
**NOTICE OF COMPLETION AND AVAILABILITY OF
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE
PROPOSED STANFORD OUTPATIENT CENTER PROJECT**

Notice is hereby given that the City of Redwood City (the ACity®) has completed and is making available for public review a Draft Supplemental Environmental Impact Report (Draft SEIR) for the proposed Stanford Outpatient Center project. Detailed information about the nature and availability of the Draft SEIR follows.

LEAD AGENCY: City of Redwood City

ADDRESS WHERE COPY OF DRAFT SEIR AND ALL DOCUMENTS INCORPORATED BY REFERENCE IN THE DRAFT SEIR ARE AVAILABLE:

City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

REVIEW PERIOD: 45-day review period, commencing on June 12, 2006, and concluding on July 26, 2006

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NOTICE OF PROPOSED, ANTICIPATED PUBLIC HEARING ON THE DRAFT SEIR:

At this time, the following City of Redwood City Planning Commission public hearing on the Draft SEIR is anticipated:

Time: 7:00 PM
Date: July 18, 2006
Place: City of Redwood City
City Council Chambers
1017 Middlefield Road
Redwood City, CA 94063

DESCRIPTION OF PROJECT:

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 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.

In 1998, the City approved an addition of approximately 60,000 square feet to one of the approved (but not yet constructed) Midpoint Technology Park buildings; however, the approved 47,000-square-foot building and the 60,000-square-foot addition were never constructed.

The applicant anticipates that the proposed changes to the Midpoint Technology Park necessary to develop the Stanford Outpatient Center would consist of an initial phased build-out of three of the buildings (430, 440, and 450 Broadway) beginning construction in 2006 and completing in 2008, with build-out of the fourth building (420 Broadway) to follow in a future phase. The specific sequence of renovation of the four buildings for medical clinic space has not yet been determined by the applicant. The applicant has indicated that, initially, two of the four buildings (440 and 450 Broadway) would be converted to medical clinic space, including clinical research functions related to outpatient health care functions, and two (430 Broadway initially and 420 Broadway later) may be used partially for administrative support uses, such as finance, billing, and human resources, and partially for medical clinic space. Per Redwood City Zoning Ordinance Section 17.3d, any office use on-site must total less than 25 percent of the gross floor area (i.e., 90,125 of the total 360,500 square feet on-site) and must serve the medical clinic uses. The applicant anticipates that, ultimately, all four buildings would be fully occupied with outpatient medical clinics. Urgent care, emergency room, and in-patient hospital services would not be provided.

The proposed physical changes to the project include construction and/or installation of a new patient drop-off area, new entrance canopy, covered walkway and main lobby at the west entrance to 440-450 Broadway, new central courtyard/dining terrace and trellis, new parapet signs at 430, 440 and 450 Broadway, new building function signs at entrances to each building, new monument signs at two existing vehicle entry-exit locations along Broadway, new east entrance lobby at 420-430 Broadway, new roof over existing loading dock, new enclosed pedestrian connection/corridor between 430-440 Broadway, additional rooftop mechanical systems and associated parapet screening additions, emergency generator additions and modifications (there are currently two generators; one would be relocated, and two generators would be added, to provide one for each of four buildings), associated above-ground fuel storage tanks for each

generator, new exterior security cameras, new underground storm water retention basins, and modified and additional underground utility connections.

These proposed project changes will require the following City approvals: SEIR certification, Planned Development (PD) Permit Agreement, Use Permit, grading permit, building permit, water and sewer hook-ups, and other ministerial actions.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS:

The Draft SEIR has concluded that implementation of the proposed project could result in significant environmental impacts in the following areas: Aesthetics (Visual Factors), Air Quality, Cultural Resources, Hazards and Hazardous Materials, Transportation, and Utilities (sewer service).

PRESENCE OF HAZARDOUS WASTE FACILITIES, HAZARDOUS WASTE PROPERTIES, AND HAZARDOUS WASTE DISPOSAL SITES ON THE PROJECT SITE:

The project site is not included on the lists enumerated under Government Code section 65962.5, including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites, and others.