

County of Santa Clara

Department of Planning and Development
Planning Office

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STAFF REPORT Zoning Administration April 4, 2019 **Item #3**

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11424-18A-18G (STANFORD UNIVERSITY)

Architecture & Site Approval and Grading Approval – Stanford University Stockfarm Greenhouses

Summary: Architecture and Site Approval and Grading Approval for the demolition of 7,832 s.f. of academic buildings, including four (4) existing greenhouse structures and a biology plant house; and construction of a new greenhouse structure at the same location, with associated new sidewalk and driveway, for a total of 8,352 s.f. The overall change is 520 net new academic s.f. for a new greenhouse structure. Grading quantities is cut of 398 c.y. and fill 406 c.y.

Owner: Stanford University	Community Plan Designation: Academic Campus
Applicant: Stephen Pond, Project Manager	Zoning: A1 (General Use)
Project Area: 2.01 acres	Address: 184 Stock Farm Rd., Stanford
Supervisory District: 5	APN: 142-05-024

RECOMMENDED ACTIONS

- A. Accept the use of a prior California Environmental Quality Act (CEQA) document [2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)].
- B. Grant Architecture & Site Approval (ASA) 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 the demolition of 7,832 s.f. of academic buildings, including four (4) existing greenhouse structures and a biology plant house. The project also includes the construction of a new greenhouse structure at the same location, with associated new sidewalk and driveway, for a total of 8,352 s.f. Of the total square footage, 520 s.f. is proposed to be deducted from the 2000 GUP academic square footage allocation, leaving a balance of 149,247 s.f. within the Academic Campus land use designation. The balance of construction is not conditioned space, thus not counted as 2000 GUP square footage allocation. The height of the proposed building is 20 feet. Proposed grading quantities include 398 c.y. of cut and 406 c.y. of fill.

The proposed project includes construction of greenhouses, tool shop, storage, pot wash areas and restrooms. Two new ADA parking space are proposed with this project. No trees are proposed to be removed as part of this project. All trees with a 12-inch or greater diameter surrounding the project site are protected and will be protected during construction per the Conditions of Approval in Attachment B.

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 greenhouses 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 with respect to academic and academic support uses. ASA Findings are required to approve the proposed academic support structures per the Stanford 2000 General Use Permit, 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 replacement of existing greenhouses does not result in any change in the amount of traffic, and does not generate any new trips from a traffic impact perspective. The users of the facility are encouraged to use the Marguerite shuttle service, bike and walk to the facility with Stanford's incentive programs. 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 in 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 proposes 2 new handicap accessible parking spaces on the project site. No parking spaces are being removed as part of this project. Existing parking located in the vicinity is adequate for the existing use and proposed academic support building.

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 building includes a series of a single-story, modular greenhouses located close to other labs and service buildings. The height of the proposed building is approximately 20 feet. The material and color of the new building matches the surrounding buildings. The project, as proposed, will not be detrimental to the surrounding area or neighborhood.

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

The GUP and the SCP require that replacement trees, for those removed that are 12 inches or greater in diameter at 4.5 feet from grade level, be planted at a 1:3 ratio for all protected oak trees and at a minimum 1:1 ratio for all oak trees that are not protected. No trees are proposed for removal. All remaining trees with a 12-inch or greater diameter surrounding

the project site will be considered protected. The project, as proposed, will not be detrimental to the surrounding area or neighborhood.

New landscaping is proposed as part of this project to provide a buffer and screening from adjacent buildings, per the landscaping plan in Attachment D. 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 administration building is 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 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. Conditions ensure fire protection measures are included in Attachment B as part of the Condition of Approval.

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 as Academic Campus. The proposed project is part of the surrounding academic buildings 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 academic support 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.

Estimated grading quantities associated with the grading approval are 398 c.y. of cut and 406 c.y. of fill, with a maximum depth 4 feet. The cut and fill are required for the demolition and construction of the new greenhouses, adding a new driveway and secondary access for emergency access. The pre-existing grade elevations will be maintained in the surrounding area, as a result of the proposed grading. The amount, design, location and the nature of proposed grading is necessary to establish the improvements.

- 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 drains adequately. 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 for the new driveway and secondary access has been designed to minimize impacts to existing landscaping, and will not result in any scenic, biological, or aquatic resource impacts. No tree removal is proposed with this project. Compliance to the conditions of approval (Attachment B) have been identified and are required to minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

- 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. The project is the replacement of greenhouses in the same location.

- 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 grades for the new driveway and emergency access will conform substantially to the surrounding grades in the area. The resulting grade elevations will be not create a substantial change in the existing topography in the area..

- 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 policies R-GD 20 and R-GD 22. Minimal grading is proposed to develop this project per the plans in Attachment D. The proposed grading is compatible with the surrounding service buildings in the area.

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

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

BACKGROUND

On December 12, 2000, the County of Santa Clara 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 is for replacement of greenhouses in the Campus Center Development District. Per the development tracking sheet submitted with the application, after the addition of proposed structure's GUP square footage (520 s.f.) to the District, the balance square footage remaining in the District is 149,247 sq. ft.

