

ACTION NO. 2011-03
RECORD OF THE COUNCIL OF THE CITY OF PALO ALTO LAND USE ACTION
STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND
REPLACEMENT PROJECT: CONDITIONAL USE PERMIT FOR STANFORD
UNIVERSITY MEDICAL CENTER
(STANFORD HOSPITAL AND CLINICS, LUCILE SALTER CHILDREN'S HOSPITAL
AT STANFORD, AND STANFORD UNIVERSITY, APPLICANTS)

On June 6, 2011, the City Council approved the Conditional Use Permit for the Stanford University Medical Center facilities within the Hospital District zone, making the following findings, determination and declarations:

SECTION 1. Background. The City Council of the City of Palo Alto ("City Council") finds, determines, and declares as follows:

A. Stanford Hospital and Clinics ("SHC"), Lucile Salter Packard Children's Hospital at Stanford ("LPCH") and Stanford University School of Medicine ("SoM") operate existing Stanford University Medical Center ("SUMC") facilities within the City of Palo Alto on two sites that are collectively approximately 66 acres: the approximately 56-acre Main SUMC Site and the approximately 9.9-acre Hoover Pavilion Site. The two sites collectively are referred to in this Conditional Use Permit as the SUMC Sites. The Main SUMC Site is primarily bounded by Welch Road, Quarry Road, and Stanford University lands in unincorporated Santa Clara County. The Hoover Pavilion Site is located south and east of the corner of Quarry Road and Palo Road. The boundaries of the SUMC Sites are shown on Exhibit A to this Conditional Use Permit.

B. On August 13, 2007, SHC, LPCH and SoM (collectively, the "Project Applicants") applied for a Zone Change, Comprehensive Plan Amendment, Environmental Assessment, Architectural Review, Annexation and a Development Agreement for the Stanford University Medical Center Facilities Renewal and Replacement Project ("Project" or "SUMC Project"), including the demolition, renovation, and replacement of on-site structures, thereby adding approximately 1.3 million square feet of net new floor area, broken down as follows:

- Demolition, renovation, and construction of SHC facilities, providing a net increase of approximately 824,000 square feet, the combined replacement of existing hospital beds and the addition of new hospital beds for a total of 600 beds;
- Demolition, renovation, and construction of LPCH facilities, resulting in approximately 442,000 additional square feet, the addition of new hospital beds to existing beds to comprise a total of 361 beds;
- Demolition of four existing SoM buildings and construction of three replacement buildings, with no net increase in square feet;

- Demolition of shops and storage space, renovation of existing Hoover Pavilion, and net addition of approximately 46,000 square feet of new medical, office, research, clinic, and administrative facilities at the Hoover Pavilion Site for medical offices for community practitioners and SUMC-related medical offices, clinical facilities, and support uses;
- Demolition of existing parking spaces and construction of 2,985 new and replacement spaces, for a net increase of 2,053 spaces to address additional demand for the SUMC Project, to be located in surface parking and above- and underground structures;
- Construction of a new road connecting Sand Hill Road and Welch Road, and provision of interior driveways and improved circulation connections, including the extension of Quarry Road to Roth Way;
- Widening of Welch Road by the addition of a third lane to accommodate left turns in both directions; and
- Related on-site and off-site improvements.

C. Following staff review and preparation of the Environmental Impact Report for the SUMC Project, the Planning and Transportation Commission (Commission) reviewed the Project, including the Conditional Use Permit, and recommended approval on May 11, 2011, and May 18, 2011. The Commission's recommendations are contained in the Staff Report#1339, Attachment L.

D. On June 6, 2011, the City Council certified the Environmental Impact Report and approved the Project and related approvals, including the Conditional Use Permit, making certain findings, determinations and declarations.

SECTION 2. Environmental Review. The City as the lead agency for the Project has determined that the Project is subject to environmental review under provisions of the California Environmental Quality Act (CEQA) under Guideline section 15081, Decision to Prepare an Environmental Impact Report. An Environmental Impact Report (EIR) was prepared for the Project and the City Council has determined that the Project would have significant impacts on the environment that can and cannot be mitigated. The Draft EIR was available for public review beginning May 20, 2010 through July 27, 2010. The Final EIR was made available on February 17, 2011. On June 6, 2011, the City Council certified the EIR, adopted the findings required by CEQA, and adopted a statement of overriding considerations for those impacts that could not be mitigated to less than significant levels. The Final Environmental Impact Report and Mitigation Monitoring Reporting Plan are contained in Staff Report #1339, Attachment A.

SECTION 3. Conditionally Permitted Uses. Palo Alto Municipal Code, Section 18.36.040 (Hospital District) identifies uses that may be conditionally permitted upon issuance of a Conditional Use Permit. Health Care Services (including hospitals, medical offices, medical research and ambulance services), public

or private colleges and universities, services uses (including day care centers), transportation uses (including helipads and parking facilities), among other uses, are conditionally permitted uses under the HD regulations. Based on the Findings in Section 4 and the Conditions of Approval in Section 6, the City Council hereby approves the following existing and expanded uses on the SUMC Sites:

1. Existing Buildings. Continuation of the following lawful existing uses in their present locations, including legal nonconforming uses:

- a. Hospital/ Clinic Buildings. The conditionally permitted uses (as identified in the HD zoning regulations) in the hospital/clinic buildings at the Main SUMC Site are: public or private colleges and universities and facilities appurtenant thereto, ambulance services, convalescent facilities, hospitals, medical office, and medical research.

- Original Hospital Building (East/West/Core/Boswell) (441,201 gsf)
- Core Expansion (223,850 gsf)
- Hospital Modernization Project (431,280 gsf)
- Hospital Entry (77 gsf)
- Blake-Wilbur Clinic (73,100 gsf)
- 801 Welch Road (12,671 gsf)
- Lucile Salter Packard Children's Hospital (274,700 gsf)
- Advanced Medicine Center (224,836 gsf)
- 1101 Welch Road (40,100 gsf)
- 701 Welch Road (56,300 gsf)
- 703 Welch Road (23,500 gsf)

Subtotal: 1,801,615 gsf

- b. Medical Office/ Clinic Buildings. The conditionally permitted uses (as identified in the HD zoning regulations) in the medical office/clinic buildings at the Hoover Pavilion Site are: medical office

- Hoover Pavilion (84,230 gsf)
- Hoover Shops and Storage, including Nurses Cottage (13,831 gsf)

Subtotal: 98,061 gsf

- c. Research Buildings. The conditionally permitted uses (as identified in the HD zoning regulations) in the research buildings at the Main SUMC Site are: public or private colleges and universities, and medical research.

- Original Hospital Building
(Grant/Alway/Lane/Edwards) (414,977 gsf)
- Falk Building (52,226 gsf)

Subtotal: 467,203 gsf

d. Childcare Buildings. The conditionally permitted use (as identified in the HD zoning regulations) in the childcare buildings at the Hoover Pavilion site is Day Care Center:

- Arboretum Children's Center (9,113gsf)

Subtotal: 9,113 gsf

Total Existing Buildings: 2,375,992 gsf

e. Transportation Uses, including all existing structured and surface parking facilities, transit stops and shelters.

f. Utility facilities essential to provision of utility services.

2. New Construction at Main SUMC Site. Construction and use of up to 3,534,090 total square feet of hospital/clinic and research buildings, as well as associated utility facilities, parking facilities, helicopter and heliport facilities, and infrastructure improvements at the **Main SUMC Site**, including up to 1,265,272 net new square feet of hospital, clinic and research buildings, which may include all of the following:

a. New or Expanded Hospital/Clinic Buildings. The conditionally permitted uses (as identified in the HD zoning regulations) in the hospital/clinic buildings at the Main SUMC Site are: public or private colleges and universities and facilities appurtenant thereto, ambulance services, convalescent facilities, hospitals, medical office, and medical research.

- New Stanford Hospital Buildings (1,100,000 gsf; not to exceed total of 600 beds for combined existing and new Stanford Hospital facilities)
- New SHC Clinic/Office Buildings, (429,000 gsf)
- New Lucile Packard Children's Hospital Buildings, including clinic/office space (521,300 gsf, not to exceed 361 beds for combined existing and new Lucile Packard Children's Hospital)

b. New Research Buildings. The conditionally permitted uses (as identified in the HD zoning regulations) in the

research buildings at the Main SUMC Site are: public or private colleges and universities and facilities appurtenant thereto, and medical research.

- FIM Buildings #1, #2 and #3 (414,977 gsf)

c. New Public/Quasi-Public Facilities.

- Such utility facilities as are essential to the provision of utility services to the permitted and conditionally permitted uses, but excluding construction/storage yards, maintenance facilities, or corporation yards.

d. New Transportation Facilities.

- SHC Parking Structure (approximately 970 spaces)
- LPCH Parking Structure (approximately 430 spaces)
- Clinics Parking (underground) (approximately 500 spaces)
- Helipads and Helicopter Facilities (as described in the Final EIR)

3. New Construction at Hoover Pavilion Site. Construction and use of up to 153,343 total square feet of medical office/clinic buildings and day care center, as well as associated utility facilities, and parking facilities, at the **Hoover Pavilion Site**, including up to 46,169 net new square feet of medical office/clinic buildings, which may include all of the following:

a. New Medical Office/Clinic Buildings. The conditionally permitted uses (as identified in the HD zoning regulations) in the medical office/clinic buildings at the Hoover Pavilion Site are: medical office.

- Hoover Medical Office Building (60,000 gsf)

b. New Public/Quasi-Public Facilities.

- Such utility facilities as are essential to the provision of utility services to the permitted and conditionally permitted uses, but excluding construction/storage yards, maintenance facilities, or corporation yards.

c. New Transportation Facilities.

- Hoover Parking Structure (approximately 1,085 spaces)

4. Minor Variations in Square Footage. The conditionally permitted uses set forth in this Section 3 may include

renovation of existing facilities at the Main SUMC Site and at the Hoover Pavilion Site, including renovation of existing Hospital/Clinic Buildings and renovation of the Hoover Pavilion. The gross square footage designations and parking space amounts set forth in Section 3 are intended to correspond to the project description in the February 2011 Final EIR. They represent the City's and the SUMC Parties' best estimates of the gross square footage of each building and the parking spaces in each new parking structure after construction of these described uses. The City and the SUMC Parties anticipate that there may be some variations in square footages and parking spaces from the figures listed in Section 3, such that some completed buildings and parking structures may be larger than described herein, and some buildings and parking structures may be smaller than described herein. Accordingly, the gross square footage and parking space figures in Section 3 are not intended to serve as absolute minimums or maximums on the square footage or parking spaces allowed for each building or parking structure. In no event, however, may the total square footage allocated to each type of conditionally permitted use (e.g., hospital, medical office, research uses) substantially exceed the square footage for that type of use that was quantified in the trip generation studies for the SUMC Project in the Final EIR, such that the increase in square footage allocated to the type of use would result in a materially higher overall trip generation rate than the rate studied in the Final EIR.

5. Overlapping Uses. In recognition of the unique relationship between SHC, LPCH, and the SoM facilities, and the need for the SUMC Parties to maintain close cooperation and coordination of the various uses on the Main SUMC Site and Hoover Pavilion Site in order to sustain their position as a global leader in medical care and research, and to most effectively deliver to the City and the region the public benefits associated with the operation of their facilities in the City of Palo Alto, the City acknowledges and hereby allows that university uses, which are permitted Educational uses under the HD regulations, may occur in all of the existing and new buildings on the Main SUMC Site and on the Hoover Pavilion Site. Similarly, medical research uses, which are permitted Health Care Services uses under the HD regulations, may occur in all of the existing and new buildings on the Main SUMC Site and on the Hoover Pavilion Site. The occurrence of these uses in these described facilities shall not constitute a violation, or otherwise be a ground for revocation, of this conditional use permit.

SECTION 4. Conditional Use Permit Findings. Neither the Director, nor the City Council on appeal, shall grant a conditional use permit, unless it is found that the granting of the application will:

1. *Not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to public health, safety, general welfare, or convenience;*

As described in summary in Section 2 and in detail in the June 6, 2011 Staff Report, an EIR was prepared for the Project in accordance with CEQA. It was determined that the Project would have significant and unavoidable impacts with regard to Transportation, Air Quality, Noise, Cultural Resources, and Biological Resources. With mitigation, the Project would have less-than-significant impacts with regard to Land Use, Aesthetics, Climate Change, Geology, Soils, and Seismicity, Hydrology, Hazardous Materials, Population and Housing, Public Services and Utilities. The City Council has adopted a Statement of Overriding Considerations (SOC) for those significant impacts that cannot be mitigated. As described Chapter 3.2, pages 3.2-30 to 3.2-31, of the Draft EIR for the Project, the Project would not significantly impede the function of surrounding uses despite having significant and unavoidable adverse environmental effects. The SUMC Project would not introduce a new land use. Rather, it would intensify and reconfigure the established hospital, clinic/medical office and research uses on the SUMC Sites. The nearest sensitive uses are the residences at 1100 Welch Road. The effect most likely to result in localized interference with sensitive uses is long-term operational noise. While noise from testing Project emergency generators could be heard at the residences at 1100 Welch Road, the testing would be sporadic and during times when residents would typically be out of their homes. Similarly, while ambulance noise along new ambulance routes would be significant, it would be sporadic and it would not impede the function of the nearby residential uses. The SUMC Project would not conflict with nearby residential, recreational, educational, religious or scientific uses.

2. *Be located and conducted in a manner in accord with the Palo Alto Comprehensive Plan and the purposes of this title (zoning).* The Project is consistent with the Comprehensive Plan as outlined in the findings in Exhibit B. The Project is also in conformance with the HD zoning (Palo Alto Municipal Code, chapter 18.36) requirements approved by City Council on July 11, 2011.

SECTION 5. Conditional Use Permit Granted. Conditional Use Permit approval is granted for the uses described in Section 3 above by the City Council under Palo Alto Municipal Code Section 18.76.010 for the Project, subject to the conditions of approval in Section 6.

SECTION 6. Conditions of Approval.

ADMINISTRATIVE CONDITIONS

1. This permit is effective 30 days after final passage of the HD zoning ordinance for the Project (Ordinance No. 5123) and shall automatically expire after 12 months from the permit's effective date if within such twelve month period, the Project Applicants have not commenced construction of the first Project building, parking facility, or roadway improvement pursuant to and in accordance with the provisions of a building, encroachment, or grading permit issued by the City of Palo Alto or State of California Office of Statewide Health Planning and Development ("OSHPD") for such building, parking facility or improvement. Pursuant to Palo Alto Municipal Code Section 18.77.090, the Planning Director may, without a hearing, extend such time for a maximum period of twelve additional months only, upon application filed with him or her before the expiration of the twelve-month limit.

This CUP shall have no force or effect if the concurrent Development Agreement between the SUMC Parties and the City of Palo Alto is not entered into. Further, in the event that the SUMC Parties unilaterally terminate the Development Agreement pursuant to Section 21(p), the City may elect at its reasonable discretion to revoke this CUP in whole or in part, and the SUMC Parties will not contend that commencement of construction elsewhere on the Property has vested the SUMC Parties' rights to construct structures for which construction has not yet commenced.

2. Within ten days of City Planning Division transmittal of the Record of Land Use Action, the Project Applicants shall sign and return a copy of the Record of Land Use Action prepared by the City Planning Division, agreeing to the conditions of approval and acknowledging that failure to comply with such conditions may constitute grounds for revocation of the permit approval. By signing same, Applicants shall not thereby waive any legal rights Applicants may possess regarding said conditions. The signed Statement shall be returned to the City Planning Division. Failure to comply with this condition may constitute grounds for permit revocation.

In the event Project Applicants violate or fail to comply with any conditions of approval of this permit, no further permits, licenses, approvals or certificates of occupancy shall be issued until such violation has been fully remedied.

3. To the extent permitted by law, the Project Applicants shall defend, indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "Indemnified Parties") from and against any claim, action, or proceeding brought by a third party against the Indemnified Parties to

attack, set aside, or void this Record of Land Use Action or any permit or approval authorized hereby for the Project. The Project Applicants shall take the lead role in defending such claim, action or proceeding, and may, in their sole discretion, elect to be represented by the attorneys of their choice. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice, with the reasonable costs of such representation to be paid by the Project Applicants. The Project Applicants and the City shall fully coordinate and cooperate in the defense of any such action and shall keep each other fully informed of all developments relevant to such defense, subject only to confidentiality requirements and any privileges or legal doctrines that may prevent the communication of any such information.

Conformance with Approved Plans

4. Project Applicants shall comply with the general and specific conditions attached to the City's Architectural Review approval for each new or expanded building, including any modifications to such conditions requested by the Project Applicants and approved by the Director of Planning and/or City Council under the applicable Architectural Review approval procedures.
5. Project plans shall be subject to complete Code Compliance review when the building plans are submitted for plan check and shall comply with all applicable provisions of the Municipal Code and all other pertinent ordinances and Comprehensive Plan policies of the City of Palo Alto prior to building permit issuance. This provision shall not be applicable to any OSHPD permitted uses.

Construction Phase

6. Prior to commencement of construction of each new or expanded building, a construction period mitigation plan shall be prepared by the Project Applicants for approval by the Department of Public Works. The approved construction period mitigation plan shall be posted on the site for the duration of the Project construction and shall be produced upon request. As applicable, this plan shall include the construction-period mitigation measures identified in the MMRP as measures subject to Department of Public Works approval and shall:
 - a. Specify the names, addresses, telephone numbers and business license numbers of all contractors and subcontractors as well as the developer and architect;
 - b. Specify the nature and extent of any dewatering and its effect on any adjacent buildings;
 - c. State whether any construction activity beyond normally permitted hours is proposed;

- d. Describe construction-period security measures including any fencing, lighting, and security personnel;
 - e. Designate primary contact person for all construction related issues;
 - f. Specify a community outreach program for notification of construction related work and tree removal.
7. Project Applicants shall prepare a notice, subject to the review by the Director of Planning and Community Development, that lists all construction mitigation requirements, permitted hours of construction, and identifies a contact person at City Hall as well as the Project Applicant who will respond to complaints related to the proposed construction. The notice shall be mailed to property owners within a 600-foot radius from the subject site at least five (5) days prior to the start of construction.
8. Because the Project Applicants may need to continue to occupy existing buildings after completion of construction of new or expanded buildings on the Main SUMC Site, and due to the need to maintain existing operations and efficiently transfer existing uses, equipment and occupants from existing buildings to new or expanded buildings, the total occupied square footage of the buildings on the Main SUMC Site may exceed the total existing plus net new building square footage allowed under this Conditional Use Permit for a period of three years prior to demolition or closure of all or portions of each of the following buildings:
- Original Hospital Buildings (East/ West/ Core/ Boswell/ Gale/ Alway/ Lane/ Edwards/ Entry) (856,255 gsf);
 - Core Expansion (223,850 gsf).

This three-year time period shall apply separately and independently to each new or expanded building that results in an exceedance of the total occupied existing and net new building square footage allowed under this Conditional Use Permit, and each such three-year time period shall commence upon public occupancy of the new or expanded building that results in the exceedance, and shall terminate upon the earlier of (a) commencement of demolition of the existing building square footage necessary to eliminate the exceedance; or (b) closure of the existing building square footage necessary to eliminate the exceedance, which shall be accomplished by removing all occupants from the applicable structure or building square footage, and refraining from using the applicable structure or building square footage for any purpose until such structure has been demolished. The Planning Director may, without a hearing, extend each three-year time limit for a maximum period of two additional years, upon application filed with him or her before the expiration

of the three-year limit.

