County of Santa Clara

Department of Planning and Development
Planning Office

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

STAFF REPORT
Zoning Administration
November 1, 2018

Item # 4

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

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	**Community Plan Designation**:	Academic Campus
Applicant:	Mark Bonino, Project Manager	**Zoning**:	A1 (General Use)
Address:	161 Churchill Mall, Stanford	**Project Area**:	22,750 sq. ft.
APN:	142-04-036	**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 Al 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 CA

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator

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

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

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

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

File Number	**APN(s)**	**Date**
11337-18A-18G	142-04-036	10/16/2018
Project Name	**Project Type**	
Stanford University Softball Stadium Improvements	Architecture and Site Approval and Grading Approval	
Owner	**Applicant**	
Stanford University	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

10/16/18.
Date

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
CEQA:	Prior CEQA - 2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)
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.

Agency	Name	Phone	E-mail
Planning	Charu Ahluwalia	(408) 299-5740	charu.ahluwalia@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 573-2464	darrin.lee@cep.sccgov.org
Building Inspection	Building Inspection Office	(408) 299-5700	

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

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 he information provided in the stormwater management plan.

27. Indicate on the grading plans the land area that will be disturbed. If one care 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.

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

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;

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/sitesidpd/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.

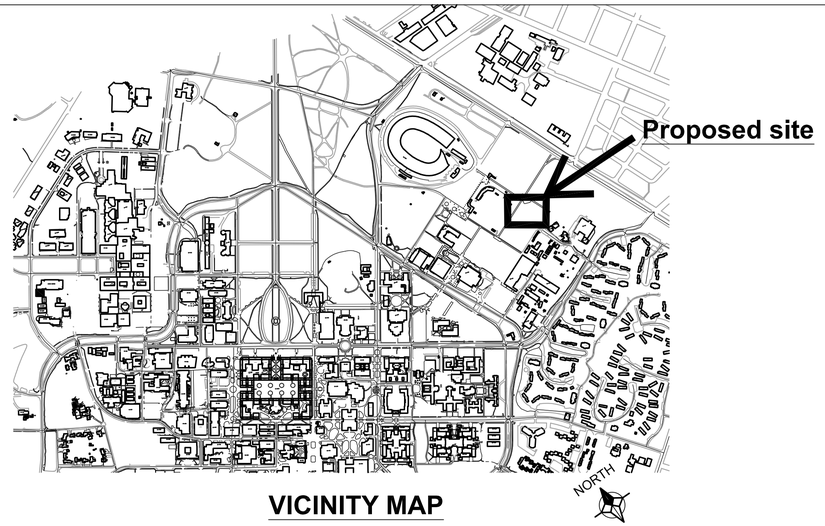
ASA SUBMITTAL SET

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENTS

PROJECT # 5361

161 CHURCHILL MALL STANFORD, CALIFORNIA

DRAWING STATUS	SUBMITTAL DATE:	APPROVAL DATE:
ASA SUBMITTAL	06/28/18	
ASA COMPLIANCE RE-SUBMITTAL		
PERMIT APPLICATION		
CONSTRUCTION PERMIT		
RECORD DRAWINGS		



VICINITY MAP

GUP EXHIBIT

	CBC CHP 5 (SF)	GOV CODE/GUP (SF)
FLOOR 1:		
RESTROOM-A	**60**	**60**
RESTROOM-B	**60**	**60**
TOTAL ADJUSTED GSF	**120**	**120**

DRAWING INDEX

SITE DATA INFORMATION

GENERAL

APN:	142-04-036
PARCEL SIZE:	580.15 ACRES
DEVELOPMENT DISTRICT:	DAPER & ADMINISTRATIVE
BUILDING/QUAD:	09-375
LAND USE DESIGNATION:	ACADEMIC CAMPUS
SITE AREA:	22,750 SF

PERCENTAGE OF SITE AREA:

BUILDING:	45%
PAVEMENT:	0%
LANDSCAPE:	55%

NUMBER OF NET NEW PARKING SPACES:	0

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 UNISEX 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

REVISION

DEPARTMENT OF PROJECT MANAGEMENT
3160 PORTER DRIVE
PALO ALTO, CA 94304
TELEPHONE (650) 723-0022 FAX (650) 723-7444

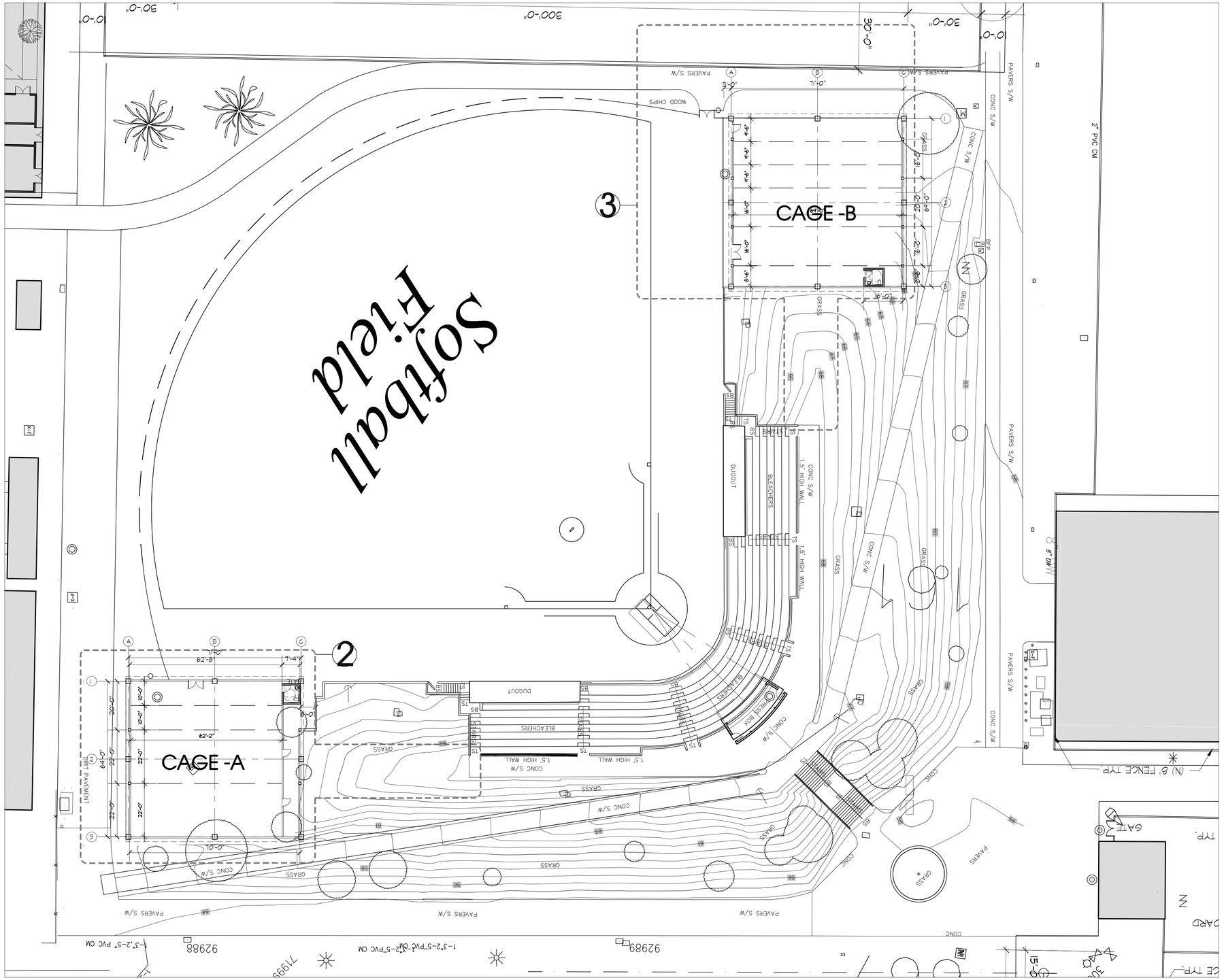
TITLE SHEET

STANFORD UNIVERSITY
SOFTBALL STADIUM
IMPROVEMENTS

DATE: 06/28/18

SCALE: N/A

PL0.0



ArchiRender Architect
27 Country Club Dr Hayward, Ca 94542
mail@archirender.com 510-585-6445

2 - EXTEND BULL PEN 20 FT BY INSTALLING (N) CHAIN LINK ONTO (E), INCLUDE NEW REAR GATE FOR ENTRANCE.
- INCLUDE NEW METAL ROOF & STRUCTURAL SUPPORT.
- INSTALL NEW UNISEX RESTROOM.
- INCLUDE ADDITIONAL LIGHTS.
- EXTEND PATHWAY/ STAIRS TO BULL PEN.
- LEVEL LAWN TO PROVIDE SEATING.

3 - EXTEND BULL PEN TO NEW 60 FT X80 FT FOOTPRINT.
- INCLUDE NEW METAL ROOF & STRUCTURAL SUPPORT.
- INSTALL NEW UNISEX RESTROOM.
- INCLUDE ADDITIONAL LIGHTS.
- EXTEND PATHWAY/ STAIRS TO BULL PEN.
- LEVEL LAWN TO PROVIDE SEATING.

