

A P P E N D I X A

NOTICE OF PREPARATION AND
SCOPING COMMENTS

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APPENDIX A1:
NOTICE OF PREPARATION



NOTICE OF PREPARATION

Stanford University Belmont Campus Conceptual Development Plan and Development Agreement Environmental Impact Report

Date: May 24, 2023

To: State Clearinghouse
Governor's Office of Planning and Research
San Mateo County Clerk
Responsible and Trustee Agencies
Interested Individuals and Organizations

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the Stanford University Belmont Campus Conceptual Development Plan and Development Agreement Environmental Impact Report**

Stanford University has submitted an application to the City of Belmont (City) for a Conceptual Development Plan (CDP) and Development Agreement (DA) for the Stanford University Belmont Campus project at the Notre Dame de Namur University site. The City has determined that a Program Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and prepare the EIR. The City is requesting comments and guidance on the scope and content of the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines Section 15082, Notice of Preparation and Determination of Scope of EIR).

This Notice of Preparation (NOP) provides a summary of the Stanford University Belmont Campus Conceptual Development Plan and Development Agreement project; includes the City's preliminary identification of the potential environmental issues to be analyzed in the EIR; and provides information on how to comment on the scope of the EIR.

Notice of Preparation Public Review Period: May 24, 2023 to June 23, 2023

The City requests your careful review and consideration of this notice, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the Program EIR. Comments and responses to this notice must be submitted to the Lead Agency contact by 5:00 PM on June 23, 2023. If applicable, please indicate a contact person for your agency or organization. If your agency is a responsible agency as defined by CEQA Guidelines Section 15381, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

CITY OF BELMONT
STANFORD UNIVERSITY BELMONT CAMPUS CONCEPTUAL DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT EIR
NOTICE OF PREPARATION

Lead Agency Contact:

Stephanie B. Davis, Contract Principal Planner, Good City Company
sdavis@goodcityco.com

Written Comments: Please submit written comments within 30 days of the date of this notice to any of the below by 5:00 p.m. on June 23, 2023

- Email: sdavis@goodcityco.com
- Regular Mail: Planning Department, City of Belmont, One Twin Pines Lane, Suite 310, Belmont, CA 94002. Attn: Contract Planner, Stephanie B. Davis

Public Scoping Meeting: The City will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held on **Tuesday June 6, 2023**, at 7:00 p.m.

For more information on attending the scoping meeting, go to <https://www.belmont.gov/our-city/city-government/meetings-agendas-minutes>.

WATCHING/ATTENDING THE MEETING The meeting will be broadcast live to Belmont residents on Comcast Cable Channel 27, streamed live via the City's website at www.Belmont.gov, and streamed live on Zoom. The public may also attend the meeting in the City Council Chambers and address the Commission from the Chambers.

PUBLIC COMMENT To maximize time for live public comment, we encourage members of the public to provide oral comments by joining the Commission meeting via Zoom. For web, visit <https://belmont-gov.zoom.us/> select "Join" and enter Meeting ID: 968 6972 2514. Use the Raise Hand feature to request to speak for a particular agenda item. You may rename your profile if you wish to remain anonymous. For dial-in comments, call *67 1-669-900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter Meeting ID: 968 6972 2514, and press *9 to request to speak. All public comments are subject to a 3-minute time limit unless otherwise determined by the Commission Chair. If you wish to submit written public comment, you may send an email to cdev@belmont.gov before the Commission considers the item. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line. Any public comment regarding agenda items that are received from the publication of the agenda through the meeting date will be made part of the meeting record but will not be read during the Commission meeting.

Project Background: Stanford University entered into an option to purchase agreement with Notre Dame de Namur University (NDNU) in September 2021 to work toward purchase and redevelopment of the 46-acre campus. On October 5, 2022, Stanford submitted an application to the City for a CDP and DA for the NDNU campus property. Stanford University seeks to renovate and revitalize the campus with continued use of academic and related on-site housing and related academic support uses over a 30-year timeframe. More information on the proposed project can be found online:

<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/475/934>

Project Location: The Stanford Belmont Campus is 45.65 acres and located at 1500 Ralston Avenue, which provides its primary access. The campus is located 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 University's Redwood City campus and 11 miles from the main Stanford campus, along the Caltrain corridor which easily and conveniently connects all current and potential future Stanford campuses on the Peninsula.