Operations

9. The conditionally permitted uses allowed by this Conditional Use Permit shall be contained within the facilities summarized in Section 3 above and described in detail within the EIR (Project Description) certified by City Council in Resolution No. 9168. Any expansion of these conditional uses beyond the facilities summarized in Section 3 shall require an amendment to this permit.
10. The Mitigation Monitoring and Reporting Plan (MMRP) for the Project shall be implemented according to the requirements contained within Resolution No. 9168. The MMRP is attached as Exhibit C to this Conditional Use Permit.
11. If at any time the City of Palo Alto determines that the Project Applicants are not in compliance with one or more conditions of this Conditional Use Permit, the City may revoke this permit as provided in the City of Palo Alto Municipal Code, Section 18.77.110. Failure of the Project Applicants to comply with aspects of the MMRP adopted for the Project shall also constitute a violation of this Conditional Use Permit for which revocation action may be taken as described in this condition.
12. The Project Applicants shall be responsible for paying all reasonable costs associated with work conducted by the City or under supervision of the City that is conducted in conjunction with the conditions of this Conditional Use Permit, including inspections to monitor the implementation of conditions and mitigation measures. This includes reasonable costs for staff time, consultant fees and direct costs. The City will not require the Project Applicants to pay any fees otherwise payable under the Municipal Fee Schedule for any costs that the City recovers pursuant to this condition.
13. The requirements of Mitigation Measure TR-2.3 pertaining to purchase of GO Passes for existing and new Hospital employees shall apply to all clinic/office employees who work more than 20 hours per week at the New SHC Clinic/Office Buildings (429,000 gsf) at the Main SUMC Site.
14. In all newly constructed buildings and landscaping, the Project Applicants shall implement an aggressive water conservation program designed to achieve 20% water savings for hospital buildings and 25% water savings for clinics and medical office buildings based on comparable hospital and medical office projects in California. The water conservation program shall contain the following elements:

Outdoor Water Conservation

- The landscaping shall be designed to make maximum use of drought-tolerant, native plantings.
- Landscape irrigation shall be continually adjusted using smart controllers adjusted to climatic conditions, e.g. reduced as the weather cools and turned off as the rain begins.
- The grounds team shall use mulching lawn mowers that recycle grass clippings back into the lawns. This helps the soil to retain moisture, which reduces the need for irrigation water.
- The grounds team shall make extensive use of bark-mulch (generated by Project Applicants' tree pruning) to mulch the grounds, which further helps the soil to retain moisture and reduce the need for irrigation water.

Indoor Water Conservation

- The newly constructed facilities shall use automatic sensors on fixtures such as faucets and urinals. These devices ensure that people do not leave the water running unnecessarily.
- The newly constructed facilities shall use low-flow U.S. EPA Water Sense labeled fixtures such as faucets, urinals and showerheads.
- In the newly constructed hospital buildings, dual-flush toilets shall be used to save significant amounts of water, which will allow the user to select a lower volume of water per flush for disposing of liquids, or a higher volume for disposing of solids. For the newly constructed non-hospital buildings, dual-flush toilets or recycled water shall be used.
- The newly constructed facilities shall employ minimal use of water-cooled equipment such as ice-makers, and when such equipment is used, it will be water-efficient.
- The newly constructed facilities shall not use once-through water cooled equipment, such as sterilizers and imaging equipment that use potable water once and discharge it to the drain.
- The newly constructed facilities shall include anti-microbial hand pumps to reduce the need for hand washing.
- The newly constructed facilities shall use water-efficient sterilizers with water recirculation and automatic shut-off. Newly constructed kitchen facilities shall use water-efficient equipment and operations, including low-flow spray-heads, water-efficient dishwashers, energy-efficient steam cookers, water-efficient ice machines and composting of food scraps instead of using a garbage disposal.

Upon request by Project Applicants, the Planning Director may approve substitute water conservation features designed to achieve equivalent water savings. Project Applicants shall submit conservation monitoring reports to the City prior to occupancy of each new building, which reports shall describe the water conservation features installed in the new building and associated landscaping.

15. In order to provide maximum flexibility for on-site construction of the Project and to upgrade the utility load capacities necessary to service the Project, the City and SUMC Parties intend to enter into a collateral agreement that will permit the SUMC Parties to relocate existing utilities in the City-owned Welch Road, Quarry Road and Pasteur Drive rights of way, to install certain new facilities in such rights of way and to restore such rights of way ("Welch Road Utilities Project"). The SUMC Parties agree to pay for and be solely responsible for (1) completing the design, construction, and installation of all below-grade utility facilities and surface level improvements on, along, and under Welch Road, Pasteur Drive, and Quarry Road to service the Project; (2) abandoning and re-connecting (except as directed by City) all utilities currently in the Project area which are planned for removal or relocation under the Welch Road Utilities Project and (3) removing and replacing all necessary curb, gutter and sidewalk improvements on Welch Road, Quarry Road, Pasteur Drive, and Durand Way Extension as part of the Welch Road Utilities Project.

The SUMC Parties shall also execute for recordation the following easement(s) related to the Welch Road Utilities Project:

1) Right of Way Easement, which grants the City of Palo Alto a nonexclusive Right of Way on and along Welch Road, and includes the right of ingress and egress across said property; and

2) Public Utility Easement, which grants the City the non-exclusive right of ingress and egress across on, along, and under Welch Road, and the non-exclusive right to install, construct, operate, maintain, repair, replace and upgrade all its below grade public utility facilities and equipment, and surface improvements and related appurtenances on, along, and under Welch Road, including but not limited to, the following:

- 1) Water Distribution Facilities;
- 2) Natural Gas Distribution Facilities;
- 3) Waste Water Collection Facilities;
- 4) Electric Distribution Facilities;
- 5) Storm Drain Collection Facilities;
- 6) Fiberoptic Facilities [if applicable];
- 7) Telecommunications Facilities [if applicable];
- 8) Street Lighting and Signage Facilities;

- 9) Street Traffic Signal and Cross Walk Facilities;
- 10) Landscaping and Irrigation Facilities; and
- 11) Reclaimed Water Facilities [if applicable].

PASSED: June 6, 2011

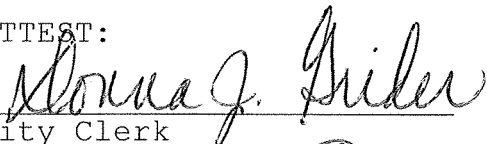
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Shepherd, Yeh

NOES:

ABSENT:

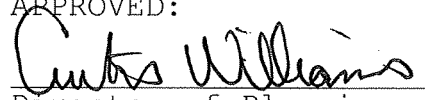
ABSTENTIONS: Klein

ATTEST:



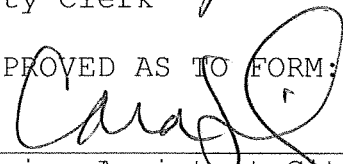
City Clerk

APPROVED:



Director of Planning and
Community Environment

APPROVED AS TO FORM:



Senior Assistant City Attorney

PLANS AND DRAWINGS REFERENCED:

Development Plans prepared by the following:

Exhibit A: Site Boundaries
Exhibit B: Consistency with Comprehensive Plan Policies
Exhibit C: MMRP

NOTICE

If this is a final decision not subject to further appeal under the City of Palo Alto Municipal Code, the time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which provision has been adopted by the City pursuant to Palo Alto Municipal Code Section 1.04.071.

ACKNOWLEDGEMENT BY PERMIT HOLDER

I hereby agree to the above conditions of approval and acknowledge that failure to comply with such conditions shall constitute grounds for potential revocation of the permit approval.

Amir Dan Rubin
President and Chief Executive Officer

Print Name and Title



Applicant's Signature

8/8/11
Date

Christopher G. Dawes
President and Chief Executive Officer

Print Name and Title



Applicant's Signature

8-5-11
Date

Wm T Phillips, Sr. Assoc. V.P.

Print Name and Title



Applicant's Signature

8/8/11
Date

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Clara

On August 8, 2011 before me, V. Padel Ford, Notary Public
(Here insert name and title of the officer)

personally appeared Amir Dan Rubin

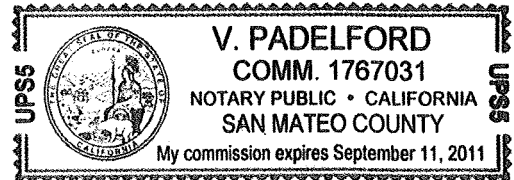
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

V. Padel Ford, Notary Public
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
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DESCRIPTION OF THE ATTACHED DOCUMENT

Conditional Use Permit
(Title or description of attached document)

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Number of Pages 83 Document Date 6/16/2011

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

CEO & President
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Clara

On August 5, 2011 before me, V. Padelford, Notary Public
(Here insert name and title of the officer)

personally appeared Christopher G. Dawes

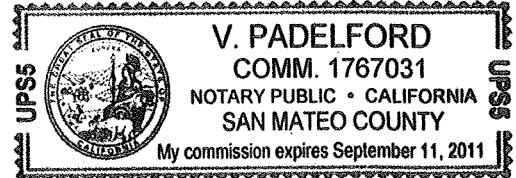
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

V. Padelford, Notary Public
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

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Number of Pages 23 Document Date 6/6/2011

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

CEO President
(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

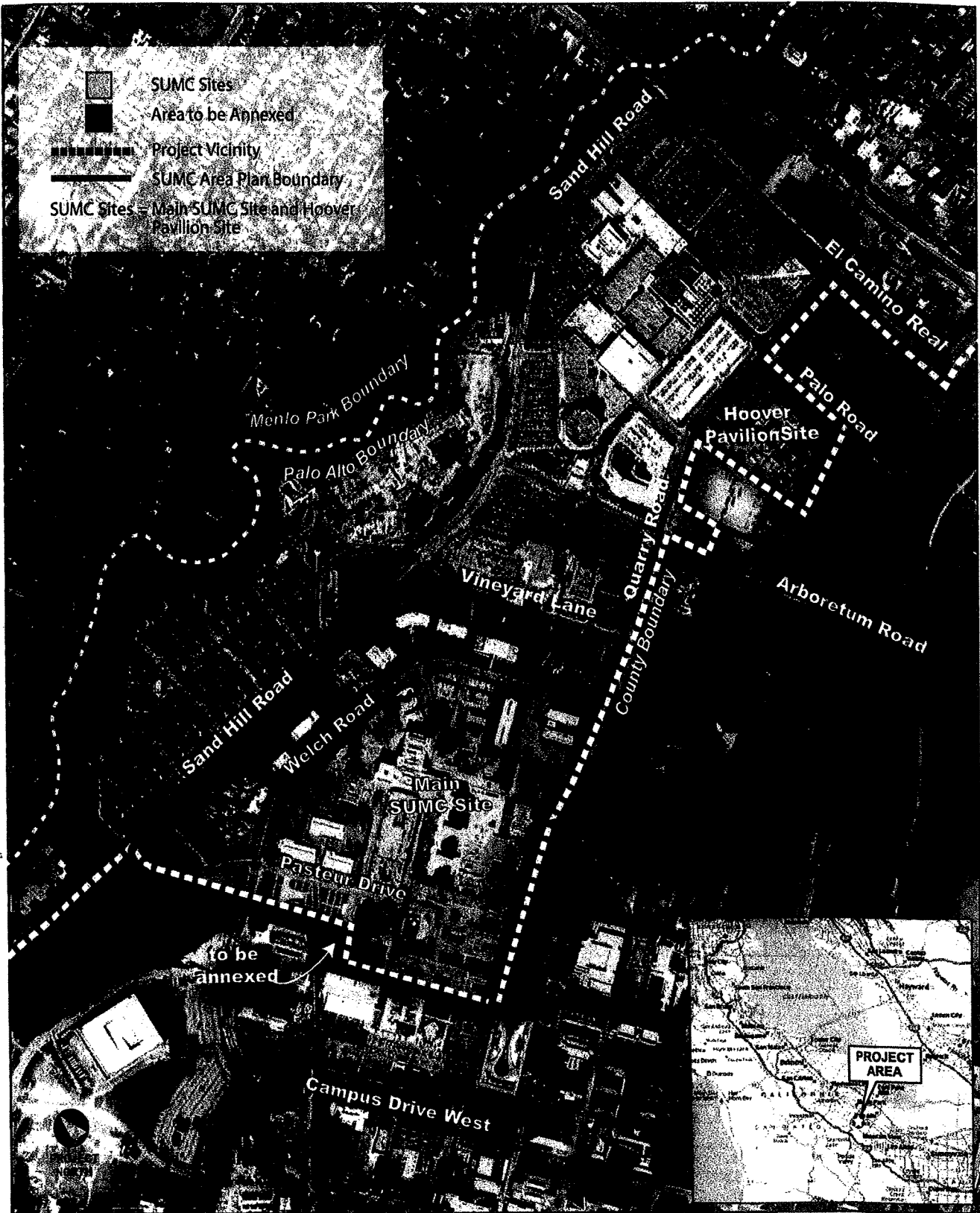
Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
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 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
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EXHIBIT A



Source: PBS&J, 2009.



FIGURE 2-1
Project Vicinity Location

D41357.00

Stanford University Medical Center Facilities Renewal and Replacement Draft EIR

EXHIBIT B

Table 3.2-2
Comparison of SUMC Project to Comprehensive Plan Policies

Comprehensive Plan Policy

SUMC Project Consistency

Goal L-1: A well-designed, compact city, providing residents and visitors with attractive neighborhoods, work places, shopping districts, public facilities, and open spaces.

Policy L-1: Continue current City policy limiting future urban development to currently developed lands within the urban service area. The boundary of the urban service area is otherwise known as the urban growth boundary.

The City would annex an approximately 0.75-acre parcel from unincorporated Santa Clara County under the SUMC Project to accommodate the proposed FIM 1 building. As part of the main Stanford University campus, this site contains landscaping and is surrounded by urban uses. This parcel is outside the existing service and political jurisdiction of the City of Palo Alto; however, annexation of the parcel would not conflict with Policy L-1 because the annexation area is small, and environmental consequences from this annexation would be minimal. The SUMC Project would not impact the undeveloped lands that this policy seeks to protect.

Policy L-2: Maintain an active, cooperative working relationship with Santa Clara County and Stanford University regarding land use issues.

The SUMC Project is an urban infill project that would redevelop existing sites within the City with similar, but expanded uses. While the SUMC Sites border Santa Clara County, the adjacent uses are within Stanford University, which is one of the SUMC Project sponsors. No land use conflicts are thus anticipated between the SUMC Sites and adjacent County land.

Policy L-3: Guide development to respect views of the foothills and East Bay hills from public streets in the developed portions of the City.

As explained further in Section 3.3, Visual Quality, and as required in Mitigation Measure VQ-2.1, the SUMC Project would be subject to the City's Architectural Review process. The Architectural Review of the SUMC Project by the City's Architectural Review Board (ARB) would consider, among other factors, whether the SUMC Project has a coherent composition, and whether its bulk and mass are harmonious with surrounding development. The ARB's recommendations regarding these factors will be forwarded to the City Council for consideration. The City Council cannot approve the Architectural Review unless it finds that, among other things, natural features are appropriately preserved and integrated with the SUMC Project; the design promotes harmonious transitions in scale and character in areas between different designated land uses; and the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community. Implementation of Mitigation Measure VQ-2.1 would require that the City and SUMC Project sponsors comply with Policy L-3 requirements for respecting views of the hillsides.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy L-5: Maintain the scale and character of the City. Avoid land uses that are overwhelming and unacceptable due to their size and scale.

As discussed in Section 3.3, and as required in Mitigation Measure VQ-2.1, Architectural Review would consider, among other factors, whether the SUMC Project has a coherent composition and whether its bulk and mass are harmonious with surrounding development. The City Council cannot approve the Architectural Review unless it finds that, among other things, the design promotes harmonious transitions in scale and character in areas between different designated land uses; the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community; and the amount and arrangement of open space are appropriate to the design and the function of the structures.

Policy L-6: Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities.

As discussed in Section 3.3, and as required in Mitigation Measure VQ-2.1, the Architectural Review would consider, among other factors, whether the SUMC Project has a coherent composition and whether its bulk and mass are harmonious with surrounding development. The City Council cannot approve the Architectural Review unless it finds that, among other things, the design promotes harmonious transitions in scale and character in areas between different designated land uses; the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community; and the amount and arrangement of open space are appropriate to the design and the function of the structures.

Policy L-7: Evaluate changes in land use in the context of regional needs, overall City welfare and objectives, as well as the desires of the surrounding neighborhoods.

This EIR provides an evaluation of local as well as regional environmental effects of the SUMC Project. It should be noted that the SUMC Project would maintain but expand existing on-site land uses. Consideration of the merits of the SUMC Project in context of regional needs, City welfare, and the desires of surrounding neighborhoods will be considered by the City during the subsequent project approval process.

Policy L-8: Maintain a limit of 3,257,900 square feet of new non-residential development for the nine planning areas evaluated in the 1989 Citywide Land Use and Transportation Study, with the understanding that the City Council may make modifications for specific properties that allow modest additional growth. Such additional growth will count towards the 3,257,900 maximum.

The City has determined that the medical center uses associated with the SUMC Sites should not be included in the non-residential development cap established by Policy L-8. The City is proposing a Comprehensive Plan Amendment (CPA), revising the language of Policy L-8 to clarify the exemption of hospital, clinic, and research buildings from square footage caps.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Goal L-2: An enhanced sense of "community" with development designed to foster public life and meet citywide needs.

Policy L-10: Maintain a citywide structure of Residential Neighborhoods, Centers, and Employment Districts. Integrate these areas with the City's and the region's transit and street system.

The SUMC is a designated Employment District,⁵ accessible via the existing street network. The SUMC Project would enhance integration of this Employment District into the citywide land use and circulation network by adding pedestrian and bicycle improvements and providing better connections between the SUMC Sites, the Stanford Shopping Center, PAITS, and the downtown area.

Policy L-11: Promote increased compatibility, interdependence, and support between commercial and mixed use centers and the surrounding residential neighborhoods.

The SUMC Project would meet the growing demand for medical facilities in Palo Alto and the region as indicated in the SUMC Project application. The medical services that the SUMC Project would provide to residents of the City of Palo Alto would increase interdependence and support between uses on the SUMC Sites and residential uses.

Goal L-5: High quality employment districts, each with their own distinctive character and each contributing to the character of the City as a whole.

Policy L-42: Encourage Employment Districts to develop in a way that encourages transit, pedestrian and bicycle travel and reduces the number of auto trips for daily errands.

Bicycle and pedestrian improvements are included in the SUMC Project. A shuttle service would run between the SUMC Site, nearby commercial areas, and nearby transit hubs. The SUMC Project would also include the existing Transportation Demand Management (TDM) program, which includes efforts to increase use of transit and alternative modes of transportation, and decrease trips in single occupant vehicles.

Policy L-43: Provide sidewalks, pedestrian paths, and connections to the citywide bikeway system within Employment Districts. Pursue opportunities to build sidewalks and paths in renovation and expansion projects.

Several bicycle and pedestrian improvements, which would connect to the existing trail network, are included in the SUMC Project. The SUMC Project would also include bicycle and pedestrian improvements which would provide better connections between the SUMC Sites, the Stanford Shopping Center, PAITS, and the downtown area.

⁵ City of Palo Alto, Comprehensive Plan, Land Use Element, 1998. Definition of "Employment Districts" is provided on page L-14. Employment Districts are geographic areas within the City with distinctive physical and economic characteristics. The Stanford Medical Center is one of four designated Employment Districts. Comprehensive Plan page L-33.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy L-45: Develop Stanford Medical Center in a manner that recognizes the citywide goal of compact, pedestrian-oriented development as well as the functional needs of the Medical Center.

The Main SUMC Site is a medical campus and by function is pedestrian-oriented, providing walkways, manicured lawns, benches, fountains, art sculptures, and pathway lighting. The proposed site plan is expected to maintain its pedestrian orientation. Functional adjacencies are critical to efficient medical services and, as such, the proposed site plan would provide optimal functional adjacencies. (A SUMC Project objective is to optimize department adjacencies to ensure the healthcare facilities are clinically safe environments, promote safe and efficient patient flow, and provide access to state-of-the-art technology.)

Policy L-48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.

As discussed in Section 3.3, and as required in Mitigation Measure VQ-2.1, the Architectural Review of the SUMC Project by the ARB would consider, among other factors, whether the SUMC Project incorporates quality materials, harmonious colors, appropriate ancillary features, and a cohesive design with a coherent composition. The City Council cannot approve the Architectural Review unless it finds that, among other factors, the design is compatible with the immediate environment of the SUMC Sites, is appropriate to the function of the SUMC Project, promotes harmonious transitions in character in areas between different designated land uses, and is compatible with approved improvements both on and off the site. Implementation of Mitigation Measure VQ-2.1 would ensure that the proposed structures would be compatible with surrounding development.

Policy L-49: Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety. Provide an ordered variety of entries, porches, windows, bays and balconies along public ways where it is consistent with neighborhood character; avoid blank or solid walls at street level; and include human-scale details and massing.

As discussed in Section 3.3, the SUMC draft Design Guidelines outline three basic factors to be applied to the SUMC Project: site design, building design, and connective elements. The site design concept for the SUMC Project builds upon existing patterns of pedestrian and vehicular circulation, and parking. In addition, open spaces would serve to physically connect the SUMC to the public perimeter, as well as to connect the SUMC visually to the current Stanford landscape. The proposed building designs would serve to redefine the architectural image and spatial character of the medical campus, while blending with the existing buildings and landscape. The intent of the Design Guidelines is to allow a variety of architectural expressions for each institution, while promoting a cohesive campus image. In addition, connective elements include consistent use of specific paving materials; the placement of new planting schemes; lighting; signage; shared amenities (for example, bus shelters, benches, and public art); and utilities and infrastructure.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy L-50: Encourage high quality signage that is attractive, appropriate for the location and balances visibility needs with aesthetic needs.