LEGEND:

(E) FIRE HYDRANT

(E) ACCESSIBLE PATH OF TRAVEL

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENT

STANFORD, CA

Issues and Revisions

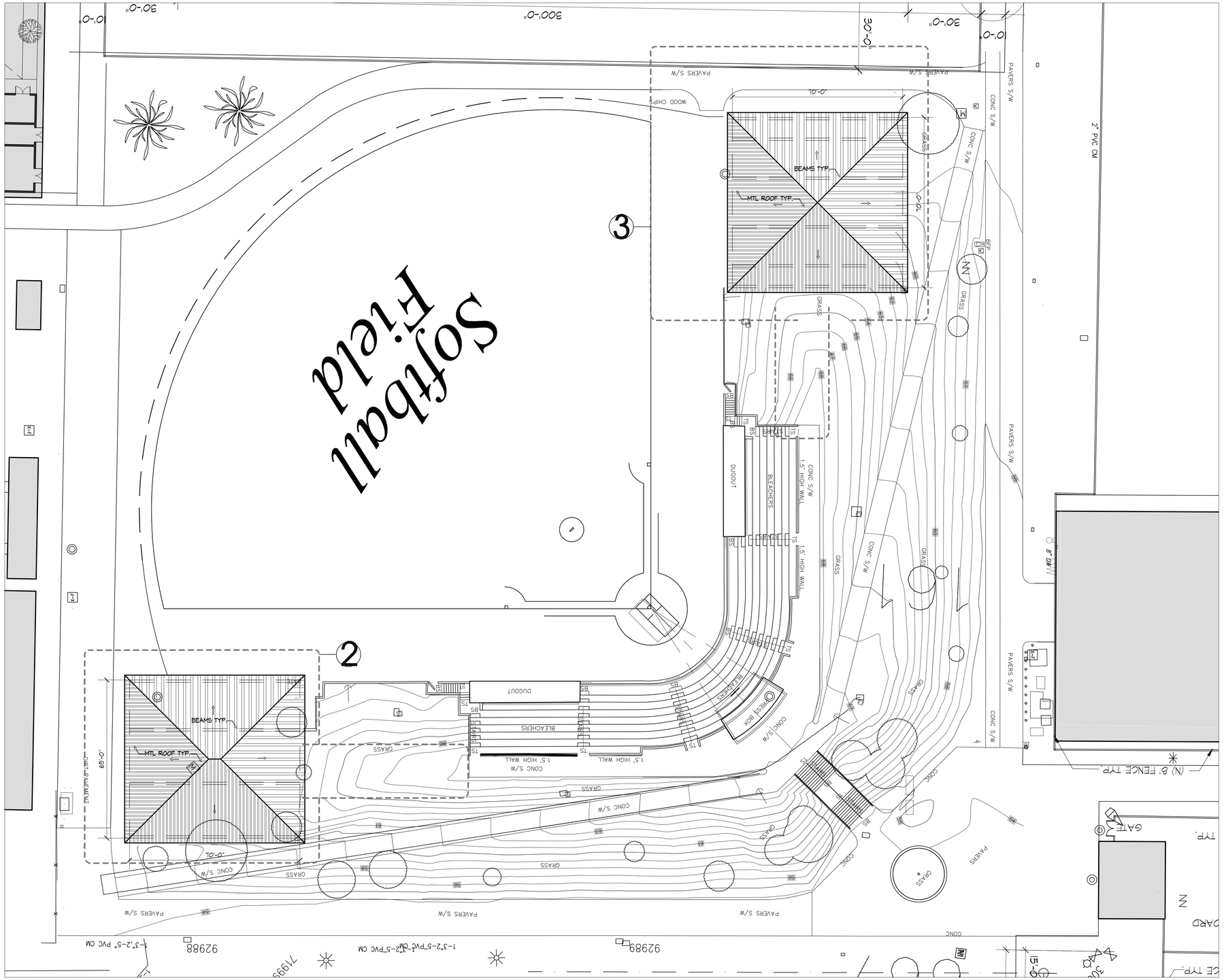
No.	Date	Issues and Revisions	By
	06/28/2018	ASA SUBMITTAL	
1	09/18/2018	COMMENT RESPONSE 1	

SITE PLAN

Project Number: 2016A102
Date: 05/25/2018
Scale -

A1.1

1 / A1.1 SITE PLAN
SCALE: 1" = 20'-0"



1 / A1.2 SITE PLAN/ ROOF PLAN
SCALE: 1" = 20'-0"

ArchiRender Architect
27 Country Club Dr Hayward, Ca 94542
mail@archirender.com 510-585-6445

2
- EXTEND BULL PEN 20 FT BY INSTALLING (N) CHAIN LINK ONTO (E), INCLUDE NEW REAR GATE FOR ENTRANCE.
- INCLUDE NEW METAL ROOF & STRUCTURAL SUPPORT.
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STANFORD UNIVERSITY
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Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/2018	ASA SUBMITTAL	
1	09/18/2018	COMMENT RESPONSE 1	

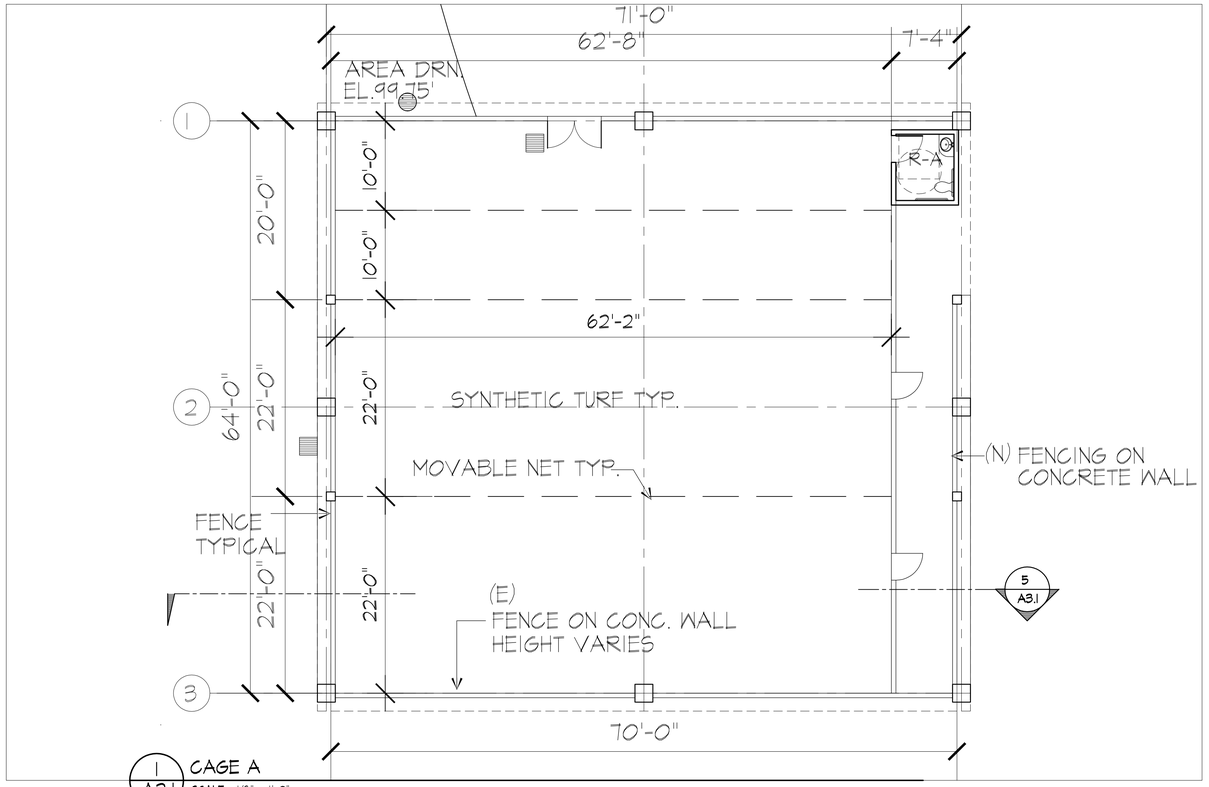
SITE PLAN /ROOF PLAN

Project Number:	2016A102
Date:	05/25/2018
Scale	-

A1.2

	CBC CHP 5 (SF)	GOV CODE/GUP (SF)
FLOOR 1		
RESTROOM-A	60	60
RESTROOM-B	60	60
TOTAL ADJUSTED GSF	120	120

3 / A2.1 GROSS AQUARE FOOTAGE
SCALE: -



1 / A2.1 CAGE A
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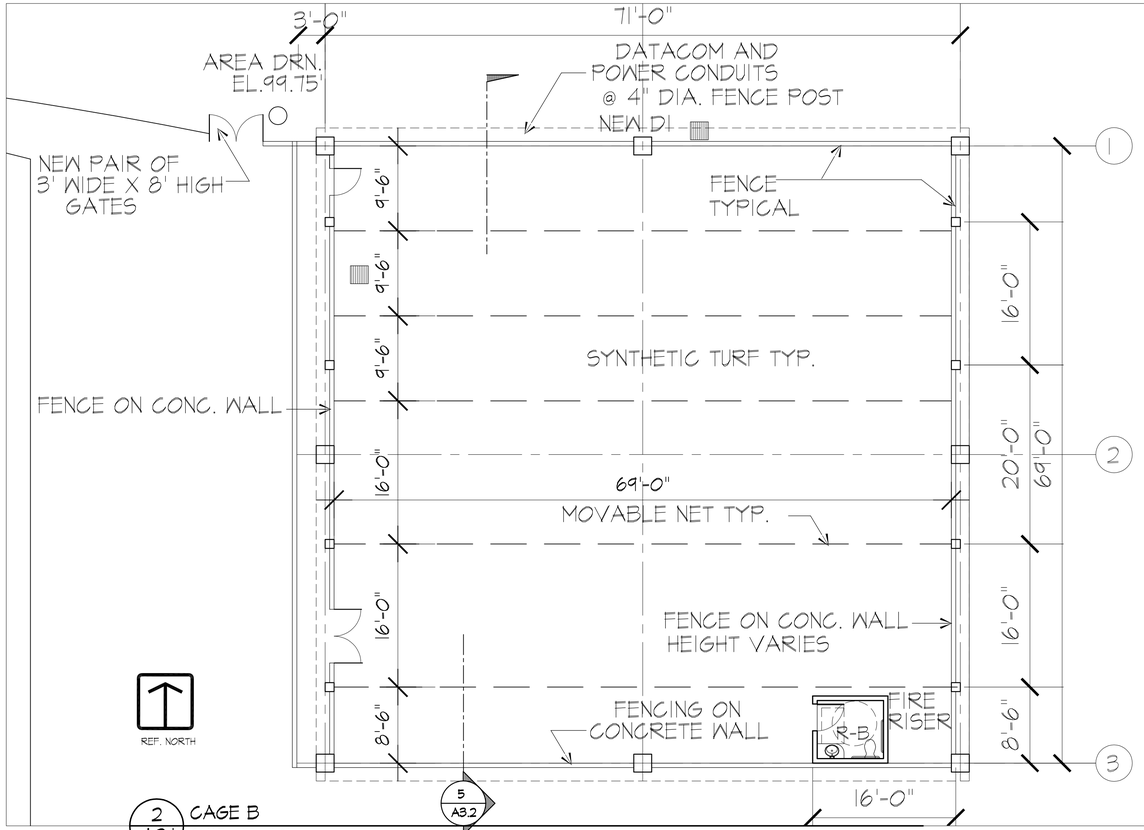

