

1985 LAND USE POLICY AGREEMENT

**POLICIES GOVERNING UNINCORPORATED STANFORD UNIVERSITY LANDS  
IN SANTA CLARA COUNTY**

This agreement sets forth the policies of the County of Santa Clara ("Santa Clara County"), the City of Palo Alto ("Palo Alto") and Stanford University ("Stanford") regarding land use, annexation, planning and development of Stanford lands in Santa Clara County.

1. General policies

a. Stanford University differs from other unincorporated areas in Santa Clara County in that it constitutes an integrated community, its lands are held in perpetual trust for educational purposes and may not be sold, its lands are mainly tax-exempt, and it provides its own municipal services to its academic facilities, rather than seeking them from adjacent cities.

b. All parties agree that existing annexation policies for Stanford lands in Santa Clara County should continue in force:

(1) Academic land uses, for which the University provides its own services, should remain unincorporated.

(2) Open space and agricultural uses of lands held in reserve for future academic use should likewise remain unincorporated.

(3) Other non-academic uses of University land should be subject to city annexation.

c. All parties agree that County policies should continue to recognize the unique character of Stanford's academic lands, and that, at the request of any party, any proposed change in general County policy governing unincorporated lands should be preceded by three-party discussion as to whether the proposed new policy should be applied to Stanford lands.

d. Palo Alto and Stanford further recognize that each has a legitimate interest in planning decisions made by the other, to the extent that the actions of one entity may impact housing supply, traffic, parking, and utility systems in the other. For

this reason, each will continue to provide notification, at the earliest possible date, of any projects or proposals that may affect the other.

## 2. Specific policies governing academic use of Stanford lands

- a. All Stanford lands are held by the Board of Trustees for ultimate academic use. Those areas designated "Academic Reserve and Open Space" may be used for agricultural and accessory purposes until they are needed for academic use.
- b. "Academic" uses of University land, as defined and described in the County General Plan and the University Land Use Plan, include: instruction and research (including teaching hospital facilities); administrative facilities; housing intended for University and Hospital faculty, staff, students and visitors; athletics, physical education, and recreation facilities; support services (such as university-operated campus facilities, U.S. post office and other campus services, infrastructure, storage and maintenance); and non-profit research facilities with close academic ties to the University (such as the Center for Advanced Study in the Behavioral Sciences, the National Bureau of Economic Research and the Carnegie Institution of Plant Biology).
- c. Unincorporated Stanford lands in Santa Clara County are subject to the Santa Clara County General Plan and Zoning Ordinance, the general use permit for Stanford University lands adopted by Santa Clara County, and pertinent review and approval procedures employed by Santa Clara County.
- d. Stanford intends to continue to provide all municipal services to its academic facilities in the unincorporated area of Santa Clara County. Provision of services may include construction and operation of on-site facilities, purchase from public or private entities, or membership in regional facilities. For mutual benefit, Stanford and Palo Alto, or Stanford and Santa Clara County, may contract with each other for the provision of certain services.
- e. Neither Stanford nor Palo Alto seeks annexation to Palo Alto of parcels which are designated for academic use in the University's Land Use Plan. This position is consistent with the County General Plan and County policies regarding annexation and development.

## 3. Specific policies governing non-academic use of Stanford lands

- a. The Trustees allow non-academic use of certain designated parcels on an interim basis, to produce income to support the University and its programs.
- b. "Non-academic" uses include: commercial and industrial enterprises; housing that is not reserved for University and

Hospital personnel; and for-profit research and professional facilities which are not an integral part of the University's academic program (such as the professional offices on Welch Road and the corporate installations in the Stanford Research Park).

c. Stanford intends to request annexation to the City of Palo Alto of any unincorporated parcel in Santa Clara County for which it proposes an interim non-academic use.

d. Stanford lands annexed to the City of Palo Alto are subject to the Palo Alto Comprehensive Plan and Zoning Ordinance, any area plans adopted by the City of Palo Alto, and pertinent review and approval procedures employed by Palo Alto.

