
1. INTRODUCTION

1.1 PURPOSE OF THIS SEIR

This report has been prepared by the City of Redwood City as a **Supplemental Environmental Impact Report (SEIR)** for the proposed Stanford Outpatient Center project, pursuant to sections 15162 (Subsequent EIRs and Negative Declarations) and 15163 (Supplement to an EIR) of the California Environmental Quality Act (CEQA) Guidelines.¹ The proposed Stanford Outpatient Center project includes modifications to a portion of the Midpoint Technology Park, an office/R&D project which was approved by the City of Redwood City in 1997. The environmental consequences of the Midpoint Technology Park project were addressed in the Final Environmental Impact Report for the Midpoint Technology Park (State Clearinghouse #96072019), certified by the Redwood City Planning Commission on December 17, 1996 (1996 EIR), and the Final Supplemental Environmental Impact Report: Midpoint Technology Park Expansion (also State Clearinghouse #96072019), certified by the Planning Commission on December 1, 1998 (1998 SEIR). The scope of this new SEIR (2006 SEIR) is limited to environmental issues raised by the differences between the currently proposed Stanford Outpatient Center project and the office/R&D project described and evaluated in the 1996 EIR and 1998 SEIR.

The previously-approved 1997 Midpoint Technology Park project comprised a total of 14 buildings, including renovation of eight existing buildings and the construction of six new buildings, for a total of 1,010,658 square feet of office/R&D uses. Stanford Hospital & Clinics, the project applicant, proposes to renovate and convert four of the 14 existing buildings located within the Midpoint Technology Park to create a new Stanford Outpatient Center. The four buildings--constructed between 1998 and 2000, and vacated in 2002--are located at 420, 430, 440, and 450 Broadway, and contain approximately 90,840 square feet, 86,904 square feet, 96,344 square feet, and 86,418 square feet (360,500 total square feet), respectively.

1.2 DETERMINATION TO PREPARE AN SEIR

Sections 15162 (Subsequent EIRs and Negative Declarations) and 15163 (Supplement to an EIR) of the CEQA Guidelines provides that, when a project that has been the subject of a previously certified EIR or SEIR, a supplement to the previously certified EIR or SEIR shall be prepared if:

- substantial changes are proposed in the project which will require major revisions to the previous EIR (or SEIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, or new

¹California Resources Agency. Guidelines for California Environmental Quality Act. California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387 and Appendices A-L; as amended December 1, 2005. New information has become available or certain regulations have changed since the previous EIR or SEIR was prepared.

information has become available or certain regulations have changed since the previous EIR or SEIR was prepared; and

- minor additions or changes would be necessary to make the previous EIR (or SEIR) adequately apply to the revised project.

Based on its review of the currently proposed changes to the Midpoint Technology Park project addressed in the 1996 EIR, the City has determined that the proposed Stanford Outpatient Center could result in new significant environmental impacts, and preparation of a supplemental EIR is required pursuant to sections 15162 and 15163 of the CEQA Guidelines.

1.3 SEIR RELATIONSHIP TO PREVIOUS CEQA DOCUMENTATION

The approximately 11.3-acre project site is part of the overall 48.4-acre Midpoint Technology Park office and R&D campus. A Final Environmental Impact Report for the Midpoint Technology Park was certified by the Redwood City Planning Commission on December 17, 1996 (1996 EIR).

On December 1, 1998, the Redwood City Planning Commission certified the Final Supplemental Environmental Impact Report: Midpoint Technology Park Expansion (1998 SEIR), which evaluated a proposed addition of approximately 60,000 square feet to one of the approved (but not yet constructed) Midpoint Technology Park buildings (not on the proposed Outpatient Center site).

This 2006 SEIR builds upon these previous CEQA reviews of the Midpoint Technology Park, incorporates these previous CEQA documents by reference, and makes revisions to the previous CEQA documentation as necessary to adequately describe the differences between the Midpoint Technology Park project evaluated in the 1996 EIR and 1998 SEIR, and the proposed Stanford Outpatient Center.

