

Table 2.1
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>AESTHETICS (VISUAL FACTORS)</i>				
<p>Supplemental Impact 4-1: Rooftop Modification Impacts on Views from Adjacent Apartment Building. The rooftops of 420 and 430 Broadway, the closest project buildings to the adjacent Broadway Towers apartment building, are generally at "eye level" with the top (seventh) floor of the apartment building. The proposed project modifications include installation of additional and replacement rooftop mechanical equipment and associated rooftop screening additions atop 420 and 430 Broadway. Assuming that the height of the rooftop equipment screening would be equal to or greater than the finished height of the modified rooftop mechanical equipment, associated visual effects on the adjacent apartment building would be less-than-significant. Nevertheless, until the project rooftop mechanical equipment and associated screening heights are finalized and the adequacy of the specified screening heights in relationship to the finished mechanical equipment heights can be verified by the City's Architectural Review Committee (ARC) and Planning Commission during the required Planned Development (PD) Permit Amendment</p>	S	<p>Supplemental Mitigation 4-1. To avoid adverse effects on views from the top floor of the adjacent apartment building, the height relationship between the proposed rooftop mechanical equipment modifications and associated equipment screening atop 420 and 430 Broadway shall, to the satisfaction of the ARC and Planning Commission as established through the City's normal design review process for the required PD Permit Amendment, be sufficient to block views of the modified equipment. Implementation of this measure would reduce this potential visual impact to a <i>less-than-significant level</i>.</p>	Applicant	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
---------	--	---------------------	------------------------------	---

approval process, it is assumed that the proposed project rooftop modifications may have a **significant adverse impact** on top floor views from the adjacent apartment building.

Parking Structure Visual Impacts on Adjacent Apartment Building. Chapter 12 (Transportation) of this SEIR includes under *Supplemental Mitigation 12-10*, addressing an identified potential future parking capacity deficiency, possible construction of parking decks at one or more of three possible on-site locations, if and when the *parking monitoring program* called for under the same mitigation indicates a significant parking shortfall. This possible parking deck construction action would have a **less-than-significant visual impact**.

LS

No significant additional impact has been identified; no supplemental mitigation is required.

NA

LS

The possible future "reduced-height" parking decks proposed under *Supplemental Mitigation 12-10* would have less visual impact than the "mitigated" four-story parking structure anticipated in the 1996 EIR--i.e., would effectively mitigate 1996 EIR Impact 6-3. The visual impact of the reduced-height parking deck(s) suggested under *Supplemental Mitigation 12-10* herein on views from the adjacent apartment building would therefore be **less-than-significant**.

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>Other Project Modification Visual Impacts on Views from Adjacent Apartment Building. All other proposed project changes would fall within the "changes in the visual character of the project area" anticipated under Impact 6-3 in the 1996 EIR for the Midpoint Technology Park, and would not add to or worsen the impacts anticipated under Impact 6-3 on views from the adjacent Broadway Towers apartment building.</p>	LS	No significant additional adverse impact has been identified; no supplemental mitigation is required.	NA	LS
<p>Views of Project Modifications from Broadway and U.S. 101. The proposed project changes visible from Broadway and U.S. 101, including the added landscaping, added parapet panels (rooftop mechanical equipment screening), and new parapet signage, would have generally beneficial impacts on views of the project site from Broadway and U.S. 101, adding visual interest and enhancing the visual character of the complex. The proposed added parapet panels would effectively screen views of the proposed additional rooftop mechanical equipment from Broadway and U.S. 101. The proposed new primary and secondary "monument" signage along Broadway at the Outpatient Center entrance driveways, interior "wayfinding" signage, and signage at the various building entry points, would be moderately sized with low signage heights (see Figures 3.9 and 3.10 herein). The visual effects of these proposed</p>	LS	No significant additional adverse impact has been identified; no supplemental mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>following modified mitigation, however, corresponds with the current <u>BAAQMD CEQA Guidelines</u>.</p>		<p>(b) All trucks hauling construction debris from the site shall be covered;</p> <p>(c) Whenever possible, dust-proof chutes shall be used for loading debris onto trucks;</p> <p>(d) Water all active construction areas at least twice daily and more often during windy periods (i.e., gusting to 30 mph or more). Active construction areas adjacent to existing land uses must be kept damp at all times, or must be treated with non-toxic stabilizers or dust palliatives;</p> <p>(e) Water or cover all stockpiles of debris, soil, sand, or other materials that can be blown by the wind;</p> <p>(f) Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard;</p> <p>(g) Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites;</p> <p>(h) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets;</p>		

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		<p>(i) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;</p> <p>(j) Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);</p> <p>(k) Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and</p> <p>(l) Replant vegetation in disturbed areas as quickly as possible.</p> <p>In addition, to reduce potential construction vehicle and equipment exhaust emissions to a less-than-significant level:</p> <p>(m) Maintain properly tuned engines and equipment, minimize idling time, and limit the hours of operation of heavy duty equipment and/or the amount of equipment in use.</p>		
<p>Supplemental Impact Due to Changes in Carbon Monoxide Concentrations. Table 5.3 of this SEIR indicates that project traffic changes would increase CO concentrations at the study intersections by up to 0.1 ppm, but concentrations for existing, background, project, and cumulative traffic conditions would remain below the most stringent state or federal standards. Changes in project traffic</p>	LS	No significant project or cumulative impact has been identified; no mitigation is required.	NA	LS

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
---------	--	---------------------	------------------------------	---

would not result in any new violations of the 1-hour or 8-hour standards for CO, nor contribute substantially to an existing or projected violation. Project and cumulative impacts on local CO concentrations, and are therefore considered to be **less-than-significant**, confirming the conclusions of the 1996 Midpoint Technology Park EIR and 1998 SEIR.