#### 4. Implementation of these policies

a. Staffs of the three parties, in cooperation, will maintain an informational document, known as a Protocol, which outlines all adopted land use designations, regulations, restrictions, and review and referral procedures governing Stanford lands in Santa Clara County. Revisions to the Protocol will be made by the three staffs, to reflect any adopted changes in the County General Plan, the County Ordinance Code and Zoning Ordinance, the general use permit for Stanford lands, pertinent County procedures, and administrative practices and procedures agreed to by the three parties. Any such revisions will be reported to the Board of Supervisors and the City Council.

b. The parties will continue to refer development applications to each other in substantially the same manner that has been employed in the past. Administrative procedures for such referral may be implemented upon concurrence of the three staffs, but will contain at least the following features:

(1) Each party will supply copies to the others of any application or proposal which it has reason to believe might be of interest to the others.

(2) The parties will take account of the concerns of any of them about a proposal made by another.

(3) Any of the parties may comment to the agency having jurisdiction on any project proposed by another of the parties, within the time specified by the agency having jurisdiction.

c. The parties will, as necessary and appropriate, join in requests to other jurisdictions, including but not limited to the Local Agency Formation Commission and the State of California, to recognize the spirit and the provisions of this Agreement in their policies and procedures.

d. This Agreement supersedes and replaces the agreement between Stanford University and the City of Palo Alto dated January 18, 1974, commonly known as the "-cs Zone Agreement".

e. Nothing in this Agreement shall limit the authority of any of the parties to revise its General Plan, Comprehensive Plan, Land Use Plan or zoning ordinance.

THE BOARD OF TRUSTEES OF THE  
LELAND STANFORD JUNIOR UNIVERSITY

By *William F. Massy*  
William F. Massy  
Vice President for Business and Finance

THE CITY OF PALO ALTO  
Approved pursuant to action of the City Council  
on October 7, 1985.

By *Leland D. Levi*  
Leland D. Levi  
Mayor

THE COUNTY OF SANTA CLARA  
Approved pursuant to action of the  
Board of Supervisors on OCT 22 1985.

By *Rod Diridon*  
Rod Diridon  
Chairperson

ATTEST: Donald M. Reins, Clerk  
Board of Supervisors

*Phyllis A. Pera*

Phyllis A. Pera  
Assistant Clerk  
of the Board of  
Supervisors

**STANFORD UNIVERSITY  
SUSTAINABLE DEVELOPMENT STUDY  
EXECUTIVE SUMMARY**

# County of Santa Clara

Department of Planning and Development  
Development Services Office

County Government Center, East Wing  
70 West Hedding Street, 7th Floor  
San Jose, California 95110  
(408) 299-5700 FAX (408) 279-8537



November 3, 2008

The Stanford General Use Permit (GUP) and the Stanford Community Plan (SCP), adopted in 2000, require that Stanford complete and submit a Sustainable Development Study (SDS) covering all of its unincorporated lands prior to the County accepting applications for the second half of academic development allowed under the GUP. The SCP required Stanford to cooperate with the County in preparation of this document, and to address specific items and issues identified in the SCP. Once deemed adequate by the County Planning Office, the SDS is required to be presented to the Stanford Community Resource Group, then forwarded to the Planning Commission for a recommendation, and finally, reviewed and approved by the Board of Supervisors.


The Stanford Community Plan states that the SDS is to be a planning study, that demonstrates how future development could be accommodated on the University campus and to ensure that growth under the 2000 GUP and future growth patterns are consistent with quality planning practices and the County's planning objectives. The SCP makes it clear, however, that the County's approval of the SDS, shall in no way be construed as the County's agreement to or approval of the amount, type or location of development described in the study. The study does not modify the 2000 GUP or the conditions of approval.

In preparing the SDS, Stanford regularly consulted with the County, and has included in the document consideration of all specific items and issues required. The SDS should prove to be a valuable tool in informing future development of the academic campus, preventing sprawl into the hillsides and in resource protection.