On October 2, 2018 an application for Architecture and Site and Grading Approval was submitted for Stanford University for the greenhouses. The application was deemed incomplete two times and was deemed complete for processing on March 11, 2019. A public notice was mailed to all property owners within a 300-foot radius on March 25, 2019 and was also published in the Post Records on March 25, 2019.

STAFF REPORT REVIEW

Prepared by: Kavitha Kumar, Senior Planner



Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator



ATTACHMENT B
ARCHITECTURAL & SITE APPROVAL AND GRADING APPROVAL

Preliminary Conditions of Approval

Date: April 4, 2019
Owner/Applicant: Stanford University
Location: 184 Stock Farm Rd., Stanford (APN: 142-05-024)
File Number: 11424-18A-18G
CEQA: Prior CEQA - 2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)
Project Description: Architecture and Site Approval for the demolition of 7,832 s.f. of academic buildings, including four (4) existing greenhouse structures and a biology plant house; and construction of a new greenhouse structure at the same location, with associated new sidewalk and driveway, for a total of 8,352 s.f. The overall change is 520 net new academic s.f. for a new greenhouse structure. Grading quantities are 398 c.y. of cut and 406 c.y. of fill.

If you have any question regarding the following 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	Kavitha Kumar	(408) 299-5783	Kavitha.kumar@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
Geology	Jim Baker	(408) 299-5774	jim.baker@pln.sccgov.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on February 6, 2019. The project is the proposed demolition and construction of greenhouses on the same project site. All construction grading and material storage shall only be stockpiled in approved locations per the approved plans.

2. The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, and approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program.
3. Stanford shall be responsible for paying all reasonable costs associated with work by the County Planning Department, or with work conducted under the supervision of the County Planning Office, in conjunction with, or in any way related to the Conditions of Approval identified in this project. This includes but is not limited to costs for staff time, consultant fees, and direct costs associated with report production and distribution.
4. 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.
5. 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.
6. 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.
7. 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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING OR GRADING PERMIT ISSUANCE

Planning

8. 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.”

9. 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.*”

10. 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.
11. 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.
12. Submit a Final Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, prior to issuance of any grading permits, that clearly identifies the elements listed below:
 - A. Provide the location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
 - B. 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.
 - C. 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."*
 - D. 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.
 - E. 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.
 - F. 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.
 - G. 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.

13. 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.
14. 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.
15. Incorporate any applicable water conservation and recycling measures into the project plans, which may include but not be limited to: water efficient landscape, landscape water management, and public outreach.

Land Development Engineering

16. 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.
17. 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.
18. 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

19. 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.
20. 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.
21. 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.
22. In the grading plans, include a stormwater management plan that details how the project complies with Provision C.3 of the current NPDES Municipal Regional Permit. Include C.3 sizing calculations to support the information provided in the stormwater management plan.
23. Indicate on the grading plans the land area that will be disturbed. If one acre or more of land area will be disturbed, file a Notice of Intent (NOI) with the State Water Resources Control Board 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

24. 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.
25. Submit one copy of the signed and stamped geotechnical report for the project.
26. 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.
27. Submit an updated Credit/Usage Capacity Tracking Sheet for the Stanford University West Campus C.3 Regional Stormwater Capture Facility.

Fire Marshal's Office

28. 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.
29. A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit (if required) or prior to approval of the building permit.

FIRE PROTECTION WATER SUPPLY:

IMPORTANT: Fire protection water system shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. System shall be maintained in good working order and accessible throughout construction. A Stop-Work Order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

30. Minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours.
31. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). The number of hydrants shall be determined by Table C105.1 and the number needed to meet the distance requirement. Hydrant placement shall be approved by this office. NOTE: a listed fire pump may be required. [REF: 2007 CFC §508.5.1]
32. At the time of plan submittal for building permit, provide written verification from the water company that these condition can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi. More than one hydrant may be used to satisfy this requirement if spacing does not exceed spacing per CFC Table C105.1.

33. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review.

IMPORTANT: Fire protection water system shall be installed and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A Stop-Work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

FIRE SPRINKLERS:

34. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13.
35. The fire sprinkler system shall be installed and finalized by this office prior to occupancy. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-16 contractor prior to installation. Please allow for a minimum of 30 days for plan review of fire sprinkler plans.

FIRE DEPARTMENT ACCESS

IMPORTANT: All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation and shall be maintained throughout construction. A Stop-Work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained.

36. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.
37. See CFMO-C7 for minimum requirements for access roads/driveways during construction.
38. Driveways (fire apparatus access roads within the property) shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:
- A) Width: Clear width of drivable surface of 20 ft.
 - B) Vertical Clearance: 13-ft. 6-in.
 - C) Inside Curve Radius: 42-ft.
 - D) Grade: Maximum grade shall not exceed 15%. The Fire Marshal may permit grades up to a maximum of 20% if no other method is practicable and if consistent with

good engineering practices, provided an approved automatic fire sprinkler system is installed throughout the affected structure(s). In no case shall the portion exceeding 15% gradient be longer than 300 feet in length, unless there is at least 100 feet at 15% or less gradient relief between each 300 foot section. Grades exceeding 15% shall be paved in compliance with SD5.