Proposed Project: The proposed CDP is for a development potential of 700,000 square feet of academic uses and housing (including the preservation of three legacy campus buildings)—an increase of approximately 258,000 square feet beyond the amount of development that was already approved by the City of Belmont in 2000 for NDNU.

While the precise locations of individual new buildings are not known at this time and would be shown on subsequent detailed development plans submitted to the City for review and approval, new construction is proposed to be concentrated on the existing, developed plateau. Development within the remaining building areas would be more limited and at lower densities.

The existing Planned Unit Development zoning for academic use, which includes on-site housing, will remain. Housing may be located in more than one area of the campus, and housing units are envisioned to be for students, faculty, and/or other program attendees to support the proposed academic use(s).

At this stage in the process, Stanford University has broadly identified the following four, proposed community benefits which will be refined prior to any formal consideration by the City through the DA negotiation process, which will be evaluated in the EIR:

- Restoration of Ralston Hall for community use.
- Formalized community access to Koret Field.
- Ralston Avenue transportation and infrastructure improvements.
- Establishment of a Stanford/Belmont Educational Initiative.

Project Alternatives: The EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and could reduce or avoid potential environmental effects. The alternatives section would also include the required No Project Alternative.

Potential Areas of Environmental Effect: The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR also will evaluate potential cumulative impacts of the project in conjunction with other related past, present, and reasonably foreseeable projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR.

- | | |
|-----------------------------------|----------------------------------|
| • Aesthetics | • Noise |
| • Air Quality | • Population and Housing |
| • Biological Resources | • Public Services and Recreation |
| • Cultural Resources | • Transportation |
| • Energy | • Tribal Cultural Resources |
| • Geology and Soils | • Utilities and Service Systems |
| • Greenhouse Gas Emissions | • Wildfire |
| • Hazards and Hazardous Materials | • Cumulative Effects |
| • Hydrology and Water Quality | • Growth Inducing Effects |
| • Land Use and Planning | |

CITY OF BELMONT
STANFORD UNIVERSITY BELMONT CAMPUS CONCEPTUAL DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT EIR
NOTICE OF PREPARATION

While the proposed project has the potential to generate significant environmental impacts in a number of areas, the proposed project would have no significant impact on the following environmental topics due to existing conditions on the project site and surrounding area. These issues will therefore not be analyzed further:

- Agricultural and Forestry Resources
- Mineral Resources

When the Draft EIR is completed, it will be available for review at the following location:

City of Belmont
One Twin Pines Lane, Suite 310
Belmont, CA 94002

The Draft EIR will also be available online at:

<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/475/934>

The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

Figures:

Regional Vicinity Map

Local Vicinity Map

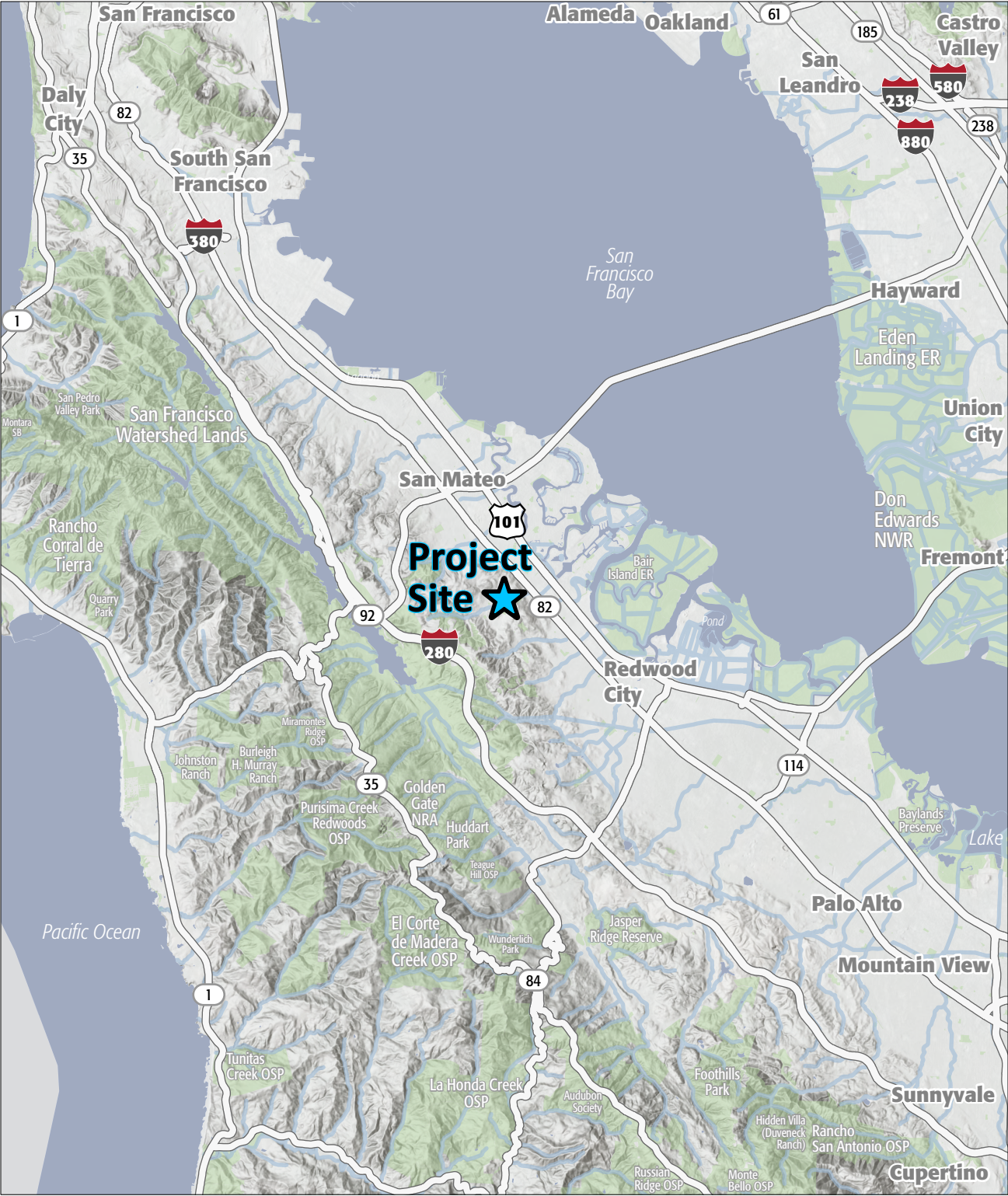


Carlos de Melo, Community Development Director

5/24/23

Date

CITY OF BELMONT
STANFORD UNIVERSITY BELMONT CAMPUS CONCEPTUAL DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT EIR
NOTICE OF PREPARATION



Source: © Google Earth, 2023 (Date 5-17-2023). PlaceWorks, 2023.

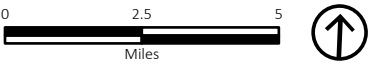


Figure 1
Regional Vicinity

CITY OF BELMONT
STANFORD UNIVERSITY BELMONT CAMPUS CONCEPTUAL DEVELOPMENT PLAN & DEVELOPMENT AGREEMENT EIR
NOTICE OF PREPARATION



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



Figure 2
Local Vicinity

APPENDIX A2: SCOPING COMMENTS



ACTING CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
*Yokayo Pomo, Yuki,
Nomlaki*

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Wayne Nelson
Luiseno

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NATIVE AMERICAN HERITAGE COMMISSION

May 25, 2023

Carlos de Melo
City of Belmont
1 Twin Pines Ln, Ste. 310
Belmont, CA 94002

Re: 2023050595, Stanford University Belmont Campus Conceptual Development Plan and Development Agreement, San Mateo County

Dear Mr. de Melo:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, § 15064.5 (b) (CEQA Guidelines §15064.5 (b))). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1))). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

- a.** A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
- b.** A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

- a.** Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
- b.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
- c.** Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

cc: State Clearinghouse

On Fri, May 26, 2023 at 4:40 PM Scott Barton <[REDACTED]> wrote:

Hello,

I'm a 22-year Belmont resident. My family and I currently live less than a quarter mile from Notre Dame de Namur's campus.

We encourage Stanford's proposal and investment in the property for academic, housing and related uses. Stanford's reputation as one of the world's top universities and revitalization of the Notre Dame campus would seem a boon for our community.

I look forward to hearing more about the project as details become available, and how I can best promote the proposal.