On October 31, 2008, the Planning Office deemed the SDS document adequate. Tentative dates for public review and consideration of the SDS are as follows:

Community Resource Group	11/13/08 7:00 PM	Palo Alto Art Center	1313 Newell Road, Palo Alto
Planning Commission	11/20/08 7:00 PM	Palo Alto Art Center	1313 Newell Road, Palo Alto
Board of Supervisors	12/09/08 2:00 PM	Board Chambers, County Government Center	70 W. Hedding Street, San Jose

To confirm meeting dates, times and locations, contact Marina Rush, Project Planner at (408) 299-5784 or access the County Planning Office website: <http://www.sccgov.org/portal/site/planning>.

  
Mrs. Jody Hall-Esser, Director  
Department of Planning and Development  
County of Santa Clara

JHE:mh

# Executive Summary

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The County of Santa Clara adopted the Stanford Community Plan and approved the General Use Permit for Stanford University in 2000. Under this permit, the University may develop up to 2,035,000 additional square feet of academic facilities and 3,018 units of housing. The combined housing and academic growth is expected to reach approximately 3.5 million square feet. The General Use Permit also includes a number of requirements, one of which is the preparation and approval of a Sustainable Development Study.

The Sustainable Development Study (Study) must be approved by the County Board of Supervisors before the University applies for the second million of the approximately 2 million additional square feet of academic buildings approved in the General Use Permit. The timing of this requirement is designed to ensure that development under the permit and future growth patterns are consistent with the policies and conditions of the Community Plan and General Use Permit.

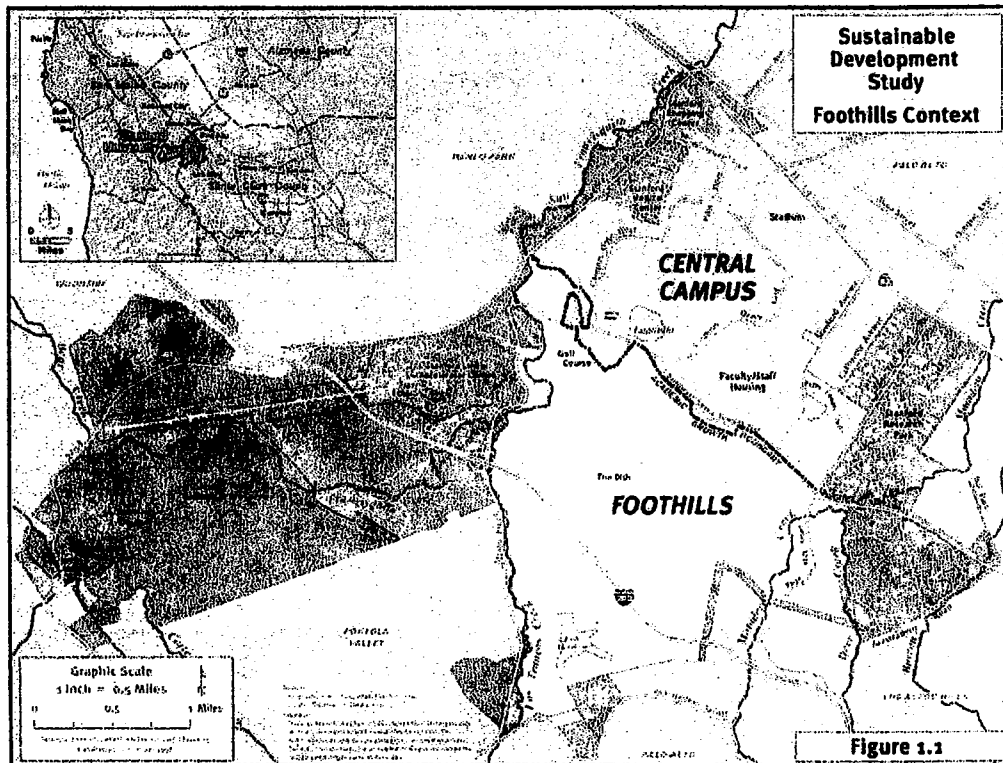
This Study is not a development proposal. It is a planning exercise required by the Stanford Community Plan that sets the stage for ongoing dialogue that will continue to shape campus growth as development proceeds under the General Use Permit and as additional development is considered in the future. Actual development proposals will continue to be evaluated for their environmental and policy impacts by the County of Santa Clara. For a schedule of public hearings regarding the Sustainable Development Study see <http://www.sccplanning.org/portal/site/planning>.

