



DATE: May 10, 2021

TO: State Clearinghouse
1400 10th Street, Suite 222
Sacramento, CA 95814
(916) 445-0613

FROM: City of Belmont

SUBJECT: 2 Davis Drive Project
Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: City of Belmont
Contact: Damon DiDonato, Principal Planner
Planning and Zoning Department
One Twin Pines Lane, Suite 310
Belmont, CA 94002
Phone: 650-637-2908
Email: ddidonato@belmont.gov

PROJECT SPONSOR: 2 Davis Court, LLC
311 9th Avenue
San Mateo, CA 94401

Notice is hereby given that the City of Belmont will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed 2 Davis Drive Project (proposed project). The EIR is currently anticipated to address potential physical environmental effects of the project related to Land Use and Planning, Biological Resources, Transportation, Air Quality, Greenhouse Gas Emissions, and Noise as outlined in the California Environmental Quality Act (CEQA). We are requesting comments on the scope of topics addressed in this EIR.

Please provide comments on the scope of the EIR to Damon DiDonato, Principal Planner, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **5:00 p.m., June 8, 2021**. In your response, please identify a contact person in your agency for future correspondence.

The NOP and project information are available online at:

<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/401/642>

INTRODUCTION: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The 2 Davis Drive Project EIR will be prepared and processed in accordance with CEQA and the CEQA Guidelines. The EIR will generally include the following:

- Description of the proposed project;
- Description of the existing environmental setting for each environmental topic, potential environmental impacts of the project, and mitigation measures;
- Description of cumulative impacts; and
- Alternatives to the proposed project.

An Initial Study will also be prepared and circulated with the EIR. The Initial Study will be included as an Appendix to the EIR and will address all issue topics that are scoped out from further analysis in the EIR.

PROJECT LOCATION: The project site is located at 2 Davis Drive within the City of Belmont, San Mateo County. Regional vehicular access to the project site is provided by Interstate 280 (I-280) and State Route 92 (SR 92) via the Ralston Avenue on- and off-ramps located approximately 1.3 miles to the west. Ralston Avenue and Davis Drive, which border the site immediately to the north and east, respectively, provide direct local access to the project site. Figure 1 depicts the regional and local context of the project site.

PROJECT SETTING: The approximately 3.24-acre rectangular project site is bordered to the north by Ralston Avenue, to the east by Davis Drive, to the south by the middle school campus of the Crystal Springs Upland School, and to the west by Ralston Middle School.

The site is currently developed with a single-story, approximately 21,500-square-foot warehouse building and a surface parking lot located along the southern property line. The remainder of the site consists of a flat, undeveloped grassy area west of the existing building, the hillside along the western boundary, vegetation along Ralston Avenue, and retaining walls and berms in the northeast corner. The existing building on the project site was constructed in 1962 and is currently occupied by a commercial tenant. A total of 43 parking spaces are provided in the surface parking lot along the southern border. Of the total 23 existing trees on the site, 20 are classified as protected trees pursuant to Section 25-2 of the Belmont City Code.

The project site is designated Office Commercial (COM-O) on the City of Belmont General Plan Land Use Designations Map and is within the Executive Office and Warehouse (E2.2) zoning district.

PROJECT DESCRIPTION: The proposed project would result in the demolition of the existing warehouse building and surface parking lot and redevelopment of the project site with an approximately 77,525-gross-square-foot, four-story (58-foot-tall) office/research and development (R&D) building with three levels of office space above one level of enclosed at-grade parking, as well as associated open space, circulation and parking, and infrastructure improvements. The project would also include dedication of approximately 14,050 square feet of the southeast corner of the site for future development of a new fire station to replace the existing San Mateo Consolidated Fire Department Station 15, which is currently

located at 2701 Cipriani Boulevard, approximately 0.3 miles east of the project site. An approximately 1,226-square-foot portion of the northeast corner of the site would be dedicated to the City to allow for the construction of a new right-turn lane at the Ralston Avenue and Davis Drive intersection.

Of the existing 23 trees on the project site, 7 would be removed, including 4 protected trees. Approximately 56 new trees would be planted on the project site, including approximately 14 new Coast live oak along Ralston Avenue.

The proposed conceptual site plan is shown in Figure 2.

PROJECT ENTITLEMENTS AND APPROVALS: The proposed project would require, but is not limited to, the following discretionary entitlements from the City of Belmont: 1) EIR Certification; 2) Rezone to Planned Development; 3) Planned Development Permit; 4) Tentative Map; 5) Conditional Use Permit; 6) Detailed Development Plan; 7) Design Review; and 8) Grading Plan.