2 / A2.1 CAGE B
SCALE: 1/8" = 1'-0"

ArchiRender Architect
27 Country Club Dr Hayward, Ca 94542
mail@archirender.com 510-585-6445

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SOFTBALL STADIUM IMPROVEMENT

STANFORD, CA

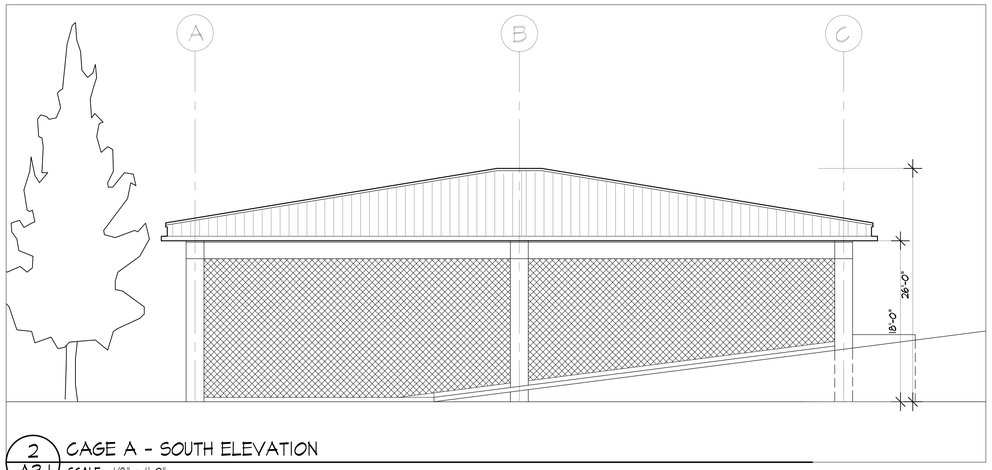
Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/2018	ASA SUBMITTAL	

PLANS

Project Number:	2016A102
Date:	05/25/2018
Scale	-

A2.1



2 A3.1 CAGE A - SOUTH ELEVATION

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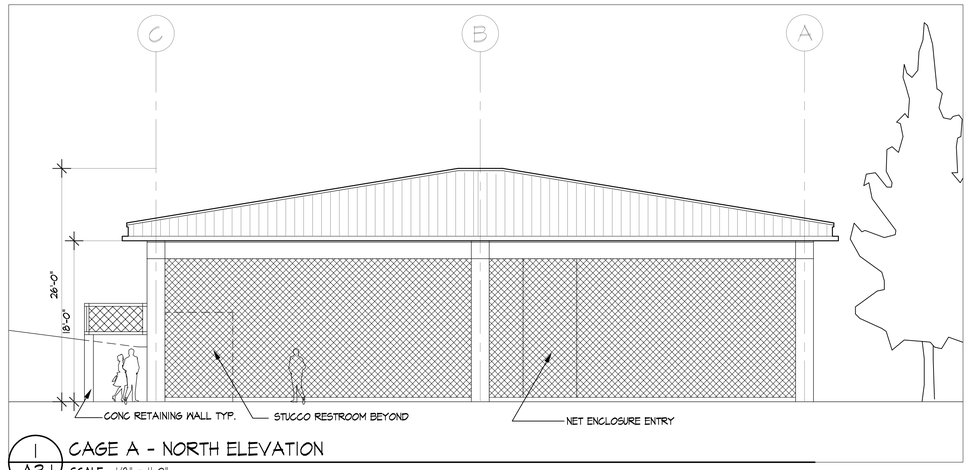

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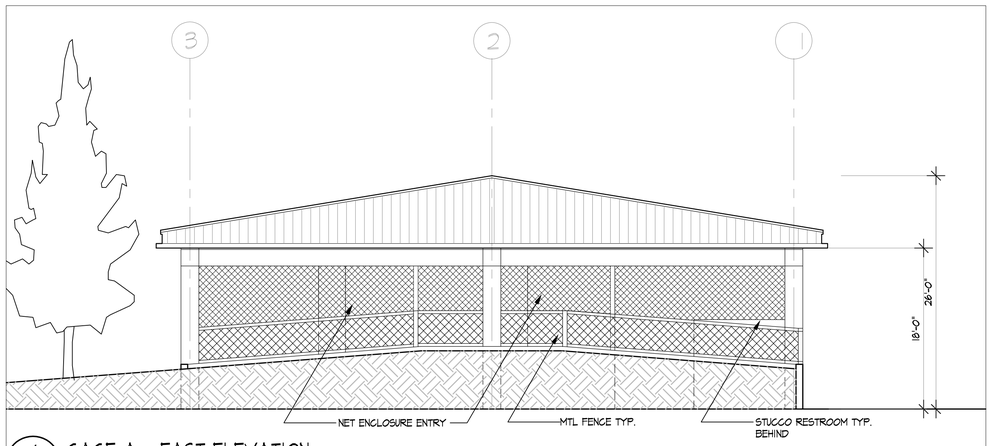

4 A3.1 CAGE A - EAST ELEVATION

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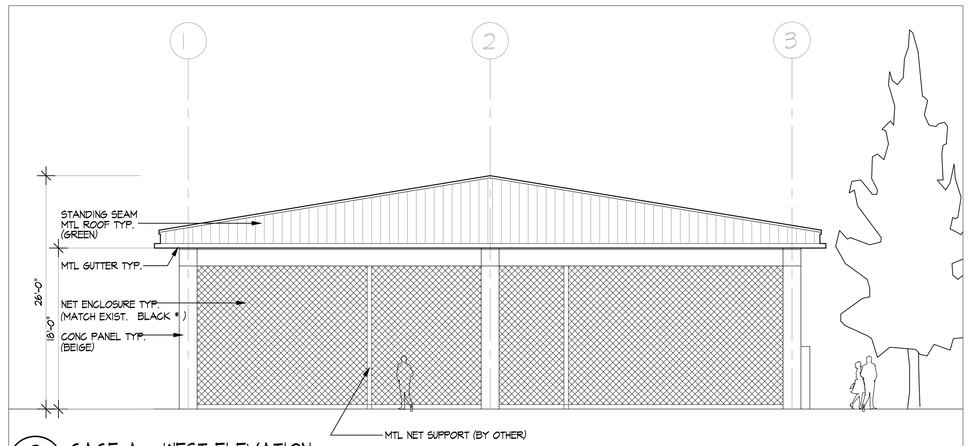
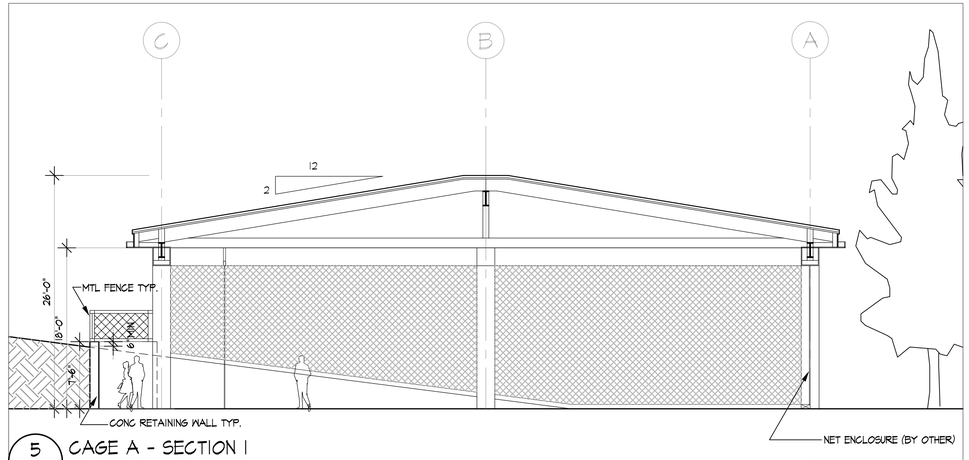


3 A3.1 CAGE A - WEST ELEVATION

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

* CAGE NETTING - THE PROPOSED NETTING IS BLACK IN COLOR AND SHALL MATCH WHAT IS CURRENTLY INSTALLED BEHIND THE BACKSTOP AT SMITH FIELD, AND ALSO INSTALLED AT THE ADJACENT MEN'S BASEBALL BATTING CAGES.