The Stanford Community Plan identifies three general components that the Study must include:

- Describe long-term growth potential for Stanford lands, demonstrate how future development will be sited to prevent sprawl into the hillsides, and provide long-term assurance of compact urban development
- Provide for long-term protection of natural and scenic resources, with a view beyond the 25-year timeframe of the Academic Growth Boundary
- Identify areas of potential future development in the Foothills

## **COMPACT URBAN DEVELOPMENT INSIDE THE ACADEMIC GROWTH BOUNDARY**

The Stanford Community Plan establishes an Academic Growth Boundary, which divides the University's lands in unincorporated Santa Clara County into two areas: Central Campus and Foothills (figure 1.1). The Community Plan recognizes that the Academic Growth Boundary is not a permanent planning boundary, but should be in place for a long enough period to promote increased growth within the Central Campus rather than unnecessary development of land in the Foothills. The specific requirement is that the Academic Growth Boundary will remain in place for a minimum of 25 years and until the University reaches 17,300,000 square feet of academic, support, and student housing facilities.



**Figure 1.1 Stanford University Lands**

The Stanford Community Plan states that the Study is to address resource protection with a view beyond the 25-year timeframe of the Academic Growth Boundary. Thus, the Study extends beyond 2025. But the Study recognizes that it is difficult to predict all of the demographic, educational, social, and community needs that might influence growth patterns at Stanford in the far distant future. In addition to potential changes in the ways that universities fulfill their educational missions, approaches to increasing density and societal views on how much density might be appropriate in an area change over time. For example, the University's introduction of multi-level basements and underground parking structures are a new direction in campus planning that might not have been acceptable or feasible in the past.



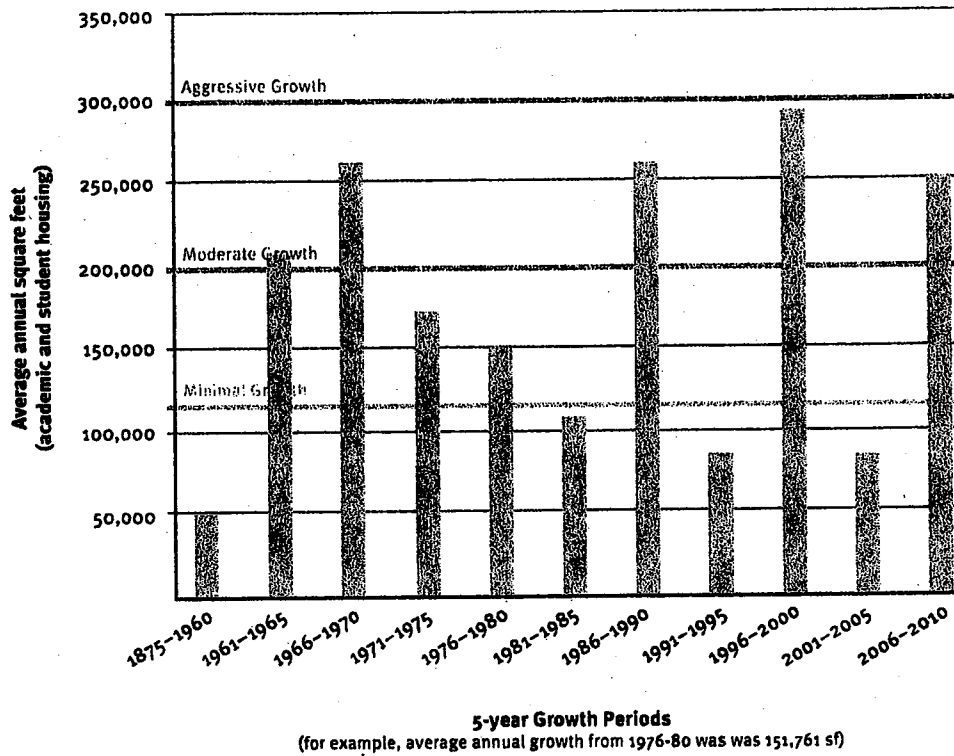
Accordingly, studies of this type require a planning horizon. Stanford proposed and County staff agreed to use a planning horizon of 2035 for the Sustainable Development Study. This timeframe is consistent with generally accepted periods for long-range plans. It also represents a significant extension beyond the projected completion of development under the General Use Permit in 2018, and the date for reviewing the Academic Growth Boundary in 2025. Further, this planning horizon recognizes that uncertainty increases as the horizon becomes more distant. While it might be possible to project growth rates over 50 years, 100 years, or longer, the assumptions about the likelihood of a particular growth rate and how that growth might be accommodated, grow more speculative over time. At some point, the analysis would no longer be credible and would not provide meaningful information. The 2035 planning horizon strikes a balance between the desires to provide a long-term planning framework and to produce a study that is useful.