PROBABLE ENVIRONMENTAL EFFECTS: The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. The City has concluded that the EIR should address potential project-related impacts to Land Use and Planning, Biological Resources, Transportation, Air Quality, Greenhouse Gas Emissions, and Noise. The EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts.

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.G(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

EIR PROCESS: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft focused EIR. The Draft EIR and Final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

Damon DiDonato

Signature

May 10, 2021

Date

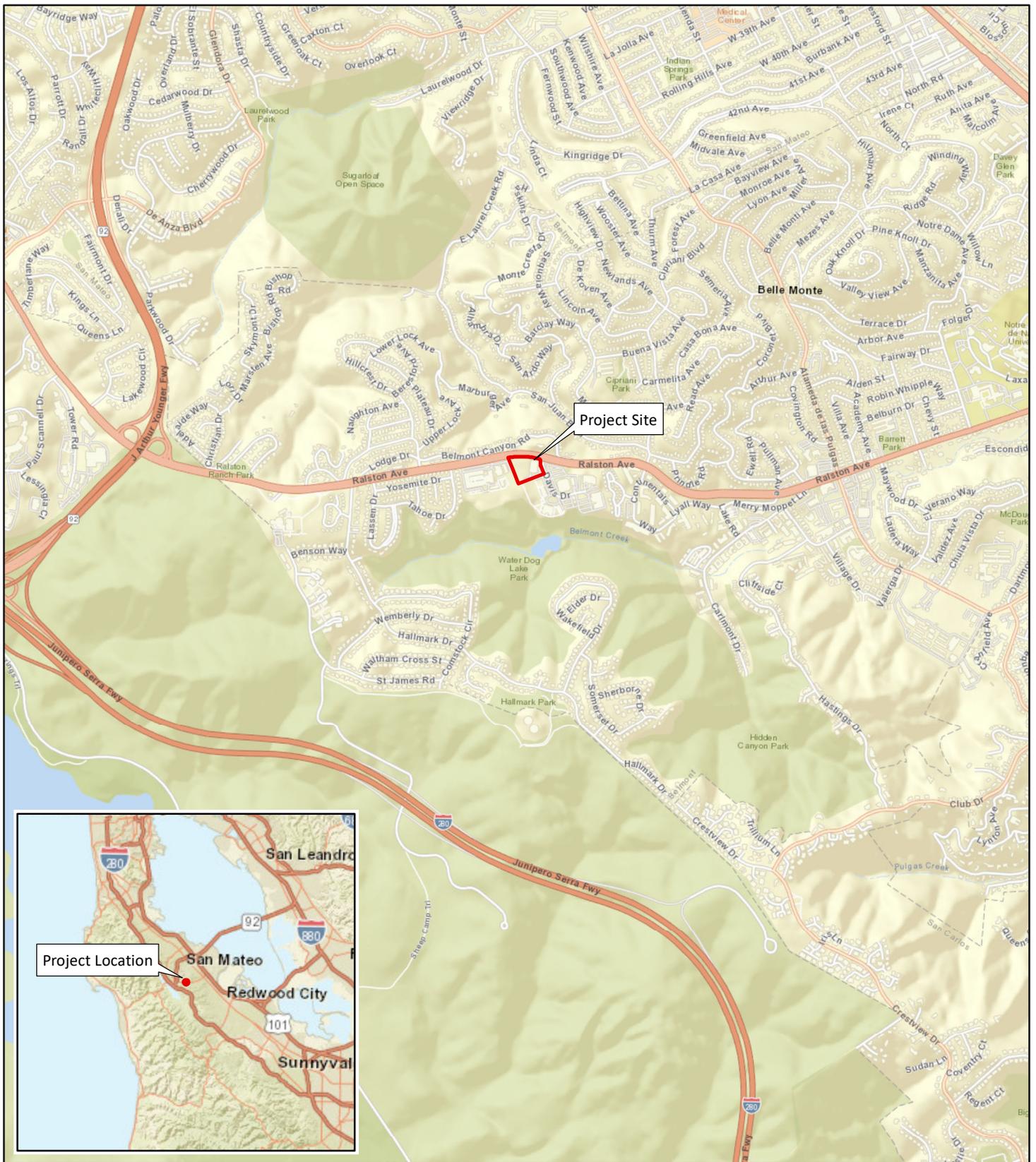