- E) Surface: All driving surfaces shall be all-weather and capable of sustaining 65,000 pound gross vehicle weight.
- F) Bridges: All bridges shall be capable of sustaining 65,000 pound gross vehicle weight and meet the latest edition of the CalTrans Standard Bridge Design Specifications. Appropriate signage, including but not limited to weight or vertical clearance limitations, or any special conditions shall be provided.
- G) Dead-end Roads: Turnaround shall be provided for driveways in excess of 150 ft. as measured along the path of travel from the centerline of the access road to the structure. Acceptable turnarounds shall be 40 ft. by 48 ft. pad, hammerhead, or bulb of 32 ft. radius complying with County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
- H) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway, and may require a Fire Department Lock Box/Gate Switch approved by the responding fire department to allow for fire department access. Installation shall comply with CFMO-A3.
- I) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC §503.1.2.
- J) A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property. [REF: CFC §505.1]

Geology

- 39. Submit a structural engineer's letter that includes the results of an evaluation of the proposed foundation's and structure's ability to accommodate estimated ground deformation consisting of:
 - a. tilting of the ground surface with a slope ratio equal to up to 0.7 inch in 100 feet (0.5 percent), and
 - b. horizontal shortening of the ground surface equal to up to 0.09 inch in 100 feet (0.007 percent)

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

Planning

40. 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.
41. All grading materials and stockpiled materials shall be removed and disposed at an approved location.
42. Following completion of construction, contact Kavitha Kumar at 408-299-5783 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. 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.
45. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

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

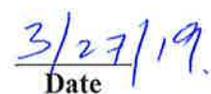
USE OF A PRIOR CEQA DOCUMENT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

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
11424-18A-18G	142-05-024	3/27/2019
Project Name	Project Type	
Stockfarm Greenhouses	Other	
Owner	Applicant	
Stanford University	Stanford University/Stephen Pond	
Project Location		
184 Stock Farm Rd., Stanford		
Project Description		
Stanford University proposes to demolish 7,832 sq. ft. of greenhouses and construct 8,352 sq. ft. of new greenhouses. Grading quantities include 398 c.y. and fill 406 c.y.		
Background and Summary of Findings		

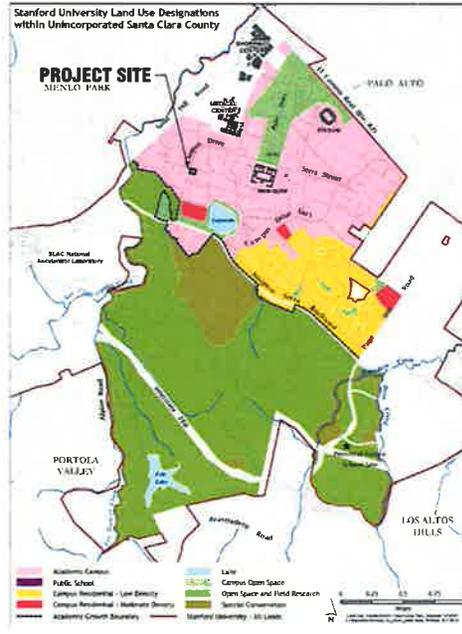
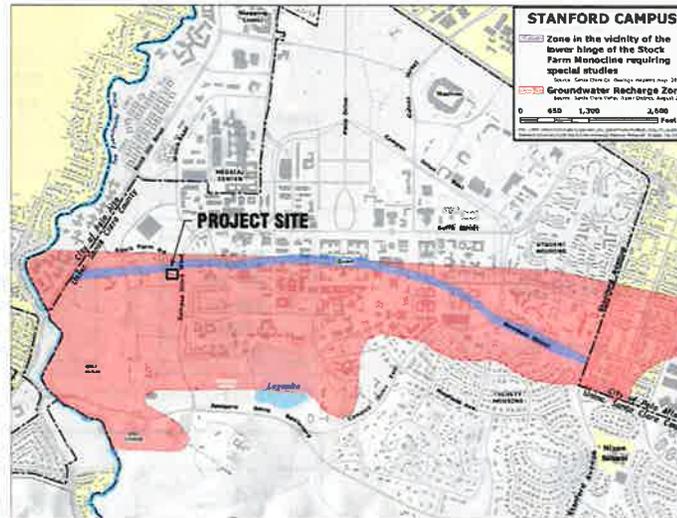
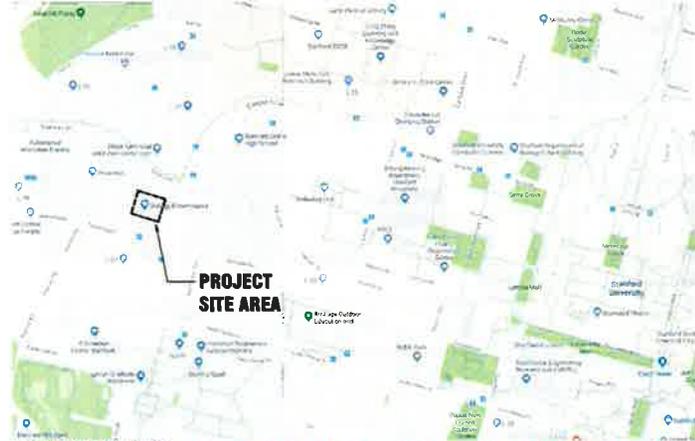
Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. A new Negative Declaration or EIR is not required if a previous CEQA document has been prepared 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.