1.4 SEIR SCOPE

Consistent with CEQA sections 15162 and 15163, this 2006 SEIR includes only the information necessary to make the previous CEQA documentation adequate for the project as revised. As provided for in the CEQA statutes and guidelines, the environmental focus of this SEIR is limited to areas of controversy or issues related to the proposed project changes known to the City (the Lead Agency) or identified by other interested agencies and individuals in response to the City's Notice of Preparation (NOP) and Initial Study.¹ These focused areas include (listed in the order that these topics are addressed in this SEIR):

¹The Notice of Preparation (NOP) is a CEQA-required brief notice sent by the Lead Agency to notify the Responsible Agencies, Trustee Agencies, potentially involved federal agencies, and other interested parties requesting notice, that the Lead Agency plans to prepare an EIR or SEIR for a project; the NOP solicits guidance regarding EIR or SEIR scope and content. The City's NOP for the Stanford Outpatient Center project is included in appendix 19.1 of this SEIR. The NOP was sent with the City's Initial Study and Environmental Checklist Form, which is also in appendix 18.1. Also, a public scoping meeting, noticed in the NOP, was held on January 17, 2006 pursuant to CEQA Guidelines section 15082(c) (Notice of Preparation and Determination of Scope of EIR) to solicit comments regarding the appropriate scope and content of the SEIR.

1. Aesthetics,
2. Air quality,
3. Cultural resources,
4. Hazards and hazardous materials,
5. Hydrology and water quality,
6. Land Use and planning,
7. Population and housing,
8. Fire/emergency services and child care,
9. Transportation, circulation, and parking, and
10. Utilities.

1.5 SEIR ORGANIZATION AND CONTENT

The impact and mitigation information in this SEIR is generally organized under the ten headings listed in section 1.4 above. The report describes the following in chapters 4 through 13 for each respective impact category:

1. the existing environmental **setting**, focusing on any changes in environmental conditions which may have occurred since the 1996 EIR and 1998 SEIR;
2. any new **supplemental impact** findings, including impacts which may have changed due to new information, changed circumstances, or changes in the project, and therefore were not considered in the previous CEQA documents; and
3. any **supplemental mitigation** recommendations to avoid or reduce impact changes or new impacts not identified in the previous CEQA documents.

In addition, this report includes a chapter summarizing the SEIR information in terms of various CEQA-required assessment conclusions, including growth-inducing effects, significant unavoidable impacts, irreversible environmental changes, cumulative impacts, and effects found not to be significant (chapter 15); and a chapter outlining the City's **mitigation monitoring** intentions (chapter 16) in keeping with CEQA section 21081.6.

1.6 "SIGNIFICANT IMPACTS" AND OTHER KEY SEIR TERMINOLOGY

This SEIR identifies those adverse environmental impacts that are expected to be "significant," and corresponding mitigation measures warranted to eliminate or reduce those impacts to "less-than-significant" levels. Where it is determined in this report that a particular impact cannot be mitigated to a less-than-significant level, the EIR identifies that impact as "unavoidable." Section 15.2 of the SEIR, Significant Unavoidable Impacts, includes a summary list of all significant project impacts identified as "unavoidable." Identified significant impacts that are not listed as "unavoidable" in section 15.2 have been determined to be capable of mitigation to a less-than-significant level by implementation of the mitigation measure(s) identified in this SEIR.

These particular SEIR terms ("significant," "unavoidable," "mitigation") and other key CEQA terminology used in this SEIR are defined in the box on the next page.

DEFINITIONS OF KEY EIR TERMINOLOGY

Significant/Potentially Significant Impact

"Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance. (CEQA Guidelines, section 15382.) *"An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant."* (CEQA Guidelines, section 15382.)

Significant Cumulative Impact

"Cumulative impacts" are defined as *"two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."* (CEQA Guidelines, section 15355.)