Supplemental Impact Due to Changes in Long-Term Regional Emissions. The proposed Outpatient Center use would generate approximately 3,700 daily vehicle trips beyond those anticipated from the previously approved @Home office/R&D use on the site (see chapter 12 of this SEIR). Neither total project emissions nor the incremental increase over the previous office/R&D use (at full occupancy) would exceed the BAAQMD-established thresholds of significance for ozone precursors (ROG and NOx) or PM₁₀.

LS

No additional significant project or cumulative impact on long-term regional air quality has been identified; no additional mitigation is required.

NA

LS

Therefore, consistent with the BAAQMD CEQA Guidelines, the emission increases associated with the proposed Stanford Outpatient Center project changes would constitute a **less-than-significant project impact** on regional air quality.

Section 2.3 of the BAAQMD CEQA Guidelines states, "For any project that does not

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>individually have significant operational air quality impacts, the determination of significant cumulative impact should be based on an evaluation of the consistency of the project with the local general plan <i>and</i> of the general plan with the regional air quality plan [i.e., BAAQMD Clean Air Plan].⁶ First, the proposed Stanford Outpatient Center project is consistent with the <u>Redwood City Strategic General Plan</u> and <u>Redwood City Zoning Ordinance</u> (see subsection 9.3.4 in chapter 9, Land Use, of this SEIR); project approval would not require a General Plan Amendment or rezoning. Secondly, as discussed in this Air Quality chapter and in chapter 7 (Hazards and Hazardous Materials), the proposed project would be subject to BAAQMD-mandated and other local, state, and federal agency regulations that would result in <i>less-than-significant</i> air quality and hazards/hazardous materials impacts. Finally, the proposed project is subject to the Congestion Management Plan (CMP) of the City/County Association of Governments of San Mateo County (C/CAG), whose guidelines are consistent with the regional air quality plan and Association of Bay Area Governments (ABAG) population projections (see chapter 12--Transportation, Circulation, and Parking--of this SEIR). Therefore, consistent with the <u>BAAQMD CEQA Guidelines</u>, the emission</p>				

