PLN19-0080 (STANFORD UNIVERSITY)
Architecture & Site Approval and Grading Approval – Stanford University Upper Quarry Restoration

Summary: Architecture & Site Approval and Grading Approval for restoration of a portion of the Upper Quarry drainage tributary, and creation of four (4) new ponds to create California red-legged frog (CRLF) habitat within the Stanford Conservation Plan area. One (1) Coast live oak and nine (9) Red Willow trees are proposed to be removed with tree replacement consisting of thirty-three (33) oaks (Quercus) and ninety-five (95) native trees (128 total trees). Estimated grading quantities associated with the grading approval include 452 cubic yards of cut and 441 cubic yards of fill (893 cubic yards total), with a maximum depth 5 feet.

Owner: Stanford University  
Applicant: Steven Bui, Project Manager  
Address: West of Old Page Mill Road, Stanford  
APN: 142-13-008

Community Plan Designation: Open Space and Field Research, Special Conservation Area  
Zoning: OS/F-sr, SCA-sr, SCA  
Project Area: 438.8 acres (4.0 acres affected)  
Supervisiorial District: 5

RECOMMENDED ACTIONS

A. Accept the Categorical Exception, pursuant to Section 15333(a)-Small Restoration Projects.  
B. Grant Architecture & Site Approval (ASA) and Grading Approval, subject to the Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination – Categorical Exception.  
Attachment B – Proposed ASA and Grading Conditions of Approval
PROJECT DESCRIPTION

The proposed project is to restore the Upper Quarry degraded drainage tributary to Matadero Creek, create four (4) ponds for California red-legged frog (CRLF) breeding habitat, and provide ecological benefit to regulated woody riparian habitat as part of the Stanford Habitat Conservation Plan. The project site is located north of Matadero Creek and Old Page Mill Road, at an abandoned quarry site located on Stanford University lands in the Matadero Creek watershed.

Restoration of the Upper Quarry drainage will consist of approximately 200 linear feet of drainage improvements and revegetating approximately 0.4 acres of oak-dominated riparian habitat through active revegetation along the restored drainage. The four (4) proposed ponds will be approximately 400 square feet to 600 square feet with a maximum depth of 3 feet to 5 feet, and be rain/groundwater fed to maintain ponding depth and duration for CRLF breeding. Restoration of the degraded Upper Quarry drainage consists of approximately 200 lineal feet of drainage improvements and 0.4 acres of wetland/riparian habitat. Grading for the ponds will require approximately 183 cubic yards of cut and 18 cubic yards of fill (201 cubic yards total).

Access to the project site will be provided from Old Page Mill Road, on an existing rural road. The proposed project includes construction of a temporary access road from the existing rural road, downslope to the Upper Quarry drainage area. An approximately 11,754 square foot spoils area will be located along the temporary access road. A 4,084 square foot staging area and temporary water storage tank will be located south of the existing rural road and a debris clean up area will be located at the upstream edge of the Upper Quarry drainage. The temporary access road, debris clean up area, staging area, and spoils area will be restored as part of the project.

One (1) Oak (Quercus) tree and nine (9) Red Willow (Salix laevigata) trees, which are 12 inches or greater in diameter are proposed to be removed. Thirty-three (33) Oak and ninety-five (95) non-Oak native trees would be planted. All remaining ordinance size trees would be protected throughout the project.

In addition to the approximately 201 cubic yards of grading proposed to create ponds in the degraded drainage, an additional 270 cubic yards of cut and 422 cubic yards of fill are required to provide access, retention barrier, and restore the debris cleanup and spoils areas. In total, approximately 452 cubic yards of cut and 441 cubic yards of fill (893 cubic yards total) are proposed, with a maximum depth of 5-feet.

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 proposed project is for a small habitat restoration of a degraded riparian tributary to Matadero Creek and encompasses less than five (5) acres. The project will not result in any significant adverse
impact on endangered, rare or threatened species, and no hazardous materials will be used. Therefore, a Categorical Exemption, pursuant to Section 15333, Class 33, Small Habitat Restoration Projects, is adequate for this project.