As discussed in Section 3.3, and as required in Mitigation Measure VQ-2.1, the Architectural Review of the SUMC Project by the ARB would consider, among other factors, whether the SUMC Project incorporates quality materials, harmonious colors, appropriate ancillary features, and a cohesive design with a coherent composition. The City Council cannot approve the Architectural Review unless it finds that, among other factors, the design is compatible with the immediate environment of the SUMC Sites, is appropriate to the function of the SUMC Project, promotes harmonious transitions in character in areas between different designated land uses, and is compatible with approved improvements both on and off the site. Implementation of Mitigation Measure VQ-2.1 would ensure that the proposed structures would be compatible with surrounding development. In addition, the SUMC draft Design Guidelines state that the SUMC Project would establish a unifying signage theme and follow existing campus signage guidelines for directional and pedestrian signs.

Goal L-7: Conservation and preservation of Palo Alto's historic buildings, sites, and districts.

Policy L-51: Encourage public and private upkeep and preservation of resources that have historic merit, including residences listed in the Historic Inventory.

Policy L-51 encourages the preservation of historic structures. The City has identified Mitigation Measures CR-1.1, CR-1.2, CR-1.3, and CR-1.4 to help minimize the loss resulting from the demolition of the historic Edward Durrell Stone Building complex (see Section 3.8, Cultural Resources). Therefore, the SUMC Project would not conflict with this policy since it *encourages* protection of historic resources. The SUMC Project also includes the renovation of Hoover Pavilion, which is a historic resource (see Section 3.8 Cultural Resources). Structures proposed at the Hoover Pavilion Site would be sited so as to preserve the visual prominence of the Hoover Pavilion as a historic structure. In addition, Mitigation Measure CR-1.5 would protect the Hoover Pavilion from vibration impacts during construction. The preservation and enhancement of this historic resource furthers the objectives of Policy L-51.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy L-54: Support the goals and objectives of the Statewide Comprehensive Historic Preservation Plan for California.

The Statewide Comprehensive Historic Preservation Plan identifies current and emerging historic preservation issues throughout the State and establishes the vision, mission, and priorities for the Office of Historic Preservation (OHP). The OHP is required to review and revise the State Plan every five years as a condition for receiving a grant from the federal Historic Preservation Fund. The SUMC Project would not conflict with the OHP's preparation or review of the State Plan, including the identification of statewide preservation issues or the establishment of the OHP's vision, mission, and priorities.

Policy L-58: Promote adaptive reuse of old buildings.

The SUMC Project would renovate the Hoover Pavilion and would improve seismic operating conditions of clinic uses within. Such renovation would constitute adaptive reuse.

Goal L-9: Attractive, inviting public spaces and streets that enhance the image and character of the City.

Policy L-70: Enhance the appearance of streets and other public spaces by expanding and maintaining Palo Alto's street tree system.

Street trees would be incorporated into the SUMC Sites under the SUMC Project.

Policy L-75: Minimize the negative physical impacts of parking lots. Locate parking behind buildings or underground wherever possible.

The SUMC Project would add new underground parking structures and an above-ground parking structure at the Hoover Pavilion Site. The parking structure at the Hoover Pavilion Site would be located south of Hoover Pavilion to preserve views of this landmark from public vantage points.

Policy L-76: Require trees and other landscaping within parking lots.

The SUMC Project would add above- and underground parking structures to minimize the area devoted to surface parking lots; therefore, landscaping would be minimal. However, as discussed in Section 3.3, and as required under Mitigation Measure VQ-2.1, the Architectural Review of the SUMC Project by the ARB would consider, among other factors, whether the SUMC Project adequately incorporates landscaping. Upon receipt of the ARB's recommendations, the City Council cannot approve the Architectural Review unless it finds that, among other factors, the amount and arrangement of open space are appropriate to the design and the function of the structures, and the planning and siting of the various functions and buildings provide a desirable environment for occupants, visitors, and the general community.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy L-77: Encourage alternatives to surface parking lots to minimize the amount of land that must be devoted to parking, provided that economic and traffic safety goals can still be achieved.

The SUMC Project would add above- and underground parking structures to minimize the area devoted to surface parking. In addition, the proposed number of spaces would be sufficient to accommodate the resulting demand (see Section 3.4, Transportation). Lastly, a TDM Program would be continued to decrease car trips and parking demand (see description in Chapter 2, Project Description).

Policy L-78: Encourage development that creatively integrates parking into the project by providing for shared use of parking areas.

Parking on the SUMC Site would be shared by the various on-site uses. Sharing parking facilities with off-site uses would be infeasible due to the distance to off-site facilities.

Goal T-1: Less reliance on single-occupant vehicles.

Policy T-1: Make land use decisions that encourage walking, bicycling, and public transit use.

The SUMC Project would involve infill within an area that is currently accessible by transit, walking, and bicycling. By reducing the size of surface parking lots and increasing development density, the SUMC Project would be expected to increase demand for alternative means of transport. The Hospitals and SOM both implement TDM Programs that encourage walking, bicycling, and public transit use. These programs would continue to decrease car trips and parking demand (see description in Chapter 2, Project Description). On-site and off-site bicycle and pedestrian improvements included in the SUMC Project would provide better connections between the SUMC Sites, the Stanford Shopping Center, PAITS, and the downtown area.

Policy T-3: Support the development and expansion of comprehensive, effective programs to reduce auto use at both local and regional levels.

The SUMC Project sponsors implement (and would continue to implement) a TDM Program to decrease car trips and parking demand. See also Policy T-1.

Goal T-2: A convenient, efficient, public transit system that provides a viable alternative to driving.

Policy T-5: Support continued development and improvement of the University Avenue and California Avenue Transit Stations, and the San Antonio Road Station as important transportation nodes for the City.

The SUMC Project would continue to implement the Marguerite Shuttle, which serves the SUMC Sites and the University Avenue Transit Station. In addition, the SUMC Project would involve bicycle and pedestrian circulation improvements (to be refined during Architectural Review) that would provide access to the transit station.

**Table 3.2-2
Comparison of SUMC Project to Comprehensive Plan Policies**

<p><i>Policy T-6:</i> Improve public transit access to regional destinations, including those within Palo Alto.</p>	<p>The SUMC Project would not impede the City's plans to develop regional public transit. Moreover, the SUMC Project sponsors would continue to implement a TDM Program to decrease car trips and parking demand. These programs include provision of the free Marguerite Shuttle service, which connects the SUMC Sites to other destinations, local transit and Caltrain, and free use of the East Bay express bus that connects BART and ACE train to Stanford.</p>
<p><i>Policy T-8:</i> Encourage employers to develop shuttle services connecting employment areas with the multi-modal transit stations and business districts.</p>	<p>The SUMC Project would continue the use of the Marguerite Shuttle, a free local shuttle serving the SUMC Sites, PAITS, the Shopping Center Site, and other nearby locations.</p>
<p>Goal T-3: Facilities, services, and programs that encourage and promote walking and bicycling</p>	<p>See discussion for Policy L-42.</p>
<p><i>Policy T-14:</i> Improve pedestrian and bicycle access to and between local destinations, including public facilities, schools, parks, open space, employment districts, shopping centers, and multi-modal transit stations.</p>	<p>Several bike and pedestrian trails, which would connect to the existing trail network, are included in the SUMC Project.</p>
<p><i>Policy T-15:</i> Encourage the acquisition of easements for bicycle and pedestrian paths through new private developments.</p>	<p>Bicycle parking would be provided at the SUMC Sites under the SUMC Project.</p>
<p><i>Policy T-19:</i> Improve and add attractive, secure bicycle parking at both public and private facilities, including multi-modal transit stations, on transit vehicles, in City parks, in private developments, and at other community destinations.</p>	<p>The SUMC Project would install new benches, lighting, bicycle, parking, landscaping along its pedestrian paths on site.</p>
<p><i>Policy T-22:</i> Improve amenities such as seating, lighting, bicycle, parking, street trees, and interpretive stations along bicycle and pedestrian paths and in City parks to encourage walking and cycling and enhance the feeling of safety.</p>	<p>See discussion for Policy T-22.</p>
<p><i>Policy T-23:</i> Encourage pedestrian-friendly design features such as sidewalks, street trees, on-street parking, public spaces, gardens, outdoor furniture, art, and interesting architectural details.</p>	<p>The proposed widening of Welch Road and expansion of Durand Way would accommodate bicycles, pedestrians, and transit.</p>
<p>Goal T-4: An efficient roadway network for all users.</p>	<p>The proposed widening of Welch Road and expansion of Durand Way would accommodate bicycles, pedestrians, and transit.</p>

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

<p><i>Policy T-26:</i> Participate in the design and implementation of comprehensive solutions to traffic problems near Stanford Shopping Center and Stanford Medical Center.</p>	<p>Section 2, Project Description, identifies that the SUMC Project would implement traffic management solutions, such as a continued TDM Program, bicycle and pedestrian improvements, and public transit access.</p>
<p><i>Policy T-27:</i> Avoid major increases in street capacity unless necessary to remedy severe traffic congestion or critical neighborhood traffic problems. Where capacity is increased, balance the needs of motor vehicles with those of pedestrians and bicyclists.</p>	<p>The SUMC Project would add a connection (Durand Way) between Sand Hill Road and Welch Road; however, this connection would provide new access to the Main SUMC Site. In addition, Welch Road would be widened to three lanes to provide roadway capacity. Neither of these improvements would enhance capacity for anticipated vehicle movement, including ambulance access.</p>
<p><i>Policy T-28:</i> Make effective use of the traffic-carrying ability of Palo Alto's major street network without compromising the needs of pedestrians and bicyclists also using this network.</p>	<p>Mitigation Measure TR-6.1 in Section 3.4, Transportation, requires the SUMC Project sponsors to implement improvements for bicycle and pedestrian safety and access at intersections affected by SUMC Project traffic.</p>
<p><i>Policy T-30:</i> Reduce the impacts of through-traffic on residential areas by designating certain streets as residential arterials.</p>	<p>As discussed under Impact TR-3 in Section 3.4, Transportation, the SUMC Project would not result in adverse impacts to Palo Alto residential roadway segments. It should be noted that the SUMC Project would have significant impacts on residential roadways outside Palo Alto in Menlo Park. Identified mitigation would reduce the impact to less than significant (see Section 3.4, Transportation).</p>
<p><i>Policy T-34:</i> Implement traffic calming measures to slow traffic on local and collector residential streets and prioritize these measures over congestion management. Include traffic circles and other traffic calming devices among these measures.</p>	<p>The SUMC Project would not significantly impact adversely affect traffic on residential streets within Palo Alto, and therefore does not include traffic calming measures. See Policy T-30.</p>
<p><i>Policy T-39:</i> To the extent allowed by law, continue to make safety the first priority of citywide transportation planning. Prioritize pedestrian, bicycle, and automobile safety over vehicle level-of-service at intersections.</p>	<p>See discussion for Policy T-28. In its consideration of the SUMC Project, the City will continue to adhere to this Policy and will prioritize safety over vehicle level-of-service improvements at intersections.</p>
<p>Goal T-7: Mobility for people with special needs.</p>	
<p><i>Policy T-42:</i> Address the needs of people with disabilities and comply with the requirements of the Americans with Disabilities Act (ADA) during the planning and implementation of transportation and parking improvement projects.</p>	<p>The SUMC Project would be required to conform to ADA standards specified in the Palo Alto Municipal Code.</p>

**Table 3.2-2
Comparison of SUMC Project to Comprehensive Plan Policies**

Goal T-8: Attractive, convenient public and private parking facilities.

Policy T-48: Encourage parking strategies in the Stanford Medical Center area that maximize the efficient use of parking and, in the long term, consider the possible use of remote parking lots with shuttle bus service.

Parking would be provided under the SUMC Project for the calculated increased demand, which takes into account minimization of parking needs through implementation of a comprehensive TDM program. Existing TDM programs, such as operation of the Marguerite Shuttle, would be continued in order to minimize the need for additional parking. This program also includes provision of free use of the Line U Stanford Express, which connects Stanford to BART and the ACE train. The Line U express bus enables employees to park remotely, and travel to the SUMC via this service. In addition, the proposed parking structure at the Hoover Pavilion Site would be used by SUMC staff, who would take a shuttle to the Main SUMC site.

Goal N-1: A citywide open space system that protects and conserves Palo Alto's natural resources and provides a source of beauty and enjoyment for Palo Alto residents.

Policy N-3: Protect sensitive plant species resources from the impacts of development.

Per Section 3.9, Biological Resources, there is no habitat capable of supporting sensitive plant species at the SUMC Sites, and there would be no impacts on sensitive plant species.

Policy N-6: Through implementation of the Site and Design process and the Open Space zone district regulations, minimize impacts of any new development on views of the hillsides, on the open space character, and the natural ecology of the hillsides.

As explained further in Section 3.3, and as required under Mitigation Measure VQ-2.1, the SUMC Project is subject to the City's Architectural Review process. The Architectural Review of the SUMC Project by the City's ARB would consider, among other factors, whether the SUMC Project has a coherent composition, and whether its bulk and mass are harmonious with surrounding development. The ARB's recommendations regarding these factors will be forwarded to the City Council for consideration. The City Council cannot approve the Architectural Review unless it finds that, among other things, natural features are appropriately preserved and integrated with the SUMC Project; the design promotes harmonious transitions in scale and character in areas between different designated land uses; and the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Goal N-2: Conservation of creeks and riparian areas as open space amenities, natural habitat areas, and elements of community design.

Policy N-11: Preserve the integrity of riparian corridors.

Construction associated with the SUMC Project could contribute to bed and bank erosion along the San Francisco Creek riparian corridor. However, as discussed in Section 3.11, Hydrology, the SUMC Project would be required to comply with existing regulatory requirements (Municipal Regional Permit, Construction General Permit, as well as local municipal codes), which include both construction phase and permanent erosion and sediment controls that prevent substantial erosion and sediment transport from development within the San Francisco Creek watershed. Construction site inspection by the City, as required by the UWMP, would also ensure that appropriate erosion and sediment control BMPs are implemented and functioning.

See discussion for Policy N-11.

Policy N-13: Discourage creek bank instability, erosion, downstream sedimentation, and flooding by minimizing site disturbance and vegetation removal on or near creeks and carefully reviewing grading and drainage plans for development near creeks and elsewhere in the watersheds of creeks.

Goal N-3: A thriving "urban forest" that provides ecological, economic, and aesthetic benefits for Palo Alto.

Policy N-14: Protect, revitalize, and expand Palo Alto's urban forest through public education, sensitive regulation, and a long-term financial commitment that is adequate to protect this resource.

The SUMC Project would replace trees removed during construction and would supply new street trees. However, the SUMC Project would remove up to 71 Protected Trees, which are considered an important resource to the City. Mitigation Measures BR-4.1 through BR-4.5, provided in Section 3.9, Biological Resources, require the preparation of a Tree Preservation Report, a solar access study, a Tree Relocation Feasibility Plan, a Tree Preservation Bond/Security Guarantee, and minor site modifications to the current site plans. While complete preservation of Protected Trees would not occur, this mitigation would fulfill the City's responsibility to protect, revitalize, and expand Palo Alto's urban forest.

Also, as required under Mitigation Measure VQ-2.1, the Architectural Review of the SUMC Project by the ARB would consider, among other factors, whether the SUMC Project adequately incorporates landscaping. Upon receipt of the ARB's recommendations, the City Council cannot approve the Architectural Review unless it finds that, among other factors, the amount and arrangement of open space are appropriate to the design and the function of the structures, and the planning and siting of the various functions and buildings provide a desirable environment for occupants, visitors, and the general community.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

In addition, the SUMC draft Design Guidelines include landscaping elements in order to create visual continuity in open spaces between the SUMC Sites and the Stanford campus. The campus would include approved tree species and their typical planting patterns to serve campus cohesiveness. The SUMC Sites would include landscaping such as: the naturalistic Arboretum with native oak trees; formal open space to create nodes of interest and connectors; lawns with manicured grass; interior courtyards and gardens; and street trees that would line the streets and major pathways.

Goal N-4: Water resources that are prudently managed to sustain plant and animal life, support urban activities, and protect public health and safety.

Policy N-18: Protect Palo Alto's groundwater from the adverse impacts of urban uses.

During construction, impervious surfaces (e.g., parking lots and buildings) would be removed and pervious surfaces exposed to rainfall and runoff waters. Without controls, infiltrating rainfall could pick up existing pollutants in the underlying soils or pollutants associated with construction activities (e.g., spills and leaks) and carry these materials to the local groundwater table. Mitigation Measure HW-3.1, provided in Section 3.11, Hydrology, requires the SUMC Project sponsors to develop a work plan for any unknown contaminated sites. This measure would address environmental impacts associated with groundwater quality impacts.

Policy N-19: Secure a reliable, long-term supply of water for Palo Alto.

A Water Supply Assessment (WSA) was prepared for the SUMC Project to determine whether or not the City would have sufficient supply to meet projected demand. The WSA found that in years of average and above-average water supply, the City has adequate supplies to serve 100 percent of normal-year demands, inclusive of the SUMC Project, and that in dry-year and multiple-dry-year events, when SFPUC imposes reductions in its normal supply to the City, the City has in place a Water Shortage Contingency Plan sufficient to maintain a balance of supplies and demands. See Section 3.15, Utilities.

Policy N-20: Maximize the conservation and efficient use of water in new and existing residences, businesses and industries.

The SUMC Project would be required to conform to landscaping water conservation practices specified in the Municipal Code (see policy summary in Section 3.15, Utilities). Moreover, the SHC and LPCH have committed to several water conservation measures including daily and seasonal adjustment of irrigation, drought tolerant landscaping, and water and moisture-retaining mulches.⁶ The SUMC Project also proposes to apply water efficient fixtures, sterilizers, and kitchen equipment, and would continue its current use of microfiber mops for

⁶ William T. Phillips, Stanford University, Memorandum to Steven Turner, City of Palo Alto: *Response to City Palo Alto's Draft Water Supply Assessment for the Stanford University Medical Center Facilities Renewal and Replacement Project*, August 2008.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy N-21: Reduce non-point source pollution in urban runoff from residential, commercial, industrial, municipal, and transportation land uses and activities.

cleaning.

As discussed in Section 3.11, Hydrology, operation and construction of the SUMC Project could cause or contribute to stormwater runoff if disturbed surfaces are not stabilized and if changes in drainage patterns result in more runoff. However, compliance with existing mandatory regulations and implementation of these requirements would prevent substantial runoff by requiring erosion and sediment controls. In addition, Mitigation Measure HW-3.1, provided in Section 3.10, Hydrology, requires the SUMC Project sponsors develop a work plan for any unknown contaminated sites. This measure, along with the existing regulations, would address environmental impacts associated with groundwater and surface water quality impacts.

Policy N-22: Limit the amount of impervious surface in new development or public improvement projects to reduce urban runoff into storm drains, creeks, and San Francisco Bay.

As discussed in Section 3.11, Hydrology, the SUMC Project, at full buildout, would decrease stormwater runoff by increasing the pervious area on the site, including roof area that contains plant material.

Policy N-23: Reduce the discharge of toxic materials into the City's sanitary sewer collection system by promoting the use of Best Management Practices.

Demolition of the existing structures on the SUMC Sites would disturb hazardous building materials such as asbestos, PCBs, lead, and mercury. In addition, hazardous materials, such as paints, solvents, cements, glues and fuels, would also be used in varying amounts during construction. Operation of the SUMC Project would also increase the use and amount of hazardous materials on the SUMC Sites. Examples of hazardous materials include chemical waste, medical waste, and radioactive waste. The SUMC Project sponsors would be required to comply with existing federal, State, and local laws and regulations to protect the community and the environment from exposure to hazardous materials, including the discharge of toxic materials into the City's sanitary sewer collection system.

Policy N-24: Improve storm drainage performance by constructing new system improvements where necessary and replacing undersized or otherwise inadequate lines with larger lines or parallel lines.

As discussed in Section 3.14, Utilities, the SUMC Project would not require expansion of existing stormwater infrastructure.

⁷ Catherine Palter, memorandum to EIR Team (City of Palo Alto and PBS&J), November 12, 2008.

⁸ Stanford University Medical Center, Stanford University Medical Center Facilities Renewal and Replacement Project Application, August 2007, as amended; Tab 4, Figures 4-8a and 4-8b.

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Goal N-5: Clean, healthful air for Palo Alto and the San Francisco Bay Area.