Regards,

Scott Barton
[REDACTED]

On Fri, May 26, 2023 at 9:30 AM Mike Glish [REDACTED] wrote:

First of all – big thumbs up. I'm sure that Stanford will do a first-class job and it will be a jewel in Belmont's funky crown.

Second: My wife I bought our house on Williams Avenue in October 1983. We will celebrate 40 years of living in Belmont this fall. We raised two children and sent them to the Early Learning Center, Notre Dame Elementary, and Carlmont High School. In that time we have been very discouraged by the limited vision of the city leaders in Belmont. There has seemed to be an anti-growth mentality in Belmont that seems very antiquated.

Compare Belmont's situation to the relative booms in neighboring San Mateo, San Carlos, and Redwood City (including Redwood Shores). In 40 years we've seen a new Safeway (woo hoo!) and the complex surrounding it. There has been some new housing added near El Camino and Davy Glen and recently the complex south of Safeway. We had two grade separations at Ralston and Harbor which made getting to and from the freeway easier.

Wow... 40 years of "progress". I forgot – we do have a poet laureate now. That's goodness.

But wait – what about the Belmont "Grand Plan"? I forget its name. Lots of surveys, tens of thousands (hundred of thousands?) spent on consultants. Drawings, meetings, community feedback... Nothing came of it. We still have the eyesore at 6th Avenue and Ralston, now with an abandoned Walmart. El Camino north of Ralston looks like crap. We still have only a handful of restaurants. Old County Road is a mess. The city streets are crumbling. Even the paint on the fire hydrants has faded.

I'm doing my best not to complain about the poor experience I've had with Belmont's Planning and Building Departments during the two years I've been planning and building an ADU. Great leadership there on improving the city.

Don't screw up this up Belmont. Don't drag your feet with endless hearings and permits and bureaucracy. Yes there will be traffic. Yes there will be a mess. Yes some neighbors won't like the hum of a real university vs. the sleepy little college (was it ever a real university?) that used to be nearby. But it will be good for Belmont. Show some leadership and cajones and get the job done for once.

Thanks for listening.

Mike Glish
[REDACTED]

On Fri, May 26, 2023 at 9:25 AM Dan Hinde <[REDACTED]> wrote:

My biggest concern is traffic.

I love the idea of Stanford taking over that campus. I believe that NDNU has contributed significant revenue to the city budget and I think it will not only beautify the area but also bring real value to Belmont as a whole.

Then there is Ralston. It's our main road in and out of Belmont and already is very congested during rush hour. I walk my dog in the morning and often am walking faster than the cars are moving. This cannot continue and I know that there have been many committee's to discuss the Ralston issue, however potentially adding more traffic with a Stanford campus right in the middle may make the situation untenable.

I also can't see a way of alleviating the traffic in it's current form. We can't really have dual lanes without huge cost and disruption.

I'm all for Stanford moving in but we must address Ralston traffic in order for that to happen. Failure to do so would result in a very unhappy population.

Just my two cents.

Thanks

Dan

On Fri, May 26, 2023 at 1:38 PM Rusty <[REDACTED]> wrote:

Hello,

That development would literally be right in my backyard. If you can properly address the traffic burden, then I'm all for this development.

Sincerely,

Rusty Hopewell

On Fri, May 26, 2023 at 11:57 AM Amir Kaspi [REDACTED] wrote:

Dear Design Team,

I am writing to express my enthusiasm for the proposed Stanford Campus in Belmont and to offer my input regarding the dining options, particularly the inclusion of high-quality coffee shops. I believe it is crucial to raise the bar in terms of the coffee culture on campus and in the surrounding area.

Firstly, I would like to highlight the significance of having a variety of coffee shops and restaurants within the new campus. These establishments play a pivotal role in fostering a vibrant and engaging atmosphere, catering to the diverse preferences of students, faculty, and visitors.

However, I must admit that the current offering of high-quality dining experiences, especially in terms of coffee, is lacking in Belmont and the wider Bay Area. Considering the considerable wealth concentration in this region, the scarcity of exceptional coffee shops and restaurants is rather disappointing. It is crucial that we address this disparity and strive for excellence in the culinary scene.

To achieve this, I strongly urge the design team to refrain from inviting big corporations, such as Starbucks, as they do not contribute to the local coffee culture. Instead, I suggest prioritizing the inclusion of local, independent coffee shops that showcase artisanal craftsmanship and offer a unique and authentic experience to visitors. By supporting local businesses, we can cultivate a sense of community and contribute to the distinct character of the campus.

