

FACT SHEET

Stanford General Use Permit (GUP) Application & Development Agreement

Background

Santa Clara County regulates Stanford land use development through a series of General Use Permits (“GUP”). Stanford and the county board of supervisors are currently negotiating a Development Agreement governing Stanford GUP development through 2035. This GUP is the single largest development application in the history of Santa Clara County. Five county supervisors will vote on the new GUP. Supervisor Joe Simitian represents our area.

Stanford’s current GUP application seeks:

- Up to 3,150 new units/beds for students, faculty, and staff.
 - **550 family rental units** for faculty and staff (Quarry Road Development)
 - Up to 2,275,000 (2.275 million) square feet of new academic and academic support uses
 - Up to 40,000 new square feet of child care centers and facilities
- https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Vol1.pdf (pp. 3.3-3.4, 3.22)

Potential Impacts on PAUSD Schools

1. Per-student funding

PAUSD spends approximately \$19,000 per student, raised primarily from local property tax dollars.

Stanford does not pay property taxes on its rental housing (Stanford homeowners and ground-lease residents pay property taxes). In addition to the Stanford proposed 550 Quarry Road family rental units, the county analyzed two increased housing alternatives, to remedy the county jobs-to-housing imbalance.

The anticipated new PAUSD students and cost to educate the students under these three proposals:

- **275 students** - Stanford **550 new rental units** on Quarry Road - no property tax revenues
\$5.3 million *per year* - PAUSD cost to educate these new students
- **861 new students** - County EIR Alt B. Unknown rentals v. ground-lease homes
\$16.5 million *per year* - PAUSD cost to educate these new students if all live in rental units
- **1,446 new students** - County EIR Alt B. Unknown rentals v ground-lease homes
\$27.8 million *per year* - PAUSD cost to educate these new students if all live in rental units

2. School sites

There is no PAUSD elementary school near the proposed Quarry Road development. Historically, when Stanford built housing developments, PAUSD purchased Stanford land at fair market value to build neighborhood schools near the new housing (Nixon and Escondido elementary schools).

Protect our Schools: Speak up Now
Be Part of the Solution

Stanford and the county are negotiating the new GUP Development Agreement now through Feb. 2019. There will then be county planning workshops before final GUP approval ~Jun 2019.

PAUSD School Board Resolution

To mitigate the potential GUP impacts on the Palo Alto schools, the school board in November 2018 passed a resolution asking the GUP Development Agreement to include:

1. **Annual per-student payments**, for each student living in a property tax exempt residence;
2. **Land** for a new elementary school for the Quarry Road students;
3. **Funds** to build the new school

PTA Council Additional Requests

1. Contributions to PAUSD safe routes to school;
2. Fund the expansion of oversubscribed after school childcare on PAUSD school sites;
3. Housing for PAUSD full time teachers and staff;
4. Hold GUP meetings when school is in session for the meaningful parent engagement

Get Involved! Ways to Speak Up

1. **iPhone users:** sign up for PTAC mobile alerts on the Click My Cause FREE Two Tap App.
 - a. Receive alerts when we need your voice. Act with just 2 taps on your phone.
2. **Android users:** comment on Santa Clara County website
 - a. www.countystanfordda.org/share-a-comment (see suggested message on PTAC website)
3. **Letters to the editor**
4. **Calendar and Attend these meetings:**

Dec 12, 2018	PTAC GUP Meeting. JLS Middle School Cafeteria @ 6:30 pm
Jan __, 2019	Input Meeting on Stanford GUP Development Agreement
Dec-Feb 2019	Stakeholder Meeting (Staff & Public Agencies)
Late Feb/early Mar	Development Agreement Completed
Mar - Jun 2019	County Planning Commission Public Hearings (once a month)
June __, 2019	Stanford General Use Permit Completed - Graduation

Resources

Keyword search “Stanford GUP.” Select Santa Clara County.org.
<https://www.sccgov.org/sites/dpd/programs/stanford/pages/stanford.aspx>
www.CountyStanfordDA.org
<https://gup.stanford.edu/>
www.CountyStanfordDA.org
<https://www.sccgov.org/sites/dpd/Pages/Search.aspx?k=stanford%20gup>