Unavoidable Significant Impact

"Unavoidable significant impacts" are defined as those significant adverse environmental impacts for which either no mitigation or only partial mitigation is feasible. If the project is to be approved without imposing an alternative design, the Lead Agency (the City) must include in the record of the project approval a written statement of the specific reasons to support its action--i.e., a "statement of overriding considerations." (CEQA Guidelines, sections 15126.2(b) and 15093(b).)

Significance Criteria

The criteria used in this EIR to determine whether an impact is or is not "significant" are based on (a) CEQA-stipulated "mandatory findings of significance"--i.e., where any of the specific conditions occur under which the Legislature and the Secretary of Resources have determined to constitute a potentially significant effect on the environment, which are listed in CEQA Guidelines section 15065; (b) the relationship of the project effect to the adopted policies, ordinances and standards of the City and of responsible agencies; and/or (c) commonly accepted practice and the professional judgment of the EIR authors and Lead Agency staff.

Mitigation Measures

For each significant impact, the EIR must identify a specific "mitigation" measure or set of measures capable of *"(a) avoiding the impact altogether by not taking a certain action or parts of an action; (b) minimizing impacts by limiting the degree or magnitude of the action and its implementation; (c) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; (d) reducing or eliminating the impact over time by preservation or maintenance operations during the life of the action; or (e) compensating for the impact by replacing or providing substitute resources or environments."* (CEQA Guidelines, section 15370.)

SOURCE: Wagstaff and Associates, 2006.

1.7 INTENDED USES OF THE SEIR

The City of Redwood City (the City) is the Lead Agency¹ for all environmental documentation and procedural requirements associated with the Stanford Outpatient Center project. This SEIR has been prepared by the City in keeping with state environmental documentation requirements set forth in the California Environmental Quality Act (CEQA). The report is intended to inform City decision-makers, other responsible agencies, and the general public of the proposed project changes and of the environmental consequences of their approval. The scope of this SEIR is intentionally limited to evaluation and discussion of the environmental implications of the project changes. The SEIR is not intended to address the merits of the project, or the economic or social impacts of the project.

The CEQA Guidelines stipulate that an SEIR is intended to serve as a public information and disclosure document identifying those environmental impacts associated with the proposed project changes that are expected to be significant, and describing mitigation measures and alternatives that could minimize or eliminate these significant adverse impacts.² Such impacts and mitigation needs are discussed in this SEIR to the level of detail necessary to allow reasoned decisions about the project and conditions of project approval.

As used in this SEIR, the terms "Stanford Outpatient Center project," "project," and "project changes," refer to all aspects of the current development plan proposal, including the PD Amendment and Use Permit approval, plus all other City approvals, entitlements, and permits that may be required to allow development of the project. As a result of the information in this SEIR, the City may act to approve or deny these various actions, and/or to establish associated requirements or conditions on project design, construction, and operation that it deems warranted in order to mitigate identified project impacts on the environment.

As the Lead Agency, the City also intends for this SEIR to serve as the CEQA-required environmental documentation for consideration of this project by other Responsible Agencies³ and Trustee Agencies,⁴ potentially including, but not limited to, City/County Association of Governments of San Mateo County in its designated role as the County's Congestion Management Agency, the San Francisco Regional Water Quality Control Board, the San Mateo County Department of Environmental Health, and the Bay Area Air Quality Management District (see "Required Approvals" in Table 1.1).

¹The CEQA Guidelines (Sections 15000-15387, California Code of Regulations, Title 14, Chapter 3) define the "Lead Agency" as the public agency that has the principal responsibility for carrying out or approving a project.

²CEQA Guidelines section 15121(a).

³Under the CEQA Guidelines, the term "Responsible Agency" includes all public agencies, other than the Lead Agency, which have discretionary approval power over aspects of the project for which the Lead Agency has prepared an EIR.

⁴Under the CEQA Guidelines, the term "Trustee Agency" means a state agency having jurisdiction by law over natural resources affected by the project which are held in trust by the people of California.