Furthermore, I would be honored to offer my advisory services as a board member to ensure that the coffee shops and dining establishments in Belmont truly raise the bar. Drawing on my passion for high-quality coffee and my experience in the industry, I am confident in my ability to provide valuable insights and contribute to creating an exceptional culinary environment on campus.

In conclusion, I would like to express my gratitude for your consideration of these comments. By prioritizing the inclusion of high-quality coffee shops and restaurants, we have an opportunity to elevate the overall dining experience and enrich the lives of those within the campus community. Together, we can create a campus that not only embodies excellence in education but also reflects the vibrant food culture that the Bay Area is renowned for.

Thank you for your dedication to this project, and I look forward to the exciting developments ahead.

Sincerely,
Amir Kaspi
[REDACTED]

----- Forwarded message -----

From: **City of Belmont, CA** <cityofbelmont@public.govdelivery.com>

Date: Fri, May 26, 2023 at 9:02 AM

Subject: Belmont Seeks Public Feedback on Proposed Stanford Campus

To: [REDACTED]

[View as a webpage](#) / [Share](#)



Press Release

One Twin Pines Lane
Belmont, CA
94002
650-595-7408

Belmont Seeks Public Feedback on Proposed Stanford Campus

Stanford aims to revitalize 46-acre Notre Dame de Namur University property



FOR IMMEDIATE RELEASE: May 26, 2022

Belmont wants to hear from its community. The feedback period has opened on the scope of the environmental study for the proposed master plan for the renovation and revitalization of the existing property by Stanford University on the campus currently occupied by Notre Dame de Namur University. The public can comment by regular mail, email, or in person at a June 6, 2023, Planning Commission public meeting.

The campus site is located at [1500 Ralston Avenue](#) in Belmont.

Stanford entered into an option for a purchase agreement with Notre Dame de Namur University in September 2021 to work toward Stanford's purchase of the 46-acre campus. On Oct. 5, 2022, Stanford submitted an application to the City for a conceptual development plan and development agreement for the property.

In its proposal, Stanford details its plans to renovate and revitalize the campus with continued academic uses, related on-site housing, and other academic support facilities. Stanford's proposed long-range master plan spans three decades after purchase. At present, no development permits and/or physical improvements to the site are planned.

Learn more about the project by clicking on the webpage below:

Proposed Stanford Belmont Project

Comment Deadline:

Written comments are due by 5 p.m. on June 23, 2023

Comment Submission Options:

Email:

sdavis@goodcityco.com

cdemelo@belmont.gov

Regular Mail:

Planning Department
City of Belmont
One [Twin Pines Lane, Suite 310](#)
[Belmont, California](#)
[94002](#).

Attn: Contract Planner, Stephanie B. Davis

Public Scoping Meeting:

Belmont will hold a public meeting for the community to submit verbal comments on the scope of the environmental issues to be addressed in the Project Environmental Impact Report. The Notice of Preparation for the EIR can be found on the webpage listed above.

Tuesday June 6, 2023, at 7 p.m.
City of Belmont Planning Commission
Belmont City Hall
[1 Twin Pines Lane](#)
[Belmont, California](#)

The Belmont Story

The City of Belmont is located on the San Francisco Peninsula and combines the magnificent views of the Northern Santa Cruz mountains and San Francisco Bay with the strength and resilience of a long-established population of 27,110. The 130-city staff and leadership are dedicated to providing Belmont with sound infrastructure and well-connected mobility options, building upon our major corridors. Belmont is developing a thriving business community, while balancing sustainable fiscal operations and maintaining safe and healthy neighborhoods with a rich selection of recreational and cultural opportunities. These priorities work together to create a vibrant and enjoyable quality of life that is uniquely Belmont. For more information, please visit www.belmont.gov.

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-----Original Message-----

From: Susan Kotta-Wait [REDACTED]
Sent: Friday, May 26, 2023 2:33 PM
To: Carlos de Melo <cdemelo@belmont.gov>
Subject: Stanford at Notre Dame

I've been involved in a few meetings on this topic. I think it's a good plan for all parties - Belmont, Stanford , and Notre Dame.
Susan Kotta-Wait

Sent from my iPad

On Fri, May 26, 2023 at 2:30 PM jing ma [REDACTED] wrote:

Thanks for letting us know about the proposed plan.

