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NOTICE OF PREPARATION NOTICE OF SCOPING MEETING

To: Responsible Agencies, Trustee Agencies, and Other Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Stanford in Redwood City Precise Plan¹

From: City of Redwood City

Address: 1017 Middlefield Road, P.O. Box 391, Redwood City, California 94064

Contact: Lorraine Weiss, Contract Planner, at (415) 921-5344/ lorraine@lorraine-weiss.com or
Maureen Riordan, Senior Planner, at (650) 780-7236/ mriordan@redwoodcity.org,

The City of Redwood City will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed project identified below.

To Agencies: We are interested in the views of your agency as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project. The proposed project, its location, and its potential environmental effects are described below.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but *not later than 30 days* after receipt of this notice.

Please send your response to the Redwood City Planning Department, Attention: Maureen Riordan, Senior Planner, 1017 Middlefield Road, P.O. Box 391, Redwood City, California 94064. Please provide a contact name for your agency with your comments.

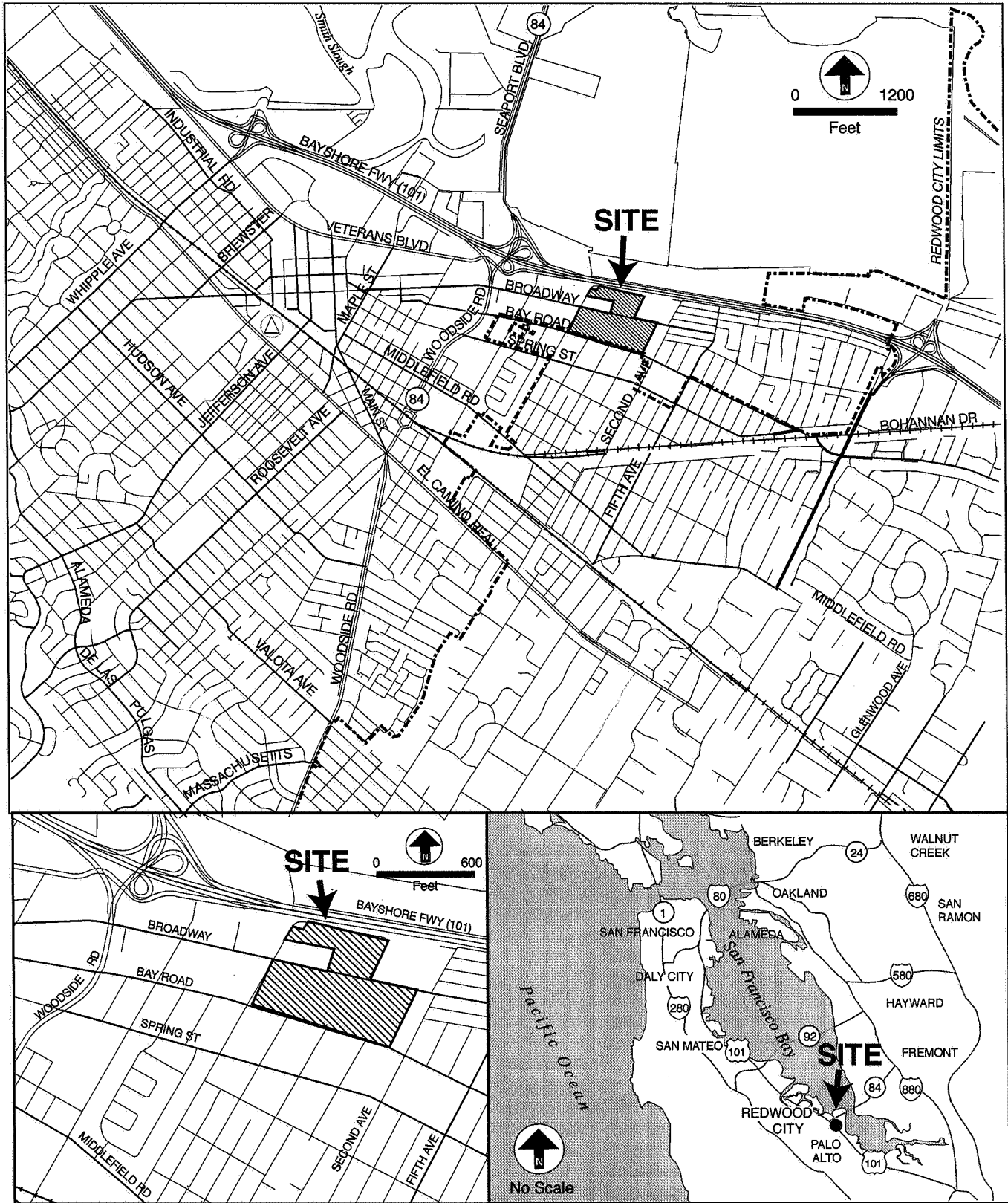
Project Title: Stanford in Redwood City Precise Plan