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>increases associated with the proposed Stanford Outpatient Center project changes would constitute a less-than-significant cumulative impact on regional air quality.</p> <p>Supplemental Impact Due to New Sources of Toxic Air Contaminants. The proposed Outpatient Center use would include four back-up diesel-powered generators, two of which were included in the previously approved @Home project on-site. In 1998 the California Air Resources Board identified particulate matter from diesel-fueled engines as a toxic air contaminant (TAC). Stationary diesel engines are subject to the permitting authority of the BAAQMD. The emergency generator engines would normally be tested a few hours per month; per BAAQMD regulations, standby engine operation is limited to no more than 200 hours per calendar year for non-emergency uses.</p> <p>Due to the projected limited usage of the emergency generators subject to BAAQMD regulations, the proposed Stanford Outpatient Center would result in a less-than-significant impact associated with toxic air contaminant (TAC) risk.</p>	LS	No additional significant project impact has been identified; no additional mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>CULTURAL RESOURCES</i>				
<p>Supplemental Impact 6-1: Potential Disturbance of Prehistoric Cultural Resources. Excavation and grading for the proposed underground storm water retention basins, any additional underground utilities, new landscaping, and possible future parking decks could disturb as yet unidentified sensitive, on-site, subsurface cultural resources. This potential effect represents a <i>potentially significant environmental impact</i>. This is a new impact not identified in the 1996 EIR or 1998 SEIR.</p>	S	<p>Supplemental Mitigation 6-1. In the event that subsurface cultural resources are encountered during approved ground-disturbing activities, work in the immediate vicinity shall be stopped and a qualified archaeologist retained to evaluate the finds. The discovery or disturbance of any cultural resource shall be reported to the California Historical Records Information System (CHRIS) and the Native American Heritage Commission. Identified cultural resources shall be recorded on State Department of Parks and Recreation (DPR) form 422 (archaeological sites). Mitigation measures prescribed by these groups and required by the City shall be undertaken before construction activities are resumed. If disturbance of a project area cultural resource cannot be avoided, a mitigation program, including measures set forth in the City's <i>Cultural Resources Management Program</i> and in compliance with sections 15064.5 and 15126.4 of the CEQA Guidelines, shall be implemented. Implementation of these measures would reduce this potential impact to a <i>less-than-significant level</i>.</p>	Applicant	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>HAZARDS AND HAZARDOUS MATERIALS</i>				
<p>Supplemental Impact 7-1: Potential Exposure to Existing Soil or Groundwater Contamination. Excavation and construction of the proposed underground storm water retention basins, underground utilities, and potential future parking decks could expose construction personnel and members of the public to existing soil and groundwater contamination, if any. Implementation of previously Certified Mitigation 9-2 from the 1996 EIR would help to reduce such potential exposure to less than significant levels. In addition, or more specifically, recommendations included in the recent Phase I Environmental Assessment commissioned by the applicant call for preparation by the applicant of a <i>Site Management Plan</i> prior to site development to address potential environmental issues associated with project construction activities (e.g., excavation, dewatering, etc.) and operation, and the recent Phase II Environmental Assessment commissioned by the applicant calls for preparation of a site-specific, construction period <i>Health and Safety Plan</i> (a standard CalOSHA requirement for work at hazardous waste sites). Until these two plans are completed to the satisfaction of the County of San Mateo's Office of Environmental Health, project-related potentials for construction</p>	S	<p>Supplemental Mitigation 7-1: Implement the following:</p> <p><i>Phase II Environmental Assessment Approval:</i> Complete the Regional Water Quality Control Board and San Mateo County Department of Health Services approval process for the Phase II environmental process.</p> <p><i>Site Management Plan:</i> Regardless of the outcome of the Phase II approval process, a construction period <i>Site Management Plan</i> shall be prepared by the applicant and approved by the County of San Mateo's Hazardous Materials Specialist, Office of Environmental Health, prior to site development, to ensure that potential environmental issues associated with construction (e.g., dewatering) and operation of the site are adequately addressed. The <i>Site Management Plan</i> shall include or incorporate by reference an applicant-prepared or appropriate contractor-prepared site-specific construction period <i>Health and Safety Plan</i> (a standard CalOSHA requirement for work at hazardous waste sites). In addition to measures that protect on-site workers, the plan shall include measures to minimize public exposure to contaminated soil and groundwater (e.g., measures for the evaluation, handling</p>	Applicant	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>worker and public exposure to existing soil and groundwater contamination, if any, are assumed to represent a <i>potentially significant impact</i>.</p>		<p>and disposal of groundwater effluent generated during project construction period during dewatering, in accordance with applicable regulations). Such measures shall include dust control, appropriate site security, restriction of public access, and posting of warning signs. The plan shall apply from the time of surface disruption through the completion of earthwork construction.</p> <p>Implementation of these supplemental mitigations, in addition to Certified Mitigation 5-2 from the 1996 EIR, would reduce this supplemental impact to a <i>less-than-significant level</i>.</p>		
<p>Supplemental Impact of Potential Hazardous Materials Disturbance in Existing Buildings. Demolition or renovation of existing buildings could disturb hazardous materials, if any, in existing building components and thereby cause adverse health or safety effects. As noted in subsection 7.2.3(i) of this SEIR, however, the Midpoint Technology Park buildings that the project proposes for renovation were constructed in 1998-2000, after laws were passed banning or regulating the use of asbestos, PCBs, lead, and mercury in building components. The potential for hazardous materials in the existing buildings is therefore considered low, and the</p>	LS	No significant impact has been identified; no mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
---------	--	---------------------	------------------------------	---

potential for hazards would represent a **less-than-significant impact**.

Supplemental Impact Due to Hazardous Materials Storage and Handling. The proposed project would introduce additional hazardous materials storage and handling to the site, thereby increasing risks of human and environmental exposure. However, existing SHC health and safety programs--as well as existing local, state, and federal regulations and permitting requirements described in section 7.2 of this SEIR--would limit the potential for exposure to hazardous materials by workers, other individuals on-site, the community, and the environment to established safe levels. Potential dangers due to hazardous materials storage and handling at the proposed project would therefore represent a **less-than-significant impact**.

LS

No significant impact has been identified; no mitigation is required.

NA

LS

(The types of hazardous materials that would be found at the proposed Stanford Outpatient Center would be similar in nature to those that exist now at the Stanford University Medical Center outpatient facilities in Palo Alto. SHC is required to comply with health and safety and environmental protection laws and regulations. To ensure compliance, SHC implements its own health and safety policies and procedures. For the proposed Outpatient Center project, SHC would be expected to implement policies

