (2) new restrooms, 60 square feet (sq.ft.) each, and associated lawn improvements. Estimated grading quantities associated with the grading approval are 100 cubic yards (c.y.) of fill, maximum depth 6 feet. Grading associated with the bldg. pad is an additional 350 c.y. of cut.

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.

Approved by:
Manira Sandhir, Principal Planner

Signature

Date 10/16/18

File 11337-18A-18G Attachment A
ATTACHMENT B
Conditions of Approval

PRELIMINARY
ARCHITECTURAL SITE AND GRADING APPROVAL

Date: November 1, 2018
Owner/Applicant: Stanford University
Location: 161 Churchill Mall (APN: 142-04-036)
File Number: 11337-18A-18G

Project Description: Architecture and Site Approval and Grading Approval for Stanford University Softball Stadium improvements including construction of two (2) new bull-pen areas with two (2) new restrooms (60 sq.ft. each) and landscape improvements to provide spectator seating in the lawn area. Estimated grading quantities associated with the grading approval are 100 cubic yards (c.y.) of fill, maximum depth 6'-0". Grading associated with the bldg. pad is an additional 350 c.y. of cut.

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

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<tr>
<td>Planning</td>
<td>Charu Ahluwalia</td>
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<td>Engineering</td>
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<td>Fire Marshal</td>
<td>Alex Goff</td>
<td>(408) 299-5763</td>
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<tr>
<td>Environmental Health</td>
<td>Darrin Lee</td>
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<tr>
<td>Building Inspection</td>
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STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Office of Building Inspection or visit their website (www.sccbuilding.org).

Planning

2. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on September 19. The project allows construction of two (2) new bull-pen areas with two (2) new restrooms (60 sq.ft. each), and associated site work including two (2) retaining walls, reconfiguration of the existing lawn to create spectator seating and landscaping.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

Fire Marshal’s Office

9. The scope of this review is for fire protection water supply and fire department access only. An additional review for further compliance with the California Fire and Building Code will be performed by this office when a complete set of construction drawings is submitted for building permit application.

10. Access to fire protection water supply shall remain operational and accessible throughout construction

Department of Environmental Health

11. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING PERMIT ISSUANCE

Planning

File No. 11337-18A-18G
ZA Hearing November 1, 2018
12. 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."

13. 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."

14. 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.

15. 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.
B. Trucks exporting/importing 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.

16. Submit a Construction Management and Logistics Plan prior to issuance of any 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.

17. The following tree removal/protection requirements shall apply:

A. Three (3) non-oak trees over 12 inches in diameter at 4.5 feet above grade are authorized for removal with this project.
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.

18. 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.

19. 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. 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.

Land Development Engineering

20. Obtain a Grading Permit from Land Development Engineering (LDE) prior to beginning any construction activities. Issuance of the grading permit is required prior to LDE clearance of the building permit (building and grading permits can be applied for concurrently). 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.

21. 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.

22. 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

23. 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.

24. 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.

25. 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.

26. In the grading plans, include a stormwater management plan that details how the project complies with Provision C.3 of the current NPDES Municipal Regional Permit. Include C.3 sizing calculations to support the information provided in the stormwater management plan.

27. Indicate on the grading plans the land area that will be disturbed. If one or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State General Construction Permit. The SWRCGB will issue a Waste Discharge Identification (WDID) number. The WDID number shall be shown on the grading plans. The SWRCVB website is:

www.waterboards.ca.gov > Water Issues > Programs > Stormwater

28. Demonstrate that the on-site drainage will be controlled in such a manner as to not increase the downstream peak flow for the 10-year and 100-year storm event or cause a public nuisance.

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.


CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

32. Apply for and obtain building permit for all new structures.

33. 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;

File No. 11337-18A-18G
ZA Hearing November 1, 2018
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.”

34. 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.”

35. 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.

36. 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.
   B. Trucks exporting/importing 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.

37. 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/idpd/PlansOrdinances/Landscape/Pages/weloapply.aspx

38. The following tree removal/protection requirements shall apply:

A. Three (3) non-oak trees over 12 inches in diameter at 4.5 feet above grade are authorized for removal with this project.
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.

39. 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.
40. 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL INSPECTION

Planning

41. For each 11,763 net square feet of academic space built, Stanford shall either: (1) provide 1 affordable housing unit on the Stanford campus; or (2) make an appropriate cash payment in-lieu of providing the housing unit equal to the "BMR" payment that the City of Palo Alto is charging to commercial development projects when the project is built. The payment shall be made to an escrow account established and maintained by the County.

42. Following completion of construction, contact Charu Ahluwalia at 408-299-5740 to schedule a site visit to verify the approved development. Contact the Planning Department at least two weeks in advance to set up an appointment.

Land Development Engineering

43. 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.

44. The preliminary plans indicate that the project will utilize in-lieu credits provided by the Stanford University East Campus C.3 Regional Stormwater Capture Facility (County File No. 1044-17C3). Prior to final sign-off, the regional capture facility shall be fully constructed, on-line, and covered by an executed Storm Water Best Management Practices Operations and Maintenance Agreement.