The Sustainable Development Study assesses the potential to site future development on the Central Campus during the planning horizon. The Study presents campus planning principles to promote compact urban development, ensure efficient and environmentally responsible circulation networks, and preserve the historic quality of the campus. Under the 2000 General Use Permit, Stanford's approach has been to increase overall density through infill and redevelopment, while applying a range of densities appropriate to different areas of the campus (figure 1.2). These same principles will be employed throughout the second half of buildout under the General Use Permit.



*Figure 1.2 Redevelopment at higher density to promote compact development and improve landscape character: the Graduate School of Business project (currently under construction).*

The Study uses these campus planning principles and a range of growth rates to model three scenarios for future development between the completion of the current General Use Permit in about 2018 and the planning horizon of 2035. The three scenarios present conceptual diagrams showing a mix of academic and housing facilities. The growth rates modeled range from 2 million square feet (115,000 sf/year) in the Minimal Growth scenario to 5 million square feet (300,000 sf/year) in the Aggressive Growth scenario. In between, the Study models a Moderate Growth Scenario of 3.5 million square feet. This scenario represents about 200,000 additional square feet per year from 2018 to 2035, and mirrors the actual growth rate at Stanford both from 1960 to 2000, and during the first half of development under the General Use Permit (figure 1.3).



*Figure 1.3 Stanford University's growth pattern over time (academic and student housing facilities)*

The scenarios provide a mechanism for assessing whether campus development through the planning horizon can be accomplished without creating pressure to move the Academic Growth Boundary. The Study demonstrates that continued implementation of Stanford's campus planning principles to redevelop and renovate the campus at the densities that have been realized under the current General Use Permit would provide long-term potential development capacity. Even the largest of the hypothetical growth scenarios can be accommodated within the current Academic Growth Boundary (figure 1.4).