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p><i>and procedures similar in nature to those that currently exist at the Stanford University Medical Center outpatient facilities in Palo Alto. The effectiveness of these controls would also be expected to be similar.</i></p> <p><i>For the most part, the health and safety procedures that protect workers and other individuals in the immediate vicinity of hazardous materials would also protect the more distant community and environment (e.g., local air quality and biota).</i></p> <p><i>SHC maintains Disaster Plans to help ensure that staff can respond to possible hazardous materials emergencies and disasters. In addition, the Redwood City Fire Department provides "first response" capabilities to identify and secure access to hazardous materials incidents. Other jurisdictions are also available, if necessary, to support the Fire Department through mutual aid agreements.</i></p> <p><i>The Redwood City Fire Department has concluded that the proposed related Outpatient Center would not result in a noticeable change in the demand for hazardous materials emergency response services in Redwood City.)</i></p> <p>Supplemental Impact Due to Hazardous Waste Generation. The proposed project</p>	LS	No significant impact has been identified; no additional mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>would generate hazardous waste, but would not substantially increase risks of environmental exposure to hazardous waste. Potential dangers due to hazardous waste generation would represent a less-than-significant impact.</p> <p><i>(The proposed project would incrementally contribute to the volume of hazardous chemical waste generated in Redwood City. Most of SHC's medical waste is currently sent to incineration at Integrated Environmental Systems, a regional medical waste disposal facility in Oakland. Project-related medical waste would continue to be shipped to this facility, unless other arrangements are made.</i></p> <p><i>With implementation of the established SHC health and safety control measures described in chapter 7 of this SEIR pertaining to hazardous waste disposal, no additional mitigation would be necessary.)</i></p> <p>Supplemental Impact Related to Physical Safety Hazards. The proposed project would expose individuals, including construction workers, employees, patients, and other site occupants, to on-site safety hazards. However, established safety programs would minimize the potential for physical hazards, and therefore this exposure would represent a less-than-significant impact.</p>	LS	No significant impact has been identified; no mitigation is required.	NA	LS
<p>S = Significant LS = Less than significant SU = Significant unavoidable impact NA = Not applicable</p>				

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
---------	--	---------------------	------------------------------	---

(Workers engaged in activities that present special hazards would be adequately trained in accordance with SHC's Injury and Illness Prevention Plan requirements. Project compliance with occupational safety regulatory requirements would also serve to minimize the potential risks that any physical hazards could pose. Accordingly, no additional mitigation would be necessary.)

HYDROLOGY AND WATER QUALITY

Supplemental Impact of Increased Risk of Soil Erosion or Contaminant Spills During Project Construction. Excavation required to construct the proposed underground storm water detention vaults would create a potential for on-site soil erosion. Other proposed construction activities could also increase the potential for surface water contamination. On-site erosion could lead to increased turbidity within the downstream Bayfront Canal and Flood Slough, and to increased sediment accumulation within the downstream Douglas Avenue pumping station, Bayfront Channel, Flood Slough, and San Francisco Bay. These possible construction period erosion and contamination effects would be reduced to **less-than-significant levels** with the implementation of the RWQCB and City

LS

No significant impact has been identified; no mitigation is required.

NA

LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>requirements introduced in subsection 8.1.4 (Water Quality).</p> <p>Long-Term Water Quality Effects. The quality of storm water runoff from the Stanford Outpatient Center would be expected to decline in comparison to previous (office/R&D) runoff conditions, due to the anticipated increase in vehicular activity. The resulting incremental degradation of water quality within downstream receiving waters would represent a less-than-significant impact with implementation of the standard RWQCB and City requirements introduced in subsection 8.1.4 (Water Quality).</p>	LS	No significant impact has been identified; no mitigation is required.	NA	LS
<i>LAND USE AND PLANNING</i>				
<p>Population and Housing Growth and Concentration. The 1996 EIR and 1998 SEIR indicated that the added employment generated by the overall Midpoint Technology Park project would induce substantial additional growth and concentration of population in Redwood City, and identified this effect as a <i>significant unavoidable land use impact</i>. The proposed change in land use and occupancy for the four project buildings is expected to result in a reduction in total employment on-site, and thus a slight reduction in the overall Midpoint Technology Park</p>	LS	No significant additional population or housing growth and concentration impact has been identified; no supplemental mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>employment population and housing growth impacts identified in the 1996 EIR.</p> <p>Project Inconsistency with Redwood City Strategic General Plan Policies Regarding Land Use Compatibility. The project site is designated <i>Industrial--Research and Development Uses</i> by the <u>Redwood City Strategic General Plan</u> and is zoned <i>IR (Industrial--Restricted)</i> by the <u>Redwood City Zoning Ordinance</u>. The proposed project is consistent with both the General Plan and zoning designations for the site, which allow public or quasi-public uses "operated by a private non-profit education, religious, recreational, charitable, or medical institution" (<u>Redwood City Zoning Ordinance</u>, Article 2, Section 2.83 and Article 17, Section 17.2). Stanford Hospital & Clinics is a non-profit medical institution. Project development, however, could result in the following new land use impacts:</p> <p>The potential aesthetic (rooftop mechanical equipment), air quality (construction dust), traffic (roadway link intersection capacity), and parking impacts identified in chapters 4 (Aesthetics), 5 (Air Quality), and 12 (Transportation, Circulation, and Parking) of this SEIR, unless adequately mitigated, could be inconsistent with <u>Redwood Strategic General Plan</u> Land Use Element Policy L-2</p>	LS	No additional significant land use impact has been identified; no additional supplemental mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>regarding the protection of residential neighborhoods and Policy L-8 regarding "minimiz[ing] negative impacts on nearby land uses"; however, associated supplemental mitigation requirements are described in these SEIR chapters for implementation as conditions of required project approvals. With implementation of these mitigations, such land use compatibility impacts would be less-than-significant.</p> <p>Cumulative Land Use Impacts. The proposed project, together with other feasible development in the immediate vicinity and elsewhere in Redwood City (see subsection 9.1.3 in this SEIR), could contribute to cumulative land use incompatibilities (cumulative air quality and transportation impacts). The specific cumulative impacts associated with these particular impact categories are addressed, and associated supplemental mitigation requirements are described, in corresponding chapters of this SEIR. With implementation of these mitigations, the cumulative land use impacts of the proposed project would be less-than-significant.</p>	LS	No significant additional cumulative land use impact has been identified; no additional mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>HOUSING</i>				
The 1996 Midpoint Technology Park EIR concluded that the potential effects of the overall Technology Park development on the city's residents/job ratio and on citywide demands for new housing units (an additional demand for 418 units), including demands for affordable housing units (an additional demand for 197 units) represented a significant unavoidable impact . The proposed change in project site land use would reduce the overall Midpoint Technology Park employment total (assuming full buildout) and the associated overall residents/job ratio impact, but not to a less-than-significant level.	S	No mitigation specific to these impacts was adopted, and an associated Statement of Overriding Considerations pursuant to CEQA Guidelines section 15126.2(b) (Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented) was adopted by the City. No additional mitigation is required.	NA	SU
<i>FIRE/EMERGENCY SERVICES AND CHILD CARE</i>				
Project-Related and Cumulative Increases in Fire Protection and Emergency Medical Service Demands. The 1996 Midpoint Technology Park EIR concluded, "Although the project may generate some additional demands, it should not have any significant impacts on the existing fire services." The proposed project land use changes would not change these 1996 EIR findings; however, the proposed Stanford Outpatient Center could be subject to additional on-site physical and	LS	No additional significant project or cumulative impact has been identified; no additional mitigation is required.	NA	LS

