

Appendix A

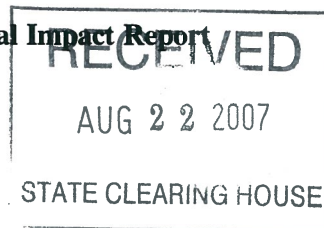
Notice of Preparation



NOTICE OF PREPARATION

To: Office of Planning and Research, Responsible Agencies, Trustee Agencies, and Members of the Public:

Subject: Notice of Preparation of a Draft Environmental Impact Report



Lead Agency:	City of Palo Alto	Consulting Firm:	PBS&J
Agency Name	City of Palo Alto	Firm Name	PBS&J
Street Address	250 Hamilton Avenue	Street Address	353 Sacramento Avenue, Suite 1000
City/State/Zip	Palo Alto, CA 94301	City/State/Zip	San Francisco, CA 94111
Contact	Steven Turner	Contact	Trixie Martelino, Project Manager

The City of Palo Alto will be the Lead Agency and will prepare a single environmental impact report (EIR) for two separate projects: (1) Stanford University Medical Center Facilities Renewal and Replacement Project, and (2) Simon Properties-Stanford Shopping Center Expansion, herein considered the "Projects" identified below. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed Projects. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Projects. Members of the public also are invited to provide their views as to the scope and content of the EIR.

Brief Project descriptions are provided below and a figure illustrating the Project sites and vicinity is attached. A copy of the Initial Study (☐ is ☒ is not) attached (no Initial Study was prepared). A single, comprehensive EIR will be prepared to address all the potential environmental impacts of the Projects.

Due to the time limits mandated by State law, your written response must be sent at the earliest possible date but *not later than October 1, 2007*. The agency and public comment period for this notice will extend from August 22, 2007 to October 1, 2007. The City will also hold an agency and public scoping session to receive oral and written comments on the scope and content of the EIR from 6:00 to 7:30 p.m. on September 24, 2007. The agency and public scoping session will be held at the City of Palo Alto Council Chambers, located at 250 Hamilton Street in Palo Alto.

Please send any written response to Steven Turner at the address shown above. The City will need the name for the contact person in your agency.

Project Titles: Stanford University Medical Center Facilities Renewal and Replacement Project and Simon-Properties Stanford Shopping Center Expansion

Project Locations: The Projects generally are proposed to be located on three sites, as shown on Figure 1, attached. The Stanford University Medical Center (SUMC) Facilities Renewal and Replacement Project is proposed to be located at the main SUMC site at 300 Pasteur Drive and 725 Welch Road in the City of Palo Alto in Santa Clara County. As shown on Figure 1, a small portion of the area within the Project boundary on the main SUMC site is located in unincorporated Santa Clara County, and is proposed for annexation to the City of Palo Alto. The Project boundary within the main SUMC site generally is within the area bounded by Welch Road to the north, Campus Drive West to the south, Quarry Road to the east, and Sand Hill Road to the west, and is within the SUMC Area Plan coverage area. Additionally, a portion of the SUMC Facilities and Replacement Project is proposed to be located at the Hoover Pavilion site at 211 Quarry Road, also within the SUMC Area Plan coverage area. The Project boundary at the Hoover Pavilion site generally is located within the area between

Arboretum Road to the south, Palo Road to the north, Quarry Road to the west, and the Stanford University campus to the east. The Simon Properties-Stanford Shopping Center Expansion is proposed to be located at Sand Hill Road and El Camino Road, within the Stanford Shopping Center property. This Project's boundary is within the area bounded by El Camino Real to the north, Vineyard Road to the south, Quarry Road to the east, and Sand Hill Road to the west (refer to Figure 1). In addition, the Projects may include off-site improvements, such as roadway and intersection modifications and utility improvements.

Project Descriptions: The proposed Projects consist of two distinct development proposals, prepared by separate applicants requesting separate entitlements. The proposed Projects include replacement and expansion of hospital, clinic, medical office, administrative office, research, laboratory and related facilities and improvements for the Stanford University Medical Center (SUMC) and expansion of retail and related facilities and improvements and the addition of a hotel at the Simon Properties-Stanford Shopping Center. Entitlements would include rezoning, Comprehensive Plan amendments, exceptions, architectural review and design enhancements, and Development Agreements. The SUMC Project also requires annexation. The entitlements being sought by the applicants of the Projects are considered part of the proposed Projects and will be analyzed in the EIR for their effects, along with those of the specific development proposals.