<p>Prepared by: Manira Sandhir, Principal Planner</p>	 Signature	 Date
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STOCK FARM GREENHOUSES: STANFORD UNIVERSITY

PROJECT #5398 / BLDG #: 14-406 / PARCEL #:142-05-045
 184 STOCK FARM ROAD, STANFORD, CA 94305 /
 DEVELOPMENT DISTRICT: CAMPUS CENTER



SHEET INDEX

GENERAL	ASA SUBMITTAL SET COVER SHEET
GE.01	EXISTING CONDITIONS
GE.02	IMP ANALYSIS - DEMOLITION
GE.03	IMP ANALYSIS - PROPOSED
CIVIL	EXISTING SITE, TOPOGRAPHY, AND UTILITY PLAN
CE.01	SITE DEMOLITION PLAN
CE.01	SITE PLAN
CE.02	UTILITY PLAN
CE.03	STORMWATER MANAGEMENT PLAN
CE.04	EROSION CONTROL PLAN
CE.05	GRAZING PLAN
CE.06	RETAINING WALL PROFILES AND SECTIONS
CE.07	SITE LIGHTSHEET PLAN & FIRE PROTECTION INFO
ARCHITECTURAL	OVERALL PROPOSED SITE PLAN
AG.01	GREENHOUSE FLOOR PLAN
AG.01	BUILDING ELEVATIONS

APPLICABLE CODES & REGULATIONS

CALIFORNIA FIRE REGULATIONS, TITLE 26, ENFORCED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
 PART 1. 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC) - EFFECTIVE 07/01/14
 PART 2. 2016 CALIFORNIA BUILDING CODE (CBC)
 PART 3. 2016 CALIFORNIA ELECTRICAL CODE (CEC)
 PART 4. 2016 CALIFORNIA MECHANICAL CODE (CMC)
 PART 5. 2016 CALIFORNIA FIRE CODE (CFC)
 PART 12. 2016 CALIFORNIA REFERENCE STANDARDS CODE

OTHER APPLICABLE STATE LAWS, REGULATIONS & STANDARDS:
 2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 241
 COUNTY OF SANTA CLARA ORDINANCE NO. 105-1100-105
 CALIFORNIA FIRE MARSHAL ORDINANCE 17

CODE INTERPRETATIONS

OCCUPANCY TYPE:
 B, LABORATORIES

TYPE OF CONSTRUCTION:
 TYPE VB

FIRE SPRINKLER:
 FIRE SPRINKLERS THROUGHOUT

BUILDING HEIGHT:
 20'-0"

ALLOWABLE HEIGHT:
 60' PER TABLE 504.3

BUILDING AREA:
 8,352 SF

ALLOWABLE AREA:
 35,000 SF PER TABLE 504.2 FOR TYPE VB CONSTRUCTION

PROJECT DESCRIPTION

DEMOLISH 7,822 SQUARE FEET OF ACADEMIC BUILDINGS, INCLUDING FOUR EXISTING GREENHOUSE STRUCTURES (14-402, 403, 404, 405) AND A BIODIVERSITY PLANT HOUSE (14-401). CONSTRUCT A NEW GREENHOUSE STRUCTURE AT THE SAME LOCATION, WITH ASSOCIATED MEN CIRCULAR AND DRIVEWAY. FOR A TOTAL OF 8,352 SQUARE FEET. THE OVERALL CHAIRSE IS 220' NET NEW ACADEMIC SQUARE FEET.

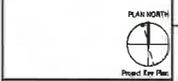
SITE DATA INFORMATION

GENERAL SITE INFORMATION	
APR#: 142-05-045	
PARCEL SIZE: 152 ACRES	
PROJECT SITE AREA: 87,460 SF	
DEVELOPMENT DISTRICT: CAMPUS CENTER	
LAND USE DESIGNATION: ACADEMIC	
MINIMUM BUILDING HEIGHT:	WEIGHT ABOVE GROUND:
GREENHOUSES 1-7 (TO BE DEMOLISHED): 12'-0"	1.0, C, PITCHED ROOF
GREENHOUSES 8-10 (TO BE DEMOLISHED): 9'-0"	1.8, PITCHED ROOF
GREENHOUSE 11: 10'-0"	1.0, PITCHED ROOF
STOCK FARM LAB/OFFICE: 15'-0"	1.0, PITCHED ROOF
SOIL STORAGE: 8'-0"	1.0, FLAT ROOF
RECYCLE PLANT HOUSE (TO BE DEMOLISHED): 10'-0"	1.8, PITCHED ROOF

PROJECT MANAGER

STEPHEN FORD
 DEPARTMENT OF PROJECT MANAGEMENT
 STANFORD UNIVERSITY LAND, BUILDINGS & REAL ESTATE
 3160 PORTER DRIVE, SUITE 200
 PALO ALTO, CA 94304-8442
 (650) 725-0916
 SPORNDL@STANFORD.EDU