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>operational fire protection requirements. However, the proposed project would not require a new or physically expanded fire facilities, nor has the Redwood City Fire Department (RCFD) concluded that the project would impair or interfere with any emergency plan. Therefore, under CEQA, potential project impacts on fire protection and emergency medical service demands are considered less-than-significant.</p> <p>Regarding potential cumulative fire protection and EMS impacts, as development increases throughout Redwood City, the RCFD will require additional personnel, facilities, and equipment (especially for emergency medical purposes), in order to maintain and continue delivery of an acceptable level of service, including adequate response times. Until specific cumulative RCFD facilities expansion needs are identified in terms of size, staffing, equipment, and location, assessment of associated environmental impacts would be highly speculative. As a result, cumulative effects on RCFD fire protection and emergency medical services do not represent an additional (supplemental) significant "environmental" impact under CEQA.</p> <p>Supplemental Child Care Impacts. The proposed project would contribute to the existing child care shortage in Redwood City.</p>	LS	No significant additional environmental impact has been identified, and no mitigation is required under CEQA. Child care services in	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>This non-physical impact is considered less-than-significant from an "environmental" CEQA perspective. The City has no adopted policy <i>requiring</i> provisions for child care in new development.</p> <p>The proposed Stanford Outpatient Center project would not include any residential uses; therefore, a substantial increase in local population resulting from the project would not be expected. Also, as described in chapter 10 (Housing) of this SEIR, the proposed project would employ approximately 538 fewer employees than anticipated in the 1996 EIR, resulting in a reduced impact on citywide demands for new housing. Any increase in local population due to Outpatient Center employees requiring child care relocating to Redwood City would not be considered a substantial addition to the population of children, and any such increase in local population would be less than anticipated in the 1996 EIR.</p>		<p>Redwood City are currently private or non-profit rather than public. The City has no General Plan policy or municipal regulation <i>requiring</i> provisions for child care in new development. Under its current policies, the City may consider granting a density bonus to the project, in return for applicant provision of adequate (i.e., consistent with state space requirements) child care space or facilities on the project site; however, the proposed Stanford Outpatient Center project does not require a density bonus because the project involves the renovation of four <i>existing</i> buildings. Also, C/CAG may grant trip credits for child care provisions.</p>		
<p>TRANSPORTATION, CIRCULATION, AND PARKING</p>				
<p>Supplemental Impact 12-1: Project Impact on Broadway/Second Avenue Intersection. During the PM peak hour, project traffic would</p>	S	<p>Supplemental Mitigation 12-1. The applicant shall install all-way stop sign control at the Broadway/Second Avenue intersection, which</p>	Applicant	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
reduce the level of service (LOS) and increase individual vehicle delay by more than five (5) seconds at the Broadway/Second Avenue intersection. This change would represent a significant impact . This impact is similar to Impact 3-3 identified in the 1996 EIR.		would achieve LOS D operations at this location under Project Conditions. Implementation of this measure would reduce the impact to a less-than-significant level .		
Supplemental Impact 12-2: Project Impact on Rolison Road Roadway Segment. Project traffic would increase PM peak-hour and daily traffic on Rolison Road south of Second Avenue by more than five percent. Since this segment of Rolison Road currently carries fewer than 3,000 vehicles per day and is therefore operating as a "local street," the increase in traffic due to the project represents a significant impact . This impact is similar to Impact 3-3 identified in the 1996 EIR.	S	Supplemental Mitigation 12-2. The applicant shall implement traffic calming devices to help maintain vehicle speeds at posted limits along Rolison Road south of Second Avenue. The installation of these devices shall be made in accordance with City standards and shall be coordinated with City emergency services (Fire Department). However, implementation of the traffic calming devices, while improving public safety, would not reduce the impact to a less-than-significant level; therefore, the project impact on Rolison Road south of Second Avenue would represent a significant unavoidable impact .	Applicant	SU
Project Impact on Bay Road Roadway Segment. The Fehr & Peers traffic analysis also found that the project would add some traffic to the Bay Road segment that passes by Taft Elementary School. The project-related traffic increase on this roadway segment during the PM peak hour would be five percent, and the daily increase would be four percent. This project-related increase in traffic volume alone, however, does not translate into an immediate	LS	No significant impact has been identified; no mitigation is required.	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>safety concern; the roadway design is also an important safety factor. The existing Bay Road crosswalk in front of the school contains an in-pavement lighting system. This lighting system has push buttons that activate flashing lights to warn motorists when a pedestrian enters the crosswalk. With this system already in place to address pedestrian safety at the Bay Road crosswalk serving the school, the project traffic addition would have a less-than-significant safety impact.</p>				
<p>Supplemental Impact 12-3: Project Impact on Congestion Management Program Facilities. The project would increase PM peak-hour traffic volumes on Woodside Road and El Camino Real (County Congestion Management Program facilities) by more than 100 trips, representing a potentially significant impact on these roads. This is a new impact not identified in the 1996 EIR or 1998 SEIR.</p>	S	<p>Supplemental Mitigation 12-3. Prior to Planned Development (PD) Permit Amendment approval, the applicant shall provide a Transportation Demand Management (TDM) plan for project impacts on Woodside Road and El Camino Real that complies with the <i>C/CAG Guidelines for the Implementation of the Land Use Component of the 1999 Congestion Management Program</i>. Implementation of this measure would reduce the impact to a less-than-significant level.</p>	Applicant	LS
<p>Supplemental Project Impacts on Site Access and Internal Circulation. The proposed site access and internal circulation system changes and refinements would not substantially increase traffic hazards or result in inadequate emergency access. The project would therefore have a less-than-significant impact on site access and internal circulation</p>	LS	<p>No significant impact has been identified; no mitigation is required.</p>	NA	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
conditions. (The 1996 EIR and 1998 SEIR did not evaluate this impact.)				
Supplemental Impact 12-4: Project Consistency with General Plan Provisions for Alternative Transportation Modes. Since the project site does not currently have bus service, the project has the potential to conflict with <u>Redwood City Strategic General Plan Circulation Element</u> objectives and policies encouraging the use of alternative transportation modes. This potential inconsistency represents a potentially significant impact . This impact is similar to Impact 3-4 identified in the 1996 EIR.	S	Supplemental Mitigation 12-4. Prior to Planned Development (PD) Permit Amendment approval, the applicant shall provide a Transportation Demand Management (TDM) plan as described in <i>Supplemental Mitigation 12-3</i> above, to City and C/CAG satisfaction. The TDM plan shall include measures to encourage use of transit services, coordinated with SamTrans. Implementation of this measure would reduce this impact to a less-than-significant level .	Applicant	LS
Supplemental Impact 12-5: Cumulative With Project Impacts at Woodside Road/Broadway Intersection. Traffic under Cumulative With Project Conditions would cause an unacceptable increase in delay at the Woodside Road/Broadway intersection during the PM peak hour. This delay increase would represent a significant cumulative impact . This impact is similar to Impact 3-2 identified in the 1996 EIR.	S	Supplemental Mitigation 12-5(a). The project applicant shall pay an additional traffic impact fee for the approximately 393 net new PM peak-hour trips generated by the Stanford Outpatient Center project. The traffic impact fee program is planned to include citywide traffic improvement needs, including improvements that would reduce congestion in the Woodside Road corridor and in the area surrounding the project site on Bay Road.	Applicant	See below.
		Supplemental Mitigation 12-5(b). The project applicant shall implement a transportation demand management (TDM) program to reduce the number of drive-alone auto trips	Applicant	See below.