Project Applicant: Stanford University

Project Location: See Figure 1. The project site is located on the inland side of U.S. Highway 101 (the Bayshore Freeway), generally bounded by U.S. 101 on the north, Douglas Avenue on the west, Bay Road on the south and the Andrew Spinus city park and Redwood City Fire Station #11 on the east. The site is bisected by Broadway.

Project Description: Stanford University has submitted an application to the City of Redwood City (City) for a proposed *Stanford in Redwood City Precise Plan* (the project) that provides for development of a Stanford University satellite administrative office, research and development (R&D) and medical clinic space totaling approximately 1.53 million square feet on an approximately 35-acre project site. Adjacent land uses that are not part of the Stanford in Redwood City project, but that will be included in the Precise Plan include: Stanford Hospital & Clinics Medical Outpatient Center located on approximately 11.3-acres and an existing Genentech-owned building located on approximately 2.3-acres.

¹References: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103 and 15375.



SOURCE: City of Redwood City, Wagstaff and Associates

Figure 1

PROJECT LOCATION

The stated objective of the project is to create a satellite campus that will accommodate Stanford University administrative and other functions in proximity to the University's main campus in Palo Alto (approximately 7 miles away) with convenient vehicular, Caltrain and local transit accessibility, and proximity to an active downtown.

There are eight existing office and R&D buildings on the 35-acre project site, totaling approximately 537,000 square feet in floor area. The long-range planning concept is to eventually demolish all eight existing buildings and construct a new contemporary and sustainable office, research and medical clinic campus.

A conceptual site plan for the proposed project is illustrated on Figure 2. The proposal includes a phased demolition of approximately 537,000 square feet of existing office/R&D space and construction in phases of approximately 1,525,000 square feet of new space in up to approximately 13 new office/R&D/medical clinic buildings, plus up to five parking structures containing approximately 5,260 parking spaces. The proposed plan also includes infrastructure improvements, including an onsite storm water retention system, dual piping for future use of recycled water, and a pedestrian greenway that would run through the center of the campus.

Development is anticipated to begin with an approximately 500,000 to 700,000-square-foot first phase in the portion of the project site south of Broadway and west of Andrew Spinas Park (immediately south of the new Stanford Medical Outpatient Center).

The University has identified a number of potential uses to be relocated to the project, including:

- Stanford University School of Medicine, including research management, communications and institutional planning;
- Stanford University Business Affairs Department administrative uses including financial, technological, business and human resource activities;
- Stanford University library system components including offices for the Stanford University Press, HighWire Press, and Library Technical Services group; and
- Offices for other Stanford University administrative activities such as the University's development department (capital campaign and other fundraising coordination); Office of Land, Buildings and Real Estate; executive and continuing education facilities; and various new academic "start-up" endeavors.

Implementation of the development program will require City approval of the proposed Precise Plan as well as an associated General Plan Amendment to change the project site General Plan land use designation from "Light Industrial" (Research and Development) to a "Commercial" category and a Rezoning to change the project site zoning designation from "IR" (Industrial Restricted) to "P" (Planned Community District). The project will also require City approval of a Planned Community (PC) permit in accordance with the City's PC zone process, and eventual Architectural Review Committee review of Precise Plan design guidelines and City approval of a Development Agreement and associated tentative and final subdivision map approvals.