Policy N-26: Support regional, State, and federal programs that improve air quality in the Bay Area.

As discussed in Section 3.5, Air Quality, construction and operation of the SUMC Project would exceed BAAQMD standards for criteria pollutants. Policy N-26 does not prohibit such an exceedance. The SUMC Project includes continued implementation of the SUMC Project sponsors' TDM program. Mitigation Measures AQ-1.1 and AQ-1.2, provided in Section 3.5, Air Quality, would address environmental impacts associated with particulate emissions by controlling construction dust and reducing diesel emissions. By requiring these mitigations, the City would support applicable air quality programs.

Policy N-27: Reduce emission of particulates from wood burning stoves, construction activity, automobiles, and other sources.

As discussed in Section 3.5, Air Quality, heavy construction activity on dry soil exposed during construction phases would cause emissions of dust (usually monitored as PM₁₀), which could be annoying to persons near the construction area or otherwise unhealthy. The SUMC Project would implement existing TDM programs, which would minimize mobile source emissions during operation of the SUMC Project. Nevertheless, those emissions would exceed the Bay Area Air Quality Management District's (BAAQMD) significance threshold of 80 pounds per day or 15 tons per year of PM₁₀. Emissions would result in a substantial contribution to an existing regional particulate air quality problem. Mitigation Measures AQ-1.1 and AQ-1.2, provided in Section 3.5, Air Quality, would address environmental impacts associated with particulate emissions by controlling construction dust and controlling diesel emissions. These mitigation measures would reduce emissions of particulates from construction and continued implementation of the ongoing TDM programs would minimize emissions from operation of the SUMC Project.

Policy N-28: Encourage developers of new projects in Palo Alto, including City projects, to provide improvements that reduce the necessity of driving alone.

See Policies L-42, L-43, and N-27.

**Table 3.2-2
Comparison of SUMC Project to Comprehensive Plan Policies**

<p><i>Policy N-29:</i> All potential sources of odor and/or toxic air contaminants should be adequately buffered, or mechanically or otherwise mitigated to avoid odor and toxic impacts that violate relevant human health standards.</p>	<p>As discussed in Section 3.5, Air Quality, the SUMC Project would include on-site stationary source emissions related to the periodic testing of emergency diesel generators. These emissions are not expected to have the potential for substantial odor impacts on local sensitive receptors, resulting in less-than-significant impacts. In addition, the health risk assessment prepared for the SUMC Project indicates that the estimated excess lifetime cancer risks associated with potential simultaneous exposures to construction diesel particulate matter (DPM) and operational sources of toxic air contaminants (TACs) would be below the BAAQMD significance threshold of 10 in one million, and the estimated health indexes (HIs) would be below 1.</p>
<p>Goal N-6: An environment free of the damaging effects of biological and chemical hazardous materials.</p>	<p>As discussed in Section 3.11, Hazardous Materials, the SUMC Project would be required to conform to all Municipal Code, State and federal policies regarding the use of hazardous materials. Development proposed under the SUMC Project would comply with existing hazardous materials management plans.</p>
<p>Goal N-7: Reduced volumes of solid waste; solid waste disposed in an environmentally safe, efficient, manner.</p>	<p>As discussed in Section 3.14, Utilities, the SUMC Project would be subject to Palo Alto Municipal Code 5.24 <i>Requirement to Divert Construction and Demolition Waste from Landfill Ordinance</i>. In addition to complying with Stanford University's general waste reduction initiatives, which cover paper, cardboard, cans, glass, and plastics, compostable goods, batteries, and other items, the hospitals would implement a number of specialized recycling programs for items such as electronic wastes, fluorescent lamps, toner and inkjet cartridges, surplus chemicals, batteries, and waste anesthetics. Instrumentation and automation upgrades would also help to reduce the production of wastes. The SUMC Project would not generate wastes that would exceed the capacity of the solid waste facilities that serve the City, and would take measures to reduce, reuse, and recycle wastes.</p>
<p><i>Policy N-34:</i> Reduce the amount of solid waste disposed in the City's landfill by reducing the amount of waste generated and promoting the cost-effective reuse of materials that would otherwise be placed in a landfill.</p>	<p>As discussed in Section 3.14, Utilities, the SUMC Project would be subject to Palo Alto Municipal Code 5.24 <i>Requirement to Divert Construction and Demolition Waste from Landfill Ordinance</i>. In addition to complying with Stanford University's general waste reduction initiatives, which cover paper, cardboard, cans, glass, and plastics, compostable goods, batteries, and other items, the hospitals would implement a number of specialized recycling programs for items such as electronic wastes, fluorescent lamps, toner and inkjet cartridges, surplus chemicals, batteries, and waste anesthetics. Instrumentation and automation upgrades would also help to reduce the production of wastes. The SUMC Project would not generate wastes that would exceed the capacity of the solid waste facilities that serve the City, and would take measures to reduce, reuse, and recycle wastes.</p>

**Table 3.2-2
Comparison of SUMC Project to Comprehensive Plan Policies**

Policy N-35: Reduce solid waste generation through salvage and reuse of building materials, including architecturally and historically significant materials.

As discussed in Section 3.14, Utilities, construction of the SUMC Project would be subject to the Requirement to Divert Construction and Demolition Waste from Landfill Ordinance (Palo Alto Municipal Code 5.24). This ordinance requires that a minimum of 90 percent of inert solids (e.g., concrete, asphalt, and rock) and a minimum of 50 percent of the remaining debris, generated from construction and demolition projects, be diverted from landfills through reuse and/or recycling.

Policy N-37: Ensure the environmentally sound disposal of solid waste.

See Policies N-34 and N-35.

Goal N-8: An environment that minimizes the adverse impacts of noise.

Policy N-39: Encourage the location of land uses in areas with compatible noise environments. Use the guidelines in the table "Land Use Compatibility for Community Noise Environment" to determine compatibility.

The SUMC Project would not introduce a new land use but would expand and reconfigure the established medical office and hospital land uses at the SUMC Sites. This analysis looks at the relationship of the SUMC Sites with surrounding uses. As discussed in Section 3.7, Noise, the mechanical noise generated by the SHC emergency generators off Welch Road could have a significant impact on nearby residential uses. However, Mitigation Measure NO-4.1 requires shielding or enclosure of equipment, which would reduce noise to less-than-significant levels.

The SUMC Project would emit significant and unavoidable ambulance noise on residential uses off a portion of Sand Hill Road. However, ambulance noise is not considered to be incompatible in residential or other developed areas. It also should be noted that the SUMC Project would not create a new land use on the Main SUMC Site. Also, ambulance noise is already generated by the SHC Hospital, and the impact in this case would be along a portion of Sand Hill Road where there would be a new ambulance route. Policy N-39 does not prohibit location of land uses with incompatible noise sources; rather it calls for encouraging location of land uses in areas with compatible noise environments. The ambulance noise would be sporadic within the existing environment.

Policy N-41: When a proposed project is subject to CEQA, the noise impact of the project on existing residential land uses should be evaluated in terms of the increase in existing noise levels and potential for adverse community impact, regardless of existing background noise levels. If an area is below the applicable maximum noise guideline, an increase in noise up to the maximum should not necessarily be allowed. A project should be considered to cause a significant degradation of the noise environment if it meets any of the following criteria:

Consistent with Policy N-41, this EIR identifies where significant noise impacts will occur. Section 3.7, Noise, provides an evaluation of the SUMC Project on residential uses. Among the significance criteria applied are the standards set forth in the Comprehensive Plan. Based on the City's Ldn criteria in the Comprehensive Plan, the SUMC Project would emit significant and unavoidable ambulance noise on residential uses off a portion of Sand Hill Road, on the basis that the ambulance noise would increase Ldn by more than 5.0 dB, as stated in Policy N-41. Existing

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

- The project would cause the average 24-hour noise level (L_{dn}) to increase by 5.0 dB or more in an existing residential area, even if the L_{dn} would remain below 60 dB;
- The project would cause the L_{dn} to increase by 3.0 dB or more in an existing residential area, thereby causing the L_{dn} in the area to exceed 60 dB;
- The project would cause an increase of 3.0 dB or more in an existing residential area where the L_{dn} currently exceeds 60 dB.

Policy N-43: Protect the community and especially sensitive noise receptors, including schools, hospitals, and senior care facilities, from excessive noise.

L_{dn} along Sand Hill Road ranges from 53.5 to 55.2 dBA, which is below the 75 dB maximum noise guideline for conditionally acceptable uses, per the Comprehensive Plan's Land Use Compatibility chart. The ambulance noise would increase L_{dn} by about 8 dBA. At most, the resulting dBA would be about 63.2 dBA, which is still within the maximum noise guideline for conditionally acceptable uses per the Comprehensive Plan's Land Use Compatibility chart. As such, the City may approve the SUMC Project under Policy N-41.

Section 3.7, Noise, states that construction of the SUMC Project could result in a significant noise level with respect to on-site hospital uses. Mitigation Measure NO-1.1, identified in Section 3.7, Noise, involves best management practices for construction noise and would address environmental impacts associated with pile driving noise to off-site sensitive receptors and other construction noise impacts to on-site sensitive receptors. This mitigation measure would lessen the impacts from excessive construction-related noise. Also, the mechanical noise could have a significant impact on nearby residential uses. However, Mitigation Measure NO-4.1 requires shielding or enclosure of equipment, which would reduce noise to less-than-significant levels. The City has identified feasible measures to protect sensitive uses from excessive noise.

Goal N-9: A clean, efficient, competitively-priced energy supply that makes use of cost-effective renewable resources.

Policy N-47: Optimize energy conservation and efficiency in new and existing residences, businesses, and industries in Palo Alto.

As discussed in Section 3.6, Climate Change, the SUMC Project includes a number of energy conservation strategies. The SHC and LPCH components of the SUMC Project would be designed to achieve EnergyStar scores of 90-95, which means they would perform better than 90-95 percent of similar hospitals. The buildings would use 35 percent less energy than typical hospitals (based on a comparison to DOE's Commercial Buildings Energy Consumption Survey) and 20 percent less energy than a hospital designed to meet ASHRAE 90.1 standards. The new SoM buildings would meet Stanford University's 2008 Building Performance Guidelines, which set a target energy efficiency in new buildings of 30 percent below California Title 24/ASHRAE 90.1 (2004).

Table 3.2-2

Comparison of SUMC Project to Comprehensive Plan Policies

Policy N-48: Encourage the appropriate use of alternative energy technologies.

The City provides electricity and natural gas to the SUMC Site and is currently replacing a significant portion of its energy supply with renewable energy resources. Although no on-site renewable energy technologies are planned, the SUMC Project would support alternative energy technologies through purchase of energy through the City.

Goal N-10: Protection of life and property from natural hazards, including earthquake, landslide, flooding, and fire.

Policy N-51: Minimize exposure to geologic hazards, including slope stability, subsidence, and expansive soils, and to seismic hazards including groundshaking, fault rupture, liquefaction, and landsliding.

As discussed in Section 3.10, Geology, non-hospital structures would be required to comply with the California Building Code, while hospital structures would be required to comply with heightened OSHPD requirements, both of which would reduce exposures to geologic hazards to a less-than-significant level. The SUMC Project was initially triggered by SB 1953, which requires the all hospital facilities meet current seismic standards to prevent disruption of hospital operations during an earthquake.

Policy N-52: Minimize exposure to flood hazards by adequately reviewing proposed development in flood prone areas.

This EIR reviews potential flooding impacts at the SUMC Site in Section 3.11, Hydrology. Flooding impacts were determined to be less than significant.

Policy N-54: Provide emergency fire and medical services consistent with the response time standards set forth in the Fire Department's annual budget.

As discussed in Section 3.14, Public Services, the SUMC Project must construct its proposed structures to current OSHPD and City Code standards for fire safety and would install the latest fire control measures. As a part of the City's development review process, the State Fire Marshal would review the plans for the SUMC Project (including construction, fire service water main, and Automatic Fire Alarm System plans) to determine conformance with the Fire Code prior to issuance of a building permit.

Goal C-4: Attractive, well-maintained community facilities that serve Palo Alto residents.

Policy C-26: Maintain and enhance existing park facilities.

There are no City park facilities on the SUMC Sites. Per Section 3.14, Public Services, the SUMC Project would have a less-than-significant impact on City parks.

Policy C-27: Seek opportunities to develop new parks and recreation facilities to meet the growing needs of residents and employees of Palo Alto.

As discussed in Section 3.14, Public Service, as required by Palo Alto Municipal Code 16.58, the SUMC Project would be required to pay a "Community Facility Fee," which has a line item for parks that would fund acquisition of land and improvements for neighborhood and district parks.

**Table 3.2-2
Comparison of SUMC Project to Comprehensive Plan Policies**

<p>Goal C-5: Equal access to educational, recreational, and cultural services for all residents.</p> <p><i>Policy C-30:</i> Facilitate access to parks and community facilities by a variety of transportation needs.</p>	<p>See Policies L-42, L-43, and L-45. The Marguerite Shuttle, one of the TDM measures discussed above, would provide access between the SUMC Sites and other community facilities.</p>
<p>Goal B-6: Thriving employment districts at Stanford Research Park, Stanford Medical Center, East Bayshore/San Antonio Road Area and Bayshore Corridor that complement the City's business and neighborhood centers.</p> <p><i>Policy B-32:</i> Assist Stanford Medical Center in responding to changes in the delivery of health care services. Work with the Center to plan for changing facility needs, but within the context of City of Palo Alto planning goals and policies, as well as the goals and policies of other relevant jurisdictions.</p>	<p>The SUMC Project addresses changing demand for health care services and facilities. The City is working with the SUMC Project sponsors to determine the most appropriate plan for future development as part of the review of the SUMC Project application. This EIR has been prepared to inform the City's decisions with respect to applicable planning goals and policies.</p>

Sources: Palo Alto Comprehensive Plan, 1998; PBS&J, 2010.