5 A3.1 CAGE A - SECTION 1

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

ArchiRender Architect
27 Country Club Dr Hayward, Ca 94542
mail@archirender.com 510-585-6445

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENT

STANFORD, CA

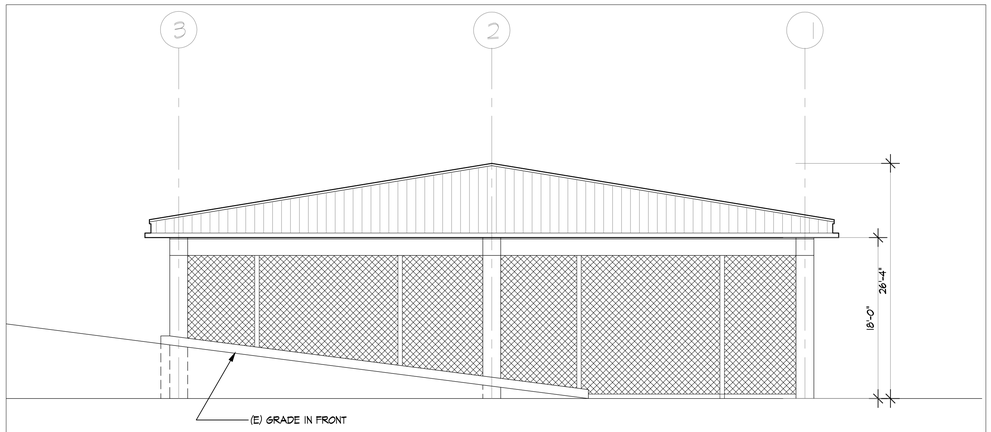
Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/2018	ASA SUBMITTAL	
1	09/18/2018	COMMENT RESPONSE 1	

ELEVATIONS/ SECTION
CAGE A

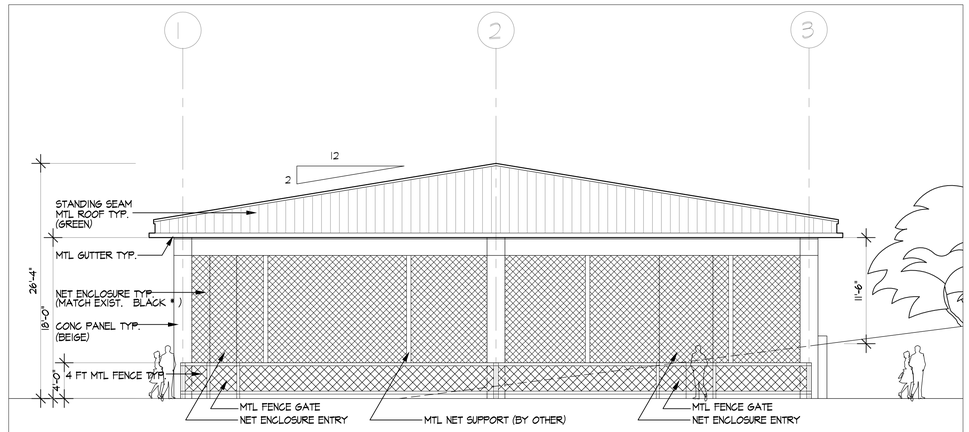
Project Number: 2016A102
Date: 05/25/2018
Scale -

A3.1



2 A3.2 CAGE B - EAST ELEVATION

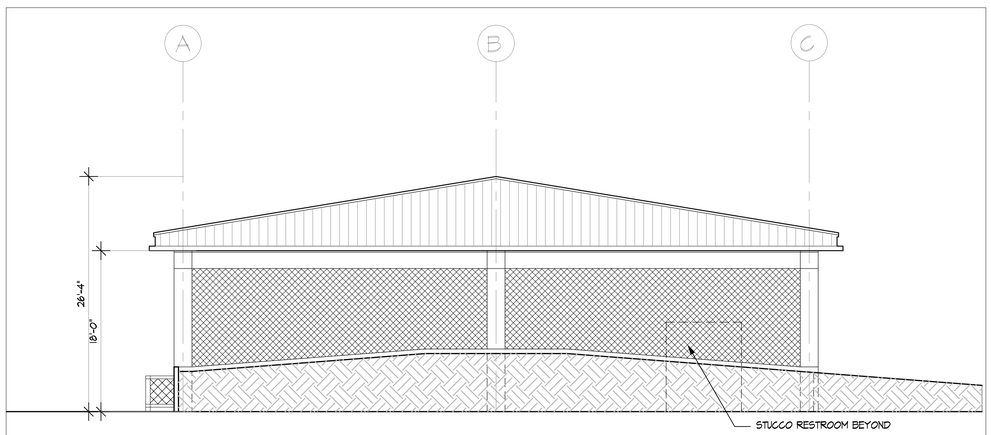
SCALE: 1/8" = 1'-0"



1 A3.2 CAGE B - WEST ELEVATION

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

* CAGE NETTING - THE PROPOSED NETTING IS BLACK IN COLOR AND SHALL MATCH WHAT IS CURRENTLY INSTALLED BEHIND THE BACKSTOP AT SMITH FIELD, AND ALSO INSTALLED AT THE ADJACENT MEN'S BASEBALL BATTING CAGES.



4 A3.2 CAGE B - SOUTH ELEVATION

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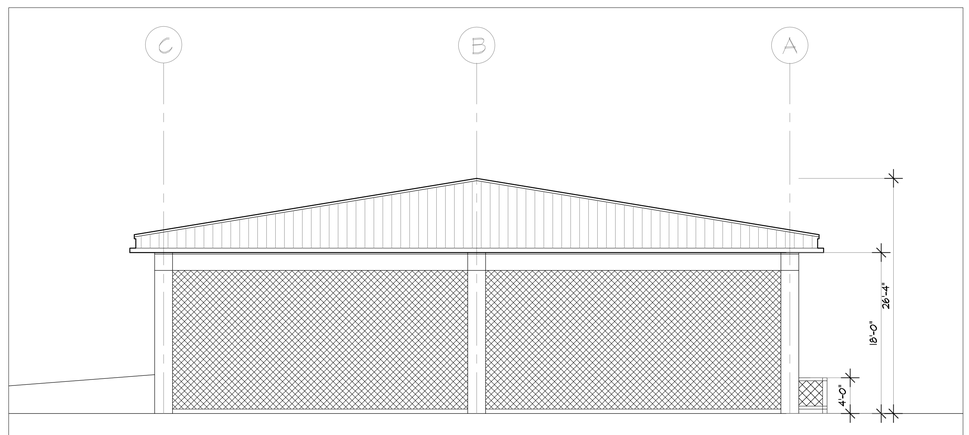

3 A3.2 CAGE B - NORTH ELEVATION

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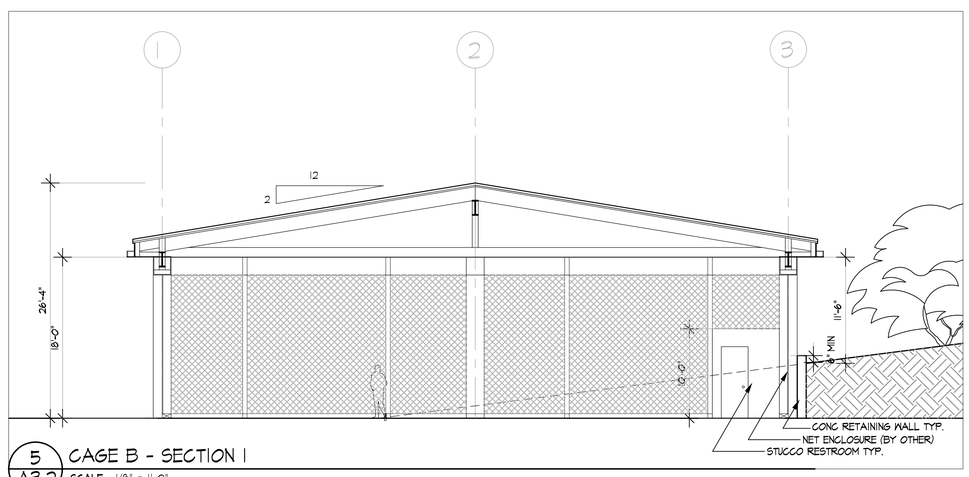


5 A3.2 CAGE B - SECTION 1

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

ArchiRender Architect
27 Country Club Dr Hayward, Ca 94542
mail@archirender.com 510-585-6445

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENT

STANFORD, CA

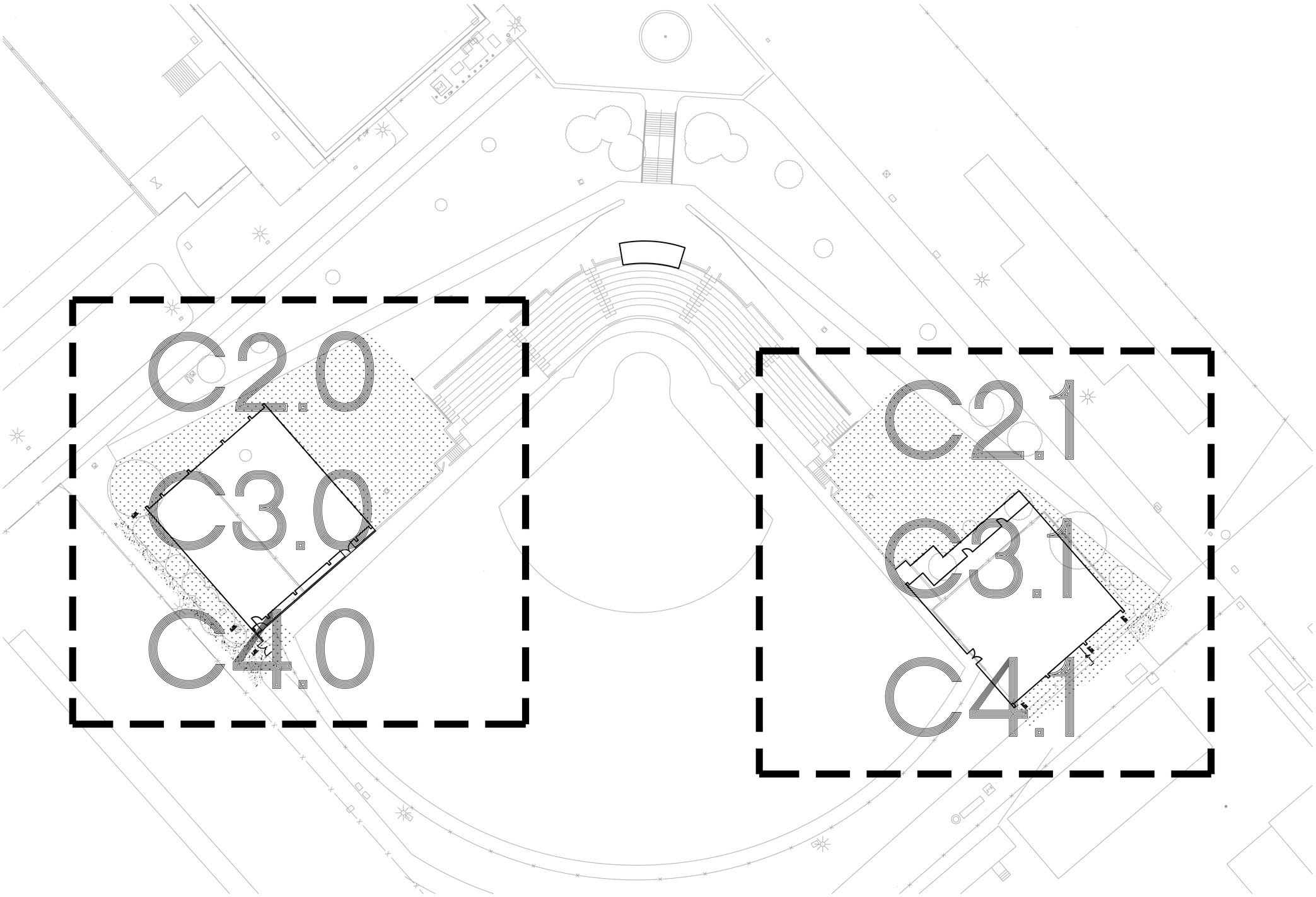
Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/2018	ASA SUBMITTAL	
1	09/18/2018	COMMENT RESPONSE 1	