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		generated by the project (see <i>Supplemental Mitigation 12-3</i>).		
		The combination of these two measures has the potential to reduce the project's contribution to the cumulative impact at the Woodside Road/Broadway intersection to a <i>less-than-significant level</i> . However, until Caltrans commits to implementing the planned improvements at the Woodside Road/Broadway intersection, the project's contribution to the cumulative impact at this intersection would represent a significant unavoidable impact .		SU
Supplemental Impact 12-6: Cumulative With Project Impacts at Broadway/Charter Street Intersection. Traffic under Cumulative With Project Conditions would cause an unacceptable increase in delay at the Broadway/Charter Street intersection during the PM peak hour. In addition, under Cumulative With Project Conditions, traffic volumes at the intersection are expected to satisfy the peak-hour signal warrant. Cumulative With Project Conditions would therefore cause a potentially significant cumulative impact . This impact is a new impact not identified in the 1996 EIR or 1998 SEIR.	S	Supplemental Mitigation 12-6. A traffic consultant selected by and under the direction of the City, and funded by Stanford Hospital & Clinics, shall periodically monitor the intersection in a similar manner as other unsignalized intersections in Redwood City to determine if and when signalization, or other mitigation as determined by the City, would be warranted in the future. The project applicant shall also contribute its fair share, as determined by the City, to the design and installation of the mitigation measure at the time its installation is determined by the City to be necessary.	City/Applicant	LS
		The intersection is expected to operate at LOS B during the PM peak hour under Cumulative		