EXHIBIT C

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
LAND USE				
<i>IMPACT BEING ADDRESSED: Without mitigation measures to ensure consistency with the Comprehensive Plan's policies adopted for the purpose of avoiding or mitigating an environmental effect, the SUMC Project could conflict with Comprehensive Plan policies that avoid or reduce impacts related to visual quality, cultural resources, pedestrian circulation, urban forest resources, groundwater and runoff pollution, air quality degradation, and noise incompatibility. (LU-1)</i>				
See Mitigation Measures VQ-2.1, TR-6.1, AQ-1.1 through AQ-1.2, NO-1.1, NO-4.1, CR-1.1 through CR-1.5, BR-4.1 through BR-4.5, and HW-3.1.				
<i>IMPACT BEING ADDRESSED: Because the SUMC Project would intensify the planned uses within the SUMC Sites, the SUMC Project would have a significant impact pertaining to on-site character and views. (LU-5)</i>				
See Mitigation Measure VQ-2.1.				
VISUAL QUALITY				
<i>IMPACT BEING ADDRESSED: The SUMC Project would substantially degrade the existing visual character and quality of the SUMC Sites during construction. (VQ-1)</i>				
<i>VQ-1.1 Implement Construction Visual Improvements Plan. The SUMC Project sponsors shall develop and implement a Construction Visual Improvements Plan that would make visual improvements to construction zones within a given construction phase and between phases if the zone is not scheduled for construction activity or would remain unused for a period greater than six months. Construction zones subject to this mitigation measure shall be defined by the Planning Director, and shall consider the size of the area, the nature and timing of the construction activity, and the proximity or visibility of the area to public vantage points or residential uses. The Construction Visual Improvements Plan shall be implemented by the project contractor(s) and must be approved by the Planning Director. The intent of the plan is to aesthetically improve portions of</i>	<i>Review and approve Construction Visual Improvements Plans; compliance monitoring</i>	<i>City of Palo Alto Director of Planning and Community Environment</i>	<i>Prior to issuance of building permits for each building; compliance monitoring during construction</i>	SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>the project site that would remain unimproved for an extended period and screen the construction zone from view by passersby along the public streets and sidewalks. Possible improvements in the plan include, but are not limited to, the following:</p> <p>a. The SUMC Project sponsors shall conceal staging areas with fencing material to be approved by the Planning Director prior to commencement of use of the staging area for construction equipment and vehicles.</p> <p>b. The SUMC Project sponsors shall frequently remove construction debris and refuse from the SUMC Sites.</p> <p>c. The SUMC Project sponsors shall install all landscaping as early as feasible to decrease visual impacts of construction. Existing landscaping within the SUMC Sites that would not be removed by the construction shall be maintained.</p>				<p>Hoover Parking Structure</p> <p>Signature _____ Date _____</p> <p>FIM 1</p> <p>Signature _____ Date _____</p> <p>FIM 2</p> <p>Signature _____ Date _____</p> <p>FIM 3</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: The SUMC Project would have a significant impact pertaining to degradation of the existing visual character or quality of the SUMC Sites and their surroundings. (VQ-2)</p>				
<p>VQ-2.1 Adhere to City's Architectural Review Process and Recommendations. The SUMC Project sponsors shall submit final building and site plans to the ARB prior to issuance of any development permits. Architectural Review shall assess the appropriateness of proposed demolitions, proposed building heights and massing, siting of buildings and structures, architecture and façade treatments, landscaping, circulation plans, and parking. The ARB may recommend alterations to any of the above project features, or the ARB may suggest new features, such as new landscaping or public art, to improve the proposed SUMC Project design. Any</p>	<p>Undergo Architectural Review; verify building permit plan compliance</p>	<p>City of Palo Alto City Council or City of Palo Alto Director of Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital</p> <p>Signature _____ Date _____</p> <p>SHC Clinics</p> <p>Signature _____ Date _____</p> <p>LPCH Hospital/Clinics</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>conditions required by the City Council as a result of the Architectural Review process with respect to the design of the SUMC Project shall be implemented by the SUMC Project sponsors.</p>				<p>Hoover MOB</p> <p>Signature _____ Date _____</p> <p>Hoover Parking Structure</p> <p>Signature _____ Date _____</p> <p>FIM 1</p> <p>Signature _____ Date _____</p> <p>FIM 2</p> <p>Signature _____ Date _____</p> <p>FIM 3</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: The SUMC Project would result in significant impacts on views. (VQ-3)</p>				
<p>See Mitigation Measure VQ-2.1.</p>				
<p>IMPACT BEING ADDRESSED: The SUMC Project could increase light and glare nuisance from exterior lighting, resulting in a significant impact. (VQ-5)</p>				
<p>See Mitigation Measure VQ-2.1.</p>				
<p>TRANSPORTATION</p>				
<p>IMPACT BEING ADDRESSED: Construction activity associated with the SUMC Project could result in significant traffic impacts. (TR-1)</p>				
<p>TR-1.1 Provide Off-Street Parking for Construction Related Vehicles. The SUMC Project sponsors shall be required to provide adequate off-street parking for all construction-related vehicles throughout the construction</p>	<p>Verify that information is contained in construction impact mitigation plan</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance</p>	<p>SHC Hospital</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>period. If adequate parking cannot be provided on the construction sites, a remote parking area shall be designated, and a shuttle bus shall be operated to transfer construction workers to the job site.</p>	<p>pursuant to TR-1.8; compliance monitoring</p>		<p>monitoring during construction</p>	<p>SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____</p>
<p><i>TR-1.2 Maintain Pedestrian Access.</i> The SUMC Project sponsors shall be prohibited from substantially limiting pedestrian access while constructing the SUMC Project, without prior approval from the City of Palo Alto Department of Public Works. Such approval shall</p>	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8;</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>require submittal and approval of specific construction management plans to mitigate the specific impacts to a less-than-significant levels. Pedestrian access-limiting actions would include, but not be limited to, sidewalk closures, bridge closures, crosswalk closures or pedestrian re-routing at intersections, placement of construction-related material within pedestrian pathways or sidewalks, and other actions which may affect the mobility or safety of pedestrians during the construction period. If sidewalks are maintained along the construction site frontage, covered walkways shall be provided.</p>	<p>compliance monitoring</p>		<p>construction</p>	<p>Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>TR-1.3 Maintain Bicycle Access.</i> The SUMC Project sponsors shall be prohibited from limiting bicycle access while constructing the SUMC Project without prior approval from the City of Palo Alto Department of Public Works. Such approval shall require submittal and approval of specific construction management plans that warn cyclists prior to reaching the impacted bicycle lanes and provide alternative routing around the construction sites to mitigate the specific impacts to a less-than-significant level. Bicycle access-limiting actions would include, but not be limited to, bicycle lane closures or narrowing, closing or narrowing of streets that are designated bicycle routes, bridge closures, the placement of construction-related materials within designated bicycle lanes or along bicycle routes, and other actions which may affect the mobility or safety of bicyclists during the construction period.</p>	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during construction</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____ SHC Hospital</p>
<p><i>TR-1.4 Restrict Construction Hours.</i> The SUMC Project</p>	<p>Verify that information</p>	<p>City of Palo Alto</p>	<p>Prior to issuance of</p>	<p>SHC Hospital</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>sponsors shall be required to prohibit or limit the number of construction material deliveries from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m. on weekdays. The SUMC Project sponsors shall be required to limit the number of construction employees based upon an approved construction management plan from arriving or departing the site from the hours of 4:30 p.m. to 6:00 p.m. Although not needed to reduce the impact to a less-than-significant level, the SUMC Project sponsors also shall limit the number of construction employees from arriving at the site from 7:00 a.m. to 9:00 a.m., contingent upon the City's granting of an exception to its construction hours under its noise ordinance to allow construction to commence at 7:00 a.m.</p>	<p>is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>Planning and Community Environment, Public Works Department</p>	<p>building permits for each building; compliance monitoring during construction</p>	<p>Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____</p>
<p><i>TR-1.5 Restrict Construction Truck Routes.</i> The SUMC Project sponsors shall be required to deliver and remove</p>	<p>Verify that information is contained in</p>	<p>City of Palo Alto Public Works</p>	<p>Prior to issuance of building permits for</p>	<p>SHC Hospital Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>all construction-related equipment and materials on truck routes designated by the cities of Palo Alto, East Palo Alto and Menlo Park. Heavy construction vehicles shall be prohibited from accessing the site from other routes. Figure 3.4-6 and 3.4-7 of the EIR illustrates the Stanford Area Truck Routes which must be used by all trucks.</p>	<p>construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>Department</p>	<p>each building; compliance monitoring during construction</p>	<p>Signature SHC Clinics Signature LPCH Hospital/Clinics Signature Hoover MOB Signature Hoover Parking Structure Signature FIM 1 Signature FIM 2 Signature FIM 3 Signature</p>
				<p>Date Date Date Date Date Date Date Date Date Date</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>TR-1.6 Protect Public Roadways During Construction. The SUMC Project sponsors shall be required to repair any structural damage to public roadways, returning any damaged sections to original structural condition. The SUMC Project sponsors shall survey the condition of the public roadways along truck routes providing access to the proposed project site before construction, and shall again survey after construction is complete. A before-and-after survey report shall be completed and submitted to the City of Palo Alto Public Works Department for review, indicating the location and extent of any damage.</p>	<p>Review before and after survey reports to determine the repair to public roadways</p>	<p>City of Palo Alto Public Works Department</p>	<p>Before construction of any portion of the SUMC projects and after SUMC Project construction is completed</p>	<p>“Before” Survey Report Signature _____ Date _____</p> <p>“After” Survey Report Signature _____ Date _____</p> <p>Road Repair Completed, if necessary Signature _____ Date _____</p>
<p>TR-1.7 Maintain Public Transit Access and Routes. The SUMC Project sponsors shall be prohibited from limiting access to public transit, and from limiting movement of public transit vehicles, without prior approval from the Santa Clara County Valley Transportation Authority (VTA) or other appropriate jurisdiction. Such approval shall require submittal and approval of specific measures to reduce impacts to a less-than-significant level. Potential actions which would impact access to transit include, but are not limited to, relocating or removing bus stops, limiting access to bus stops or transfer facilities, or otherwise restricting or constraining public transit operations.</p>	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during construction</p>	<p>SHC Hospital Signature _____ Date _____</p> <p>SHC Clinics Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>Hoover Parking Structure Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>TR-1.8 Prepare and Implement Construction Impact Mitigation Plan.</i> In lieu of the above mitigation measures, the SUMC Project sponsors shall submit a detailed construction impact mitigation plan to the City of Palo Alto for approval by the Director of Public Works prior to commencing any construction activities with potential transportation impacts. This plan shall address in detail the activities to be carried out in each construction phase, the potential transportation impacts of each activity, and an acceptable method of reducing or eliminating significant transportation impacts. Details such as the routing and scheduling of materials deliveries, construction employee arrival and departure schedules, employee parking locations, and emergency vehicle access shall be described and approved. Prior to its approval of the construction impact mitigation plan, the City of Palo Alto shall provide a copy of the construction impact plan to the City of Menlo Park for review and comment.</p>	<p>Review and approve construction impact mitigation plans; compliance monitoring; transmit construction impact mitigation plans to the City of Menlo Park and receive comment</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring throughout term of the construction impact mitigation plan</p>	<p>SHC Hospital Signature _____ Date _____</p> <p>SHC Clinics Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>Hoover Parking Structure Signature _____ Date _____</p> <p>FIM 1 Signature _____ Date _____</p> <p>FIM 2 Signature _____ Date _____</p> <p>FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>TR-1.9 <i>Conduct Additional Measures During Special Events.</i> During major athletic events or other special events which attract a substantial number of visitors to the campus, the SUMC Project sponsors shall implement a mechanism to prevent roadway construction activities from reducing roadway capacity along those roadways that would be affected by the SUMC Project and that would provide access to the athletic or other special events. This measure may require a special supplemental permit to be approved by either Santa Clara County or the City of Palo Alto prior to hosting such events during significant construction phases.</p>	<p>Review and approve SUMC Sponsor-prepared plan(s) to minimize traffic effects in advance of major events near the SUMC during construction</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>As necessary during construction</p>	<p>Welch Road Improvements Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: Implementation of the SUMC Project would result in significant impacts to intersections during Peak Hour conditions. (TR-2)</p>				
<p>TR-2.1 <i>Install Traffic-Adaptive Signal Technology.</i> The SUMC Project sponsors shall contribute to the Palo Alto Citywide Traffic Impact Fee program, for the installation of traffic-adaptive signals. In Menlo Park, the SUMC Project sponsors shall contribute their fair share amount, which shall be tied to the amount of traffic added to analyzed intersections by the SUMC Project. The SUMC Project sponsors' contributions shall apply towards the installation of traffic-adaptive signals as listed below.</p> <ul style="list-style-type: none"> • Sand Hill Road (Oak Creek to Shopping Center) - 3 signals • Arboretum Road (Shopping Center to Palm Drive) - 3 signals • Embarcadero Road (Bryant to Saint Francis) - 7 signals 	<p>Verify payment of Citywide Traffic Impact Fee and fair share contribution towards traffic-adaptive signals in Palo Alto and Menlo Park.</p>	<p>City of Palo Alto Department of Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<ul style="list-style-type: none"> • University Avenue (Palm to Lincoln) - 13 signals • Lytton Avenue (Alma to Middlefield) - 10 signals • Hamilton Avenue (Alma to Middlefield) - 10 signals • Middlefield Road (San Antonio to Homer) - 9 signals • Charleston Road (Alma to Middlefield) - 2 signals • El Camino Real (northern city limits of Palo Alto to southern city limits of Palo Alto) – signals would require approval of Caltrans <p>In addition, the SUMC Project sponsors shall pay a fair share contribution towards installation of traffic-adaptive signals at the below significantly-impacted intersections in Menlo Park. These intersections are among those at which Menlo Park anticipates installing traffic-adaptive signals:</p> <ul style="list-style-type: none"> • Middlefield Road/Willow Road (intersection #18) • Middlefield Road/Ravenswood Avenue (intersection #46) 				
<p><i>TR-2.2 Fund Additional Bicycle and Pedestrian Undercrossings.</i> The SUMC Project sponsors shall contribute their fair share to the cost of construction of the Everett Avenue undercrossing of the Caltrain tracks in Palo Alto and the Middle Avenue undercrossing in Menlo Park. In Palo Alto, there is a Citywide Traffic Impact Fee program that the SUMC Project sponsors shall contribute to. In Menlo Park, the fair share contribution shall be tied to the amount of traffic added to</p>	<p>Verify payment of Citywide Traffic Impact Fee and fair share contribution towards bicycle and pedestrian undercrossings in Palo Alto and Menlo Park.</p>	<p>City of Palo Alto Department of Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital</p> <hr/> <p>Signature _____ Date _____</p> <p>SHC Clinics</p> <hr/> <p>Signature _____ Date _____</p> <p>LPCH Hospital/Clinics</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>analyzed intersections by the SUMC Project. The construction of the Everett Avenue and Middle Avenue undercrossings would reduce traffic volumes on nearby streets, such as Ravenswood Avenue and University Avenue.</p>				<p>Signature _____ Date _____</p> <p>Hoover MOB</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Report Completed
<p><i>TR-2.3 Enhance Stanford University Transportation Demand Management (TDM) Program.</i> The SUMC Project sponsors shall enhance the currently-implemented TDM program in order to achieve 35.1 percent usage of alternative transportation modes (i.e., carpool, vanpool, bus, Caltrain, bicycle, and walk) by Hospital employees. The initial enhancements to the SUMC TDM program shall include the following:</p> <ul style="list-style-type: none"> Commencing on September 1, 2015, the Hospitals shall purchase annual Caltrain GO Passes (free train passes) for all existing and new Hospital employees who work more than 20 hours per week, at a cost of up to One Million Eight Hundred Thousand Dollars (\$1,800,000) per year, which amount shall be adjusted annually to reflect any change in the San Francisco Bay Area Consumer Price Index (the "GO Pass Amount"). The Hospitals' obligation to provide GO Passes shall continue for fifty-one (51) years, or until such earlier date as: (a) Caltrain discontinues the GO Pass program, or a substantially similar program; (b) Caltrain increases the cost of GO Passes, or a substantially similar program, such that the Hospitals' annual costs would exceed the GO Pass Amount; or (c) Caltrain service is reduced by such an extent that the Hospitals and the City mutually determine purchase of annual GO Passes, or a substantially similar program, would no longer be effective in substantially reducing Hospital employee peak period trips in order to achieve the Alternative Mode targets in Table 3.4-19A in Section 3 in the Final EIR. If the cost of obtaining GO Passes exceeds the GO Pass Amount, the Hospitals shall have the option to elect either to purchase the GO Passes at the then applicable 	<p>Review TDM reports to verify that enhancements of TDM program have been implemented and determine whether interim mode split targets have been achieved; transmit TDM reports to City of Menlo Park for their review</p> <p>City and SUMC Project sponsors will meet annually to discuss effectiveness of enhanced TDM program and to identify potential improvements. SUMC Project sponsors may modify enhanced TDM program as needed to improve its effectiveness.</p> <p>Verify lease of 75 parking spaces at Ardenwood Park and Ride lot, or an equivalent location, at a cost not to exceed</p>	<p>City of Palo Alto Department of Planning and Community Environment</p>	<p>Baseline TDM report within six months of SUMC Project approval</p> <p>Annual TDM reports submitted each Spring</p>	<p>Baseline TDM Report</p> <p>Signature _____ Date _____</p> <p>Spring 2013</p> <p>Signature _____ Date _____</p> <p>Spring 2014</p> <p>Signature _____ Date _____</p> <p>Spring 2015</p> <p>Signature _____ Date _____</p> <p>Spring 2016</p> <p>Signature _____ Date _____</p> <p>Spring 2017</p> <p>Signature _____ Date _____</p> <p>Spring 2018</p> <p>Signature _____ Date _____</p> <p>Spring 2019</p> <p>Signature _____ Date _____</p> <p>Spring 2020</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>price, or to terminate the obligation to provide GO Passes, or a substantially similar program. If the Hospitals' obligation to provide GO Passes, or a substantially similar program, terminates for any of the reasons specified in this measure, the Hospitals shall contribute the GO Pass Amount to one or more substitute programs to encourage use of transit by Hospital employees or otherwise reduce peak period traffic trips in the intersections impacted by the Project as identified in the Project EIR, including but not limited to regional transportation systems or solutions. The substitute program or programs shall be mutually agreed upon by the SUMC Parties and the City's Director of Planning and Community Environment.</p> <ul style="list-style-type: none"> • Use all reasonable efforts to arrange with AC Transit to lease 75 spaces at the Ardenwood Park & Ride Lot, or an equivalent facility, to serve SUMC employees who commute from the East Bay. • Expand the Marguerite shuttle bus service between the SUMC and PAITS as needed to accommodate increased ridership by Hospital employees. • Use all reasonable efforts to assure that the controlling transit agency maintains load factors less than 1.00 on the U-Line. • Maintain a load factor less than or equal to 1.25 on the Marguerite shuttle. • Expand and improve the bicycle and pedestrian networks as specified by Project site plans. 	<p>\$45,000 per year. For U-Line load factors, verify Initial Payment offer to AC transit (\$250,000) and then subsequent annual payment offers up to \$50,000 total.</p>			<p>Signature _____ Date _____ Spring 2021 Signature _____ Date _____ Spring 2022 Signature _____ Date _____ Spring 2023 Signature _____ Date _____ Spring 2024 Signature _____ Date _____ Spring 2025 Signature _____ Date _____ Spring 2062 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<ul style="list-style-type: none"> • Provide a full-time on-site TDM coordinator by 2015 for the hospital components. The coordinator would be responsible for organizing and disseminating TDM information primarily to hospital employees and also to hospital patients. A central location would be made available to provide information on alternative travel modes. Also, the SUMC or Hospitals' website would contain information on TDM programs. • Provide a guaranteed ride home program for all employees who use transit and other transport alternatives like carpool and vanpool. The guarantee ride home shall allow employees with dependent children the ability to use alternative modes to travel to and from work but still be able to travel home mid-day in case of an emergency. • Provide employees with shower facilities within the SUMC Sites to encourage bicycling to work. The SUMC Project sponsors shall also provide bicycle storage facilities on the SUMC Sites that would be conveniently located near the employee showers. • Establish, in conjunction with the GO Pass implementation, a "Zip Car" (or other similar car-sharing program) with Zip Cars available at the medical complex. • Perform annual TDM monitoring from the date of initial project approval through the life of the project (51 years after project approval) and submit the report to the City of Palo Alto. This report also shall be submitted to the City of Menlo Park for its review. • Within six (6) months of project approval, and 				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>annually for a period of fifty-one (51) years from initial project approval, the SUMC Project sponsors shall submit to the City's Director of Planning and Community Environment, a Hospital TDM Program Report that shows the current number of employees employed over 20 hours per week, the number of employees using an alternative mode share as documented by a study or survey to be completed by the Hospitals using a method mutually agreeable to the City and Hospitals; and the efforts used by the Hospitals to attempt to achieve the Alternative Mode targets.</p> <p>These enhancements may not immediately change the mode split for Hospital employees. Further, because transit use by employees of the Hospitals is voluntary, and may be influenced by a number of factors outside the reasonable control of the Hospitals, such as gasoline prices, costs and availability of alternative transit, housing costs and availability, and personal preferences of employees, the Hospitals cannot guarantee the results of their TDM programs. The interim targets in Table 3.4-19A in Section 3 in the Final EIR shall be used to measure the progress toward meeting the desired mode split by 2025. These interim targets assume that in the early phases of implementation, there may be larger shifts to alternative modes than the shifts that may occur in later phases of the TDM program enhancement. For purposes of calculating alternative mode share, any mode that does not constitute driving in a single-occupant vehicle to and from the work site shall be</p>				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>considered an “Alternative Mode,” including working remotely from home.</p> <p>For each of the interim target years, following submission of the Hospitals TDM Annual Report, the City shall determine if the interim year target has been met. If the Hospitals have not met the interim target, the Hospitals and the City shall meet to review the TDM Program and to identify possible additional TDM Program enhancements that the Hospitals should consider incorporating into their TDM Program in order to increase the Program’s effectiveness.</p> <p>If the Hospitals do not meet the applicable interim targets for any two consecutive years prior to 2025, the Hospitals shall provide alternative transportation funding to the City of Palo Alto in annual payments in the amount of \$175,000 per year until the earlier of the year 2025 or the year the Hospitals achieve the applicable interim mode split target, subject to a maximum of five annual payments. The alternative transportation funding shall be used by the City of Palo Alto for local projects and programs that encourage citywide use of alternative transportation mode uses or otherwise reduce peak period traffic trips in the intersections impacted by the Project as identified in the Project EIR, including but not limited to regional transportation systems and solutions. The City of Palo Alto should consider transportation systems and solutions that also help to reduce traffic in the City of Menlo Park.</p> <p>If by 2025, the Hospitals have not demonstrated substantial</p>				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>achievement of the 35.1 percent target modal split for alternative transportation modes, the following measure shall be required:</p> <ul style="list-style-type: none"> The Hospitals shall make a lump sum payment of \$4.0 million to the City of Palo Alto for local projects and programs that encourage and improve citywide use of alternative transportation mode uses or otherwise reduce peak period traffic trips in the intersections impacted by the Project as identified in the Project EIR, including but not limited to regional transportation systems and solutions. The City of Palo Alto shall identify capital projects and program enhancements for which the funds may be applied. Sample projects may include contributions towards regional transportation projects of interest to the City of Palo Alto and that are identified within the Valley Transportation Authority – Valley Transportation Plan or other local planning documents. The City of Palo Alto should consider transportation systems and solutions that also help to reduce traffic in the City of Menlo Park. If required, said \$4.0 million payment shall constitute funds to be used by the City to offset trips by Hospital employees through citywide trip reduction. The \$4.0 million payment shall not relieve the Hospitals of any of their obligations under this measure, including but not limited to their obligations to continue to attempt to achieve the 35.1 percent target modal split through implementation of the GO Pass or substantially similar program, or a substitute program mutually agreed upon by the Hospitals and the City’s Director of Planning and Community Environment, which shall continue for 51 years from the date of Project approval. Further, the Hospitals 				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>shall continue to implement an enhanced TDM program, monitor modal splits by Hospital employees, and strive to maximize use of alternative commute modes by Hospital employees. In addition, the Hospitals shall continue to meet with the City on a regular basis to identify potential improvements to the enhanced TDM program.</p>				
<p>TR-2.4 <i>Fund or Implement those Intersection Improvements that Have Been Determined to be Feasible.</i> The SUMC Project sponsors shall implement the following measures:</p> <ul style="list-style-type: none"> • At the intersection of Arboretum Road/Galvez Street, the SUMC Project sponsors shall install a traffic signal. • At the intersection of Bayfront Expressway/Willow Road, the SUMC Project sponsors shall pay a fair share towards providing one more right-turn lane for eastbound Willow Road. • At the intersection of Bayfront Expressway/University Avenue, the SUMC Project sponsors shall pay a fair share towards widening southbound Bayfront Expressway to include an additional through lane and re-stripe the exclusive right turn lane to a shared through right turn lane. As a result, two additional receiving lanes in the southbound direction on Bayfront Expressway would be needed. 	<p>Verify installation of Arboretum/Galvez traffic signal</p> <p>Verify payment of fair share contribution for both Bayfront intersections</p>	<p>City of Palo Alto Director of Planning and Community Environment</p>	<p>Prior to Occupancy Permit for SHC Hospital</p>	<p>Arboretum/Galvez traffic signal</p> <hr/> <p>Signature _____ Date _____</p> <p>Fair Share Payment for both Bayfront intersections</p> <hr/> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: The SUMC Project would result in adverse traffic impacts to roadway segments in the City of Menlo Park. (TR-3)</p>				
<p>See Mitigation Measures TR-2.2, TR-2.3, TR-7.2.</p>				
<p>IMPACT BEING ADDRESSED: The SUMC Project could result in significant traffic impact to the local circulation network in the immediate vicinity of the SUMC Sites. (TR-</p>				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>4) <i>TR-4.2 Fund Signing and Striping Plan and Signal Optimization.</i> In addition to paying for the construction of the extension of Durand Way from Sand Hill Road to Welch Road, the SUMC Project sponsors shall also pay for the following improvements to ensure that queues from the Durand Way/Sand Hill Road intersection do not spillback onto the Durand Way/Welch Road intersection.</p> <ul style="list-style-type: none"> • A signing and striping plan for the Durand Way extension, which would maximize the storage capacity by creating a four-lane roadway with a left and through/right at Sand Hill Road and a right and through/left at Welch Road; • The installation and optimization of the two signals at the intersections of Durand Way/Sand Hill Road and Durand Way/Welch Road. 	<p>Review signing and striping plan for Durand Way extension and signal optimization plan for Durand Way/Sand Hill Road and Durand Way/ Welch Road</p>	<p>City of Palo Alto Department of Planning and Community Environment</p>	<p>Prior to issuance of building permit for Durand Way</p>	<p>Durand Way Improvements</p> <p>Signature _____</p> <p>Date _____</p>
<p>IMPACT BEING ADDRESSED: The SUMC Project could impede the development or function of planned bicycle or pedestrian facilities, and result in a significant impact. (TR-6)</p>				
<p><i>TR-6.1 Bicycle and Pedestrian Infrastructure Improvements.</i> The SUMC Project sponsors shall fund the expansion and improvement of the bicycle and pedestrian network in the immediate vicinity of the SUMC Project. The intent of these improvements is to:</p> <ul style="list-style-type: none"> • reduce auto related traffic by providing the infrastructure for alternative travel modes; • improve the bicycle and pedestrian linkages between the SUMC Project and Downtown Palo Alto, and between the SUMC Project and the surrounding residential neighborhoods; and • mitigate the safety hazards to pedestrians and cyclists that will result from the SUMC Project related 	<p>Verify payment for connection from planned Everett bike/ped undercrossing to ECR/Quarry (\$2,250,000), and enhancements of Quarry Road and intersections (\$400,000)</p> <p>Verify construction of bicycle/ped connection</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Payments received prior to Initial Date (45 days from Notice of Determination)</p> <p>City constructs improvements prior to Hospital Occupancy Permit</p> <p>Stanford constructs bicycle/ped connection between</p>	<p>Funding received for improvements</p> <p>Signature _____</p> <p>Date _____</p> <p>Improvements completed by City</p> <p>Signature _____</p> <p>Date _____</p> <p>Improvements completed by Stanford</p> <p>Signature _____</p> <p>Date _____</p> <p>SHC Hospital Bike Parking</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>increase in vehicular traffic and congestion.</p> <p>The specific improvements to be funded by the SUMC Project sponsors shall include the following:</p> <ul style="list-style-type: none"> • Create a bicycle and pedestrian connection between the Stanford Shopping Center and SUMC. The connection shall provide an alternative route to Quarry Road, which is auto dominated. This connection shall extend between Vineyard Lane and Welch Road. Pedestrian traffic signals and crosswalks shall be placed at the crossing of Vineyard Lane and Welch Road. The crosswalk shall be enhanced either by striping or by the use of contrasting paving. • Provide a connection from the planned Everett Avenue bicycle and pedestrian undercrossing to the El Camino Real/Quarry Road intersection. Once the tunnel is completed, this linkage shall provide a direct connection between the SUMC Project and Downtown North. • Incorporate into the Quarry Road corridor, from El Camino Real to Welch Road, improvements to and within the public right-of-way to enhance the pedestrian and bicycle connection, including urban design elements and way finding, wider bicycle lanes, as necessary, on Quarry Road, enhanced transit nodes for bus and/or shuttle stops, and prominent bicycle facilities. • Enhance all signalized intersections in the Project Vicinity, particularly along Quarry Road, Vineyard, and Welch Roads to include 12-foot pedestrian crosswalks on all legs, with textured or colored paving or diagonal or longitudinal zebra striping as determined by the City, pedestrian push buttons and countdown pedestrian signal 	<p>between Stanford Shopping Center and SUMC</p> <p>Verify that landscape plans contain sufficient Class I and III bicycle parking spaces and are located in a manner consistent with the City of Palo Alto Municipal Code</p>		<p>Stanford Shopping Center and SUMC prior to LPCH Hospital Occupancy Permit.</p> <p>Bike parking requirements prior to issuance of building permits for each building</p>	<p>Signature _____ Date _____</p> <p>SHC Clinics Bike Parking</p> <p>Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Bike Parking</p> <p>Signature _____ Date _____</p> <p>Hoover MOB Bike Parking</p> <p>Signature _____ Date _____</p> <p>FIM 1 Bike Parking</p> <p>Signature _____ Date _____</p> <p>FIM 2 Bike Parking</p> <p>Signature _____ Date _____</p> <p>FIM 3 Bike Parking</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>heads, and other specific improvements that are determined as necessary during the design process, such as median refuge islands, advanced signing, flashing beacons, in-pavement lighting, etc.</p> <ul style="list-style-type: none"> Install the appropriate number of Class I and Class III bicycle parking spaces as required by the City's Zoning Ordinance for the total amount of existing and future development. The SUMC Project sponsors shall install the required number of bicycle parking spaces equally distributed throughout the SUMC Sites. 				
<p>IMPACT BEING ADDRESSED: The SUMC Project would not adversely impact either AM or PM Peak Hour bus service in Palo Alto or Caltrain service. Nonetheless, mitigation to provide enhanced bus stops and shuttle service is identified here. (TR-7)</p>				
<p>TR-7.1 Incorporate Enhanced Bus Stops Into Site Plans. The SUMC Project sponsors shall revise their SUMC Project site plan to incorporate two enhanced bus stops to reduce the impact to transit service caused by the SUMC Project. These enhanced bus stops shall be located at Hoover Pavilion and at SHC, and shall be on-street facilities. The enhanced bus stops shall accommodate two buses simultaneously, and shall have shelters, seating, lighting, signs, maps, bus schedules, and bicycle parking. On-street bus stops along Welch Road and Quarry Road shall also be provided, but the enhanced bus stops shall accommodate the majority of transit riders and shall be located to maximize the convenience of employees, patients, and visitors. One enhanced bus stop shall be located in the vicinity of Welch Road and Pasteur Drive to serve SHC. The other enhanced bus stop shall be located near the entrance to Hoover Pavilion. Both of these enhanced bus stops shall provide the focal point for transit use for the SUMC.</p>	<p>Verify that enhanced bus stops have been included in site plans</p>	<p>City of Palo Alto Department of Public Works and Department of Planning and Community Environment</p>	<p>Prior to issuance of building permits for SHC Hospital and Hoover MOB</p>	<p>SHC Hospital Signature Hoover MOB Signature Date Date</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>TR-7.2 Provide Expanded Transit Service. The SUMC Project sponsors shall fund expansion of the Marguerite shuttle service between the SUMC and PAITS, and shall make a fair share financial contribution to the cost of expanding U-Line bus service</p> <ul style="list-style-type: none"> • Marguerite Shuttle. The SUMC project sponsors shall fund expansion of the Marguerite shuttle service into Palo Alto between SUMC and PAITS. • U-Line. The SUMC project sponsors shall use reasonable efforts to assure that the controlling transit agency maintains load factors of less than 1.0 on the U-Line. 	<p>Verify expansion of Marguerite shuttle in annual TDM reports pursuant to TR-2.3</p> <p>Verify Initial Payment offer to AC transit (\$250,000) and then subsequent annual payment offers up to \$50,000 total pursuant to TR-2.3.</p>	<p>City of Palo Alto Director of Planning and Community Environment</p>	<p>Initial Payment offer within 30 days of Hospital Occupancy Permit and then subsequent annual payments</p>	<p>Initial AC Transit payment offer</p> <p>Signature _____ Date _____</p> <p>Subsequent annual payment offers</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: Implementation of the SUMC Project could potentially result in inadequate emergency access due to increased congestion, a significant impact. (TR-9)</p>				
<p>TR-9.1 Pay Fair Share Towards OptiCom Installation. The SUMC Project sponsors shall pay their fair-share financial contribution towards the City of Palo Alto, to assist with the installation and operation of emergency vehicle traffic signal priority (OptiCom) at all significantly impacted intersections.</p>	<p>Verify payment of fair share towards OptiCom installation (\$11,200 to City of Palo Alto and \$6,400 to City of Menlo Park).</p>	<p>City of Palo Alto Department of Public Works</p>	<p>Within 30 days of Hospital Occupancy Permit</p>	<p>Opticom Fair Share Payment</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: The SUMC Project, in combination with concurrent construction projects in the vicinity of the SUMC Sites, could result in a significant construction-period impact. (TR-10)</p>				
<p>See Mitigation Measures TR-1.1 through TR-1.9.</p>				
<p>AIR QUALITY</p>				
<p>IMPACT BEING ADDRESSED: Construction activities associated with the SUMC Project could cause emissions of dust and pollutants from equipment exhaust that could contribute to existing air quality violations or expose sensitive receptors to substantial pollutant concentrations. (AQ-1)</p> <p>AQ-1.1 Implement Recommended Dust Control Measures. To reduce dust emissions during project demolition and construction phases, the SUMC Project sponsors shall</p>				
<p>Verify that information is contained in construction impact</p>	<p>City of Palo Alto Department of Public Works</p>	<p>Prior to issuance of building permits for each building;</p>	<p>SHC Hospital</p> <p>Signature _____ Date _____</p>	