As residents of Belmont, we are eagerly anticipating Stanford's campus renovation plan. We hope that this plan will bring us better educational resources and an improved community environment.

On Fri, May 26, 2023 at 9:02 AM City of Belmont, CA <cityofbelmont@public.govdelivery.com> wrote:

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94002
650-595-7408

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On Fri, May 26, 2023 at 1:47 PM Thomas Sailers [REDACTED] wrote:

The money grubbing politician have already turned this once nice bedroom community into a over populated piece of cow dung...why not may it worse....

May you all roast in Hell

Thomas L Sailers
Belmont resident since 1968

-----Original Message-----

From: David Bauer [REDACTED]
Sent: Saturday, May 27, 2023 3:03 AM
To: Carlos de Melo <cdemelo@belmont.gov>
Subject: Stanford

In my opinion, we'd be foolish
NOT to have Stanford on our community.

Dave Bauer

Sent from my iPhone

On Sat, May 27, 2023 at 9:56 AM C Okazaki <[REDACTED]> wrote:

Belmont Planning Department,

We reviewed the proposed project information on your website.

My wife and I support of this proposed revitalization of the Notre Dame de Namur University property. We have lived in Belmont for 45 years and feel this project will provide a boost to Belmont's Bay Area reputation as a fine place to live and raise a family. We are comfortable that your planning process will produce a viable project for Belmont, and any unforeseen adverse impacts will be addressed and mitigated. The risks are worth taking for the potential long term benefits.

Thank you for sharing the proposed information with the Belmont residents and soliciting feedback from us.

Sincerely,
Clyde & Judy Okazaki
[REDACTED]

From: Joe Gillanders [REDACTED]
Sent: Monday, May 29, 2023 8:00 PM
To: Carlos de Melo <cdemelo@belmont.gov>
Subject: Inpu Regarding Stanford Belmont Project

Here is my input regarding the Stanford Belmont Project:

- 1) **Sightlines matter.** Please protect sightlines for those with a view from the hills *and* those with a view of the hills.
- 2) **Bring relief to Sterling Downs.** Excessive development in Sterling Downs is creating traffic congestion, ugliness and poorer quality of life for the Sterling Downs community. Find a way to create state mandated development on the campus to avoid unfairly putting excessive development in Sterling Downs.
- 3) **Public transit for all.** Ensure frequently running transit up and down the Ralston corridor so that the Belmont rail station can be a viable transit option for more Belmont commuters.

Thanks for your attention!

Joe Gillanders
[REDACTED]

From: Bob Johnson <[REDACTED]>
Sent: Friday, June 2, 2023 12:19 PM
To: Planning Comm <PlanningComm@belmont.gov>
Subject: Stanford in Belmont

Greetings Commissioners,

While not a Belmont resident, I have two daughters who attend Notre Dame Belmont High School. In addition, my wife is a NDB alum and a well-known member of the local community both from her family growing up in the area as well as one of the busiest and highly thought of Veterinarians in the area.

I write to you with concern as to how the Stanford plans will affect Notre Dame High School. I get it that the school is a private school but I think you would agree that the campus is a vital part of the Belmont community and in fact, many Belmont residents attend there. I'm asking primarily that within the planning and discussion of the Stanford proposals, you don't forget to include Notre Dame high school in your concerns and deliberations.

While there are many concerns from our community, as the current volunteer president of the NDB Athletics Boosters Club, I personally would like to understand more about how the current or proposed athletic facilities at NDNU will be used by Stanford and the availability to the high school. A prime example is the soccer field which currently we have limited access to and have to pay to rent. What will happen with that field for one? We'd also like to have the ability to build a pool in the future so how will Stanford plans affect that or, can we partner with them in some way. And of course traffic patterns, parking, etc. are clearly issues that also need to be considered.

Thanks in advance for keeping us in your minds as things progress.

--

Bob Johnson

-----Original Message-----

From: Maria Iskiw <[REDACTED]>
Sent: Sunday, June 4, 2023 12:12 AM
To: Carlos de Melo <cdemelo@belmont.gov>
Subject: comment re Stanford/NDNU purchase

First I want to thank you, Mr. Demelo, for taking time to discuss the issue on the phone with me giving me a better understanding of the issues involved in such a purchase.

