TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DATE: FEBRUARY 12, 2007

SUBJECT: APPROVAL OF ANNUAL COMPLIANCE REVIEW RE DEVELOPMENT AGREEMENT WITH STANFORD UNIVERSITY FOR THE SAND HILL CORRIDOR PROJECTS (CONTINUED FROM JANUARY 22, 2007)

RECOMMENDATION

Staff recommends that the City Council:

1. Find that Stanford University has complied in good faith with the terms and conditions of the development agreement.

2. Direct staff to issue a Certificate of Compliance to the University, according to the provision of Section 10(a) of the Agreement, stating that:
   a) The Agreement remains in effect, and
   b) Stanford University is not in default.

DISCUSSION

The Council was originally scheduled to review this item at the January 22, 2007 meeting (see Attachment A: CMR 120:07). In advance of the meeting, Council members asked whether ongoing construction and the relocation of a pathway nearby on Stanford lands are consistent with the terms of the Sand Hill Corridor Development Agreement. The Council voted to continue the item allowing staff opportunity to follow up on the questions.

Staff has reviewed the construction plans, contacted Stanford representatives, and determined the following:
1. The project consists of a golf course practice range and associated grading. The project is consistent with the land uses (academic or recreational, including golf course) allowed in Area B in the Sand Hill Corridor Development Agreement.

2. The project also includes deletion of the trail along the Searsville Road alignment, and construction of off-road, lighted pedestrian and bike paths along Sand Hill Road and Stockfarm Road. This alignment would maintain pedestrian and bike access and crossings at existing signals across from Oak Creek Apartments (Searsville connection), at Stockfarm, and at Oak Avenue in Menlo Park. These connections were shown in the Sand Hill Corridor Development Agreement, but the route along Searsville was outside the scope of the Agreement. The result is a somewhat longer route from Sand Hill Road to Campus Drive for some walkers and cyclists.

3. The new trail sections and realignment are consistent with the C-1 Trail alignment in the County Trails Master Plan and do not affect those trail segments completed with the Sand Hill Road Projects or required by the Trails agreement reached between Santa Clara County and Stanford.

4. The plans were routed to the City in July 2006 and reflected the trail relocation, but the deletion of the Searsville Road trail component was not highlighted. Stanford has indicated that it will be more proactive in identifying if pedestrian and bike routes outside the City limits are to be affected in future project submittals.

Staff continues to recommend that the Council direct staff to issue a Certificate of Compliance, indicating that the Agreement remains in effect and that Stanford is not in default.

PREPARED BY:  _______________________________________
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Assistant Director

DEPARTMENT HEAD REVIEW:  __________________________________
STEVE EMSLIE
Director of Planning and Community Environment

CITY MANAGER APPROVAL: _______________________________________
EMILY HARRISON
Assistant City Manager
**ATTACHMENTS:**
Attachment A: CMR 120:07

**COURTESY COPIES:**
Stanford Management Company (Jim Inglis)
Stanford University (Larry Horton)
City of Menlo Park (David Boesch)
County of Santa Clara (Ann Draper)
County of San Mateo (Gaye Quinn)
David Newman
Charles Carter
Bill Phillips
Jean Snider