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>require the construction contractors to comply with the dust control strategies developed by the BAAQMD. The SUMC Project sponsors shall include in construction contracts the following requirements:</p> <ul style="list-style-type: none"> a. Cover all trucks hauling soil, sand, and other loose materials including demolition debris, or require all trucks to maintain at least two feet of freeboard; b. Water all active construction areas (exposed or disturbed soil surfaces) at least twice daily; c. Use watering to control dust generation during demolition of structures or break-up of pavement; d. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas; e. Sweep streets daily (with water sweepers) all paved access roads, parking areas and staging areas during the earthwork phases of construction; f. Sweep daily (with water sweepers) if visible soil material is carried onto adjacent public streets; g. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); h. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); i. Limit traffic speeds on unpaved roads to 15 mph; j. Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and k. Replant vegetation in disturbed areas as quickly as 	<p>mitigation plan pursuant to TR-1.8; compliance monitoring</p>		<p>compliance monitoring during construction</p>	<p>SHC Clinics Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>Hoover Parking Structure Signature _____ Date _____</p> <p>FIM 1 Signature _____ Date _____</p> <p>FIM 2 Signature _____ Date _____</p> <p>FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>possible.</p> <p><i>AQ-1.2 Implement Equipment Exhaust Emission Reduction Measures.</i> To reduce emissions from construction equipment during project demolition and construction phases, the SUMC Project sponsors shall require the construction contractors to comply with the following emission reduction strategies to the maximum feasible extent. The SUMC Project sponsors shall include in construction contracts the following requirements:</p> <ol style="list-style-type: none"> Where possible, electrical equipment shall be used instead of fossil-fuel powered equipment. The contractor shall install temporary electrical service whenever possible to avoid need for fossil-fuel powered equipment. Running equipment not being actively used for construction purposes for more than five minutes shall be turned off. (e.g., trucks waiting to deliver or receive soil, aggregate, or other bulk materials; however, rotating-drum concrete trucks may keep their engines running continuously as long as they are on site). Trucks shall be prohibited from idling while on residential streets serving the construction site (also included in Mitigation Measure NO-1.1). Diesel-powered construction equipment shall be Tier III or Tier IV California Air Resources Board (CARB) certified equipment to the maximum feasible extent. The engine size of construction equipment shall be the smallest practical to accomplish the task at hand. 	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during construction</p>	<p>SHC Hospital Signature _____ Date _____</p> <p>SHC Clinics Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>Hoover Parking Structure Signature _____ Date _____</p> <p>FIM 1 Signature _____ Date _____</p> <p>FIM 2 Signature _____ Date _____</p> <p>FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
IMPACT BEING ADDRESSED: Combined mobile and stationary source emissions during operation of the SUMC Project would exceed the Bay Area Air Quality Management District's significance threshold of 80 pounds/day of ROG, NOx and PM10. Therefore, air emissions would result in a substantial contribution to an existing regional air quality problem and a significant impact. (AQ-2)				
See Mitigation Measure TR-2.3.				
IMPACT BEING ADDRESSED: Construction equipment NOx emissions associated with the SUMC Project could contribute considerably to regional air quality problems. (AQ-6)				
See Mitigation Measures AQ-1.1 and AQ-1.2.				
IMPACT BEING ADDRESSED: SUMC Project operation could contribute considerably to a degradation of regional air quality as defined by the BAAQMD. (AQ-7)				
See Mitigation Measure TR-2.3.				
CLIMATE CHANGE				
IMPACT BEING ADDRESSED: The proposed Emissions Reduction Program would minimize greenhouse gas emission increases associated with the proposed development program. However, the proposed Emissions Reduction Program would not be sufficient to further some of the individual policies of the City's Climate Protection Plan. (CC-1)				
<p>CC-1.1 Commission and Retro-Commission Energy Systems for New and Existing Buildings. New construction for the SUMC Project shall undergo commissioning of energy and HVAC systems within one year following building occupancy. The commissioning process shall follow the standards of the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Guideline 0-2005 or the International Performance Measurement and Verification Protocol (MVP). The SUMC Project sponsors shall provide the City of Palo Alto with commissioning verification data within 12 months of OSHPD (or City) certificate of occupancy for each new SUMC Project building component (parking structures excluded). These components shall include: SHC Hospital (Phase 1), SHC Hospital (Phase 2), LPCH Hospital Expansion, Hoover Medical Office Building, School of Medicine (FIM 1, FIM 2 and FIM 3) and 429,000 square feet of clinic space for SHC. The commissioning of the</p>	<p>Review commissioning verification data provided by the SUMC Project sponsors for each building</p> <p>Review EPA Energy Star Statement of Energy Performance Report</p>	<p>City of Palo Alto Utilities Department of Planning and Community Environment</p>	<p>Commission verification report within 1 year of occupancy permits for each building</p> <p>EPA Energy Star Performance Report in years 2 through 5 after completion of entire SUMC Project</p>	<p>SHC Hospital Commissioning</p> <p>Signature _____ Date _____</p> <p>SHC Clinics Commissioning</p> <p>Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Commissioning</p> <p>Signature _____ Date _____</p> <p>Hoover MOB Commissioning</p> <p>Signature _____ Date _____</p> <p>FIM 1 Commissioning</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>new SHC and LPCH Expansion Hospitals shall be conducted as part of LEED Enhanced Commissioning in compliance with the ASHRAE Guideline 0-2005. During years two to five after completion of the entire SUMC Project, the SUMC Project sponsors shall annually provide the City of Palo Alto with an EPA Energy Star Statement of Energy Performance report for each new building component. This report shall be generated using the EPA Energy Star Portfolio Manager system. Building profiles and consumption details entered in the Portfolio Manager system and a resulting energy efficiency rating is provided based on similar facilities (i.e., academic teaching facility, community hospital, free-standing surgery center, etc.) This process would ensure that new and existing energy systems would perform interactively according to construction documents, the SUMC Project design intent and the owner's operational needs.</p>				<p>Signature _____ Date _____</p> <p>FIM 2 Commissioning</p> <p>Signature _____ Date _____</p> <p>FIM 3 Commissioning</p> <p>Signature _____ Date _____</p> <p>Energy Star Performance Year 2</p> <p>Signature _____ Date _____</p> <p>Energy Star Performance Year 3</p> <p>Signature _____ Date _____</p> <p>Energy Star Performance Year 4</p> <p>Signature _____ Date _____</p> <p>Energy Star Performance Year 5</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>CC-1.2 Participate in a Renewable Energy Program.</i> The SHC and LPCH Project sponsors facilities shall participate in a renewable energy program approved by the City to partially offset electricity emissions; develop new renewable generation sources in collaboration with the CPAU; incorporate a renewable energy source (such as photovoltaics) into the SUMC Project, and/or otherwise promote expansion of the use of renewable energy by CPAU customers ("Renewable Energy Program"). The Renewable Energy Program shall be approved by the City and need not directly reduce the emissions from the SUMC Project facilities, and may be designed to promote expansion of the use of renewable energy by CPAU customers, either by providing a new source of renewable energy, educating the public about use of renewable energy, or contributing to research and development of renewable energy sources.</p>	<p>Review and approve SUMC Project sponsor's participation in a Renewable Energy Program</p>	<p>City of Palo Utilities Department and Department of Planning and Community Environment</p>	<p>Prior to completion of entire SUMC Project</p>	<p>Participation in Renewable Energy Program Signature _____ Date _____</p>
<p><i>CC-1.3 Provide Annual Greenhouse Gas Reporting.</i> The SHC and LPCH shall perform an annual inventory of greenhouse gas emissions associated with Hospital and medical facilities on the SUMC Sites. This inventory shall be performed according to a common industry-standard emissions reporting protocol, such as the approaches recommended by California Air Resources Board, The Climate Action Registry, or Business Council for Sustainable Development (BCSD). This inventory shall be shared with the City of Palo Alto to facilitate the development of future collaborative Emissions Reduction Programs. Emissions associated with energy, water, solid waste, transportation, employee commute and other major sources shall be reported in this inventory.</p>	<p>Review annual inventory of greenhouse gas emissions</p>	<p>City of Palo Utilities Department and Department of Planning and Community Environment</p>	<p>Annually</p>	<p>2012 Signature _____ Date _____ 2013 Signature _____ Date _____ 2014 Signature _____ Date _____ 2015 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				2016 Signature _____ Date _____ 2017 Signature _____ Date _____ 2018 Signature _____ Date _____ 2019 Signature _____ Date _____ 2020 Signature _____ Date _____ 2021 Signature _____ Date _____ 2022 Signature _____ Date _____ 2023 Signature _____ Date _____

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>CC-1.4 Prepare Waste Reduction Audit.</i> The SUMC Project sponsors shall perform a waste reduction audit of waste management practices at the hospitals prior to construction of new facilities and after completion of the SUMC Project to determine post-project diversions.</p>	<p>Review waste reduction audits</p>	<p>City of Palo Department of Planning and Community Environment.</p>	<p>Initial waste reduction audit prior to construction Final waste reduction audit after completion of the entire SUMC Project.</p>	<p>2024 Signature _____ Date _____ 2025 Signature _____ Date _____</p>
<p><i>CC-1.5 Implement Construction Period Emission Reduction Measures.</i> Prior to the issuance of a grading permit the SUMC Project sponsors shall incorporate the following measures into the construction phasing plan and submit to City Planning for approval.</p> <ul style="list-style-type: none"> • Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment of at least 15 percent of the fleet; • Use local building materials of at least 10 percent; and • Recycle at least 50 percent of construction or demolition materials. 	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>City of Palo Public Works Department</p>	<p>Prior to issuance of grading permits for each building; compliance monitoring during construction</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
NOISE				
IMPACT BEING ADDRESSED: Construction of the SUMC Project would create a substantial temporary increase in ambient noise levels on the SUMC Sites compared to existing ambient noise levels. The noise increase would be a significant impact to the sensitive uses (i.e., patients) on the Main SUMC Site during construction. (NO-1)				
<p><i>NO-1.1 Implement Best Management Practices to Reduce Construction Noise.</i> The SUMC Project sponsors shall incorporate the following practices into the construction documents to be implemented by the SUMC Project contractor:</p> <ul style="list-style-type: none"> a. Provide enclosures such as heavy-duty mufflers for stationary equipment, shrouding or shielding for impact tools, and barriers around particularly noisy operations on the site. b. Use quiet construction equipment whenever possible, particularly air compressors. c. Provide sound-control devices on equipment no less effective than those provided by the manufacturer. d. Locate stationary equipment, material stockpiles, and vehicle staging areas as far as practicable from sensitive receptors. e. Prohibit unnecessary idling of internal combustion engines. f. Require applicable construction-related vehicles and equipment to comply with the City's truck route ordinance. g. Designate a noise disturbance coordinator who shall be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City. Copies of the construction 	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during construction</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>schedule shall also be posted at nearby noise-sensitive areas.</p> <ul style="list-style-type: none"> • <i>NO-1.2. Implement Best Management Practices to Reduce Construction Noise</i> The SUMC Project sponsors shall incorporate the following practices into the construction documents to be implemented by the project contractor: <ul style="list-style-type: none"> a. Require construction contractors to use noise-reducing pile driving techniques, including pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, verify that manufacturer-provided intake and exhaust mufflers on pile driving equipment are present, vibrating piles into place when feasible, and installing shrouds around the pile driving hammer where feasible. • <i>Implement Best Management Practices to Reduce Construction Pile Driving Vibration.</i> The SUMC Project Sponsors shall use sonic pile drivers to reduce vibration annoyance and/or damage to on-site sensitive receptors, if feasible. • <i>Avoid or Repair Structural Damage to SUMC Structures.</i> The SUMC Project sponsors shall: <ul style="list-style-type: none"> a. Use sonic pile drivers, if feasible, to avoid potential vibration damage to the closest on-site SUMC structures near the SHC Hospital and garage site; or b. Blake-Wilbur Clinic patients and workers shall be relocated to other, more-distant buildings during periods when pile driving occurs on parts of the SHC Hospital 	<p>Verify that information is contained in construction impact mitigation plan pursuant to TR-1.8; compliance monitoring</p>	<p>City of Palo Alto Public Works Department</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during construction</p>	<p>Signature SHC Hospital Signature SHC Clinics Signature Date</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>construction site within 75 feet of the Blake-Wilbur Clinic. The structural conditions of the Blake-Wilbur Clinic shall be assessed before and after pile driving by a licensed structural engineer and any damage resulting to the Blake-Wilbur Clinic from pile driving shall be completely repaired before patients and workers are allowed to return.</p>				
<p>IMPACT BEING ADDRESSED: Increased traffic and helicopter noise levels due to implementation of the SUMC Project would be less than significant. However, noise from ambulances due to implementation of the SUMC Project would increase along Sand Hill Road west of El Camino Real, and would increase roadside noise levels by an amount considered unacceptable under the policies of the City Comprehensive Plan. (NO-3)</p>				
<p>No feasible mitigation measures.</p>				
<p>IMPACT BEING ADDRESSED: Operational stationary source noise generated by the SUMC Project could potentially increase ambient noise levels in the vicinity of the SUMC Sites and result in a significant impact. (NO-4)</p>				
<p><i>NO-4.1 Shield or Enclose HVAC Equipment and Emergency Generators.</i> Noise levels from mechanical equipment shall be minimized to the degree required by the City Noise Ordinance by proper siting and selection of such equipment and through installation of sufficient acoustical shielding or noise emission controls. Noise levels for the emergency generators near Welch Road shall be reduced such that noise levels do not exceed the City's General Daytime Exception standard of 70 dBA at 25 feet. An acoustical analysis shall be prepared by a qualified professional to ensure that the new mechanical equipment is in compliance with noise standards of the Noise Ordinance.</p>	<p>SUMC Project sponsors to prepare acoustical analysis; City to review and verify analysis</p>	<p>City of Palo Alto Department of Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building; compliance testing post-construction</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				Signature _____ Date _____ FIM 1 _____ Date _____ Signature _____ Date _____ FIM 2 _____ Date _____ Signature _____ Date _____ FIM 3 _____ Date _____ Signature _____ Date _____

IMPACT BEING ADDRESSED: *If other foreseeable construction in the immediate vicinity of the SUMC Sites would occur simultaneously with the proposed SUMC Project construction, then significant cumulative noise impacts to adjacent residential and other noise-sensitive uses could occur. The SUMC Project's contribution would likely be cumulatively considerable. (NO-5)*

See Mitigation Measure NO-1.1.