MY comment:

Re the proposed purchase of NDNU by Stanford University

I write as a 1964 graduate of Notre Dame and a citizen of San Bruno since 1950.

I received my teaching credential there and taught Grades 1-5 for 40 yrs. in Millbrae.

I am very grateful for the education I received there and for being able to enjoy the elegance of Ralston Mansion at various events throughout my four yrs at Notre Dame.

Hence the future of NDNU is very important for me.

The purchase by Stanford will keep it as an educational institution with the added prestige of the Stanford name.

There is the added benefit of Ralston Mansion with all the potential it can offer to the community at large.

That makes it a win for Belmont and the surrounding communities, for Stanford, and for NDNU.

I hope the chapel can stay in place with its lovely stained glass windows. The chapel and library are part of the newer additions.

I respect the position of the City of Belmont in this transaction and their following all the appropriate steps in the sale process.

I trust the outcome will be what is best for Belmont, the Community, Stanford, and NDNU.

Thank you for this chance for public comment.

Maria Iskiw

Class of 1964

-----Original Message-----

From: giuliano carlini [REDACTED]

Sent: Tuesday, June 6, 2023 7:16 PM

To: x-community development <cdev@belmont.gov>

Subject: Planning meeting public comments on 7B EIR Scoping for Belmont Stanford Campus

I'm very excited about Stanford Campus Project. Stanford has a history of excellence in education and of working with the City of Palo Alto.

I do have a concern about impact of this project on Belmont traffic.

Ralston, El Camino, and other streets already get very congested at various times during the day. This project has the potential to add even more congestion. Given Belmont's declarations in its Belmont Village Streetscape Guidelines, Harbor Industrial Area Specific Plan, and ADLP plan to reduce car trips, I hope that our written agreements will prioritize this. Verbal understandings and agreements are not enough, they have little legal standing. We need these in writing. In particular, the current plan for Stanford doubles the number of parking spots. This ensures at least double the number of car trips per day. It will likely be more as folks travel to run errands, and get lunch or dinner. We need to limit parking to the current number of slots, roughly 650 if I recall correctly.

We also need to ensure that there are plans for mass transit, especially regular and frequent buses/vans between campus, Caltrain, and other destinations.


Thank you,

giuliano

2 attachments

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1K

 **OpenPGP_signature.dat**

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From: John Presco <[REDACTED]>
Sent: Tuesday, June 6, 2023 9:04 PM
To: x-community development <cdev@belmont.gov>
Subject: Meeting

My name is John Presco. I tried to speak by was not signed in correctly. I am the President of Royal Rosamond Press a newspaper for the arts. I ran for Governor of Oregon. Phil Knight funded a rival. Knight has a huge influence on Eugene. I lived fifty feet from the campus for twelve years. I am the great grandson of Carl Janke, a co-founder of Belmont. What happened to his remains, is the perfect example of what most people fear when dealing with mega corporation. The City of Belmont does not know what they are up against. You need experts on your side. In anticipation of what I knew I would see from Stanford, we saw trees and streams, and pastoral images of what the church has done. Your last speaker struck a vein with a meditation shrine. The term "legacy" was used in regards to Ralston Hall. I believe one of Janke's portable houses is there. Look at their history department. See what kind of books the faculty is writing. This is what students want to learn. They will become citizens of Belmont. You will be responsible for them – as citizens! Go look at my blog Royal Rosamond Press. I tell your city what I want. It took me four hours to say so. Stanford is not truthful when they said they need more time to put their package together. It is – already done! They got – THE TEAM! You're being toyed with, like a cat, who already has eaten the mouse! They're lining up more investors, reassuring them they are giving you a good walk in the park. I want to move to Belmont. You need a good newspaper man. You need...The Son of Janke! I wrote two T.V. series about – OUR TOWN. I work fast. I get \$900 a month.

Sent from [Mail](#) for Windows

-----Original Message-----

From: Marti Erickson <[REDACTED]>
Sent: Wednesday, June 7, 2023 5:15 PM
To: Planning Comm <PlanningComm@belmont.gov>
Subject: Stanford Development Plans

To Whom It May Concern:

I am opposed to all the new buildings and housing developments. Ralston Ave. is a traffic mess now. All these additional buildings and housing units will create additional traffic problems, making it extremely difficult to get into and out of Belmont. Protect the residents of Belmont.