ELEVATIONS/ SECTION CAGE B

Project Number: 2016A102
Date: 05/25/2018
Scale -

A3.2



20 0 10 20 40

SANDIS SILICON VALLEY

SCALE: 1"=20'

ArchiRender
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

DATE FEBRUARY 20 , 2018

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-19

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENTS

STANFORD, CA

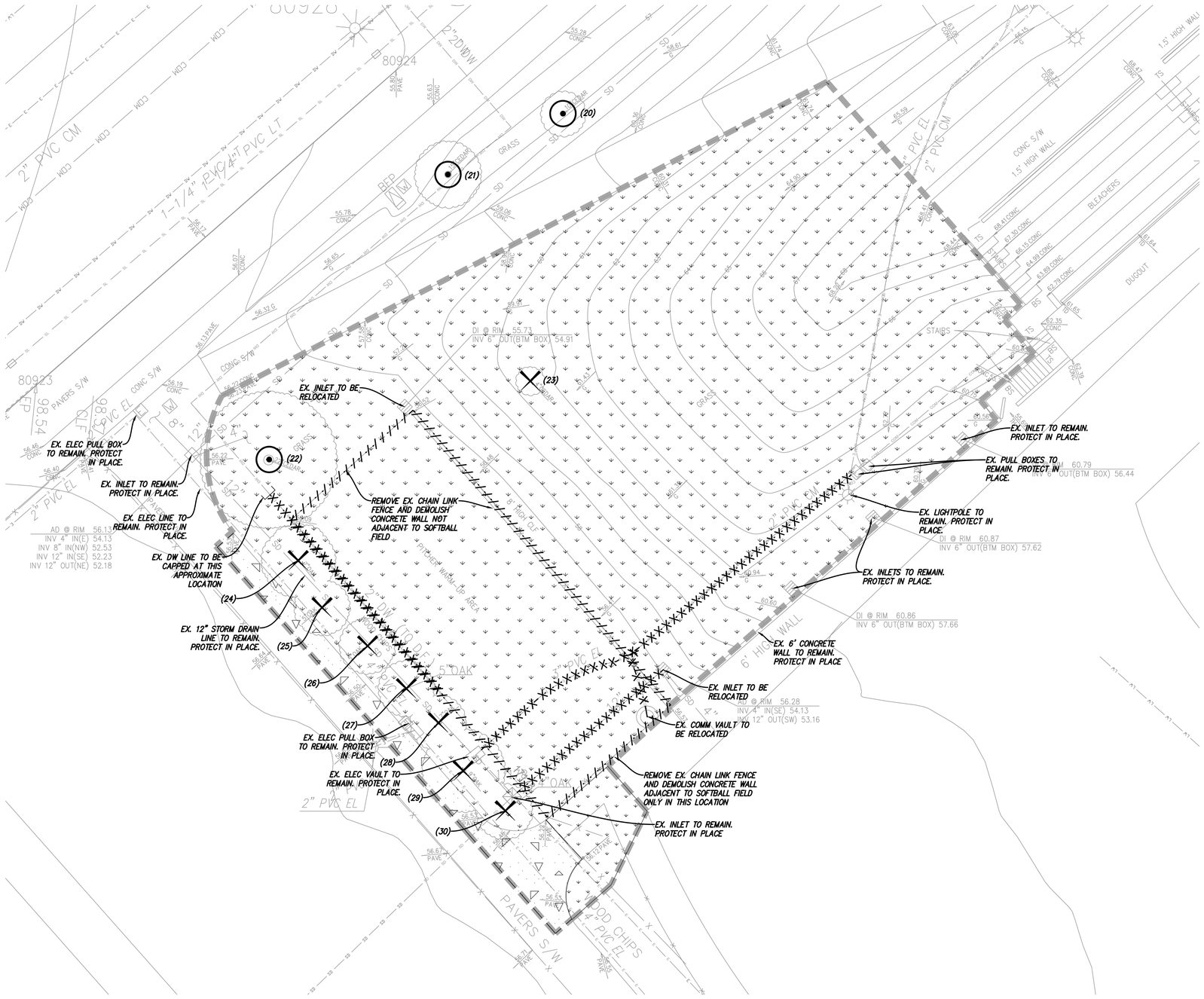
Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/18	ASA SUBMITTAL	

KEYMAP

Project Number: 217126
Date: 06/28/2018
Scale 1"=20'

C1.2



DEMOLITION LEGEND

- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- DEMOLISH EXISTING CONCRETE PAVEMENT.
- LIMIT OF WORK LINE.
- SAWCUT LINE.
- -XXXX- REMOVE EXISTING UTILITY, CUT AND CAP AT LOCATION SHOWN PER UTILITY OWNER'S REQUIREMENTS.
- -/-/-/-/- REMOVE EXISTING FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH EXISTING CONCRETE WALL ADJACENT TO SOFTBALL FIELD.
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- REMOVE EXISTING TREE AND ROOTBALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- EXISTING TREE TO REMAIN, PROTECT IN PLACE. SEE LANDSCAPE PLANS, ARBORIST REPORT, AND SHEET C3.2 FOR TREE PROTECTION DETAILS.
- (##) TREE TAG NUMBER IN CORRESPONDENCE WITH ARBORIST REPORT PRODUCED BY ARBOR RESOURCES DATED FEBRUARY 2, 2018

DEMOLITION NOTES

1. CONTRACTOR SHALL INSTALL TREE PROTECTION FOR EXISTING TREES TO REMAIN. SEE LANDSCAPE DRAWINGS AND ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS.
2. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR ALL TRENCH BACKFILL RECOMMENDATIONS FOR ALL EXISTING UTILITIES THAT ARE TO BE REMOVED.
3. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
4. ALL UNDERGROUND UTILITIES, LANDSCAPE FEATURES, AND HARDSCAPE FEATURES NOT SHOWN TO BE REMOVED THAT ARE IMPACTED OR DAMAGED BY THE CONTRACTOR OR THEIR SUB-CONTRACTORS SHALL BE REMOVED AND REPLACED IN KIND. ITEMS MAY INCLUDE, BUT NOT LIMITED TO, UNDERGROUND UTILITY AND IRRIGATION LINES, CURB, GUTTER, SIDEWALK, PAVEMENT, FENCING, STRIPING AND OTHER PAVEMENT MARKINGS, PLANTING, LANDSCAPING, AND BOLLARDS.
5. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
6. THIS DEMOLITION PLAN IS NOT A COMPLETE INVENTORY OF UTILITIES OR STRUCTURES. CONTRACTOR SHALL CONTACT ENGINEER IF ANY UNKNOWN OR UNEXPECTED UTILITIES OR OTHER STRUCTURES ARE FOUND. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO PREPARE THE SITE FOR DEVELOPMENT.
7. ALL UTILITY DEMOLITION TO BE DISCONNECTED AND CAPPED WHERE SHOWN ON THE PLAN PER UTILITY OWNERS SPECIFICATIONS AND STANDARDS.
8. ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
9. CONTRACTOR TO COORDINATE WITH PG&E WHEN WORKING AROUND UTILITY LINES AND HAVE APPROPRIATE PG&E PERSONNEL ON SITE AS REQUIRED.
10. CONTRACTOR TO POTHOLE AND VERIFY ALL EX. UTILITIES PRIOR TO DEMOLITION.
11. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

ArchiRender
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

DATE FEBRUARY 20, 2018

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-19

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENTS

STANFORD, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/18	ASA SUBMITTAL	

DEMOLITION / TREE DISPOSITION PLAN

Project Number:	217126
Date:	06/28/2018
Scale	1"=10'

C3.0

DEMOLITION LEGEND

- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- DEMOLISH EXISTING CONCRETE PAVEMENT.
- LIMIT OF WORK LINE.
- SAWCUT LINE.
- -XXXX- REMOVE EXISTING UTILITY, CUT AND CAP AT LOCATION SHOWN PER UTILITY OWNER'S REQUIREMENTS.
- -/-/-/-/- REMOVE EXISTING FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH EXISTING CONCRETE WALL ADJACENT TO SOFTBALL FIELD.
- E CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- REMOVE EXISTING TREE AND ROOTBALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- EXISTING TREE TO REMAIN, PROTECT IN PLACE. SEE LANDSCAPE PLANS, ARBORIST REPORT, AND SHEET C3.2 FOR TREE PROTECTION DETAILS.
- (##) TREE TAG NUMBER IN CORRESPONDENCE WITH ARBORIST REPORT PRODUCED BY ARBOR RESOURCES DATED FEBRUARY 2, 2018

DEMOLITION NOTES

1. CONTRACTOR SHALL INSTALL TREE PROTECTION FOR EXISTING TREES TO REMAIN. SEE LANDSCAPE DRAWINGS AND ARBORIST REPORT FOR TREE PROTECTION REQUIREMENTS.
2. CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR ALL TRENCH BACKFILL RECOMMENDATIONS FOR ALL EXISTING UTILITIES THAT ARE TO BE REMOVED.
3. CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
4. ALL UNDERGROUND UTILITIES, LANDSCAPE FEATURES, AND HARDSCAPE FEATURES NOT SHOWN TO BE REMOVED THAT ARE IMPACTED OR DAMAGED BY THE CONTRACTOR OR THEIR SUB-CONTRACTORS SHALL BE REMOVED AND REPLACED IN KIND. ITEMS MAY INCLUDE, BUT NOT LIMITED TO, UNDERGROUND UTILITY AND IRRIGATION LINES, CURB, GUTTER, SIDEWALK, PAVEMENT, FENCING, STRIPING AND OTHER PAVEMENT MARKINGS, PLANTING, LANDSCAPING, AND BOLLARDS.
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9. CONTRACTOR TO COORDINATE WITH PG&E WHEN WORKING AROUND UTILITY LINES AND HAVE APPROPRIATE PG&E PERSONNEL ON SITE AS REQUIRED.
10. CONTRACTOR TO POTHOLE AND VERIFY ALL EX. UTILITIES PRIOR TO DEMOLITION.
11. ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.