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>Supplemental Impact 12-7: Cumulative With Project Impacts at Broadway/Second Avenue Intersection. Traffic under Cumulative With Project Conditions would cause an unacceptable increase in delay at the Broadway/Second Avenue intersection during both the AM and PM peak hours. In addition, under the Cumulative With Project Conditions, the total delay on the minor street (Second Avenue) would satisfy the peak-hour delay signal warrant. Cumulative With Project Conditions would therefore cause a potentially significant cumulative impact. This impact is a new impact not identified in the 1996 EIR or 1998 SEIR.</p>	S	<p>With Project Conditions with installation of a traffic signal (as one example of a feasible mitigation measure). Implementation of this mitigation measure would therefore reduce the project's contribution to the cumulative impact at the Broadway/Charter Street intersection to a less-than-significant level.</p> <p>Supplemental Mitigation 12-7. The applicant shall implement <i>Supplemental Mitigation 12-1</i> (install all-way stop sign control). Implementation of this measure would reduce the project's contribution to this cumulative impact to a less-than-significant level.</p> <p>Alternatively, implementation of either of the following two mitigation measures would similarly reduce the project's contribution to this cumulative impact to a less-than-significant level and would also result in improving intersection operation to an acceptable level of service (LOS D or better under Cumulative Conditions).</p> <p>A traffic consultant selected by and under the direction of the City, and funded by Stanford Hospital & Clinics, shall periodically monitor the intersection in a similar manner as other unsignalized intersections in Redwood City to determine if and when signalization, or other mitigation as determined by the City, would be warranted in the future. The project applicant</p>	Applicant	LS

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		<p>shall also contribute its fair share, as determined by the City, to the design and installation of the mitigation measure at the time its installation is determined by the City to be necessary;</p> <p>or</p> <p>The City could have the applicant contribute its fair share, as determined by the City, to the design and installation of a roundabout at this intersection, assuming the roundabout is physically feasible.</p>		
<p>Supplemental Impact 12-8: Cumulative With Project Impacts at Bay Road/Fifth Avenue Intersection. Traffic under Cumulative With Project Conditions would cause an unacceptable increase in delay at the Bay Road/Fifth Avenue intersection during the PM peak hour. In addition, under Cumulative With Project Conditions, traffic volumes at the intersection are expected to satisfy the peak-hour signal warrant. Cumulative With Project Conditions would therefore cause a potentially significant cumulative impact. This impact is a new impact not identified in the 1996 EIR or 1998 SEIR.</p>	S	<p>Supplemental Mitigation 12-8. The project applicant shall pay additional traffic impact fees for the estimated 393 net new PM peak-hour trips generated by the Stanford Outpatient Center project. Implementation of this mitigation measure would reduce the project's contribution to the cumulative impact at the Bay Road/Fifth Avenue intersection to a less-than-significant level.</p>	Applicant	LS
<p>Supplemental Impact 12-9: Cumulative Impact on Rolison Road Roadway Segment. Cumulative With Project traffic would increase</p>	S	<p>Supplemental Mitigation 12-9. The applicant shall implement <i>Supplemental Mitigation 12-2</i> (traffic calming). However, implementation of</p>	Applicant	SU

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
PM peak-hour and daily traffic on Rolison Road south of Second Avenue by more than five percent. Since Rolison Road carries fewer than 3,000 vehicles per day, the increase in traffic due to the project would represent a significant cumulative impact . This impact is similar to Impact 3-3 identified in the 1996 EIR.		this With Project Condition mitigation would not reduce this Cumulative With Project impact to a less-than-significant level. No feasible additional mitigation has been identified; therefore, this Cumulative With Project impact on Rolison Road south of Second Avenue would represent a significant unavoidable impact .		
Supplemental Impact 12-10: Project Impact on Parking. The project may not have an adequate number of parking spaces, since the anticipated parking supply (no less than 1,116 spaces) would not meet standard parking demand ratios specified by the Institute of Transportation Engineers (ITE) and the City of Redwood City for a typical medical/dental clinic use. This potential for inadequate parking supply represents a potentially significant impact . This impact is a new impact not identified in the 1996 EIR or 1998 SEIR.	S	Supplemental Mitigation 12-10. A <i>parking monitoring program</i> shall be undertaken by a traffic consultant selected by and under the direction of the City and funded by Stanford Hospital & Clinics. The <i>parking monitoring program</i> shall include completion of an initial baseline on-site and off-site (nearby on-street) parking analysis prior to Outpatient Center occupancy, followed by periodic on-site and off-site recounts (twice per year) for a period of two years following full Outpatient Center occupancy, as determined by the City. The residential streets to be included in the off-site parking counts are: <ul style="list-style-type: none"> ▪ Second Avenue--Rolison Road to Bay Street, ▪ Rolison Road--Second Avenue to Fourth Street, ▪ Hoover Street--Second Avenue to Fourth Street, ▪ Broadway--Second Avenue to Fourth Street, and 	Applicant/City	LS