B. Project/Proposal

1. Stanford Community Plan and General Use Permit (GUP): The project conforms to applicable Community Plan goals, strategies and policies. Environmental restoration like the proposed Upper Quarry restoration are permitted uses within the Open Space and Field Research (SCP-LU 26f) and Special Conservation Areas (SCP-LU 31) land use designations, and as conditioned, will satisfy the requirements of the GUP. The 2000 Community Plan and GUP govern 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. Stanford Habitat Conservation Plan (HCP): The project conforms to applicable Habitat Conservation Plan biological goals related to the California red-legged frog for increased population and long-term persistence at Stanford (Section 1.5.2, Biological Goal #4). In addition, restoration of Upper Quarry Creek was anticipated in the HCP as a habitat enhancement project for CRLF (Section 4.6.1). Therefore, this project is consistent with the intent and conditions of the Stanford Habitat Conservation Plan.

3. 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 and as approved via a public hearing at a Zoning Administration hearing.

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 for restoration of a portion of the Upper Quarry drainage with creation of four (4) ponds to create breeding habitat for California red-legged frog within a 439-acre parcel in the Stanford University Open Space and Field Research land use districts and Habitat Conservation Plan areas. Access to the project site will be provided from Old Page Mill Road. The project will not create any new permanent traffic impacts in the area. As such, the proposed restoration to the Upper Quarry drainage and creation of California red-legged frog ponds will not result in any significant 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 require up to six (6) vehicles for monitoring/project management personnel on site per day, as well as construction equipment consisting of one (1) low-ground pressure evacuator and one (1) bobcat truck loader. The vehicles and construction equipment will be parked in the staging area when not in use. The proposed hours of construction will be 7:00 am to 5:30 pm.

Due to the low number of vehicles and construction equipment, the project will not result in significant short-term impacts related to construction activities. However, Conditions of Approval have been added to this project to minimize any potential short-term impacts. The proposed Conditions of Approval would require all construction trucks to use approved truck routes for transporting construction equipment to and from the site, and construction material deliveries would be restricted 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
Construction related vehicles consist of six (6) vehicles, a low-pressure excavator and bobcat track loader, and will be parked in the staging area. The project has no new proposed permanent parking on the project site and the proposed use would not trigger the need for additional parking. Hence, there would be no permanent impacts on parking.

B. Appearance of proposed site development and structures, including signs will not be detrimental to the character of the surrounding neighborhood or zoning district;

Restoration of the degraded Upper Quarry drainage tributary and creation of four (4) CRLF breeding habitat ponds will improve the existing conditions of an area previously impacted by quarry operations. Drainage of the degraded tributary will be improved, and the site restored with native woody riparian vegetation. Therefore, the restoration will not be detrimental to the appearance of the site or character of the surrounding neighborhood or Open Space and Field Research zoning.

C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;
Restoration of the Upper Quarry drainage and creation of CRLF breeding and dispersal habitat will improve existing conditions to the drainage tributary and will restore a continuous riparian corridor and habitat in the Upper Quarry drainage. Restoration will require vegetation maintenance and monitoring for a 5-year period to ensure the project meets final success criteria. In addition, one (1) Oak (Quercus) tree and nine (9)-red willow (Salix laevigata) trees that are 12 inches or greater (diameter) in size are proposed to be removed with replacement consisting of thirty-three (33) oak and ninety-five (95) non-oak native trees. All remaining trees with a 12 inch or greater diameter surrounding the project site are considered protected. As such, restoration of the Upper Quarry drainage tributary will improve the appearance and continuous
maintenance will not be detrimental to the character of the surrounding neighborhood or Open Space and Field Research zoning district.

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

Restoration of the Upper Quarry will improve drainage in the Matadero Creek watershed, restore approximately 0.4 acres of oak dominated riparian habitat, and provide breeding habitat for California red-legged frog. The project would not result in any significant environmental impacts as it relates to parking, traffic, construction noise, and air quality. The project has been reviewed with respect to all applicable regulations relating to public health and safety. The Statement of Categorical Exemption for the restoration project determined that 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 will restore a degraded tributary to Matadero Creek and, therefore, improve flood control, storm drainage, and surface water drainage of the Upper Quarry drainage. 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.