CULTURAL RESOURCES

IMPACT BEING ADDRESSED: *The SUMC Project would have a significant impact on historical resources. (CR-1)*

<p>CR-1.1 <i>Manually Demolish Structures at the Hoover Pavilion Site.</i> Where feasible, the project sponsors shall establish a perimeter of construction fencing around the Hoover Pavilion at a minimum of 25 feet to establish a protective buffer around the building. The demolition of these sheds and storage facilities shall be accomplished manually without the use of vibration causing equipment. Additional protective fencing at a height sufficient to prevent any debris from hitting the building shall also be installed between the Hoover Pavilion and demolition activities occurring within the 25 foot buffer.</p>	<p>Verify that construction contracts contain Hoover Pavilion protection requirements</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permit for Hoover Pavilion renovation</p>	<p>Hoover Pavilion Renovation Signature _____ Date _____</p>
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**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>CR-1.2 Prepare HABS Documentation for the Stone Building Complex.</i> The SUMC Project sponsors shall prepare HABS-like documentation using the National Park Services' Historic American Building Surveys Level III guidelines for each of the buildings in the Stone Building complex prior to demolition of each building that comprises this historic resource (East, West, Core, Boswell, Edwards, Lane, Alway, and Grant). HABS-like recordation shall not be required until each of the individual buildings is vacated and prepared for demolition. The documentation shall include written and photographic documentation of each of the historic structures within the Stone Building complex. The documentation shall be prepared by a qualified Professional meeting the Secretary of the Interior's Professional Qualifications Standards for Architectural History or History.</p> <p>The documentation shall be prepared based on the National Park Services' HABS standards and include, at a minimum, the following:</p> <ul style="list-style-type: none"> • Site-specific history and appropriate contextual information regarding the Stone Building complex. This history shall focus on the reasons for the buildings' significance; heart transplantation program and the role of E.D. Stone in the design of the complex. • Accurate mapping of all buildings that are included in the Stone Building complex, scaled to indicate size and proportion of the buildings to surrounding buildings; if existing plans accurately reflect these relationships these may be reformatted for submittal per HABS guidelines for CAD submittals. 	<p>Review HABS-like documentation</p>	<p>City of Palo Department of Planning and Community Environment</p>	<p>Upon vacation and prior to demolition of any portions of the Stone Building complex.</p>	<p>SHC Clinics</p> <p>Signature _____ Date _____</p> <p>FIM 2</p> <p>Signature _____ Date _____</p> <p>FIM 3</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<ul style="list-style-type: none"> • Architectural descriptions of the major exterior features and public rooms within the Stone Building complex as well as descriptions of typical patient, office, laboratory, and operating rooms. • Photographic documentation of the interior and exterior of the Stone Building complex and Thomas Church-designed landscape features. Either HABS standard large format or digital photography may be used. If digital photography is used, the ink and paper combinations for printing photographs must be in compliance with National Register-National Historic Landmark photo expansion policy and have a permanency rating of approximately 115 years. Digital photographs will be taken as uncompressed .TIF file format. The size of each image shall be 1600x1200 pixels at 300 ppi (pixels per inch) or larger, color format, and printed in black and white. The file name for each electronic image shall correspond with the Index to Photographs and photograph label. 	Verify distribution of written and photographic documents	City of Palo Department of Planning and Community Environment	Prior to demolition of any portion of the Stone Building complex.	<p align="center">SHC Clinics</p> <p>_____ Signature FIM 2</p> <p>_____ Signature FIM 3</p> <p>_____ Signature FIM 3</p> <p>_____ Signature</p>
<p><i>CR-1.3 Distribute Written and Photographic Documentation to Agencies.</i> The written and photographic documentation of historic resources shall be disseminated on archival-quality paper to Stanford University, the Northwest Information Center, and other local repositories identified by the City of Palo Alto.</p>				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>CR-1.4 Prepare Permanent Interpretive Displays/Signage/Plaques.</i> The SUMC Project sponsors shall install interpretive displays within the SUMC Sites that provide information to visitors and residents regarding the history of the Stone Building complex. These displays shall be installed in highly visible public areas such as the property's open space or in public areas on the interiors of buildings. The displays shall include historical data and photographs as well as physical remnants of architectural elements. Interpretive displays and the signage/plaques installed on the property shall be sufficiently durable to withstand typical Palo Alto weather conditions for at least five years. Displays and signage/plaques shall be lighted, installed at pedestrian-friendly locations, and be of adequate size to attract the interested pedestrian. Maintenance of displays and signage/plaques shall be included in the maintenance program on the property. Location and materials for the interpretive displays shall be subject to review by the Palo Alto Architectural Review Board and approval by the Planning Director.</p>	<p>Review and approve location and materials for the displays; verify installation</p>	<p>Review by City of Palo Alto Architectural Review Board and approval by Director of Planning and Community Environment</p>	<p>Prior to demolition of entire Stone Building complex; verify installation post-construction</p>	<p>Demolition of entire Stone Building Complex Signature _____ Date _____</p> <p>Installation of Permanent Interpretive Displays Signature _____ Date _____</p>
<p><i>CR-1.5 Implement Protection Documents for the Hoover Pavilion.</i> The SUMC Project sponsors shall ensure the implementation of the Stanford Hoover Pavilion Protection Documents (Documents) prepared by ARG and dated September 21, 2009. The SUMC Project sponsors shall comply with the specifications for the treatment and protection of the Hoover Pavilion during SUMC Project construction activities that could damage the historic fabric of the building as provided in the Documents.</p>	<p>Verify that construction contracts contain Hoover Pavilion protection requirements from ARG report dated September 21, 2009; compliance monitoring</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits Hoover Pavilion renovation; monitor compliance during construction</p>	<p>Hoover Pavilion Renovation Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project could potentially encounter archaeological resources and result in a significant impact. (CR-2)</i></p> <p><i>CR-2.1 Construction Staff Training and Consultation.</i> Prior to any construction or earth-disturbing activities, a qualified archaeologist shall inform construction supervisors of the potential to encounter cultural resources. All construction personnel shall be instructed to be observant for prehistoric and historic-era artifacts, subsurface archaeological features or deposits, including accumulations of dark, friable soil ("midden"), stone artifacts, animal bone, and shell. In the event that any prehistoric or historic subsurface archaeological features or cultural deposits are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City shall be notified. The City shall consult with the Stanford University Archeologist to assess the significance of the find. If the find is determined to be an historical resource or a unique archaeological resource as defined by CEQA, then representatives of the City and the Stanford University Archaeologist shall meet to determine the appropriate course of action. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report shall be prepared by the qualified archaeologist according to current professional standards.</p>	<p>SUMC Project sponsors submit report from qualified archaeologist documenting that construction supervisors were informed about potential cultural resource procedures; City to review report</p>	<p>City of Palo Alto Department of Planning and Community Environment</p>	<p>Prior to issuance of grading permits for each building</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				Welch Road Improvements <hr/> Signature _____ Date _____

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project could potentially encounter human remains and result in a significant impact. (CR-3)</i></p> <p><i>CR-3.1 Conduct Protocol and Procedures for Encountering Human Remains.</i> If human remains (including disarticulated or cremated remains) are discovered at any SUMC Project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the human remains should be halted and the Stanford University Archaeologist, City of Palo Alto, and the County coroner notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC adhered to in the treatment and disposition of the remains. The SUMC Project sponsors shall retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the City of Palo Alto, including the excavation and removal of the human remains. If the human remains cannot be avoided, and the Most Likely Descendant requests that the human remains be removed from its location, the SUMC Project sponsors shall implement removal of the human remains by a professional archaeologist. The City of Palo Alto shall verify that the mitigation is complete before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.</p>	<p>SUMC Project sponsors include procedures related to possible discovery of human remains in construction contracts; City to verify</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of grading permits for each building</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project could have a significant impact on unique paleontological resources or unique geologic resources. (CR-4)</i></p> <p><i>CR-4.1 Conduct Protocol and Procedures for Encountering Paleontological Resources.</i> Should paleontological resources be identified during SUMC Project ground-disturbing activities, the SUMC Project sponsors shall notify the City and the Stanford University Archaeologist and cease operations in the vicinity of the potential resource until a qualified professional paleontologist can complete the following actions when appropriate:</p> <ul style="list-style-type: none"> • Identify and evaluate paleontological resources by intense field survey where impacts are considered high; • Assess effects on identified resources; and • Consult with the City of Palo Alto and the Stanford University Archaeologist. <p>Before operations in the vicinity of the potential resource resume, the SUMC Project sponsors shall comply with the paleontologist's recommendations to address any significant adverse effects where determined by the City of Palo Alto to be feasible. In considering any suggested mitigation proposed by the consulting paleontologist, the SUMC Project sponsors shall consult with the Stanford University Archaeologist and the City to determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, cost policies and</p>	<p>SUMC Project sponsors include procedures related to possible discovery of paleontological resources in construction contracts; City to verify</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of grading permits for each building</p>	<p>SHC Hospital</p> <p>Signature _____ Date _____</p> <p>SHC Clinics</p> <p>Signature _____ Date _____</p> <p>LPCCH Hospital/Clinics</p> <p>Signature _____ Date _____</p> <p>Hoover MOB</p> <p>Signature _____ Date _____</p> <p>Hoover Parking Structure</p> <p>Signature _____ Date _____</p> <p>FIM 1</p> <p>Signature _____ Date _____</p> <p>FIM 2</p> <p>Signature _____ Date _____</p>
<p>Welch Road Improvements</p> <p>Signature _____ Date _____</p>				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>land use assumptions, and other considerations. If avoidance is infeasible, other appropriate measures (e.g. data recovery) shall be instituted to avoid a significant impact. Work may proceed in other parts of the SUMC Sites while mitigation for paleontological resources is completed.</p>				<p align="center">FIM 3</p> <p>Signature _____ Date _____</p> <p align="center">Welch Road Improvements</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project, in combination with other past, current, and probable future development in the City, would cause a substantial change in the significance of the City's historic resources and thus have a significant cumulative impact. The SUMC Project's contribution to the cumulative impact would be cumulatively considerable. (CR-5)</i></p>				
<p>See Mitigation Measures CR-1.2 through CR-1.4.</p>				
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project, in combination with other reasonably foreseeable probable future development, could cause a substantial change in the significance of prehistoric and/or archaeological resources or human remains and thus contribute to a significant cumulative impact. The SUMC Project is conservatively assumed to have a considerable contribution. (CR-6)</i></p>				
<p>See Mitigation Measures CR-2.1 and CR-3.1.</p>				
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project, in combination with other reasonably foreseeable probable future development where the Pleistocene-age creek bed may occur, could have a significant cumulative impact. Such an impact would occur if the buried Pleistocene-age creek bed is exposed in lengths greater than approximately 100 feet (or a sufficient length to support detailed hydrological study) and if such deposits contain substantially intact skeletons of extinct species. These conditions would represent a major find for regional paleontology. In the case that significant paleontological finds—such as stretches of buried Pleistocene-age creek bed greater than 100 feet in length and containing intact skeletons of extinct species—are made on the SUMC Site, then the SUMC Project's contribution to the cumulative impact on paleontological resources could be cumulatively considerable. (CR-7)</i></p>				
<p>See Mitigation Measure CR-4.1.</p>				
<p>BIOLOGICAL RESOURCES</p>				
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project could have a significant impact on special-status wildlife resources. (BR-1)</i></p>				
<p>BR-1.1 <i>Conduct Pre-Demolition Survey.</i> The SUMC Project sponsors shall retain a qualified biologist ("bat biologist") to conduct a pre-construction survey for roosting bats in trees to be removed or pruned and structures to be removed. If no roosting bats are found, no</p>	<p>Review pre-construction roosting bat survey report</p>	<p>City of Palo Alto Department of Planning and Community Environment.</p>	<p>Prior to issuance of building and demolition permits and/or vegetation removal for each</p>	<p align="center">SHC Hospital</p> <p>Signature _____ Date _____</p> <p align="center">SHC Clinics</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>further mitigation is required. If a bat roost is found, the SUMC Project sponsors shall implement the following measures to avoid impacts on roosting bats.</p>			<p>building</p>	<p>Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____ Welch Road Improvements Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>BR-1.2 Avoid Roosting Areas.</i> If non-breeding bats are found in a tree or structure to be removed, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity. Demolition should then follow at least one night after initial disturbance for airflow. This action should allow bats to leave during darkness, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.</p> <p>If active maternity roosts are found in structures that will be removed as part of project construction, demolition of that structure shall commence before maternity colonies form (generally before March 1) or after young are flying (generally by July 31).</p>	<p>Verify that construction contracts contain procedures related to avoidance of roosting bat areas; SUMC Project sponsor to provide qualified bat biologist compliance monitoring reports.</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during construction during site disturbance period</p>	<p>SHC Hospital Signature _____ Date _____</p> <p>SHC Clinics Signature _____ Date _____</p> <p>LPCCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>Hoover Parking Structure Signature _____ Date _____</p> <p>FIM 1 Signature _____ Date _____</p> <p>FIM 2 Signature _____ Date _____</p> <p>FIM 3 Signature _____ Date _____</p> <p>Welch Road Improvements Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed																																																																
<p><i>BR-1.3 Develop and Employ Bat Nest Box Plan.</i> If special-status bats are found in structures to be removed, the SUMC Project sponsors shall develop a bat nest box plan for the SUMC Sites employing state-of-the-art bat nest box technology. The design and placement of nest boxes shall be reviewed by a qualified bat biologist.</p>	<p>Review bat nest box plan, if special-status bats are found in structures to be developed; SUMC Project sponsor to provide qualified bat biologist compliance monitoring reports</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building, if required; compliance monitoring during site disturbance period</p>	<table border="0"> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>SHC Hospital</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>SHC Clinics</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>LPCH Hospital/Clinics</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>Hoover MOB</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>Hoover Parking Structure</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>FIM 1</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>FIM 2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Signature</td> <td>_____</td> <td>Date</td> <td>_____</td> </tr> <tr> <td>FIM 3</td> <td></td> <td></td> <td></td> </tr> </table>	Signature	_____	Date	_____	SHC Hospital				Signature	_____	Date	_____	SHC Clinics				Signature	_____	Date	_____	LPCH Hospital/Clinics				Signature	_____	Date	_____	Hoover MOB				Signature	_____	Date	_____	Hoover Parking Structure				Signature	_____	Date	_____	FIM 1				Signature	_____	Date	_____	FIM 2				Signature	_____	Date	_____	FIM 3			
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**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				Signature Welch Road Improvements <hr/> Signature Date

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>BR-1.4 <i>Avoid Tree Removal During Nesting Season.</i> Tree removal or pruning shall be avoided from February 1 through August 31, the nesting period for Cooper's hawk, to the extent feasible. If no tree removal or pruning is proposed during the nesting period, no surveys are required.</p>	<p>Verify that construction contracts contain procedures related to avoidance of Cooper's Hawk nesting</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____ Welch Road Improvements</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				<div style="display: flex; justify-content: space-between;"> Signature Date </div>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>BR-1.5 Protect Cooper's Hawk in the Event of Nest Discovery.</i> If tree removal or pruning is unavoidable during the nesting season, the SUMC Project sponsors shall hire a qualified biologist to conduct a survey for nesting Cooper's hawk within five days prior to the proposed start of construction. If active Cooper's hawk nests are not present, project activities can take place as scheduled. The qualified biologist shall visit the site daily to search for nests until all nesting substrates are removed. This will avoid impacts to Cooper's hawk that may have moved into the site and initiated nest-building after the start of tree removal activities. Additionally, if more than 5 days elapse between the initial nest search and the tree removal, it is possible for new birds to move into the construction area and begin building a nest. If there is such a delay, another nest survey shall be conducted. If any active Cooper's hawk nests are detected, the SUMC Project sponsors shall delay removal of the applicable tree or shrub while the nest is occupied with eggs or young who have not fledged. A qualified biologist shall monitor any occupied nest to determine when the Cooper's hawk nest is no longer used.</p>	<p>Verify that construction contracts contain procedures related to timing and requirements for Cooper's hawk surveys; SUMC Project sponsor to provide qualified biologist compliance monitoring reports</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during site disturbance period</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____ Welch Road Improvements</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project would have no impact on the movement of any native resident or migratory fish or wildlife species, or use of native resident or migratory wildlife corridors, but could impede the use of native wildlife nursery sites and thus result in a significant impact. (BR-3)</i></p>				
<p>BR-3.1 <i>Avoid Tree Removal During Nesting Season.</i> Tree or shrub removal or pruning shall be avoided from February 1 through August 31, the bird-nesting period, to the extent feasible. If no tree or shrub removal or pruning is proposed during the nesting period, no surveys are required.</p>	<p>Verify that construction contracts contain procedures related to avoidance of bird nesting</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p><i>BR-3.2 Protect Birds in the Event of Nest Discovery.</i> If tree and shrub removal or pruning is unavoidable during the nesting season, the SUMC Project sponsors shall hire a qualified biologist to conduct a survey for nesting raptors and other birds within five days prior to the proposed start of construction. If active nests are not present, SUMC Project activities can take place as scheduled. The qualified biologist shall visit the site daily to search for nests until all nesting substrates are removed. These procedures would avoid impacts to any birds that may have moved into the sites and initiated nest-building after the start of tree and shrub removal activities. Additionally, if more than five days elapses between the initial nest search and the vegetation removal, it is possible for new birds to move into the construction area and begin building a nest. If there is such a delay, another nest survey shall be conducted. If any active nests are detected, the SUMC Project sponsors shall delay removal of the applicable tree or shrub while the nest is occupied with eggs or young who have not fledged. A qualified biologist shall monitor any occupied nest to determine when the nest is no longer used.</p>	<p>Verify that construction contracts contain procedures related to protection of nesting birds; SUMC Project sponsor to provide qualified biologist compliance monitoring reports</p>	<p>City of Palo Alto Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building; compliance monitoring during site disturbance period</p>	<p>FIM 3 Signature _____ Date _____ Welch Road Improvements Signature _____ Date _____ SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				Signature _____ Date _____ FIM 3 Signature _____ Date _____ Welch Road Improvements Signature _____ Date _____
IMPACT BEING ADDRESSED: The SUMC Project could have a significant impact on Protected Trees. (BR-4)				
<p><i>BR-4.1 Prepare a Tree Preservation Report for all Trees to be Retained.</i> An updated tree survey and tree preservation report (TPR) prepared by a certified arborist shall be submitted for review and approval by the Director of Planning and Community Environment in consultation with the City Arborist. For reference clarity, the tree survey shall include (list and field tag) all existing trees within the SUMC Sites, including adjacent trees overhanging the SUMC Sites. The approved TPR shall be implemented in full, including mandatory inspections and monthly reporting to City Arborist. The TPR shall be based on latest SUMC plans and amended as needed to address activity within the dripline area of any existing Protected Tree to be preserved, including incidental work (utilities trenching, street work, lighting, irrigation, etc.) that may affect the health of a preserved Protected Tree. The TPR shall be consistent with the criteria set forth in the Tree Preservation Ordinance, Palo Alto Municipal Code Section 8.10.030, and the City Tree Technical Manual, Section 3.00, 4.00 and 6.30. To avoid improvements that may be detrimental to the health of Protected Trees, the</p>	SUMC Project sponsors to prepare TPR; City to review and approve TPR	City of Palo Alto Director of Planning and Community Environment	Prior to issuance of building permits for each building	SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>Director of Planning and Community Environment, in consultation with the City Arborist shall review the SUMC Project sponsors' landscape plan to ensure the new landscape is consistent with Tree Technical Manual, Section 5.45 and Appendix L, Landscaping under Native Oaks.</p>				<p>Signature _____ Date _____</p> <p>Welch Road Improvements</p> <p>Signature _____ Date _____</p>
<p><i>BR-4.2 Prepare a Solar Access Study (SAS) of Short and Long Term Effects on Protected Oaks.</i> The SUMC Project sponsors shall prepare a SAS of Short and Long Term Effects on Protected Oaks that are aesthetic tree resources for review and approval by the Director of Planning and Community Environment in consultation with the City Arborist. The SAS shall be prepared by a qualified expert team (horticulturalist, architect designer, consulting arborist) capable of determining effects, if any, to foliage, health, disease susceptibility and also prognosis for longevity. The SAS shall contain the same information as the SAS for FIM 1 trees that are aesthetic tree resources submitted September 23, 2010. If the Director of Planning and Community Environment, in consultation with the City Arborist, determines that the SUMC Project would have an adverse effect on solar access to a Protected Tree that is an aesthetic tree resource such that the tree is unlikely to survive, then the SUMC Project sponsors shall relocate the Protected Tree to a site with sufficient solar access, as determined by the Director of Planning and Community Environment, in consultation with the City Arborist. The SAS has been completed and accepted by the City for trees #608, Kaplan Lawn (trees #33 through 41), and FIM (trees #317 through 320 and #322).</p>	<p>Review and approve Solar Access Study, if project design changes and would affect biological and aesthetic tree resources</p>	<p>City of Palo Alto Director of Planning and Community Environment</p>	<p>Prior to issuance of building permit for each building, if project design changes and would affect biological and aesthetic tree resources</p>	<p>SHC Hospital</p> <p>Signature _____ Date _____</p> <p>FIM 1</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