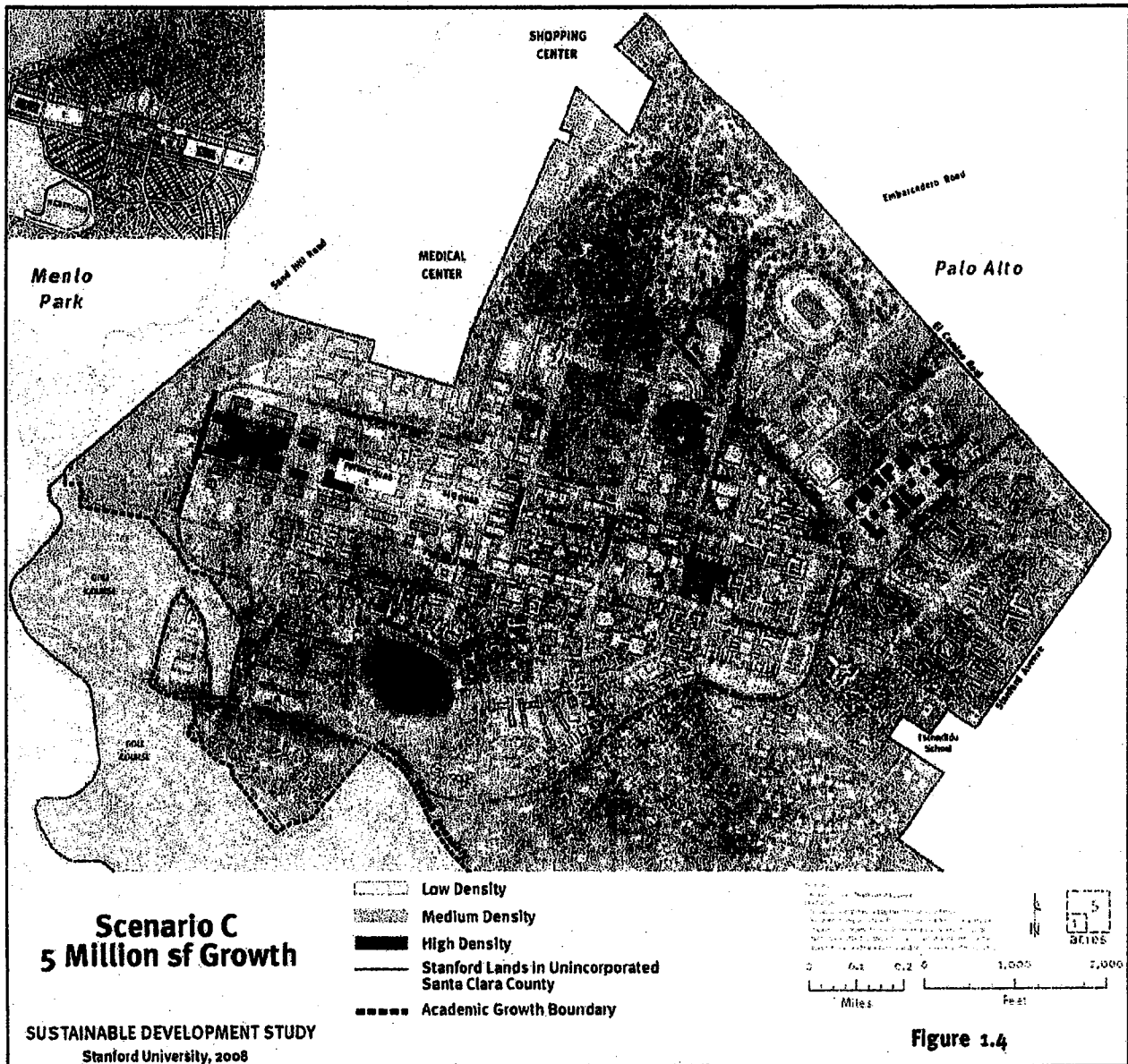


Figure 1.4 Scenario C Development Map: 5 million sf Growth

### RESOURCE PROTECTION IN THE FOOTHILLS

The Study also presents planning principles for the Foothills area, designed to ensure that natural and scenic resources are protected over the long term. The Foothills include a variety of landscape types: grasslands, oak woodlands, and riparian corridors. The Foothills also host a mix of existing uses: radiotelescope “dishes,” the campus radio station, a solar observatory building, outdoor recreation features, and facilities used by agricultural tenants. The General Use Permit allows 15,000 square feet of new facilities in the Foothills. While the University has no plans to build additional facilities in the Foothills, the requirements for the Sustainable Development Study include identifying developable areas outside the Academic Growth Boundary.