G. No significant increase in noise levels;

Due to the nature of the proposed restoration project of a degraded drainage tributary, creation of ponds for California red-legged frog breeding habitat, and the location within the Stanford Open Space and Field Research area, the project is not anticipated to cause any significant increases in noise levels to surrounding neighborhoods located northeast and south of the project site. The project may create short-term/temporary construction noise impacts due to use of low-ground pressure equipment, excavator and bobcat track loader. Construction activity access will be provided by a temporary access path. However, 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, consistent with the County Noise Ordinance.

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 OSF-sr, which is the “Open Space and Field Research” district that provides for field research uses subject to discretionary land use approvals. The standards applicable to development within this zoning district are consistent with the purpose of the Open Space and Field Research zoning district in that allowable uses include environmental restoration, as described in Chapter 2.50.010 of the County 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 property is designated in the County of Santa Clara General Plan as Major Educational and Institutional Uses and Stanford University Community Plan as Open Space and Field Research (OSF). The Community Plan supports efforts to enhance habitats and populations of protected native species including wetland creation efforts (SCP-RC 10). The proposed project is part of the Stanford Habitat Conservation Plan and restoration of Upper Quarry Creek was anticipated in the HCP as a habitat enhancement project for CRLF (Section 4.6.1). Therefore, the project is in conformance with the County General Plan and applicable plans specific to Stanford lands.

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

The Stanford GUP requires Architecture & Site Approval review for new construction and reconstruction projects, including projects such as the subject restoration project. It should be noted that issues addressed generally in the ASA Guidelines are addressed in more detail within the Stanford Community Plan and GUP. As such, conformance with the provisions listed in the documents noted above ensures compliance with the ASA Guidelines.

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 Upper Quarry restoration and creation of ponds consist of 452 cubic yards of cut and 441 cubic yards of fill (891 cubic yards total), with a maximum depth 5 feet. This grading is primarily used to cut soils to create ponds and fill areas along the drainage tributary to restore riparian wetlands and ensure proper drainage on the site as required by the Stormwater Management Plan. The amount, design, location and the nature of proposed grading is necessary to restore a degraded tributary and create California red-legged frog breeding habitat, which are permissible uses in the OSF-sr zoning district.
B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil in the watercourse.

The applicant will be required to obtain a Grading Permit through the County’s Land Development Engineering, which will ensure that that the project adequately drains to an approved location. All excavated materials will be used to restore a degraded tributary riparian habitat and create ponds for California red-legged frog. No excessive material will be deposited onsite. Construction activities will be monitored by a qualified biologist and conform with the Stanford Habitat Conservation Plan Avoidance and Mitigation Measures that will avoid impacts to 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 restore a degraded tributary to include breeding habitat for California red-legged frog. The project will improve the biological and aquatic resource and not result in any scenic resource impacts. One (1) oak (Quercus) tree and nine (9) red willow (Salix laevigata) trees that are 12-inches or greater (diameter) in size will be removed with replacement consisting of thirty-three (33) oak and ninety-five (95) non-oak native trees. All remaining trees with a 12-inch or greater diameter surrounding the project site are considered protected by County Ordinance and will be protected per the County’s Tree Protection Guidelines throughout construction. 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 grading is not associated with a new building or development site. As such, this finding is not applicable.

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 restoration of a degraded tributary, establishment of riparian wetland vegetation, and creation of ponds is designed to restore breeding habitat for California red-legged frog (CRLF) and provide dispersal habitat for CRLF. The proposed grading is designed to follow the existing topography of the Upper Quarry drainage tributary 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 for restoration of a degraded tributary and creation of California red-legged frog habitat is in conformance with specific findings and policies identified in the Stanford Community Plan and County General Plan. The proposed grading will not create permanent access to the restoration area, thereby protecting a sensitive habitat area, per Policy SCP-OS5, and is necessary to enhance habitats and populations of protected native species through wetland creation efforts and oak reforestation, per Policy SCP-RC 10. In addition, the proposed grading will require approximately 891 cubic yards of grading to restore the degraded tributary and create 4 breeding ponds for California red-legged frog. Per the County General Plan Policy R-GD 22, the amount, design, and nature of the proposed grading is minimal and appropriate to restore the degraded tributary and creation of ponds. The proposed grading is compatible with the surrounding Open Space and Field Research uses 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 proposed grading to restore the degraded tributary and create ponds minimizes the amount of grading to establish the use for California red-legged frog habitat and follows natural contours to minimize impacts to the natural topography. Therefore, the restoration project is in conformance with the adopted “Guidelines for Grading and Hillside Development.”