DEIR Scope:

The City has determined that the proposed Precise Plan will require preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The probable environment impacts of the proposed project (both significant and less than significant) that will be evaluated in the EIR fall into the following categories: Air Quality; Biological Resources (focusing on the City's Tree Preservation Ordinance); Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation/Traffic; Utilities and Service Systems; and Global Climate Change. The City does not believe that the proposed project would cause any impact with respect to Agricultural Resources or Mineral Resources and does not plan to discuss those topics at any length in the EIR.

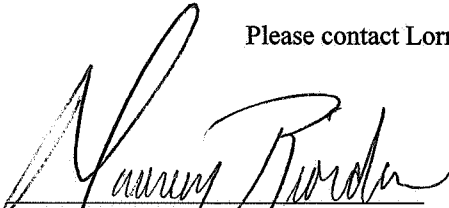
- **Land Use and Planning:** The EIR will describe the General Plan amendment and Rezoning actions necessary to implement the Precise Plan, and the potential impacts of Precise Plan buildout on existing and planned land use characteristics in the Precise Plan vicinity.
- **Aesthetics (Visual Factors):** The EIR will describe the aesthetic and urban design implications of the proposed Precise Plan, including its visual relationships to the surrounding vicinity and the potential impacts of Precise Plan buildout (i.e., the proposed array of building masses, heights, view corridors, etc.) on important surrounding vantage points.
- **Population and Housing:** The EIR will describe the anticipated effects of Precise Plan buildout on existing and projected population and housing characteristics, housing demands, and the local balance between housing and jobs in Redwood City.
- **Transportation, Circulation and Parking:** The EIR will describe the transportation and circulation implications of the proposed Precise Plan, including its incremental contribution to daily and peak hour traffic on local and regional roadway facilities. The evaluation will include regional and local roadway system impacts, transit implications, pedestrian and bicycle provision impacts, and TDM opportunities.
- **Air Quality:** The EIR will describe the potential short- and long-term impacts of Precise Plan buildout on local and regional air quality based on methodologies stipulated by the Bay Area Air Quality Management District.
- **Global Climate Change:** The EIR will describe the potential Precise Plan buildout impacts on local greenhouse gas emissions and global climate change, following the latest approach and methodologies suggested by the State.
- **Utilities and Service Systems:** The EIR will describe the Precise Plan buildout impacts on local utility and service systems, including police, fire and emergency medical services; water supply; sewer and wastewater treatment; storm drainage and water quality; and solid waste.
- **Hazards and Hazardous Materials:** The EIR will describe any hazardous waste disposal activities anticipated at the campus and will describe any associated potential hazardous waste disposal impacts and mitigation needs. Any potential construction period hazards and hazardous material impacts and mitigation needs will also be described.
- **Noise:** The EIR will describe project-related construction period and long-term operation (traffic, mechanical systems, etc.) noise impacts and related mitigation needs.
- **Cultural Resources:** The EIR will describe any potential Precise Plan buildout impacts and mitigation needs associated with encountering possible subsurface archaeological resources.
- **Geology and Soils:** The EIR will describe the potential geotechnical implications of Precise Plan buildout.
- **Alternatives:** Pursuant to CEQA Guidelines section 15126.6, the EIR will also include an identification and comparative evaluation of a reasonable range of alternatives to the proposed project.

Notice of Scoping Meeting:

Pursuant to CEQA Guidelines section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City of Redwood City Planning Commission will conduct a scoping session for the purpose of soliciting views of the County of San Mateo, adjacent cities, responsible agencies, agencies with jurisdiction by law, trustee agencies, and interested parties requesting notice, as to the appropriate scope and content of the EIR.