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		<ul style="list-style-type: none"> ▪ Page Street--Second Avenue to Fourth Street. <p>Simultaneously with the parking counts, field observations shall be conducted at adjacent commercial sites, residential areas, and Andrew Spinas Park to determine if Outpatient Center employees or patients are parking in these areas. If parking demand in these adjacent areas increases by 15 percent or more over the base line surveys, consultations between City staff and the project applicant, based on the field observation data, shall be conducted to decide whether the increased parking demand is due to Stanford Outpatient Center activities or to other development in the area.</p> <p>If the on-site parking demand exceeds specified occupancy levels, or if a 15 percent increase or more in spillover parking into adjacent areas is determined to result from Outpatient Center activities, the applicant shall provide additional on-site parking (e.g., through valet parking and/or installation of additional parking facilities [rather than a four-story parking structure, as anticipated in the 1996 EIR] at one to three possible on-site locations, as illustrated on Figures 12.11 and 12.12 of this SEIR), subject to review and approval by the</p>		

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		Redwood City Traffic Engineer and Redwood City Planning Commission. Implementation of this measure would reduce the impact to a <i>less-than-significant level</i> .		

UTILITIES

Supplemental Impact Due to Increased Water Demand. The proposed change in land use would not be expected to significantly affect existing City water system supplies or operations, even though the City is currently using more than its contractual allocation from the SFPUC. The City expects that a combination of excess SFPUC supply and recycled water use will be adequate to meet projected City demand for water through the year 2030, including the minor increases in demand expected to result when existing buildings are converted to new uses, such as proposed for the project site.

LS	No significant project or cumulative impact has been identified; no supplemental mitigation is required.	NA	LS
----	--	----	----

The proposed project is creating minimal new space (e.g., two lobbies and an enclosed walkway), and its projected increase in water demand is equivalent to approximately ten single-family homes.

Supplemental Impact 13-1: Increased Peak Wastewater Flows in the Local Fair Oaks

S	Supplemental Mitigation 13-1. The project applicant's engineer shall work with FOSMD	Applicant	LS
---	---	-----------	----

-
- S = Significant
 - LS = Less than significant
 - SU = Significant unavoidable impact
 - NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<p>Sewer Maintenance District (FOSMD) Collection System. It is estimated that the proposed Stanford Outpatient Center would increase peak flows in existing collector sewers in Douglas Avenue and in Barron Avenue by approximately two percent over flow rates projected upon build-out of the Midpoint Technology Park. Since these lines were already operating substantially over their design capacities before development of the Technology Park, these additional project-related flows could represent a <i>potentially significant project and cumulative impact.</i></p>		<p>and the San Mateo County Engineering Department to re-evaluate existing peak flow conditions in the local collection network, particularly Lines 100 and 200, to determine if peak flows expected to be generated by the proposed project changes would result in total flows exceeding adopted operational and/or pipe-flow criteria. In the event FOSMD determines that specific collection system improvements are required, the project applicant would contribute its fair share toward the design and construction of these improvements by the County. Implementation of these measures would reduce the identified impact to a <i>less-than-significant level.</i></p>		
<p>Supplemental Impact 13-2: Increased Wastewater Discharges to Redwood City Facilities. Preliminary calculations indicate the proposed project changes would increase FOSMD flows to the Redwood City collection system by approximately 32,800 gpd, which could exceed FOSMD's current conveyance and treatment allocation. This would represent a <i>potentially significant project and cumulative impact.</i></p>	S	<p>Supplemental Mitigation 13-2. The project applicant shall be required to:</p> <p>(a) Coordinate with FOSMD to identify and implement off-site measures designed to reduce existing wastewater flows originating from other properties, thereby freeing up the capacity needed to accommodate the proposed Stanford Outpatient Center's increased wastewater production, and</p> <p>(b) Pay its fair share toward FOSMD's acquisition from Redwood City of any additional sewer capacity required for the project.</p>	Applicant	LS

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
		Implementation of measures (a) and (b) above would ensure that the identified project and cumulative sewer impact would be limited to a <i>less-than-significant level</i> .		
Supplemental Impacts on Solid Waste Service. The proposed project land use changes would increase demands for solid waste collection and disposal services. This increase and total would not represent an inordinate amount of solid waste for the project size (i.e., would not constitute a rate inconsistent with adopted land use plans, policies, or regulations) and could be adequately served by landfills with sufficient capacities to accommodate both the project and anticipated future solid waste disposal needs. Therefore, project and cumulative impacts on solid waste service are considered <i>less-than-significant</i> .	LS	The proposed Stanford Outpatient Center would be subject to the recycling program identified in the 1996 EIR (Certified Mitigation 7-2). No additional significant project cumulative impact has been identified; no supplemental mitigation is required.	NA	LS

S = Significant
 LS = Less than significant
 SU = Significant unavoidable impact
 NA = Not applicable