**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 provides Conditions of Approval for projects that are located in a riparian, disturbed riparian, and oak woodland areas.

On April 19, 2019, an application for Architecture & Site Approval and Grading Approval was submitted for the Stanford University Upper Quarry California red-legged frog habitat restoration and monitoring project. Due to unforeseen staffing issues, Stanford granted a 30-day time extension for Permit Streamlining Act purposes to the Planning Office for review the application. The application was initially deemed incomplete on June 19, 2019. After the applicant submitted all necessary information to process the application, the application was deemed complete on July 30, 2019. A public notice was mailed to all property owners within a 300-foot radius on August 23, 2019 and was also published in the Post Records on August 26, 2019. Additionally, a copy of the public notice was provided to the Stanford Interested Parties list on file with the County Planning Division.

**STAFF REPORT REVIEW**

Prepared by:  Kim Rook, Senior Planner
Reviewed by:  Leza Mikhail, Principal Planner & Zoning Administrator
ATTACHMENT B
DRAFT CONDITIONS OF APPROVAL
FOR
ARCHITECTURE & SITE APPROVAL AND GRADING APPROVAL

Date: September 5, 2019
Owner/Applicant: Stanford University
Location: Old Page Mill Road (APN: 142-13-008)
File Number: PLN19-0080
CEQA: Categorical Exemption, Section 15333(a)-Small Restoration Projects

Project Description: Architecture & Site Approval and Grading Approval for restoration of a portion of the Upper Quarry drainage tributary and creation of four (4) new ponds to create California red-legged frog (CRLF) habitat within the Stanford Conservation Plan area. The ponds will each consist of approximately 400-600 square feet and be groundwater fed to maintain ponding depth and duration for CRLF breeding habitat. Restoration of the degraded Upper Quarry creek consists of approximately 200 lineal feet of drainage improvements and 0.4 acres of wetland/riparian habitat. One (1) Coast live oak and nine (9) red willow trees are proposed to be removed with tree replacement consisting of thirty-three (33) oaks (Quercus) and ninety-five (95) native trees (128 total trees). Estimated grading quantities associated with the grading approval are 452 cubic yards of cut and 441 cubic yards of fill (891 cubic yards total), with a maximum depth 5 feet.

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

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<tr>
<th>Agency</th>
<th>Name</th>
<th>Phone</th>
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<tbody>
<tr>
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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 July 2, 2019. This project allows restoration of the Upper Quarry degraded drainage tributary with drainage improvements, creation of four (4) ponds, revegetation of riparian habitat, and associated site work that includes a temporary access road, debris cleanup area, and staging area. Plans submitted into Plan Check shall be in substantial conformance with the approved plans. Changes to the
design, quantity, location or other modifications to the approved plans may result in a modification to the approved ASA and Grading Approval.

3. The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program, and Stanford Habitat Conservation Plan (revised March 2013).

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.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO GRADING PERMIT ISSUANCE

Planning

9. Provide copies of permits, or evidence permits are not required, from the U.S. Army Corps of Engineers, San Francisco Bay Regional Water Quality Control Board, U. S. Fish and Wildlife, and California State Department of Fish and Wildlife.

10. 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.”
11. 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.”

12. 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.

13. 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.

14. Submit a 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 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.

15. The following tree removal/protection requirements shall apply:
   a. One (1) oak (Quercus) and nine (9) red willow (Salix) trees over 12-inches in diameter 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 all 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 (2) 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.

16. 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.