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STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENTS

STANFORD, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/18	ASA SUBMITTAL	

DEMOLITION / TREE DISPOSITION PLAN

Project Number:	217126
Date:	06/28/2018
Scale	1"=10'

C3.1

TREE DISPOSITION TABLE

TREE NO.	SPECIES	DBH (IN.)	*DISPOSITION*
1	DEODAR CEDAR	8	REMOVE
2	DEODAR CEDAR	19	REMOVE
3	DEODAR CEDAR	15	REMOVE
4	DEODAR CEDAR	8	REMOVE
5	DEODAR CEDAR	15	REMOVE
6	DEODAR CEDAR	15	PROTECT
7	DEODAR CEDAR	14	PROTECT
8	DEODAR CEDAR	8	PROTECT
9	DEODAR CEDAR	10	PROTECT
10	DEODAR CEDAR	13	PROTECT
11	DEODAR CEDAR	10	PROTECT
12	DEODAR CEDAR	17	PROTECT
13	DEODAR CEDAR	13	PROTECT
14	DEODAR CEDAR	17	PROTECT
15	DEODAR CEDAR	14	PROTECT
16	DEODAR CEDAR	16	PROTECT
17	DEODAR CEDAR	7	PROTECT
18	DEODAR CEDAR	4	PROTECT
19	DEODAR CEDAR	8	PROTECT
20	DEODAR CEDAR	10	PROTECT
21	DEODAR CEDAR	15	PROTECT
22	DEODAR CEDAR	22	PROTECT
23	DEODAR CEDAR	4	REMOVE
24	COAST LIVE OAK	7	REMOVE
25	COAST LIVE OAK	5	REMOVE
26	COAST LIVE OAK	5	REMOVE
27	COAST LIVE OAK	5	REMOVE
28	COAST LIVE OAK	7	REMOVE
29	COAST LIVE OAK	9	REMOVE
30	COAST LIVE OAK	4	REMOVE

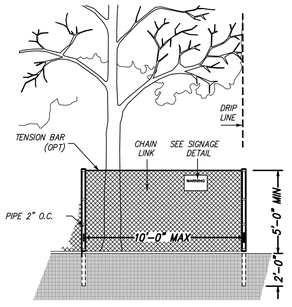
NOTE:
TREE NUMBERING ON PLANS AND TREE DISPOSITION TABLE ARE IN CORRESPONDENCE WITH THE ARBORIST REPORT PREPARED BY DAVID L. BABBY WITH ARBOR RESOURCES DATED FEBRUARY 2, 2018

TREE PROTECTION NOTES

1. THE GENERAL CONTRACTOR SHALL TAKE THE FOLLOWING STEPS TO PRESERVE AND PROTECT ALL EXISTING TREES SHOWN TO REMAIN:
   A. PRIOR TO COMMENCEMENT OF DEMOLITION, GRADING AND CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED AT THE DRIP LINE OF EACH TREE TO BE PRESERVED. REFER TO DETAIL, FENCED AREAS SHALL NOT BE VIOLATED DURING CONSTRUCTION.
   B. ALL EXISTING ON SITE TREES INDICATED TO REMAIN SHALL BE TRIMMED BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF DEMOLITION OF GRADING OPERATIONS. ALL BROKEN OR BRUISED BRANCHES AND DEAD WOOD SHALL BE REMOVED. ALL CUTS OVER ½" DIAMETER SHALL BE PAINTED WITH "TREE SEAL" OR APPROVED EQUAL. IN NO CASE SHALL ANY TREE BE TOPPED.
   C. ALL EXISTING ON SITE TREES INDICATED TO REMAINS SHALL BE FERTILIZED BY ROOT INJECTION BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF GRADING OR DEMOLITION OPERATIONS.
2. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. NO GRADING IS PERMITTED WITHIN THE DRIP-LINE OF ANY TREE INDICATED TO REMAIN. NO DEBRIS OR MATERIALS SHALL BE STOCKPILED AROUND THE BASE OF THE TREES. NO TRADESMAN SHALL DUMP DEBRIS OR FLUIDS WITHIN THE DRIP-LINE OF ANY TREES (PLASTER, PAINT, THINNER, ETC.). ALL TREES SHALL BE FENCED BY THE GENERAL CONTRACTOR TO AVOID COMPACTION OF THE TREE'S ROOT SYSTEM AND DAMAGE TO THE BARK. THE FENCE SHALL BE SIX FEET HIGH, AND EXTEND OUT TO THE DRIP-LINE OF THE TREE.
3. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE WATERED BY THE GENERAL CONTRACTOR CONTINUOUSLY DURING THE COURSE OF CONSTRUCTION. IF POTABLE WATER IS NOT AVAILABLE ON THE SITE, A WATERING TRUCK SHALL BE EMPLOYED TO ACCOMPLISH THE WATERING.
4. DO NOT DISTURB SURFACE SOIL WITHIN TREE DRIP-LINE EXCEPT AS MANDATED BY CONSTRUCTION PLANS.
5. DURING PERIODS OF EXTENDED DROUGHT, SPRAY WOAK TREES TO REMOVE ACCUMULATED CONSTRUCTION.
6. GRADE IN LINES RADIAL TO THE EXISTING TREE RATHER THAN TANGENTIAL. IF ROOTS ARE ENCOUNTERED WHILE GRADING, CUT THEM CLEANLY WITH A SAW. <u>DO NOT RIP THEM WITH GRADING EQUIPMENT.</u>
7. DO NOT ATTEMPT DEMOLITION OF TREES WITH GRADING EQUIPMENT WHEN TREES THAT ARE TO BE PRESERVED ARE IN THE VICINITY.

TREE REMOVAL NOTES

1. THE LOCATION OF ALL SERVICE RUNS SUCH AS WATER SUPPLY, SEWER, ELECTRICITY, TELEPHONES, CABLE, GAS, STORM DRAIN LINES, ETC. SHALL BE ASCERTAINED BEFORE TREE REMOVAL WORK IS STARTED. WHERE SUCH LINES WILL BE AFFECTED BY TREE REMOVAL, OR WHERE TREE REMOVAL MACHINERY WILL BE WORKING NEARBY, LINES SHOULD BE CAREFULLY SEALED OFF, PROTECTED OR DIVERTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE NECESSARY PRECAUTIONARY ACTIONS.
2. REMOVE ONLY THOSE TREES INDICATED ON THIS PLAN TO BE REMOVED. TREES INDICATED TO BE REMOVED SHALL HAVE ALL ROOTS AND STUMP REMOVED TO A DEPTH OF 24" BELOW GRADE.



NOTES:

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

TREE PROTECTION DETAIL 1
N.T.S.