45. Submit as-built plans. If there have been any changes to the stormwater management plan (e.g., a change in new/replacement impervious area, change in credit/capacity usage, etc.), submit an updated Credit/Usage Capacity Tracking Sheet with the as-built.
46. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.
STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENTS
PROJECT # 5361
161 CHURCHILL MALL STANFORD, CALIFORNIA

DRAWING INDEX
PL5.0 TITLE SHEET
PI.1 GUP INFORMATION MAP
A1.1 SITE PLAN
A1.2 SITE PLANNING PLAN
A2.1 PLANS
A3.1 ELEVATIONS/SECTION
A3.2 ELEVATIONS/SECTION
C-1.0 COUNTY COVER SHEET
C-1.1 CONSTRUCTION NOTES
C-1.2 KEYMAP
C-2.0 TOPOGRAPHIC SURVEY
C-2.1 TOPOGRAPHIC SURVEY
C-3.0 DEMOLITION / TREE DISPOSITION PLAN
C-3.1 DEMOLITION / TREE DISPOSITION PLAN
C-3.2 DEMOLITION / TREE DISPOSITION NOTES
C-4.0 GRADING AND DRAINAGE PLAN
C-4.1 GRADING AND DRAINAGE PLAN
C-4.2 STORMWATER MANAGEMENT PLAN
C-5.0 UTILITY PLAN
C-5.1 UTILITY PLAN
C-6.0 EROSION CONTROL PLAN
C-6.1 EROSION CONTROL DETAILS
C-6.2 EROSION CONTROL DETAILS
C-7.0 CONSTRUCTION SITE LOGISTICS/SAFETY PLAN
L-1 LANDSCAPE PLANTING PLAN
L-2 LANDSCAPE IRRIGATION RENOVATION PLAN
L-3 LANDSCAPE NOTES & DETAILS

SITE DATA INFORMATION
GENERAL
APN: 142-04-006
PARCEL SIZE: 580.15 ACRES
DEVELOPMENT DISTRICT: DAPER & ADMINISTRATIVE
BUILDING/GUIDE: 06-375
LAND USE DESIGNATION: ACADEMIC CAMPUS
SITE AREA: 22,750 SF
PERCENTAGE OF SITE AREA:
BUILDING: 45%
PARKING: 0%
LANDSCAPE: 55%
NUMBER OF NEW PARKING SPACES:
ESTIMATED CUT AND FILL:
CUT: 350 CUBIC YARDS
FILL: 100 CUBIC YARDS

PROJECT DESCRIPTION:
IMPROVEMENTS AND EXPANSION TO BOTH THE HOME AND VISITOR BATTING CAGE/BULLPEN AREAS, ADD NEW SPEC RESTROOMS WITHIN (60SF AND 60SF); TOTAL ADDITION OF 120 ACADEMIC SF, IMPROVEMENTS TO LAWN ADJACENT TO BLEACHERS.

PROJECT MANAGER:
Mark Bonino
3160 Porter Dr.
Palo Alto, CA 94304
mbonino@stanford.edu

GUP EXHIBIT
FLOOR 1:
RECESSION-1 60 60
RECESSION-2 60 60
TOTAL ADJUSTED GSF 120 120

CAP HCP 5 (SF) GOV CODE/GUP (SF)
FLOOR 1

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GROSS SQUARE FOOTAGE

STANFORD UNIVERSITY
SOFTWARE STADIUM IMPROVEMENT

STANFORD, CA
**TREE DISPOSITION TABLE**

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**TREE PROTECTION NOTES**

1. The general contractor shall take all necessary steps to preserve and protect all existing trees and plantings.

2. The tree protection plan shall be developed in accordance with the guidelines established by the City of Campbell. All necessary steps shall be taken to protect the trees from damage during construction.

3. All trees shall be protected from damage to the extent possible. This protection shall include the use of protective equipment and materials.

4. The contractor shall provide and maintain protective barriers around the base of each tree to prevent damage from construction vehicles.

5. The contractor shall be responsible for the safe and proper disposal of all materials and equipment.

**SHEET NOTES**

1. Design, installation, and maintenance of tree protection system shall be in accordance with the specifications provided by the architect.

2. The contractor shall ensure that all protective measures are in place before any construction activity begins.

3. All necessary protective measures shall be in place before any construction activity begins.

4. The contractor shall be responsible for the safe and proper disposal of all materials and equipment.

5. The contractor shall be responsible for the safe and proper disposal of all materials and equipment.

**TREES REMOVAL NOTES**

1. The location of all trees to be removed shall be clearly marked by the general contractor.

2. All trees shall be removed in accordance with the specifications provided by the architect.

3. The contractor shall ensure that all necessary protective measures are in place before any construction activity begins.

4. The contractor shall be responsible for the safe and proper disposal of all materials and equipment.

5. The contractor shall be responsible for the safe and proper disposal of all materials and equipment.