Prepared: June 2010

A Draft Environmental Impact Report (EIR) has been prepared for the Stanford University Medical Center (SUMC) Facilities Renewal, Replacement and Expansion Project.

- The Notice of Preparation (NOP) was distributed by the City on August 22, 2007, announcing the intent to prepare and distribute an EIR to analyze the impacts of the SUMC Project.
- A Scoping Report was prepared on December 4, 2007, which included comments that were received on the NOP, the comments in the report help to guide the EIR analysis.
- The Draft EIR was released on May 20, 2010 for a 69-day review period, closing July 27, 2010.
- The City Council held a kick off meeting on May 24, 2010 to introduce the Draft EIR. The Planning and Transportation Commission and City Council will hold several meetings to collect comments on the Draft EIR. See schedule below.
- Response to Comments will be prepared after the public review period has closed.
- The Final EIR includes the Draft EIR, comments and Response to Comments; and will be reviewed by the Planning and Transportation Commission and considered for certification by the City Council.
- The Final EIR must be certified by the City Council before any actions can be taken on the Project.

The City Council and Planning Commission shall meet to discuss the Draft EIR on the following dates:

<table>
<thead>
<tr>
<th>City Council Meetings</th>
<th>Planning Commission Meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 24: Kick off meeting – Fiscal Study, DA, EIR</td>
<td>June 2: EIR Review – Project Description, Land Use, Population &amp; Housing, Public Services</td>
</tr>
</tbody>
</table>

For more information please go to www.cityofpaloalto.org/sumc, or contact Steven Turner at steven.turner@cityofpaloalto.org
As per CEQA Guidelines Section 15126.6(a), there are seven (7) Alternatives that have been analyzed in the EIR. These have been listed below:

1. No Project Alternative A: Retrofitting only/ No New Structures;
2. No Project Alternative B: Replace SB 1953 Noncompliant Structures at Maximum Allowable FAR;
3. Reduced Intensity Alternative A: Right-size SHC and LPCH Facilities without adding beds;
4. Reduced Intensity Alternative B: Right-size SHC and LPCH Facilities plus add Floor Area in an amount less than SUMC Project;
5. Tree Preservation Alternative;
6. Historic Preservation Alternative; and

The Applicant’s preferred Alternative is the Tree Preservation Alternative, which would preserve protected nine oak trees located in the Kaplan Lawn. Preservation of trees is accomplished by incorporating proposed square footage and programmatic functions into fewer hospital modules and tightening the building footprint.

The Draft EIR provides an analysis of physical impacts anticipated to result from the SUMC Project. Where significant impacts are identified, the Draft EIR recommends feasible mitigation measures to reduce or eliminate the significant impacts and identifies which significant impacts are unavoidable. These impacts have been listed below.

The Draft EIR’s analyses conclude that the SUMC Project would have the following 16 Significant and Unavoidable Project and/or Cumulative Impacts (impacts would not be avoided or reduced to less than significant by feasible mitigation measures).

**List of Significant and Unavoidable (SU) Project and/or Cumulative Impacts:**

- Deterioration of intersection level of service during Peak Hour conditions at three (3) Menlo Park intersections (Middlefield Road and Willow Road, Bayfront Expressway and Willow Road, and University Avenue and Bayfront Expressway) (Impact TR-2);
- Increased average daily traffic on four Menlo Park roadway segments, on Marsh Road, Sand Hill Road, Willow Road, and Alpine Road (Impact TR-3);
- Emission of criteria air pollutants (NOx) during construction, on both a project level and cumulative level (Impacts AQ-1 and AQ-6);
- Emission of criteria air pollutants (ROG, NOx, PM10) during operation, on both a project level and cumulative level (Impacts AQ-2 and AQ-7);
- Contribution to cumulative emissions of toxic air contaminants (Impact AQ-8);
- Emission of greenhouse gases, which would contravene the City’s ability to meet emission reduction goals in the Palo Alto Climate Protection Plan and which would have a cumulatively considerable contribution to global climate change (Impacts CC-1 and CC-2);
- Temporary but substantial noise during construction, on both a project level and cumulative level (Impacts NO-1 and NO-5);
- Emission of ambulance noise along a new route along Sand Hill Road into the proposed Durand Way extension, so that noise levels at roadside residences would increase by a level considered unacceptable under the City’s Comprehensive Plan (Impact NO-3);
- Demolition of an historical structure, the 1959 Hospital Building complex (also referred to as the Stone Building complex), which is a significant and unavoidable impact on both a project and cumulative level (Impacts CR-1 and CR-5); and
- Removal of up to 71 Protected Trees, as defined in City of Palo Alto’s Tree Protection and Management Regulations, which is a significant and unavoidable impact on both a project level and a cumulative level (Impacts BR-4 and BR-9).