Stanford Hospitals and Clinics (SHC), Lucile Packard Children's Hospital (LPCH) and the Stanford University School of Medicine (SoM) request a zoning amendment to create a new hospital zone(s), which would change and increase the development standards for properties within the Project boundaries at the main SUMC site and at the Hoover Pavilion site. Height for the facilities at the main SUMC site is proposed to be up to 130 feet and height for facilities at the Hoover Pavilion site is proposed to be up to 60 feet. Floor area ratios and site coverage percentages are proposed to increase at both sites. A Jurisdictional Boundary Change is also requested for a minor adjustment to the boundary between the City of Palo Alto and Santa Clara County for an area within the main SUMC site proposed to accommodate SoM buildings.

SHC, LPCH and SoM are proposing improvements to their facilities that would be implemented in multiple phases over a 20-year period. In total, the SUMC Facilities Renewal and Replacement Project would result in a net increase of approximately 1.3 million square feet, including approximately 186,000 square feet of new medical office space, clinic, research and administrative space at the Hoover Pavilion site. More specifically, SHC, LPCH and SoM are proposing the following:

- Demolition, renovation and construction of SHC facilities, providing a net increase of approximately 725,000 square feet.
- Demolition, renovation and construction of LPCH facilities, resulting in approximately 400,000 additional square feet.
- Demolition of four existing School of Medicine buildings and construction of three replacement buildings, with no net increase in square feet.
- Net addition of approximately 186,000 square feet of new medical office, research, clinic and administrative facilities at the Hoover Pavilion site for SUMC-related medical offices, clinical research facilities, and support uses, as well as space for community practitioners.
- Addition of approximately 3,250 new parking spaces and replacement of approximately 1,000 parking spaces, through construction of above-ground and underground parking structures and provision of surface parking.
- Construction of a new road connecting Sand Hill Road and Welch Road, and provision of interior driveways and improved circulation connections.
- Related onsite and offsite improvements.

As proposed, the Simon Properties-Stanford Shopping Center development includes an expansion of up to 240,000 square feet of retail area throughout the shopping center site, a 120-room hotel, and parking to accommodate a net addition of approximately 1,234 vehicles. The location and design of the Project improvements is subject to modification through further environmental and design review. As shown on the illustrative site plan, a total of 12 new buildings are proposed, with three of the 12 new buildings located on 8,000 square foot building pads fronting El Camino Real. Four new two-story retail buildings are proposed immediately east of the existing mall buildings. These new buildings on the north side of the mall would create a new retail street. Two additional two-story structures would be constructed at the eastern terminus of the new street. The Project would add three additional parking levels to the existing three-story parking structure. The height of this renovated parking facility would exceed the maximum allowable height limit by 4 to 6 feet; Simon Properties is requesting an exception to this limit. In addition, an existing single-story (above-grade) parking structure would be demolished to accommodate two new retail buildings, as well as a five-story, 120-room hotel with a new parking structure having five raised levels. An exception would also be required for the height of the hotel to exceed the maximum allowable height limit by 4 to 6 feet. The location of the hotel will be reviewed and may be moved to a different location within the Shopping Center.

Potential Environmental Effects of the Projects:

It is anticipated that the proposed Projects may have the following significant environmental effects: land use, transportation, population and housing, noise and vibration, air quality, climate protection, hazardous materials, public services, hydrology, biology, cultural resources, geology and seismicity, aesthetics, utilities and services, and energy.

The EIR will also analyze the additional housing demand generated by increased employment from the Projects. If housing shortfalls are determined to result from the Projects, mitigation measures will be identified. Also, should the Development Agreements for the Projects require construction of additional housing, then the EIR will address the potential for impact resulting from the housing construction.

Signature Cynthia L. Williams Date 8/22/2007
Title Assistant Director of Planning
Telephone (650) 329-2321

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.
Revised October 1989.

