
15. CEQA-REQUIRED ASSESSMENT CONCLUSIONS

This chapter summarizes the SEIR findings in terms of the various assessment categories suggested by the California Environmental Quality Act (CEQA) Guidelines for EIR content. The findings of this SEIR regarding the proposed project changes are summarized below in terms of potential "growth-inducing effects," "significant unavoidable impacts," "irreversible environmental changes," and "cumulative impacts."

15.1 GROWTH-INDUCING EFFECTS

CEQA Guidelines section 15126.2(d) requires that the EIR discuss "...the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment."

Stanford Hospital & Clinics, the project applicant, proposes to relocate existing medical clinics from the Stanford University Medical Center in Palo Alto to Redwood City. To accommodate the relocation, the 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. The proposed project changes would include architectural, signage, landscaping, parking, and storm water system modifications, as well as modified and additional underground utility connections (e.g., water, sewer, power) to existing main lines.

Neither the proposed project changes nor any of the mitigation measures identified in this SEIR would require the provision of new or physically altered governmental or public facilities for fire protection, police protection, schools, parks, water supply and service, wastewater treatment, storm drainage, solid waste service, or other public facilities which could foster economic or population growth (see the Initial Study, and chapters 11 and 13 of this SEIR). In addition, the proposed project changes would result in less on-site employment than the previously approved @Home development (670 versus 1,288 employees), resulting in a **reduced impact** on population growth and housing needs (see chapter 10--Housing--of this SEIR). Therefore, the proposed project changes would not induce substantial population growth or foster the construction of additional housing, either directly or indirectly.

The development of other, potential, as-yet unidentified projects in the Stanford Outpatient Center vicinity (e.g., pharmacies, restaurants, medical supply stores) could result indirectly from the operation of the Outpatient Center. Within the existing urban environment of the project vicinity, such projects would be considered infill development and would be subject to the established development regulations, standards, and requirements of the City of Redwood City (including the Strategic General Plan, Zoning Ordinance, and City Code) and other responsible agencies (e.g., Regional Water Quality Control Board). No substantial, detrimental growth-inducing effect is expected.

15.2 SIGNIFICANT UNAVOIDABLE IMPACTS

CEQA Guidelines section 15126.2(b) requires that the EIR discuss "significant environmental effects which cannot be avoided if the proposed project is implemented." Significant unavoidable impacts are those that would not be reduced to less-than-significant levels by the mitigation measures recommended in this SEIR.

Mitigation measures have been identified to reduce identified significant and potentially significant effects associated with the proposed Stanford Outpatient Center project to less-than-significant levels, with the exception of the following significant unavoidable impacts:

- **Supplemental Impact 12-2: Project Impact on Rolison Road Roadway Segment** (see chapter 12--Transportation, Circulation, and Parking--of this SEIR);
- **Supplemental Impact 12-5: Cumulative With Project Impacts at Woodside Road/Broadway Intersection** (see chapter 12--Transportation, Circulation, and Parking--of this SEIR); and
- **Supplemental Impact 12-9: Cumulative Impact on Rolison Road Roadway Segment** (see chapter 12--Transportation, Circulation, and Parking--of this SEIR).

The above supplemental impacts have been identified in this SEIR as **significant and unavoidable**.

15.3 IRREVERSIBLE ENVIRONMENTAL CHANGES

CEQA Guidelines section 15126.2(c) requires that the EIR discuss "significant irreversible environmental changes which would be caused by the proposed project should it be implemented." Irreversible environmental changes caused by the proposed Stanford Outpatient Center project would include the following:

- As discussed in chapter 9 (Land Use and Planning) of this SEIR, the project would renovate and convert four vacant buildings and associated parking area into medical clinic uses. For practical purposes, this change in land use would be permanent and would be an irreversible environmental change.
- The project would permanently alter on-site and off-site views of and through the project site, as discussed in chapter 4 (Aesthetics) of this SEIR.
- The project may result in loss of prehistoric resources, as described in chapter 6 (Cultural Resources) of this SEIR.

15.4 CUMULATIVE IMPACTS

Section 15130(a) of the CEQA Guidelines requires that the EIR "discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable...." The CEQA Guidelines (section 15355) define "cumulative impacts" as "...two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

Reasonably foreseeable development projects in the project area are identified in chapter 9 (Land Use and Planning) of this SEIR. In conjunction with these reasonably foreseeable projects, the various changes to the project site, as outlined in SEIR chapter 3 (Description of Project Changes), would cause the following significant cumulative impacts, all associated with traffic (see chapter 12--Transportation, Circulation, and Parking--of this SEIR):

- ***Supplemental Impact 12-5: Cumulative With Project Impacts at Woodside Road/Broadway Intersection;***
- ***Supplemental Impact 12-6: Cumulative With Project Impacts at Broadway/Charter Street Intersection;***
- ***Supplemental Impact 12-7: Cumulative With Project Impacts at Broadway/Second Avenue Intersection;***
- ***Supplemental Impact 12-8: Cumulative With Project Impacts at Bay Road/Fifth Avenue Intersection;*** and
- ***Supplemental Impact 12-9: Cumulative Impact on Rolison Road Roadway Segment.***

This SEIR recommends mitigation measures that would reduce the project's contribution to these cumulative impacts to less-than-significant levels, with the exception of *Supplemental Impact 12-5* and *Supplemental Impact 12-8*, which are identified as significant unavoidable impacts.

15.5 EFFECTS FOUND NOT TO BE SIGNIFICANT

Section 15128 of the CEQA Guidelines requires that the EIR "contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR."

During the City's Initial Study process for the proposed Stanford Outpatient Center project, it was determined that a number of possible environmental effects of the project changes would be insignificant or could be adequately addressed through the City's normal development review process with no need for further environmental assessment in this SEIR. These determinations are explained in the Initial Study checklist narrative, which is included in appendix 18.1 of this SEIR.