Flad Architects
 Architects • Interiors • Planning • Engineering
 85 California Street
 17th Floor
 San Francisco, CA 94111
 TEL: 415.774.1800
 WWW.FLAD.COM



3	1	1	1
Sheet No.	Project No.	Revision No.	Revision Description



STANFORD UNIVERSITY
 184 STOCK FARM ROAD,
 STANFORD, CA 94305

STOCK FARM GREENHOUSE - 17842-05

Project Name:	ASA SUBMISSION
Date:	02/01/19
Project Number:	17842-05
Sheet Title:	ASA SUBMITTAL COVER SHEET

ASA SUBMITTAL COVER SHEET

Sheet Number: **60.00** / Total No: **2**



GUP LEGEND

GUP EXEMPT AREAS	SF
NA	0
TOTAL	0

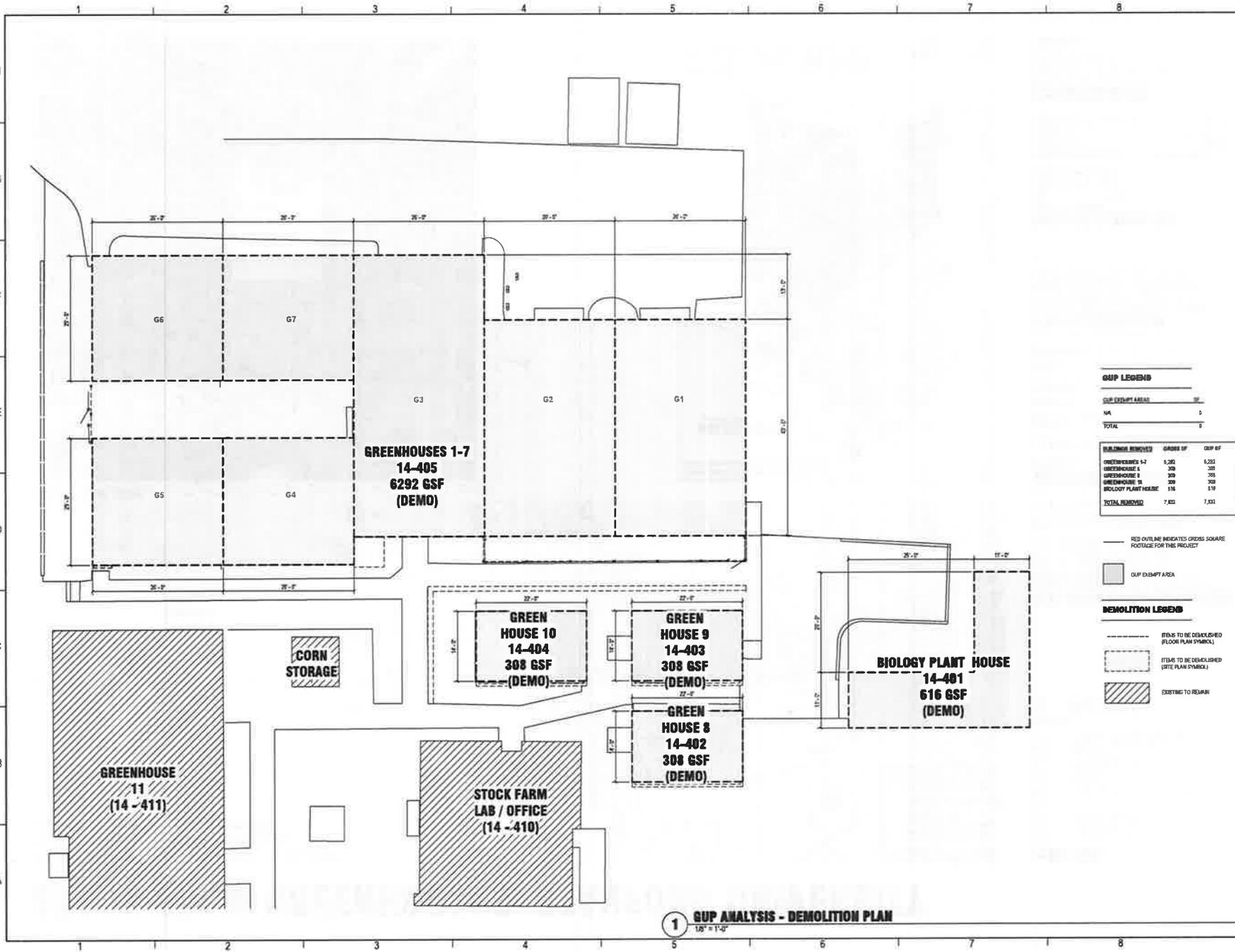
BUILDING REMOVED	GROSS SF	GUP SF
GREENHOUSE 1-7	6,292	6,292
GREENHOUSE 8	308	308
GREENHOUSE 9	308	308
GREENHOUSE 10	308	308
BIOLOGY PLANT HOUSE	616	616
TOTAL REMOVED	7,832	7,832