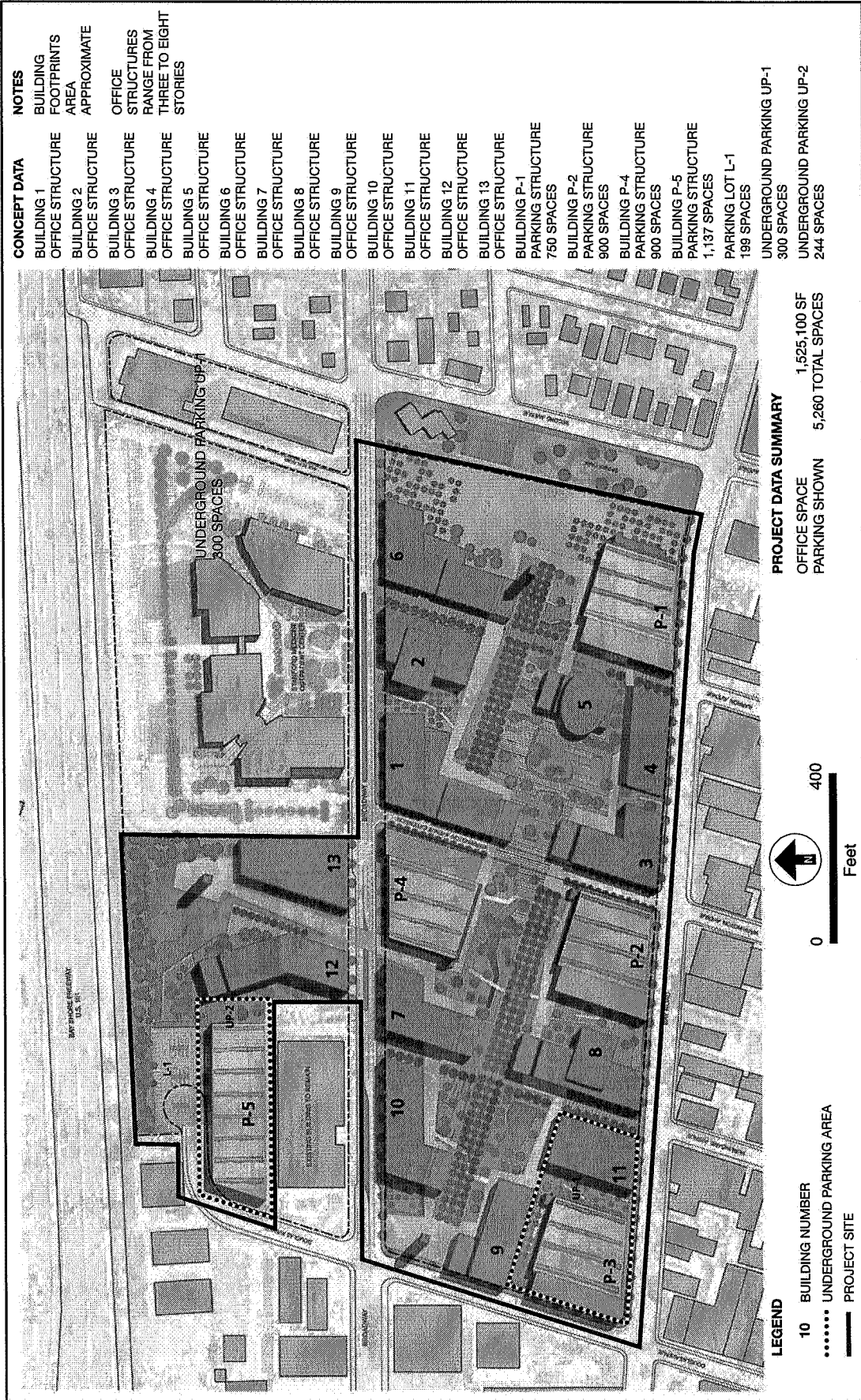
The scoping session will be conducted by the Planning Commission at its
October 14, 2008 regular meeting, which begins at 7:00 PM,
in the Redwood City Council Chambers,
1017 Middlefield Road, Redwood City.

Please contact Lorraine Weiss, Contract Planner, or Maureen Riordan, Senior Planner, for further information.


Maureen Riordan, Senior Planner
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10/2/08

Date



SOURCE: Stanford University

Figure 2

PROPOSED PROJECT CONCEPTUAL SITE PLAN