17. 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**

18. Obtain a Grading Permit **prior to beginning any construction activities**. The process for obtaining a Grading Permit and the forms that are required can be found at the following web page: [www.sccplanning.org](http://www.sccplanning.org) > I Want to... > Apply for a Permit > Grading Permit

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

19. Final grading 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.

20. Final grading 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 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 Grading and Drainage Ordinance) are available online:

- [www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Land Development Standards and Policies
- [www.sccplanning.org](http://www.sccplanning.org) > Plans & Ordinances > Grading and Drainage Ordinance

21. Provide horizontal control to locate the improvements. Horizontal control shall be tied to record survey monuments.

22. Grading 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.

23. 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](http://www.waterboards.ca.gov) > Water Issues > Programs > Stormwater

24. Submit a signed/stamped copy of the geotechnical report/letter providing geotechnical recommendations for the project.

25. Submit a signed/stamped plan review letter from the project geotechnical engineer confirming that the final grading plans conform to the geotechnical recommendations provided in the project geotechnical report/letter.
CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL INSPECTION

Planning
26. Provide a Construction Observation Letter from the qualified biologist that addresses conformance with these conditions of approval, Stanford GUP, and Stanford Habitat Conservation Plan to the Planning Office for review.

27. Following completion of construction, contact Kim Rook at 408-299-5790 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
28. Construct the improvements. Construction staking is required and shall be the responsibility of the developer.

29. Submit as-built plans for review/approval by Land Development Engineering Inspection Staff.

Geology
30. Prior to Grading Completion, submit a geotechnical engineer's Construction Observations Letter that verifies the work was completed in accordance with the recommendations presented in Associated Terra Consultants' "Limited Engineering Geologic Hazard Assessment" report (dated 4-18-2019) and the project grading plans. (A note to that effect should be stamped on the plans prior to permit issuance.)
STATEMENT OF EXEMPTION
from the California Environmental Quality Act (CEQA)

FILE NUMBER
PLN19-0080

APN(S)
142-13-008

DATE
7/30/2019

PROJECT NAME
Stanford Upper Quarry Restoration Ponds

APPLICATION TYPE
Architecture & Site Approval and Grading Approval

OWNER
Stanford University

APPLICANT
Steve Bui, Stanford University

PROJECT LOCATION
West of Old Page Mill Road, Upper Quarry

PROJECT DESCRIPTION
Restoration of abandoned quarry watercourse that includes creation of four new California red legged frog (CRLF) breeding habitat ponds, and restoration of riparian wetland vegetation and oak-dominated riparian habitat within an existing Conservation Easement. Grading quantities include approximately 452 cubic yards cut and 441 cubic yards fill (total grading 893 cubic yards). 16 trees greater than 12 inches (non-oak) will be removed and replaced per the Stanford General Use Permit condition requirements.

All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.

CEQA (GUIDELINES) EXEMPTION SECTION
Section 15333(a) – Small Habitat Restoration Projects not to exceed 5 acres in size for restoration of habitat for wildlife.

COMMENTS
Restoration area is approximately 4 acres, no hazardous materials will be used that may be disturbed/removed, and the project will not result in significant impacts of past, present, or probable future projects. Project includes revegetation of disturbed areas with native plants, improve habitat for CRLF, and will be carried out primarily with hand labor. Trees removed will be replaced at a 3:1 ratio (Quercus) and 1:1 for non-oaks. No unusual circumstances exist so as to constitute significant effects, per subsection 15300.2(e).

APPROVED BY:

Kim Rook, Senior Planner

Signature

Date

7/30/2019
Vicinity Map
PLN19-0080
APN 142-13-008
Stanford University

Upper Quarry Restoration Site

This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.

8/20/2019 2:40:08 PM  Y:\StaffReports\PLN19-0080\PLN19-0080-vicinity.mxd
RIPARIAN FOREST RESTORATION PLANT SCHEDULE

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<th>SYMBOL</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>CONTAINER SIZE</th>
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**SEEDING SCHEDULE**

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**NOTES:**
1. SPECIFIC LOCATION OF PLANTS WILL BE FLAGGED IN THE FIELD BY A RESTORATION ECOCLOGIST.
2. PLANT SPACING REFERS TO THE TRIANGULAR SPACING BETWEEN TREES THROUGHOUT THE RIPARIAN RESTORATION AREA AND TO THE TRIANGULAR SPACING BETWEEN SHRUBS WITHIN SHRUB CLUSTERS.
3. SHRUBS WILL BE INSTALLED IN MONOSPECIFIC CLUSTERS. THEY WILL COVER APPROXIMATELY 25% OF THE RIPARIAN RESTORATION AREA AND WILL CONSIST OF APPROXIMATELY 7-10 INDIVIDUALS PER SPECIES CLUSTER.