SHEET NOTES

1. REMOVAL, PROTECTION, AND RELOCATION OF ELECTRICAL UTILITIES AND WATER LINES ARE SHOWN FOR REFERENCE ONLY AND ARE NOT COVERED BY THE GRADING PERMIT.
2. COORDINATE DEMOLITION WORK WITH STANFORD UNIVERSITY'S; ADHERE TO ALL THEIR REQUIREMENTS.
3. DEMOLITION AND CONSTRUCTION WORK MAY BE PERFORMED OVER THE TOP OF AND AROUND COMMUNICATION AND POWER SERVICES. CONTRACTOR SHALL WORK BY HAND IN ALL AREAS WHERE THESE SERVICES MIGHT BE HARMED BY LARGER LESS PRECISE EQUIPMENT.
4. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF DEMOLITION.
5. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
8. CONTRACTOR SHALL PAY DISPOSAL FEES.
9. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO EXISTING GRADE AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER, AND/OR UNIVERSITY FIELD CONSTRUCTION MANAGER (FCM).
10. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY UNIVERSITY'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. PRIOR TO BEGINNING DEMOLITION WORK, CONTRACTOR TO NOTIFY AND COORDINATE THE REMOVAL AND/OR ABANDONMENT OF ALL AFFECTED UTILITIES WITH THE FCM.
13. CONTRACTOR RESPONSIBLE FOR PREPARING WASTE MANAGEMENT PLAN, TRAINING OF EMPLOYEES & SUBCONTRACTORS, AND ENSURING PROPER REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS.
14. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS, METHODS OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL UNIVERSITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED. CONTRACTOR MUST NOTIFY THE FCM IMMEDIATELY IF ANY SOILS ARE EVEN SUSPECTED OF BEING CONTAMINATED.
15. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, USA, FOR LOCATION AND MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION
16. CONTRACTOR SHALL MAINTAIN THE EXISTING SITE AND STREETS IN A SAFE AND USABLE MANNER SUCH THAT EMERGENCY VEHICLE ACCESS IS AVAILABLE AT ALL TIMES. CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL NECESSARY FENCING, GATES, BARRICADES, SIGNAGE, AND PROVISIONS FOR ENSURING THE PROJECT'S SECURITY AND SAFE PASSAGEWAY AROUND IT.
17. CONTRACTOR SHALL GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
18. CONTRACTOR SHALL CLEAR AND GRUB WITHIN LIMIT OF WORK AS NEEDED TO PERFORM DEMOLITION ACTIVITIES.
19. SAWCUT & REMOVE HARDSCAPE SUCH AS, BUT NOT LIMITED TO, AC PAVEMENT, CURB, SIDEWALK, ETC.
20. TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE EXISTING UNDERGROUND UTILITY LINES TO REMAIN DURING DEMOLITION. CONTRACTOR TO HIRE AN INDEPENDENT UNDERGROUND UTILITY LOCATOR SERVICE TO LOCATE & PAINT UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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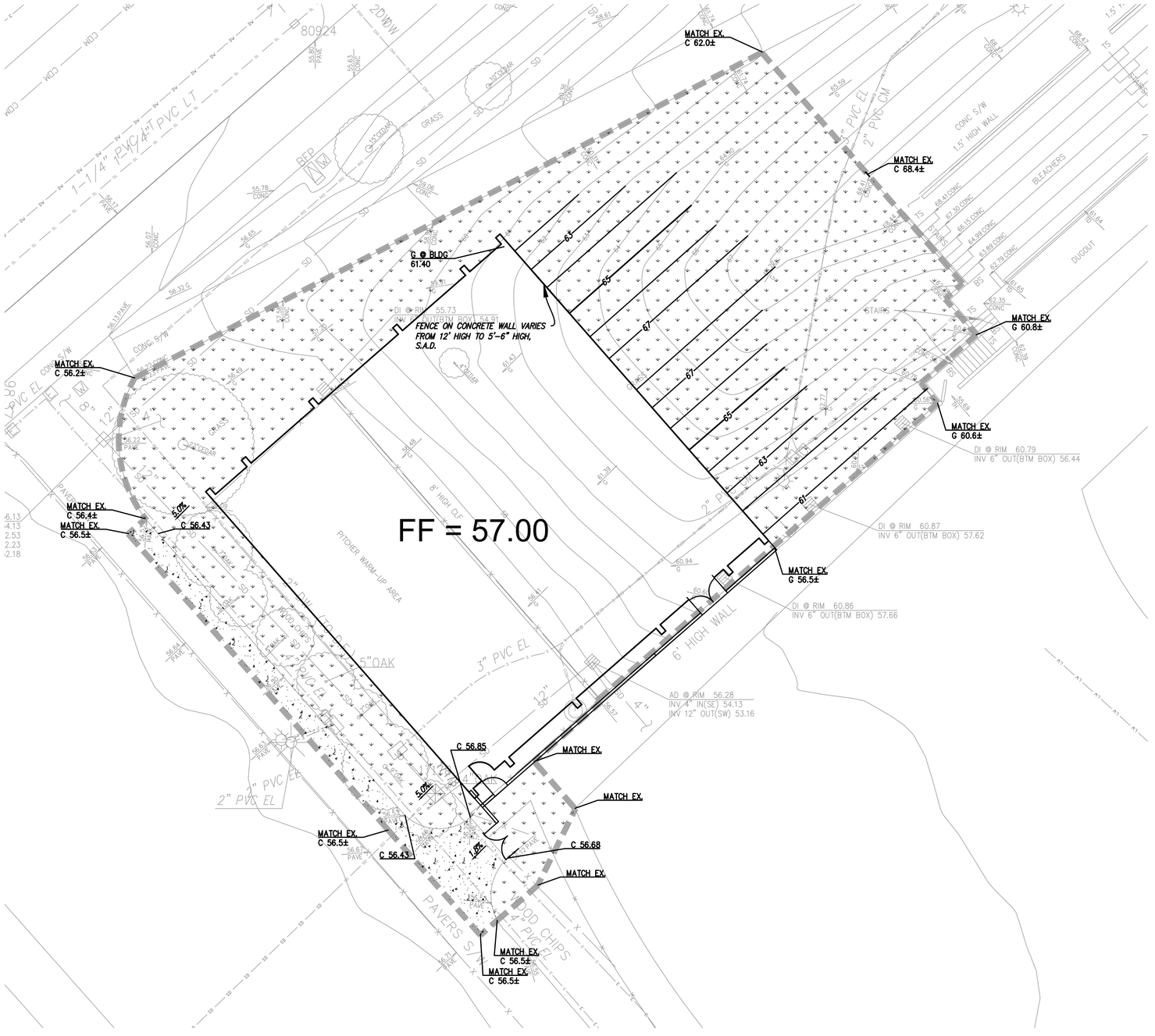
Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/18	ASA SUBMITTAL	

DEMOLITION / TREE DISPOSITION NOTES

Project Number: 217126
Date: 06/28/2018
Scale N/A

C3.2



SCALE: 1"=10'

GRADING PLAN LEGEND

- LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS
- CONCRETE PAVING
- LIMIT OF WORK

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY TBD, DATED TBD, PROJECT NUMBER TBD
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
11. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
12. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
13. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

ArchiRender
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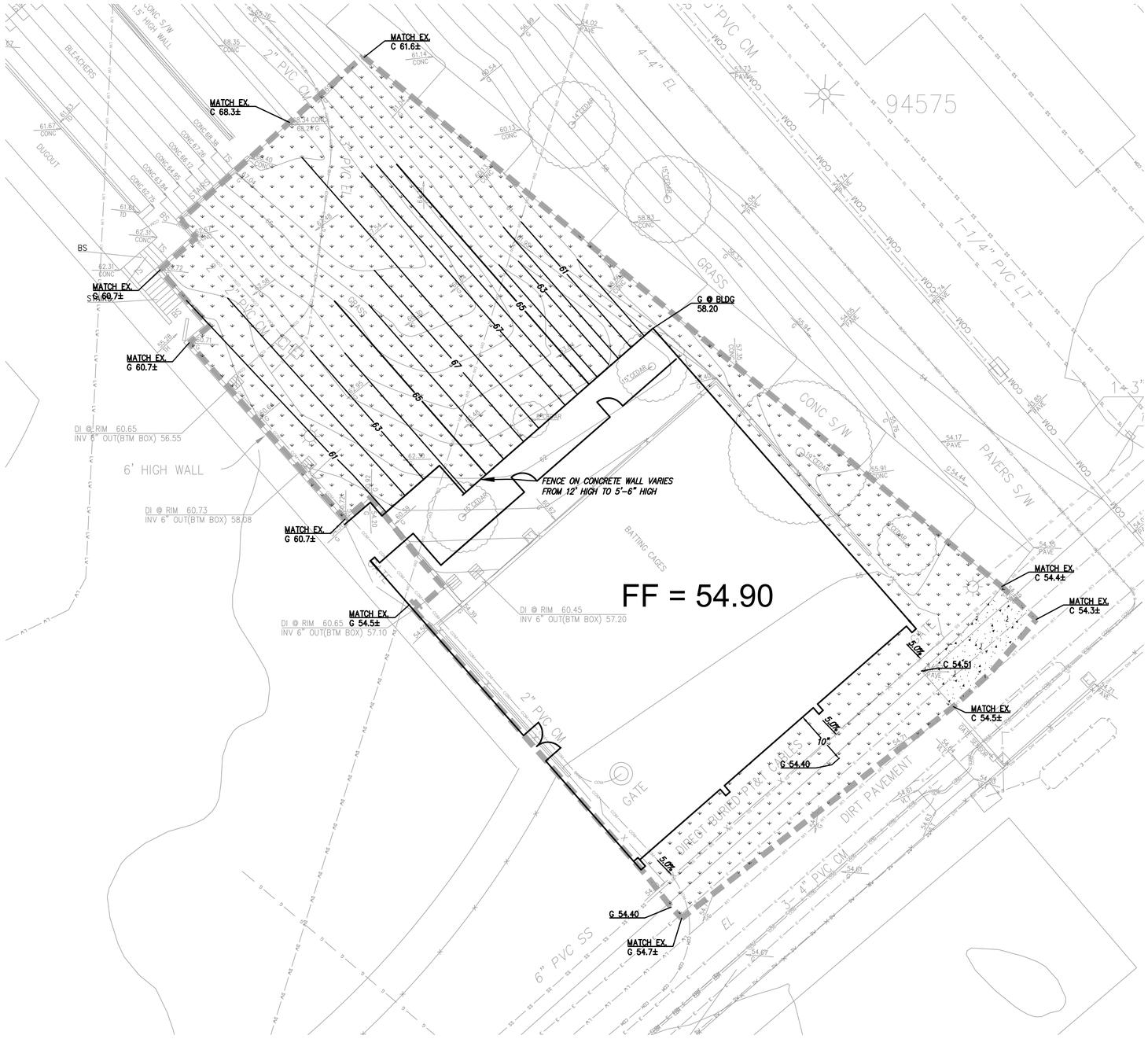
GRADING AND DRAINAGE PLAN

Project Number: 217126
Date: 06/28/2018
Scale 1"=10'

C4.0



GRADING PLAN LEGEND

- LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS
- CONCRETE PAVING
- LIMIT OF WORK

GRADING NOTES

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2. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.
3. ALL FILL, IMPORT SOILS AND GRADING SHALL BE IN CONFORMANCE WITH THE GEOTECHNICAL REPORT PERFORMED BY TBD, DATED TBD, PROJECT NUMBER TBD
4. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
5. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'. HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1 OR THE ADA REQUIREMENTS BELOW. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
6. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
11. THE RISE/ RUN/ STEP COUNT IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND BUILDING CODE COMPLIANCE PRIOR TO ANY WORK.
12. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
13. ADJUST ANY MANHOLE OR UTILITY STRUCTURES TO PROPOSED GRADE PRIOR TO INSTALLING FINAL LIFT OF AC OR POURING CONCRETE.

ArchiRender
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY/ SF

DATE FEBRUARY 20, 2018

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-19

STANFORD UNIVERSITY
SOFTBALL STADIUM IMPROVEMENTS

STANFORD, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/18	ASA SUBMITTAL	

GRADING AND DRAINAGE PLAN

Project Number:	217126
Date:	06/28/2018
Scale	1"=10'

C4.1

LANDSCAPE WATER-EFFICIENCY CHECKLIST

Applicant Name: JAMES W. LAUDERBAUGH Phone: (408)374-4963 Email: FAX:(408)374-4983

Project Site Address: SMITH FAMILY SOFTBALL STADIUM, STANFORD UNIVERSITY

Total Landscape Area (square feet):	11,449
Turf Area:	8,748
Non-Turf Plant Area:	0
Special Landscape Area:	2,701
Water Feature Wet Surface Area:	0

Landscape area:
The total horizontal surface area dedicated to plant installation (including adjacent ground that provides for the plants' establishment), plus the wet surface area of any water features. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes outside of planted areas (planted areas containing gravel or inorganic mulch are included). Landscape area does not include undisturbed areas with established non-irrigated vegetation, nor does it include landscaping that is exempt from this division by subsection 493-2(b).