RED OUTLINE INDICATES GROSS SQUARE FOOTAGE FOR THIS PROJECT

GUP EXEMPT AREA

DEMOLITION LEGEND

- ITEMS TO BE DEMOLISHED (FLOOR PLAN SYMBOL)
- ITEMS TO BE DEMOLISHED (SITE PLAN SYMBOL)
- EXISTING TO REMAIN



1 GUP ANALYSIS - DEMOLITION PLAN
 1/8" = 1'-0"

Rev.	Date	Description
Project Title		



STANFORD UNIVERSITY

184 STOCK FARM ROAD,
 STANFORD, CA 94305

**STOCK FARM
 GREENHOUSE -
 17842-05**

Project Name
 ASA SUBMISSION

Date
 02/01/19

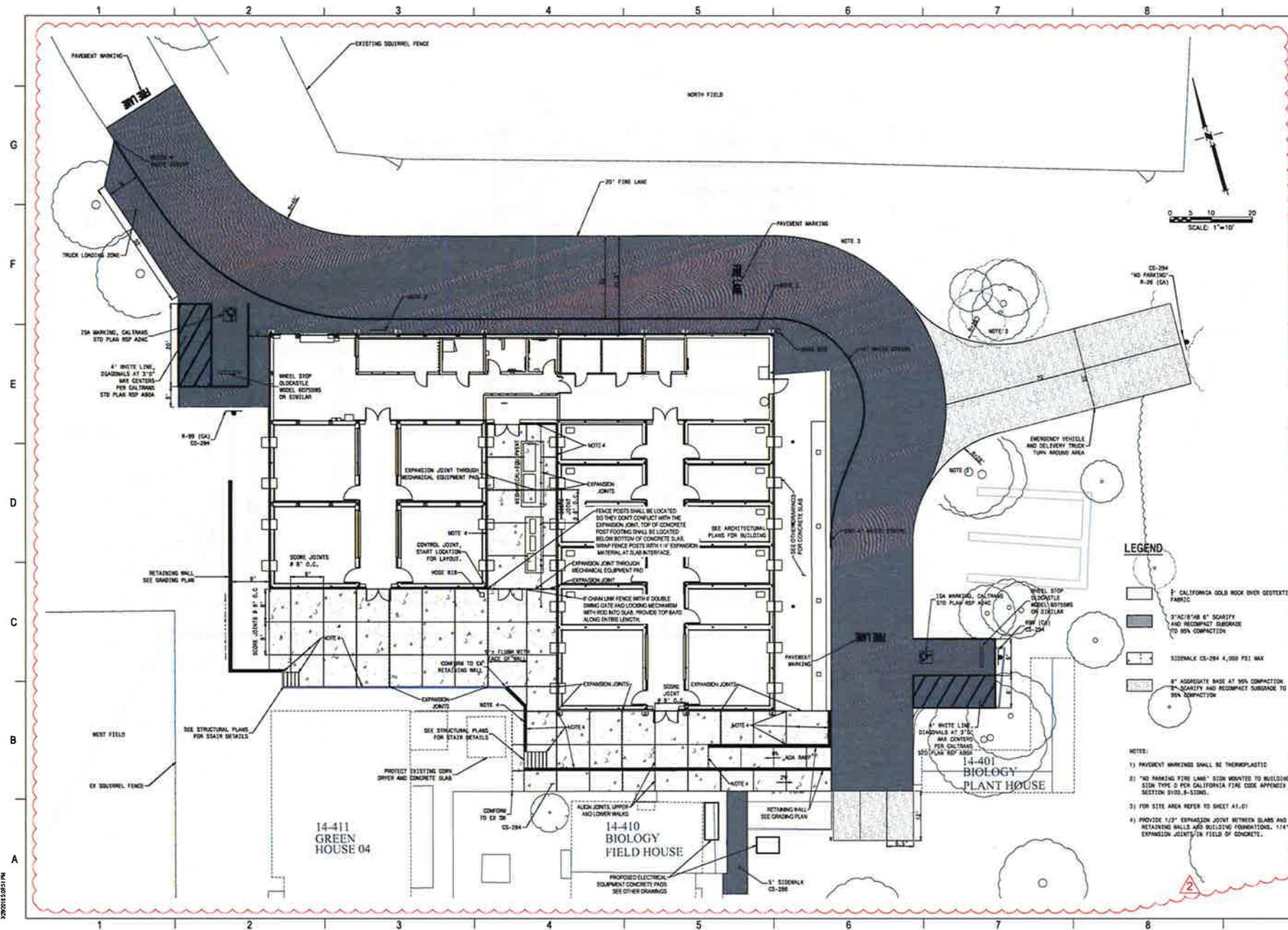