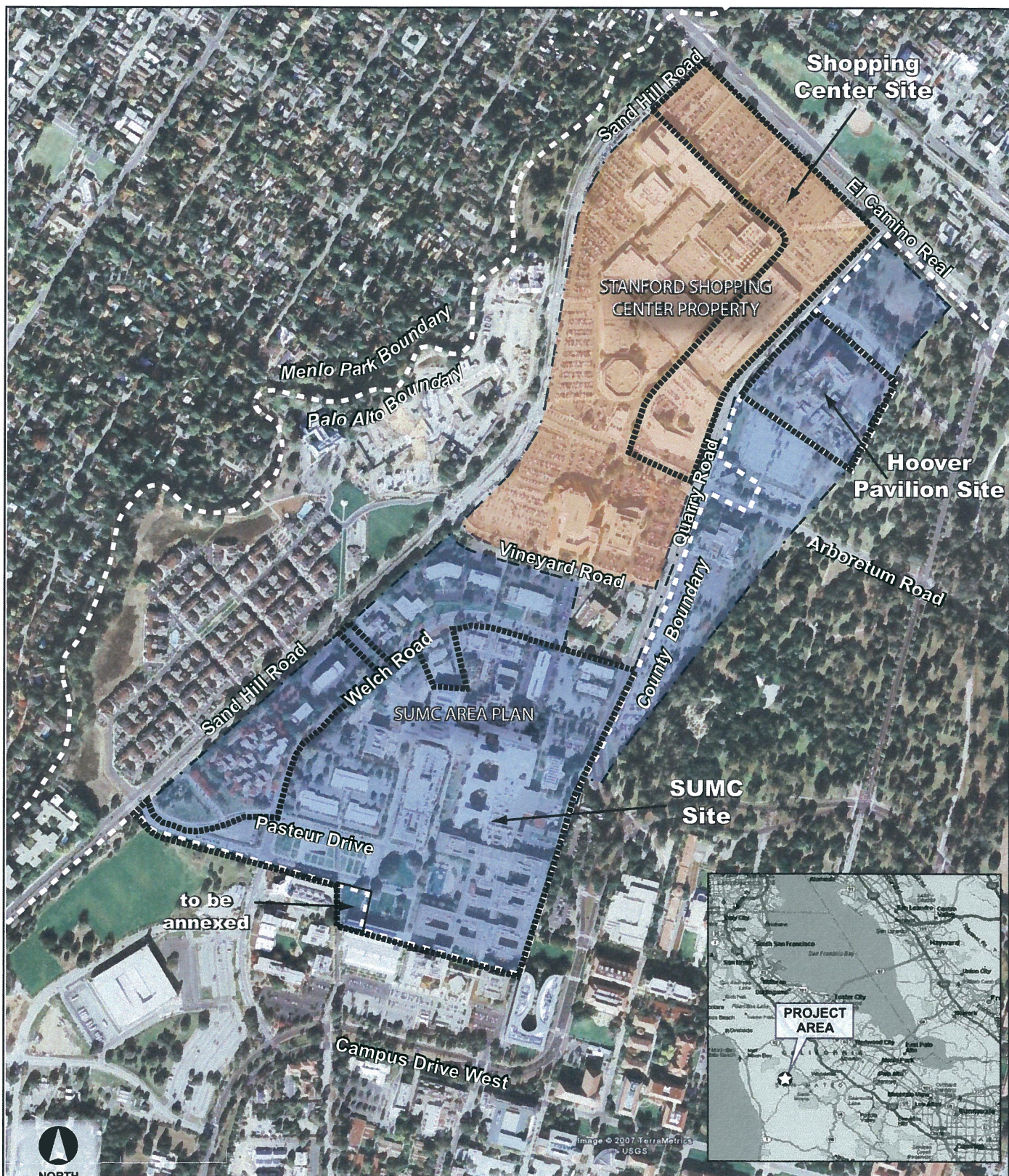


FIGURE 1
Project Site Location

D41357.00

Stanford University Medical Center Facilities Renewal and Replacement Project
and Simon-Properties Stanford Shopping Center Expansion