FIGURE 1

LSA

LEGEND

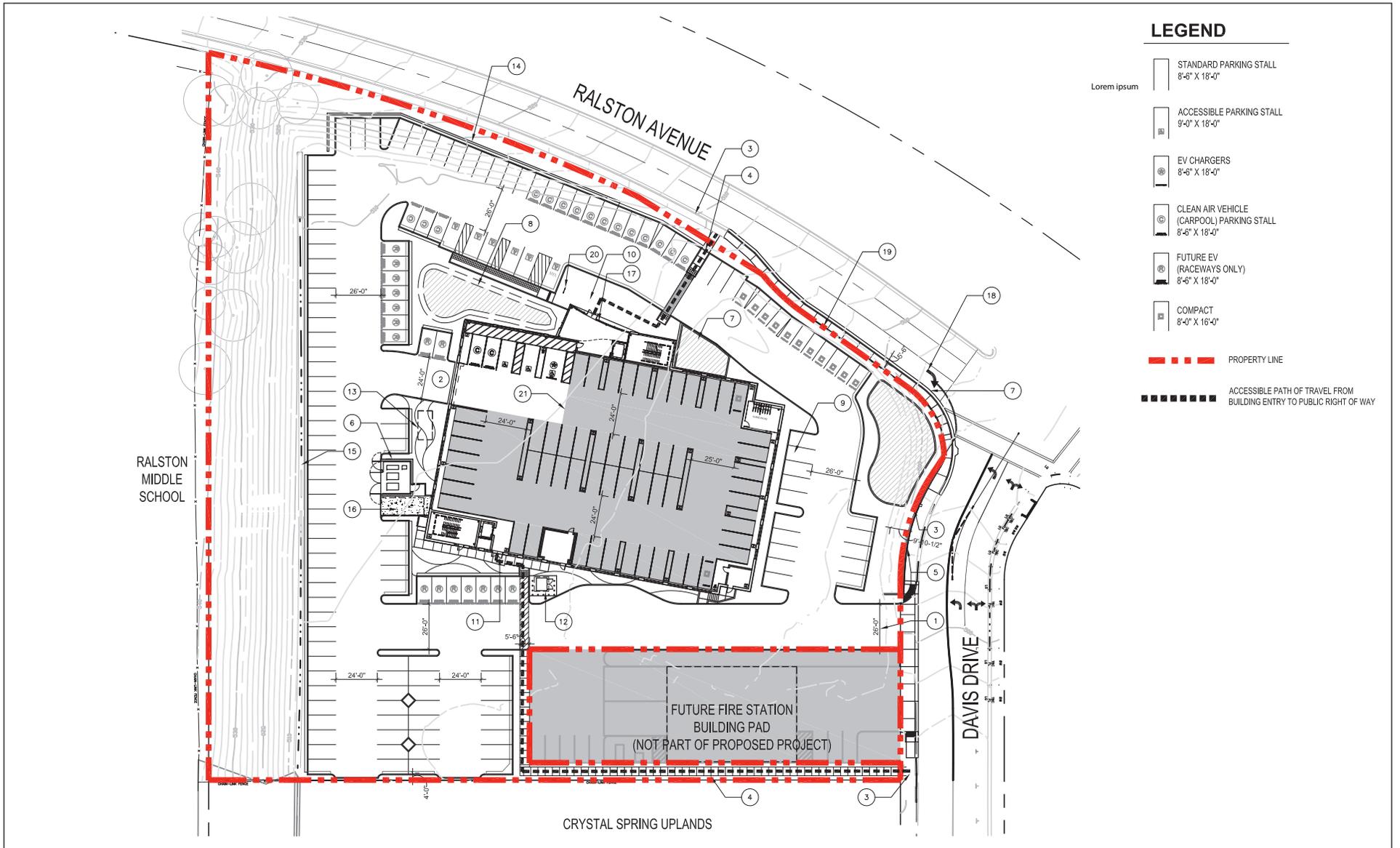
Project Site



SOURCE: ESRI World Street Map.

I:\BEL1901\GIS\Maps\Figure 1-1_Project Vicinity Map.mxd (6/2/2020)

2 Davis Drive Project
Project Vicinity Map



LEGEND

- STANDARD PARKING STALL
 8'-0" X 18'-0"
- ACCESSIBLE PARKING STALL
 9'-0" X 18'-0"
- EV CHARGERS
 8'-0" X 18'-0"
- CLEAN AIR VEHICLE (CARPOOL) PARKING STALL
 8'-0" X 18'-0"
- FUTURE EV (RACEWAYS ONLY)
 8'-0" X 18'-0"
- COMPACT
 8'-0" X 16'-0"
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL FROM BUILDING ENTRY TO PUBLIC RIGHT OF WAY

LSA

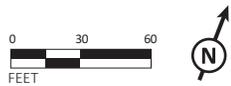


FIGURE 2

This page intentionally left blank.