**LEGEND:**
- PROJECT BOUNDARY (4.0 AC)
- RIPARIAN PLANTING AREA (0.37 AC)
- EXISTING ACCESS ROAD (0.19 AC)
- STAGING AREA (0.09 AC)
- SOILS PLACEMENT AREA (0.27 AC)
- TEMPORARY CONSTRUCTION ACCESS (15 FT WIDE) (0.19 AC)
- NEW ACCESS ROAD (15 FT WIDE) (0.19 AC)
- SEDIMENTATION AREA (0.08 AC)
- SPECIAL LANDS (0.32 AC)
- SPECIAL LANDS (0.06 AC)
- GROUNDED CONSTRUCTION SITE (1.04 AC)
- SEEDED AREA

**KEY MAP:**
- Project Location
- Riparian Forest
- Existing Access
- Special Lands
- Riparian Tree & Shrub Planting Plan

**SCALE:** 1" = 100'
STANDARD BEST MANAGEMENT PRACTICE NOTES

1. Solid and Demolition Waste Management: Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and roadway edges. Arrange for regular disposal. Waste containers shall be watertight and covered at all times except when waste is disposed. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-13) or later.

2. Blasting Waste Management: Provide proper handling and disposal of blasting waste by a licensed hazardous waste material handler. Blasting wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages E-8 to E-10) or later.

3. Spill Prevention and Control: Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and roadway edges. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed of properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-10) or later.

4. Vehicle and Construction Equipment Service and Storage: An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is transported from on-site areas on and off-site. Minimum areas shall be provided to store any waste spills, lubricants, or other potentially polluting materials. These areas shall be properly disposed of off-site. Parking and maintenance equipment, and washing shall be conducted off-site wherever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-E-1) or later.

5. Material Delivery, Storing, and Staging: In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with plastic sheeting or tarp and located in designated areas on construction projects and away from drainage paths and roadway areas. Barriers shall be provided to prevent entrance of vehicles and personnel to temporary stockpiles with respect. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or later.

6. Handling and Disposal of Concrete and Concrete Waste: Concrete waste, crushed concrete, and other concretes shall be disposed of on-site, to be constructed in accordance with established construction standards or to be transported to a certified facility for recycling or similar operation. All concrete waste from construction projects shall be hauled to the nearest and most suitable disposal facility. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-13 to C-15) or later.

7. Precast Concrete: Precast concrete products and products thereof shall be covered by a tarp or other similar material to prevent dust or fly ash from being blown or carried to the site. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-18 to C-19) or later.

8. Contaminated Soil and Waste Management: Impervious to identify contaminated soils shall occur prior to construction activities. Construction activities shall not occur on sites identified as contaminated. A site investigation report is required to identify contaminated soils. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-37 to C-38) or later.

9. Site and Storm Water Management: Temporary sanitary facilities shall be located away from drainage paths. Portable sanitary facilities shall be used in compliance with the County’s standards. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-28 to C-31) or later.

10. Inspections and Maintenance: Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate corrective measures shall be initiated immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. Sediment Management

Tracking Prevention & Cleanup: Activities that are performed or maintained such as road maintenance, construction Joe, or access roads shall include proper tracking control. The sediment collected shall be removed from the roadway or the site. Access roads and construction activities that are performed or maintained on or near the site shall include proper tracking control. The sediment collected shall be removed from the roadway or the site.

Measures: The County’s erosion control program includes the following measures to prevent sediment from entering the storm drain system: (a) sediment shall be removed from the roadway or the site; (b) erosion control measures shall be installed at the site; (c) access roads and construction activities that are performed or maintained on or near the site shall include proper tracking control. The sediment collected shall be removed from the roadway or the site.

Best Management Practices and Erosion Control Details Sheet 1
County of Santa Clara

Project Information

Available from www.cdbmplanbooks.com