



Notice of Availability of an Environmental Impact Report City of Belmont

Date: August 2, 2024

To:	State Clearinghouse	From:	Laura Russell, Deputy Community Development Director
	State Responsible Agencies		Planning Department
	State Trustee Agencies		City of Belmont
	Other Public Agencies		One Twin Pines Lane, Suite 310
	Interested Organizations		Belmont, CA 94002

Subject: Notice of Availability of the Draft Environmental Impact Report for the Stanford University Belmont Campus Conceptual Development Plan

Lead Agency: City of Belmont

Project Title: Stanford University Belmont Campus Conceptual Development Plan EIR

Notice is hereby given that the City of Belmont (City), as lead agency for the proposed project, has completed a Draft Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve as the public Notice of Availability (NOA) of a Draft EIR pursuant to CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft EIR for a 45-day period, commencing on **August 2, 2024** and ending at 5:00 p.m. on **September 16, 2024**, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the Final EIR. The Final EIR will be used by the City Council in its consideration of approval of the proposed Stanford University Belmont Campus Conceptual Development Plan.

Project Location:

The project site is at 1500 Ralston Avenue, which provides its primary access. The site is currently the location of Notre Dame de Namur University (NDNU) in the City of Belmont, on the San Francisco Peninsula, 24 miles southeast of San Francisco and 26 miles northwest of San Jose. The Belmont location is 6 miles from Stanford's Redwood City location and 11 miles from the main Stanford campus location. As shown on Figure 1, Regional Vicinity, the project site is between El Camino Real and Highway 101 (Bayshore Freeway) to the north and east, Interstate 280 to the south, and State Route 92 to the west. The Belmont Caltrain Station is approximately 0.5 miles to the east of the project site. The main arterials that are used to access the project site are Ralston Avenue and Laxague Drive. See Figure 2, Local Vicinity.

Lead Agency Contact:

Laura Russell, Deputy Community Development Director
City of Belmont
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One Twin Pines Lane, Suite 310
Belmont, CA 94002
StanfordNDNU@belmont.gov

Project Sponsor:

City of Belmont

Project Description:

Implementation of the proposed project would create the proposed Stanford Belmont Campus in a phased manner during a 30-year timeframe at the current 45.6-acre Notre Dame de Namur University (NDNU) campus located at 1500 Ralston Avenue in Belmont, California. Under the proposed conceptual development plan (CDP), all structures, with the exception of Taube Center, Ralston Mansion, and Madison Art Center (carriage house), could be removed over time and their square footage could be replaced. The proposed Stanford Belmont Campus would increase the building area to a total of 700,000 square feet with up to 200 housing units, resulting in an estimated daytime population of 2,509 and an estimated residential population of 508. At this time, there are no specific development or improvement plans proposed; such proposals will be submitted to the City of Belmont after approval of the proposed CDP. Additionally, under the proposed Development Agreement (DA), as part of a package of community benefits, the existing Koret Field would remain a recreation field for the duration of the DA and would be available for public use through the execution of a joint-use agreement or other similar arrangement with the City.

Significant Environmental Effects:

The Draft EIR identifies the following effects by environmental topic:

- **No Impact/Less than Significant without Mitigation:** aesthetics, energy, hydrology and water quality, land use and planning, noise, parks and recreation, population and housing, public services, tribal cultural resources, and utilities and service systems.
- **Less than Significant with Mitigation:** air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, transportation, and wildfire.

There are no effects that were found to be significant and unavoidable.

Hazardous Materials:

As described in Chapter 4.8, Hazards and Hazardous Materials, of the Draft EIR, two adjacent sites to the project site, the Hanibal Pump Station and the Notre Dame High School, are listed on the Hazardous Substance Storage Container Database (HIST UST), Hazardous Waste Tracking System (HWTS), Hazardous Waste Information system (HAZNET), and the California Environmental Reporting System

(CERS). A HIST UST is a historical listing that has been closed out. The HWTS and HAZNET listings relate to asbestos removal at the Notre Dame High School, and the CERS listing relates to the Hanibal Pump Station and indicates that the pump station is permitted as a chemical storage facility. The listings from the database are not considered an environmental concern to the project site based on one or more of the following rationale: absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient, and/or nature/extent of contamination.

Public Review and Document Availability:

The 45-day public review period for the Draft EIR begins on **August 2, 2024** and ends at 5:00 p.m. on **September 16, 2024**. The Draft EIR will be available for review as follows:

- Electronically on the City's website at www.belmont.gov/developmentprojects (click on *1500 Ralston Avenue Stanford Campus*)
- In person at the Belmont Permit Center, One Twin Pines Lane, Suite 110; AND the Belmont Library, 1110 Alameda de las Pulgas.

Written comments on the Draft EIR should be submitted, no later than September 16, 2024 at 5:00 p.m. as follows:

- Via email to stanfordNDNU@belmont.gov with the subject line "**Stanford Belmont Campus Draft EIR**"

OR

- Via postal mail or drop off to:
City of Belmont Planning Department
Attn: Laura Russell
One Twin Pines Lane, Suite 310, Belmont, CA 94002

Please note all comments received will become part of the public record and will be incorporated into documents posted on the City's website.

Public Hearing:

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage "wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues" (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The City, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH #2023050595) for the Stanford University Belmont Campus Conceptual Development Plan on May 24, 2023. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix A of the Draft EIR contains the NOP, and written comments received on the NOP.

Like the NOP, the Draft EIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d)

of the State CEQA Guidelines, the City has scheduled a 45-day public review period for the Draft EIR. Within that 45-day period, the City will hold a public hearing to request comments on the Draft EIR. The Planning Commission public hearing is scheduled for:

Tuesday, August 20, 2024, at 7 PM

City Hall, One Twin Pines Lane, Belmont, CA

Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the Planning Commission, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

Attachments:

Figure 1: Regional Vicinity

Figure 2: Local Vicinity



AUGUST 2, 2024

Laura Russell, Deputy Community Development Director

Date

NOTICE OF AVAILABILITY



Source: ESRI, 2023 (Date 5-17-2023). PlaceWorks, 2023.



Figure 1
Regional Vicinity

NOTICE OF AVAILABILITY



Source: © Google Earth, 2023 (Date 5-10-2023). PlaceWorks, 2023.



Figure 2
Local Vicinity