Drawn By
 FLAD

Project Number
 17842-05

Checked By
 FLAD

Sheet Title
**GUP ANALYSIS -
 DEMOLITION**

Sheet Number
60.02



Mackay & Somp
 CIVIL ENGINEERS
 1400 RAYBURN BL., STANFORD, CA 94305
 (415) 495-1000

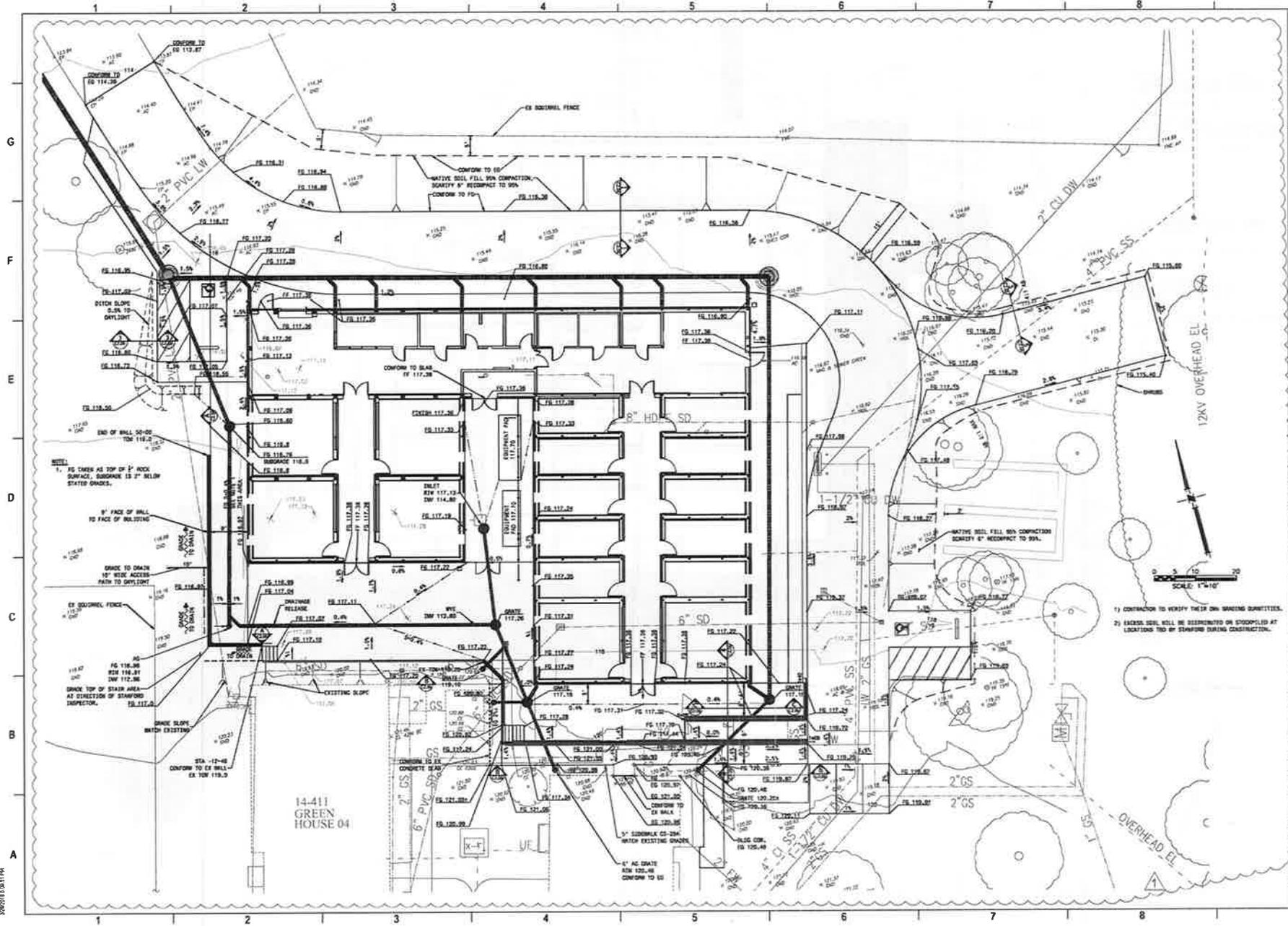
NOT FOR CONSTRUCTION



STANFORD UNIVERSITY
 184 STOCK FARM ROAD,
 STANFORD, CA 94305
STOCK FARM ROAD GREENHOUSES

Project From: ASA SUBMITTAL
 Date: 02-01-2019
 Project Number: 19941
 Checked By: GJ