See reverse side for other definitions.

NOTE: A landscape and irrigation design plan (and supporting documents) shall be required if: (a) landscape area exceeds 5,000 sq. ft; (b) a majority (>50%) of plants are medium or high water use; or, (c) turf area exceeds 25% of total landscape area or 1,250 sq. ft.

All areas to be disturbed during construction shall be presumed to be landscape area, except where structures or hardscape will be installed.

Landscape Parameter	Design Measures	Project Compliance
Plant Water Use	At least 50% of the plants, and at least 50% of the trees, shall either be native or low water use. (From §633-4)	☐ Yes ☒ No [Plans and water budget required]
Turf	Total turf area shall not exceed 25% of the landscape area, or 1,250 square feet, whichever is lesser in area. (From §633-5)	☐ Yes ☒ No [Plans and water budget required]
	All portions of turf areas shall be wider than eight (8) feet. Turf (if utilized) is limited to slopes not exceeding 25%.	☐ Yes X NO (EX. LAWN) ☐ No [Provide explanation on back]
Hydrozones	Plants with similar water needs shall be grouped within hydrozones. Irrigation for each hydrozone shall be controlled by a separate valve.	☒ Yes ☐ No [Provide explanation on back]
Irrigation System	Systems shall be designed and maintained to minimize water waste (e.g., runoff, overspray, etc). Low-volume irrigation shall be utilized in non-turf areas. Overhead (spray) irrigation shall only occur between the hours of 8:00 pm and 10:00 am.	☒ Yes ☐ No [Provide explanation on back]
Soil	A minimum of eight (8) inches of non-compacted topsoil should be available in planted areas.	☒ Yes ☐ No [Provide explanation on back]
	Soil amendments, such as compost or fertilizer, should be added as needed according to the soil conditions at the project site and based on what is appropriate for the selected plants.	☒ Yes ☐ No [Provide explanation on back]
Mulch	A minimum two (2)-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seed).	☐ Yes ☒ No [Provide explanation on back] N/A

I am aware of available informational resources regarding native and low water use plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and I understand that any changes to the project will necessitate a new checklist.

JAMES W. LAUDERBAUGH CLA 2415 — 05.10.2018
Signature of property owner or authorized representative — Date

Section A: Hydrozone Information Table

Please complete the hydrozone table by entering correct information for each hydrozone. Use as many tables as necessary.

ZONE OR VALVE #	PLANT WATER USE	PLANT FACTOR	SUN EXPOSURE	IRRIGATION METHOD	AREA (sq ft)	AREA x PF
1	H	0.7	H	R/S	8748	6123.6
2	H	0.3	H	R/S	2701	810.3
3						0
4						0
5						0
6						0
7						0
8						0
9						0
10						0
11						0
12						0
13						0
14						0
15						0
16						0
TOTAL (Overall Project)		.10			11,449	6933.9

PLANT WATER USE and corresponding "Plant Factor"
H = High (0.7–1.0)
M = Medium (0.4–0.6)
L = Low/ Very Low (0.1–0.3)

Plant water use values shall be based on WUCOLS, or other credible locally relevant resources. Numerical plant factor values shall be determined by landscape professional, factoring in site-specific soil and microclimate conditions.

SUN EXPOSURE
H = High: Sun all day/ almost all day
M = Medium: Mixture of sun and shade
L = Low: Shade all day/ almost all day

Sun exposure determinations should be based generally on sun/ shade patterns during months of April through October.

IRRIGATION METHOD
B = Bubbler
D = Drip
M = Micro-Spray
R = Rotor
S = Spray
O = Other

Section B: Water Budget Calculations

Section B1. Maximum Applied Water Allowance (MAWA)

The project's maximum applied water allowance shall be calculated using the following equation:

MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]

Where:
MAWA= maximum applied water allowance (gallons per year)
ETo = reference evapotranspiration (inches per year)
0.62 = conversion factor (acre-inches to gallons)
0.7 = evapotranspiration adjustment factor (ETAF)
LA = landscape area including SLA (square feet)
SLA = special landscape area (square feet)
0.3 = additional water allowance for SLA

Enter Variable Values:
ETo = 43.0 (See ETo map and enter approximate value. 45.0 is default value.)
LA = 8748 (from Hydrozone table)
SLA = 2701 (if applicable)

MAWA = 184,857.77 GAL/YR

Effective Precipitation (Eppt) N/A

Applicant has the option of applying effective precipitation, which is 25% of average annual precipitation (inches). The following equation may be used to calculate MAWA.

MAWA = (ETo – Eppt) (0.62) [(0.7 x LA) + (0.3 x SLA)]

Eppt =
MAWA = 0

Section B2. Estimated Total Water Use (ETWU)

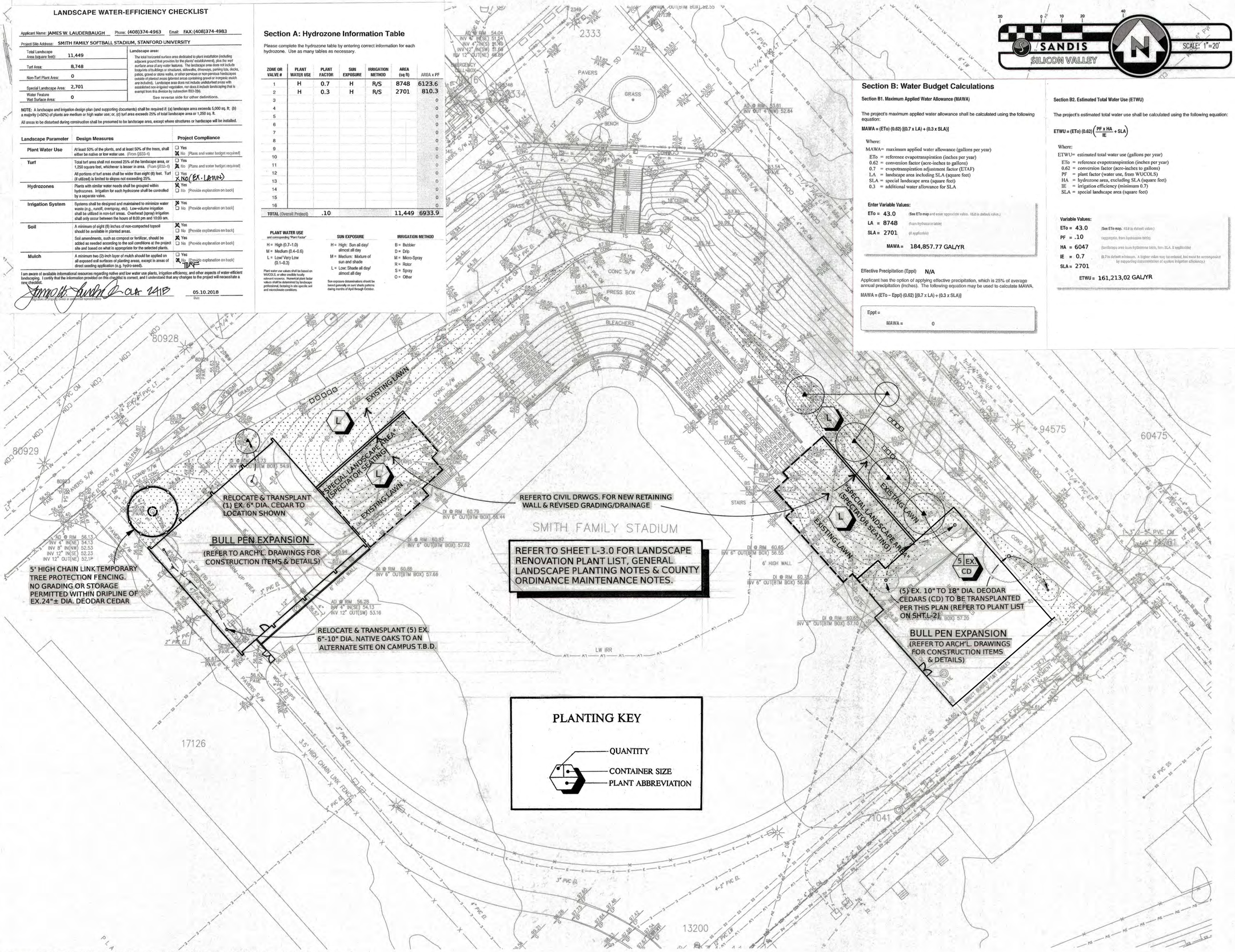
The project's estimated total water use shall be calculated using the following equation:

$$ETWU = (ETo)\ (0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

Where:
ETWU= estimated total water use (gallons per year)
ETo = reference evapotranspiration (inches per year)
0.62 = conversion factor (acre-inches to gallons)
PF = plant factor (water use, from WUCOLS)
HA = hydrozone area, excluding SLA (square feet)
IE = irrigation efficiency (minimum 0.7)
SLA = special landscape area (square feet)

Variable Values:
ETo = 43.0 (See ETo map. 45.0 is default value.)
PF = .10 (appropriate, from hydrozone table)
HA = 6047 (landscape area from hydrozone table, less SLA, if applicable)
IE = 0.7 (0.7 is default minimum. A higher value may be entered, but must be accompanied by supporting documentation of system irrigation efficiency.)
SLA = 2701

ETWU = 161,213.02 GAL/YR



ArchiRender
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY SF

LAUDERBAUGH
ASSOCIATES
Landscape Architecture/Planning
1699 Palo Santo Drive
Campbell,California 95008
(408)374-4963 F.(408)374-4983

DATE MARCH , 2018

REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH No. 2415 STATE OF CALIFORNIA

JAMES W. LAUDERBAUGH
CA LIC. NO. 2415

STANFORD UNIVERSITY
SMITH FAMILY STADIUM

STANFORD, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
	06/28/2018	ASA SUBMITTAL	

LANDSCAPE PLANTING PLAN

Project Number: 217126
Date: 06/28/2018
Scale 1"= 20'

L-1.0

File: S:\217126\(4) ENGINEERING\(2) PLAN SETS\(3) SHEET SET\ONSITE\CX.X-LANDSCAPE.dwg Date:Feb 23, 2018 – 2:48pm, cvaz