



## **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  
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**Lead Agency Contact:**

Stephanie B. Davis, Contract Principal Planner, Good City Company  
[sdavis@goodcityco.com](mailto: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](mailto: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](http://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](mailto: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>

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**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           |                                  |

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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



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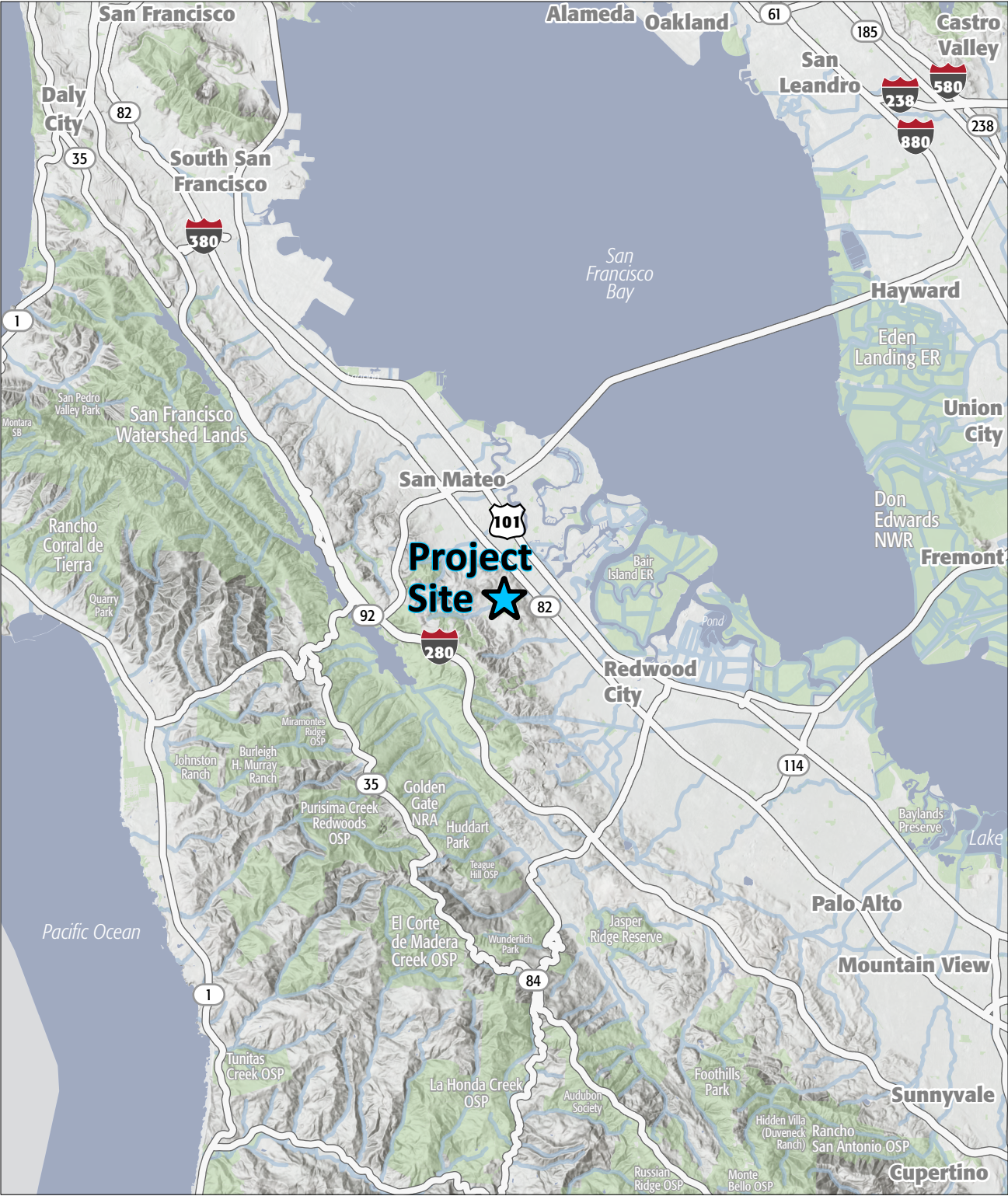
**Carlos de Melo, Community Development Director**

5/24/23

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**Date**

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Figure 1  
Regional Vicinity



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Figure 2  
Local Vicinity