The Study accomplishes this by identifying protected areas and applying a land sensitivity analysis to the remaining lands to identify natural and scenic resources and physical features (Figure 1.5).

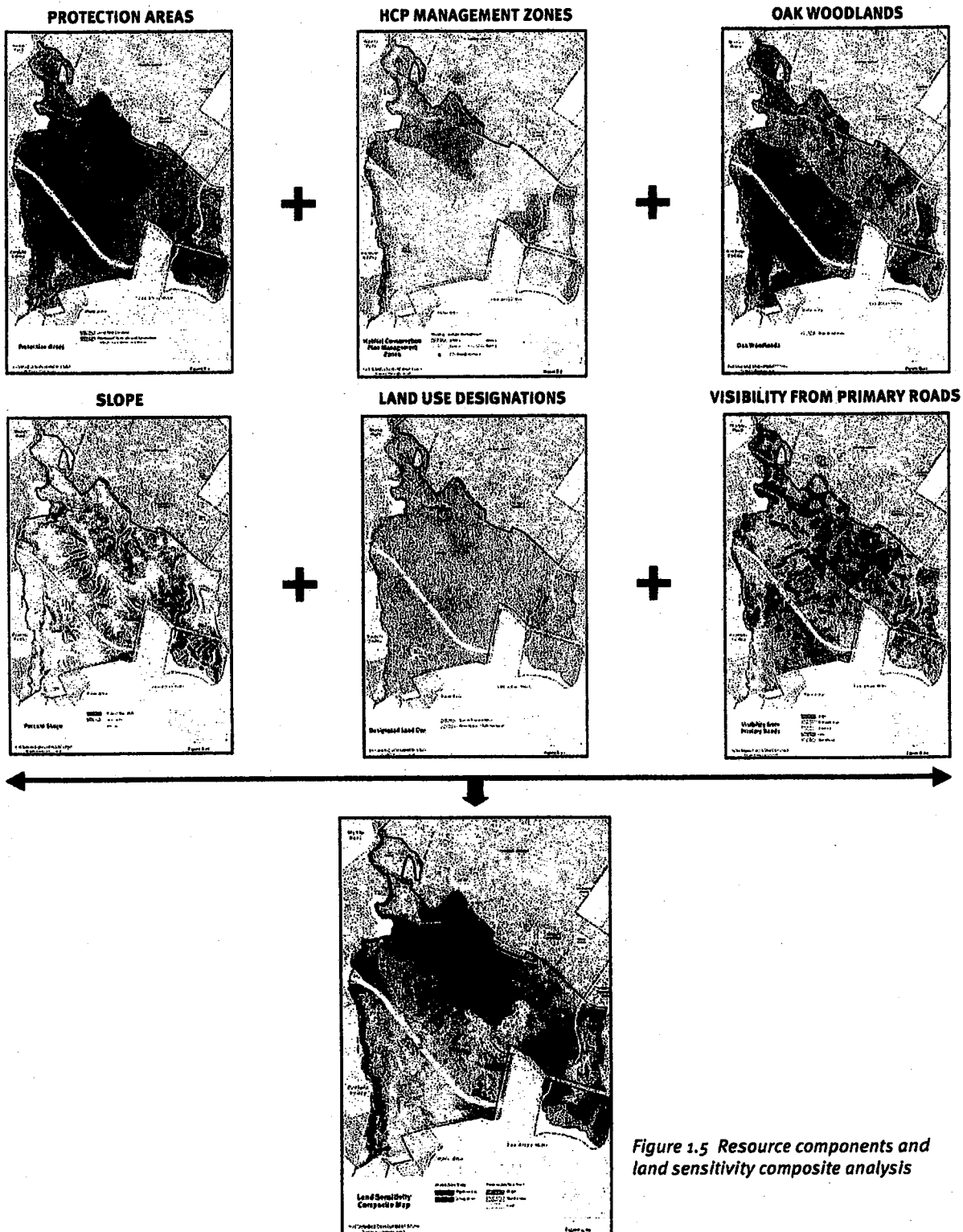


Figure 1.5 Resource components and land sensitivity composite analysis

The result of this analysis can be used in order to inform broader, planning level decisions about the use of Foothills lands (Figure 1.6). The information produced by this analysis will be used by Stanford when factoring resource conservation into its decision-making processes.