SITE PLAN
 Sheet Number: **C2.01**
 Sheet No.: **2**



BACKAY & SOMPS
 CIVIL ENGINEERS & ARCHITECTS, C.E. 10000 10000
 10000 10000

Project Name:
 Client:
 Date:
 Scale: 1"=10'
 NOT FOR CONSTRUCTION

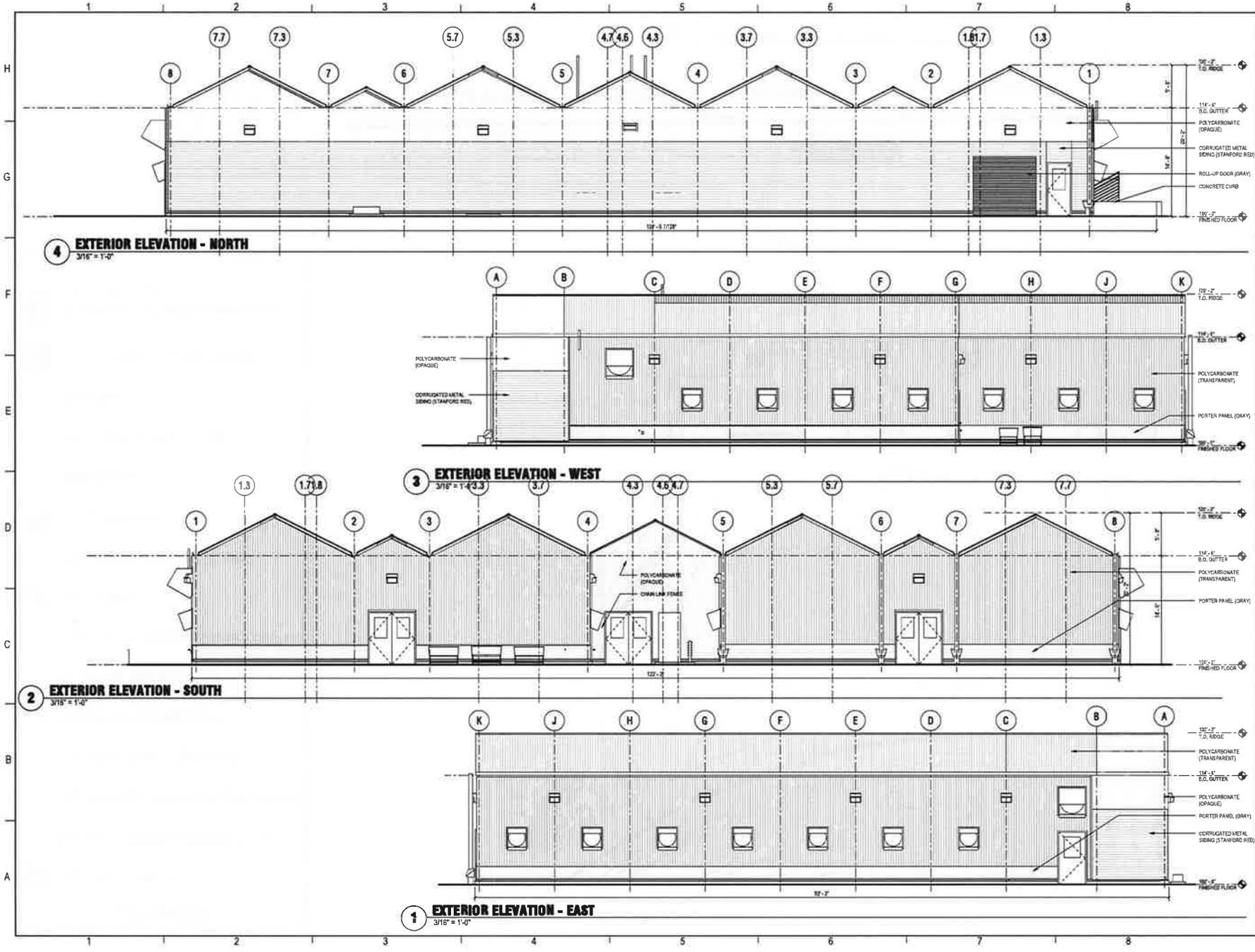


STANFORD UNIVERSITY
 124 STOCK FARM ROAD,
 STANFORD, CA 94305
GREENHOUSES

Project Name:	MSA SUBMITTAL
Date:	02-01-2019
Project Number:	15041
Drawn By:	GLJ
Checked By:	TPS

GRADING PLAN
 Sheet Number: **C2.05**
 Total Sheets: **1**

3/20/2019 10:31:14 PM



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 www.flad.com

Stanford University

Rev.	Date	Description
1	1/14/2010	ASA Review Comments



STANFORD UNIVERSITY

184 STOCK FARM ROAD,
 STANFORD, CA 94305

STOCK FARM GREENHOUSE - 17842-05

Project Name: ASA SUBMISSION	
Date: 02/01/19	Drawn By: FLAD
Project Number: 17842-05	Check List By: FLAD

BUILDING ELEVATIONS

Sheet Number: A3.01	Scale: 1
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3/16\"/>

Legend

-  Assembly Area
-  Construction Laydown Area
-  Emergency Vehicle Turnaround
-  Existing Building Egress
-  Existing Fire Hydrant
-  Existing Squirrel Fence
-  Fire Route During Construction
-  Knox Box
-  Pedestrian Path of Travel
-  Proposed FDC
-  Site Fence
-  Site Gate w/ Key Lock
-  Site Gate
-  Temporary Access Ramp
-  Temporary Grading Stockpile (if necessary)



1 SITE LOGISTICS PLAN & FIRE PROTECTION INFO
 1" = 30'-0"

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 San Francisco, CA 94102
 Tel: 415-398-3022
 www.flad.com



George A. Reynolds



Rev	Date	Description



STANFORD UNIVERSITY
 184 STOCK FARM ROAD,
 STANFORD, CA 94305
STOCK FARM GREENHOUSES

Project Name	ASIA SUBMISSION
Date	09/28/18
Project Number	1/842-06
Drawn By	FLAD

SITE LOGISTICS PLAN & FIRE PROTECTION INFO

Sheet Number: **C5.01** Rev. No.:

09/28/2018 11:00 AM