Marti Erickson

From: **Robert Marshall** [REDACTED]
Date: Fri, Jun 9, 2023 at 11:20 AM
Subject: Regarding the NOP for the NDNU Campus revitalization
To: sdavis@goodcityco.com <sdavis@goodcityco.com>
Cc: Kent Thrasher <[REDACTED]>

Ms. Davis,

We received the NOP for the draft EIR for the NDNU site for Stanford University. As discussed in the document, San Mateo Consolidated Fire agrees that there are potentials for significant impacts in several areas related to the services provided by the San Mateo Consolidated Fire Department. Specifically, we feel that there may be significant impacts in the areas of:

1. Land Use and Planning specifically as it relates to Wildfire issues
2. Wildfire mitigation
3. Hazards and Hazardous Materials
4. Housing
5. Public Services

I don't know that you need any comments beyond this at this point, but we do believe there are potentially significant impacts that need to be addressed.

Let me know if you need further clarification of any of the above issues.

Take Care,

Robert



Robert Marshall

Deputy Fire Chief

Community Risk Reduction Division

San Mateo Consolidated Fire Department
[1040 E. Hillsdale Boulevard, Foster City, CA 94404](#)



From: Florence Jovic <[REDACTED]>
Sent: Friday, June 9, 2023 3:31 PM
To: Carlos de Melo <cdemelo@belmont.gov>
Subject: Stanford Belmont project

Hello,

I live in Belmont and I am very worried about this project as traffic is already a nightmare on Ralston boulevard. It already takes 30 minutes in the morning to go from Hallmark Drive to El Camino real using Ralston.

Adding a Stanford campus in the middle will only make this worse. There is only one major road to get to the Notre Dame campus which is Ralston and no way to avoid creating more traffic. We need to be able to drop off our kids to school in the morning, including at Carlmont high school as the bus is often late for pick up.

I hope that you will take this into consideration.

Notre Dame is not an appropriate location for a Stanford campus. They should consider an area with better access.

Sincerely,

Florence Jovic

From: John Selin <[REDACTED]>
Sent: Monday, June 12, 2023 9:50 AM
To: Carlos de Melo <cdemelo@belmont.gov>
Subject: Stanford University Conceptual Plan

I was not able to attend the public meeting last week, so I want to provide you with my comments on the conceptual plan.

1. Change the name of Lexague Drive. Besides not knowing how to pronounce it, the name won't bear any relation to the new campus.
2. Access to Koret field should be from inside the campus, not from Ralston Avenue. We don't need another signalized intersection on Ralston Avenue, especially for infrequent traffic. The plan already includes a pedestrian bridge over the creek, the cost of widening it for auto traffic will only be incremental.

John Selin

From: Lucy Buchan [REDACTED]
Sent: Saturday, July 1, 2023 2:43 AM
To: Carlos de Melo <cdemelo@belmont.gov>
Cc: [REDACTED]
Subject: Comments on NDNU EIR

Greetings Mr. Demelo,

I attended the June council meeting regarding Stanford's proposed Conceptual Development Plan and the associated EIR, and am here providing some comments:

1. What is the nexus with the City of Belmont's Climate Action Plan?
2. What would be the carbon footprint associated with this proposal?
3. Is there any consideration for construction noise? Belmont is basically a canyon, and any noise reverberates loudly. I live near the campus edge and know how well noises such as car alarms and events on campus can carry. Construction over a 30-year period sounds like a considerable impact that I hope would be addressed.
4. Traffic congestion is a problem at times particularly on Ralston. Belmont has many schools, and has allowed more to establish in recent years. This has increased school traffic without, it appears, efforts to establish climate-friendly alternatives such as electric vehicle (EV) shuttles, buses, etc.
5. Would hope that in addition to considering climate and congestion-friendly transportation, there's an accompanying planning process to consider offsite parking – perhaps near the Sports Complex – allowing bikes and shuttles to launch from there to campus.
6. We hear coyotes and often see deer on campus and the buffer areas to surrounding residences. Wondering how these populations are being monitored and accounted for in this EIR.
7. Would appreciate clarification on extent of proposed built environment. Originally understood that Laxague Road was boundary. Hope this remains in effect, however, on one of the plan maps, I noted what appeared to be a boundary line that extended beyond Laxague – up towards residences on the hill above the gym and small field.

Kind Regards,

Lucy Buchan