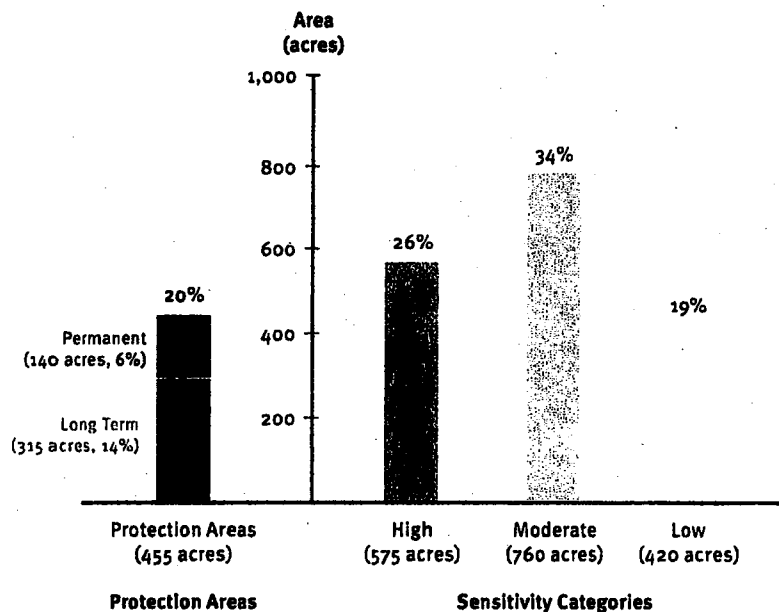


Figure 1.6 Protection areas and land sensitivity summary chart

## **ENVIRONMENTAL SUSTAINABILITY PROGRAMS**

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The Stanford Community Plan's policies for the Sustainable Development Study are primarily focused on land use. In addition to describing Stanford's principles for promoting sustainable land use patterns inside and outside the Academic Growth Boundary, the Study discusses the University's broader environmental sustainability programs that extend beyond the Stanford Community Plan requirements. Building on the University's strong record on energy and water conservation, recycling, and support for alternative transportation, major new initiatives have been launched in these areas.

The University plays a critical leadership role in research and education concerning solutions to the global environmental crisis, and the credibility of these efforts depends in part on the success of its efforts to manage its own operations sustainably. The University has Sustainability Working Teams developing new guidelines for institutional practices in five focus areas:

- **Energy and Atmosphere:** evaluates measures for energy conservation, energy efficiency, clean energy supply and development, and implementation of campus greenhouse gas reduction targets
- **Green Building:** evaluates guidelines and standards for sustainability in new building construction, renovation, new building operation and maintenance, and building demolition and materials recovery
- **Water:** explores and evaluates measures to conserve water and advance sustainable water use on campus
- **Waste Minimization:** explores and evaluates measures to enhance sustainability through waste management, reuse, and recycling practices
- **Transportation:** explores and evaluates measures to reduce the environmental impact of University-owned, private, and commercial vehicles, as well as University-related travel by members of the campus community

The Study addresses the requirements of the Stanford Community Plan and General Use Permit to provide an analysis of the long-term future growth potential for Stanford lands and assurance of compact development that avoids sprawl into hillsides and protects natural resources. It represents Stanford's enduring commitment to sustaining educational excellence, responsible resource conservation, and balanced managed growth in a rapidly changing world (figure 1.7, 1.8).



*Figure 1.7 Sustainability Fair in White Plaza*



*Figure 1.8 Community volunteers assist in habitat restoration efforts in the Foothills*