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<p><i>BR-4.3 Prepare a Tree Relocation Feasibility Plan for Any Protected Tree Proposed for Relocation and Retention.</i> Relocation of Protected Trees with the SUMC Sites shall be allowed only upon issuance of a Protected Tree relocation permit from the Director of Planning and Community Environment in consultation with the City Arborist. Because of inherent mortality associated with the process of moving mature trees, the SUMC Project sponsors shall prepare a Tree Relocation and Maintenance Plan (TRMP) to be reviewed in connection with the Protected Tree relocation permit. The TRMP shall evaluate the feasibility of moving the Protected Trees to an appropriate location on site. Feasibility shall consider current site and tree conditions, a tree's ability to tolerate moving, relocation measures, optimum needs for the new location, aftercare, irrigation, and other long-term needs.</p>	<p>Review and approve Tree Relocation Feasibility Plans, and Tree Relocation and Maintenance Plans Issue Protected Tree Relocation Permit</p>	<p>City of Palo Alto Director of Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____ FIM 1 Signature _____ Date _____</p>
<p>The tree relocation permit shall specify that if the relocated trees do not survive after a period of five years, the relocated tree or trees shall be replaced with trees or a combination of trees and Tree Value Standards consistent with Section 3.20, Table 3-1 Tree Canopy Replacement, of the Tree Technical Manual. The TRMP shall be inclusive of the following minimum information: appropriate irrigation, monitoring inspections, post relocation tree maintenance, and for an annual arborist report of the condition of the relocated trees. If a tree is disfigured, leaning with supports needed, in decline with a dead top or dieback of more than 25 percent, the tree shall be considered a total loss and replaced as described above.</p>	<p>Sign Memorandum of Understanding and</p>	<p>City of Palo Alto Planning and</p>	<p>Prior to issuance of building permits for</p>	<p>SHC Hospital</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>Project sponsors shall be subject to a Memorandum of Understanding (MOU) between the City of Palo Alto and the SUMC Project sponsors describing a tree retention amount, the list of trees to be retained, an appraised value for each listed tree, a five-year tree growth and establishment, timeline for return of security, and conditions of approval related to Protected Trees, as cited in the Conditional Use Permit for the SUMC Project. The SUMC Project sponsors and SUMC Project arborist shall coordinate with the City Arborist to determine the conditions required to guarantee the protection and/or replacement of the regulated trees on the site during construction and within five years after occupancy. The SUMC Project sponsors shall provide a security guarantee for the trees, as determined by the Director of Planning and Community Environment, in consultation with the City Arborist, in an amount consistent with the City of Palo Alto Tree Technical Manual.</p>	<p>security guarantee for trees to be retained</p>	<p>Community Environment</p>	<p>each building</p>	<p>Signature LPCH Hospital/Clinics Signature Hoover MOB Signature Hoover Parking Structure Signature FIM 1 Signature Date</p>
<p><i>BR 4.4B Replace Protected Trees in Accordance with the Tree Technical Manual.</i> Removal of Protected Trees shall be allowed only upon issuance of a Protected Tree removal permit from the Director of Planning and Community Environment, in consultation with the City Arborist. Protected Trees that are removed without being relocated shall be replaced in accordance with the ratios set forth in Table 3-1 of the City of Palo Alto Tree Technical Manual in the following way, in order to maintain the appropriate landscape approach at the SUMC Sites, which has limited opportunities to plant the required replacement of trees:</p> <ul style="list-style-type: none"> The Protected Tree removal permit issued shall stipulate the tree replacement requirements for the removed tree, including number of trees, location, and 	<p>Review and approve Tree Removal Plans Issue Protected Tree Removal Permit</p>	<p>City of Palo Alto Director of Planning and Community Environment</p>	<p>Prior to issuance of building permits for each building</p>	<p>SHC Hospital Signature LPCH Hospital/Clinics Signature Hoover MOB Signature Hoover Parking Structure Date</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>irrigation;</p> <ul style="list-style-type: none"> The number and size of trees required for replacement would be calculated in accordance with Table 3-1; and The difference between the required tree replacement and the number of trees planted at the SUMC Sites would be mitigated through contribution to the Forestry Fund in the City of Palo Alto. Payment to the Forestry Fund would be in the amount representing the value of the replacement trees that would be required under the TTM standard. 				<p>Signature _____ Date _____</p> <p>FIM 1 _____ Date _____</p> <p>Signature _____ Date _____</p>
<p><i>BR-4.5 Provide Optimum Tree Replacement for Loss of Publicly-Owned Trees Regulated Tree Category.</i> There are many publicly owned trees growing in the right-of-way along various frontages (Welch Road, Pasteur Drive, Quarry Road, Sand Hill Road, etc.). These trees provide an important visual and aesthetic value to the streetscape and represent a significant investment from years of public resources to maintain them. As mitigation to offset the net benefits loss from removal of mature trees, and to minimize the future years to achieve parity with visual and infrastructure service benefits (CO₂ reduction, extended asphalt life, water runoff management, etc.) currently provided by the trees, the new public trees on all roadway frontages shall be provided with best practices design and materials, including, but not limited to, the following elements:</p> <ul style="list-style-type: none"> Consistency with the City of Palo Alto Public Works Department Street Tree Management Plan, in consultation with Canopy, Inc. Provide adequate room for natural tree canopy 	<p>Review landscape plans submitted as part of building permit applications for impact to publicly owned trees</p>	<p>City of Palo Alto Department of Public Works</p>	<p>Prior to issuance of building permits for each project</p>	<p>SHC Hospital Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>FIM 1 Signature _____ Date _____</p> <p>Welch Road Improvements Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>growth and adequate root growing volume. For large trees, a target goal of 1,200 cubic feet of soil shall be used.</p> <ul style="list-style-type: none"> For pedestrian and roadway areas that are to include tree planting or adjacent to existing trees to be retained, utilize City-approved best management practices for sustainability products, such as permeable ADA sidewalk surfaces, Silva Cell base support planters, engineered soil mix base, and other advantage methods. 				
<p>IMPACT BEING ADDRESSED: Cumulative impacts on Protected Trees would be significant. Because the SUMC Project would result in the loss of Protected Trees, the SUMC Project's contribution would cumulatively be considerable. (BR-9)</p>				
<p>See Mitigation Measures BR-4.1 through BR-4.6.</p>				
<p>HYDROLOGY AND WATER QUALITY</p>				
<p>IMPACT BEING ADDRESSED: The SUMC Project could have a significant impact on groundwater quality during construction. (HW-3)</p>				
<p><i>HW-3.1 Develop a Work Plan for any Unknown Contaminated Sites.</i> During construction, if suspected contaminated soil, undocumented underground tanks, hazardous materials pipelines, or other evidence of potential hazardous materials are discovered, construction activities shall cease and the SUMC Project sponsors shall prepare a workplan to determine the potential risk to human and ecological health. The workplan shall be prepared by a Registered Environmental Assessor and in compliance with the Department of Toxic Substances Control (DTSC) guidelines and the National Oil and Hazardous Substances Contingency Plan (the "National Contingency Plan" [NCP]).</p> <p>The SUMC Project sponsors, or their representative, shall</p>	<p>Verify that SUMC Project sponsors have submitted workplans to DTSC, if any unknown contaminated is discovered during construction</p>	<p>City of Palo Alto Fire Department and Department of Planning and Community Environment</p>	<p>As necessary</p>	<p>SHC Hospital Signature _____ Date _____ SHC Clinics Signature _____ Date _____ LPCH Hospital/Clinics Signature _____ Date _____ Hoover MOB Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>be responsible for submitting the workplan for the DTSC's review and approval prior to implementing field activities. The workplan must include all information necessary for implementing field work. The workplan shall include a Site Safety Plan (SSP) and a Sampling Work Plan (SWP). The SSP must be submitted to the DTSC in conjunction with the submittal of the SWP. The objective of the SSP is to ensure protection of the investigative team as well as the general public during sampling activities.</p> <p>If risk to human or ecological health is identified, the SUMC Project sponsors shall prepare and implement a Removal Action Workplan (SB 1706 Stats. 1994, Chapter 441) (non-emergency removal action or remedial action at a hazardous substance release site which is projected to cost less than \$1,000,000) that is consistent with the NCP.</p>				<p align="center">Hoover Parking Structure</p> <p>Signature _____ Date _____ FIM 1 Signature _____ Date _____ FIM 2 Signature _____ Date _____ FIM 3 Signature _____ Date _____</p>
HAZARDOUS MATERIALS				
IMPACT BEING ADDRESSED: The SUMC Project could release hazardous materials in existing buildings. (HM-2)				
<p>HM-2.1 Conduct Asbestos Survey at the SUMC Sites. Prior to building renovation and/or demolition, an asbestos survey shall be performed on all areas of the building anticipated to be demolished and/or renovated. This survey shall be performed by a licensed asbestos abatement contractor. In the event that asbestos is identified in the buildings proposed to be demolished and/or renovated, all asbestos containing materials shall be removed and appropriately disposed of by a licensed asbestos abatement contractor. A site health and safety plan, to</p>	<p>Verify that SUMC Project sponsors have conducted asbestos surveys and prepared site health and safety plan for buildings to be demolished</p>	<p>City of Palo Alto Fire Department and Department of Planning and Community Environment</p>	<p>Prior to issuance of demolition permits for each project</p>	<p align="center">1101 Welch Road</p> <p>Signature _____ Date _____ Parking Structure III Signature _____ Date _____ 701 Welch Road Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>ensure worker safety, in compliance with OSHA requirements (8 CCR 5208) shall be developed by the SUMC Project sponsors and in place prior to commencing renovation or demolition work on portions of buildings containing asbestos.</p>				<p>703 Welch Road</p> <p>Signature _____ Date _____</p> <p>Edwards _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Alway _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Lane _____ Date _____</p> <p>Signature _____ Date _____</p> <p>East, West, Core, Boswell, Grant _____ Date _____</p> <p>Signature _____ Date _____</p> <p>Core Expansion _____ Date _____</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: The SUMC Project could expose construction personnel and public to existing contaminated groundwater and/or soil. (HM-3)</p>				
<p>HM-3.1 Perform a Phase II ESA for the 701 Welch Site. A Phase II ESA shall be performed at 701 Welch Site Building B. The Phase II ESA shall include sampling and analysis of soil, groundwater, wastewater, and residues on surfaces such as laboratories countertops, fume hoods, sinks, sumps, floors, and drain lines. The County Department of Environmental Health (DEH) and Palo Alto Fire Department (PAFD) shall be notified by the Project</p>	<p>Receive notification if contamination is discovered during Phase II ESA at 701 Welch Site Building B</p> <p>Verify that County DEH has approved a</p>	<p>City of Palo Alto Fire Department</p>	<p>As necessary</p>	<p>701 Welch Road</p> <p>Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>sponsors if contamination is discovered. If contamination is discovered, the SUMC Project sponsors shall prepare a site remediation assessment that (a) specifies measures to protect workers and the public from exposure to potential site hazards and (b) certifies that the proposed remediation measures would clean up contaminants, dispose of the wastes, and protect public health in accordance with federal, State, and local requirements. Site excavation activities shall not proceed until the site remediation has been approved by the County DEH and implemented by the SUMC Project sponsors. Additionally, the site remediation assessment shall be subject to review and approval by the San Francisco Bay Regional Water Quality Control Board (RWQCB). All appropriate agencies shall be notified.</p>	<p>site remediation plan, if necessary Compliance monitoring</p>			
<p><i>HM-3.2 Excavate Contaminated Soil from the 703 Welch Site.</i> For the 4- to 9-square-foot area near every discharge point from the building, soil samples shall be performed and contaminated soil excavated, removed, and transported to an approved disposal facility in compliance with OSHA requirements. The County DEH and the PAFD shall be notified by the SUMC Project sponsors if contamination is encountered during construction.</p>	<p>Receive notification if contamination is discovered during construction at 703 Welch</p>	<p>City of Palo Alto Fire Department</p>	<p>As necessary</p>	<p>703 Welch Road Signature _____ Date _____</p>
<p><i>HM-3.3 Conduct a Soil Excavation Program at the Hoover Pavilion Site.</i> A qualified consultant, under the SUMC Project sponsors' direction, shall undertake the following activities:</p> <ul style="list-style-type: none"> • Remove all buried underground storage tanks from the property after sheds and storage buildings on the Hoover Pavilion Site have been demolished; • To the extent necessary, additional soil sampling shall be collected to determine health risks and to 	<p>Verify that SUMC Project sponsors have removed buried underground storage tanks and conducted soil sampling, if necessary Verify that SUMC Project sponsors have</p>	<p>City of Palo Alto Fire Department</p>	<p>As necessary</p>	<p>Hoover MOB Signature _____ Date _____ Hoover Parking Structure Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
<p>develop disposal criteria;</p> <ul style="list-style-type: none"> If warranted based on soil sampling, contaminated soil shall be excavated, removed, and transported to an approved disposal facility in compliance with OSHA requirements; To the extent required based upon the results of soil sampling and the results of a health risk assessment, a Site Health and Safety Plan to ensure worker safety in compliance with OSHA requirements shall be developed by the Project sponsors, and in places prior to commencing work on any contaminated site; and The SUMC Project sponsors shall submit documents to the County DEH to proceed with closure of the Hoover Pavilion Site. 	<p>prepared a site health and safety plan, if warranted</p> <p>Verify that SUMC Project sponsors have submitted closure documents to County DEH</p> <p>Compliance monitoring</p>	<p>City of Palo Alto Fire Department</p>	<p>Prior to excavation at the Hoover site</p>	<p>Hoover MOB</p> <p>Signature _____ Date _____</p> <p>Hoover Parking Structure</p> <p>Signature _____ Date _____</p>
<p><i>HM-3.4 Develop a Site Management Plan for the Hoover Pavilion Site.</i> The SUMC Project sponsors shall prepare a site remediation assessment that (a) specifies measures to protect workers and the public from exposure to potential site hazards, including hazards from remediation itself, and (b) certifies that the proposed remediation measures would clean up contaminants, dispose of the wastes, and protect public health in accordance with federal, State, and local requirements. Site excavation activities shall not proceed until the site remediation has been approved by the County DEH and implemented by the SUMC Project sponsors. Additionally, the site remediation assessment shall be subject to review and approval by the San Francisco Bay RWQCB. All appropriate agencies shall be notified.</p>	<p>Verify that SUMC Project sponsors have prepared and submitted a site management plan to County DEH</p>	<p>City of Palo Alto Fire Department</p>	<p>Prior to excavation at the Hoover site</p>	<p>Hoover MOB</p> <p>Signature _____ Date _____</p> <p>Hoover Parking Structure</p> <p>Signature _____ Date _____</p>
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project would result in construction of facilities on a site included on the Cortese List. (HM-7)</i></p>				

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
See Mitigation Measures HM-3.3 and HM-3.4.				
IMPACT BEING ADDRESSED: <i>The SUMC Project could impair implementation or physically interfere with an adopted emergency response or evacuation plan. (HM-10)</i>				
See Mitigation Measures HM-10.1, TR-1.1, TR-1.4 through TR-1.6, TR-1.8, and TR-9.1.				
<p><i>HM-10.1 Coordinate Construction Activities with the City of Palo Alto.</i> The SUMC Project sponsors shall provide to the City planned construction routes, roadway closures, and access and closures schedules. This information shall be provided to the City at least two weeks in advance of the planned access and closures. The City shall coordinate this information among affected emergency service providers, including the City's Fire and Police Departments, and private ambulance services, so that alternative routes could be planned and announced prior to the scheduled access and closures, as deemed necessary by the City.</p>	<p>Coordinate SUMC Project information on planned construction routes, and roadway closures to affected emergency service providers</p>	<p>City of Palo Alto Fire Department and Department of Planning and Community Environment, and Public Works Department</p>	<p>At least two weeks prior to scheduled roadway closures</p>	<p>SHC Hospital Signature _____ Date _____</p> <p>SHC Clinics Signature _____ Date _____</p> <p>LPCH Hospital/Clinics Signature _____ Date _____</p> <p>Hoover MOB Signature _____ Date _____</p> <p>Hoover Parking Structure Signature _____ Date _____</p> <p>FIM 1 Signature _____ Date _____</p> <p>FIM 2 Signature _____ Date _____</p> <p>FIM 3 Signature _____ Date _____</p>

**STANFORD UNIVERSITY MEDICAL CENTER FACILITIES RENEWAL AND REPLACEMENT
MITIGATION MONITORING AND REPORTING PLAN**

Mitigation Measures	Monitoring or Reporting Action	Responsibility	Timing	Signature/Date Completed
				<div style="display: flex; justify-content: space-between;"> <div style="width: 45%; border-bottom: 1px solid black; padding-bottom: 2px;">Signature</div> <div style="width: 45%; border-bottom: 1px solid black; padding-bottom: 2px;">Date</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%; border-bottom: 1px solid black; padding-bottom: 2px;">Welch Road Improvements</div> <div style="width: 45%; border-bottom: 1px solid black; padding-bottom: 2px;">Date</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%; border-bottom: 1px solid black; padding-bottom: 2px;">Signature</div> <div style="width: 45%; border-bottom: 1px solid black; padding-bottom: 2px;">Date</div> </div>
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project and adjacent development could result in cumulative release of hazardous materials during construction, a significant cumulative impact. The SUMC Project's contribution to the cumulative impact would be considerable. (HM-12)</i></p>				
<p>See Mitigation Measure HM-2.1.</p>				
<p>IMPACT BEING ADDRESSED: <i>The SUMC Project and adjacent development could result in cumulative disturbance of contaminated soils, release of hazardous materials during construction, a significant cumulative impact. The SUMC Project's contribution to the cumulative impact would be considerable. (HM-13)</i></p>				
<p>See Mitigation Measures HM-3.1, HM-3.2, HM-3.3, and HM-3.4.</p>				
<p>IMPACT BEING ADDRESSED: <i>Cumulative development could impair implementation or physically interfere with an adopted emergency response or evacuation plan. The SUMC Project's contribution to the cumulative impact would be considerable. (HM-15)</i></p>				
<p>See Mitigation Measures HM-10.1, TR-1.1, TR-1.4 through TR-1.6, and TR-1.8.</p>				