



DATE: August 22, 2023

TO: State Clearinghouse
Affected Agencies
Property Owners within 300 feet of Affected Property
Interested Organizations and Persons

FROM: City of Belmont

SUBJECT: **2 Davis Drive Project**
Notice of Availability 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
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PROJECT SPONSOR: 2 Davis Court, LLC
311 9th Avenue
San Mateo, CA 94401

Notice is hereby given that the City of Belmont, as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR) for the proposed 2 Davis Drive Project (proposed project).

In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability (NOA) to invite agencies, organizations, and interested parties to provide comments on the DEIR. The public review period for the DEIR begins August 23, 2023, and ends October 5, 2023. Due to the time limits mandated by State law, the City must receive all written comments regarding the adequacy of the DEIR within this time period. Please provide written comments to the Lead Agency contact identified above by **5:00 p.m. on October 5, 2023**, with "2 Davis Drive Project EIR" as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

Copies of the DEIR are available for review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., at the Planning and Zoning Department, One Twin Pines Lane, Belmont, except on specified

holidays. The DEIR is also available at the Belmont Public Library, 1110 Alameda de Las Pulgas, Belmont or online at: <https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/401/642>

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: Discretionary actions by the City that would be necessary for development of the proposed project include environmental review, a Rezone, a Planned Development Permit, a Tentative Map approval, a Conditional Use Permit, a Detailed Development Plan approval, Design Review, a Grading Plan approval, a Tree Removal Permit, and a Transportation Demand Management (TDM) Plan approval.

INTRODUCTION TO EIR: An Initial Study for the project, which is also available for review online as an appendix to the DEIR, was prepared to evaluate the potential environmental impacts of the proposed project and determine the appropriate level of environmental review. The Initial Study for the proposed project identified (1) no impacts, (2) less than significant impacts, or (3) less than significant impacts with implementation of standard construction-period mitigation measures related to the following environmental issues:

- Aesthetics
- Agriculture and Forestry Resources
- Cultural Resources (Archaeological Resources and Human Remains)
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Based on the findings of the Initial Study, a DEIR was prepared to address potential physical environmental effects of the proposed project for the following topics: Land Use and Planning, Biological Resources, Cultural Resources, Transportation, Air Quality, Greenhouse Gas Emissions, and Noise.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: Impacts in the following areas would be potentially significant without the implementation of mitigation measures, but would be reduced to a less than significant level if the mitigation measures recommended in the DEIR are implemented:

- Biological Resources (special-status species; nesting birds)
- Air Quality (increase in criteria pollutants; exposure of sensitive receptors)
- Noise (interior exposure to construction noise)

The proposed project would result in significant and unavoidable impacts related to historic resources, transportation, and greenhouse gas emissions (GHGs):

- **Historic Resources:** Development of the proposed project would result in demolition of the existing building on the project site, which would result in a substantial adverse change on a historical resource, as defined in CEQA Guidelines Section 15064.5. Mitigation Measures CUL-1a, CUL-1b, and CUL-1c would minimize this significant impact; however, the impact would remain significant and unavoidable even after mitigations are implemented as there are no established measures that could adequately replace the loss of a historic building.
- **Transportation:** The proposed project's vehicle miles traveled (VMT) per employee of 19.70 is approximately 34 percent above the threshold of 14.63 VMT per employee. The estimated VMT accounts for implementation of the proposed project's TDM program, which results in the maximum VMT reduction possible. There are no feasible or realistic mitigation measures currently available that would reduce this impact to a less-than-significant level, and therefore this impact would be significant and unavoidable.

- Greenhouse Gas Emissions: The proposed project would be consistent with the Bay Area Air Quality Management District's (BAAQMD) project design elements related to natural gas, energy, and electric vehicles with implementation of Mitigation Measure GHG-1. However, as described above, the proposed project would result in a significant and unavoidable VMT impact and therefore would not be consistent with BAAQMD's GHG thresholds regarding VMT. Therefore, the proposed project would result in a significant and unavoidable impact related to GHG emissions.

HAZARDS MATERIALS AND HAZARDOUS WASTE SITES: The project site is not located on any list of hazardous materials waste sites compiled pursuant to Section 65962.5 of the Government Code.

EIR PROCESS: In accordance with CEQA Guidelines Section 15105(a), the DEIR will be available for public review and comment for a 45-day review period. Following the close of the public review period on October 5, 2023, the City will prepare a Final EIR, which will include responses to all substantive comments received on the DEIR. The DEIR and Final EIR will be considered by the Planning Commission and the City Council in making the decision to certify the EIR and final actions on the project.

Damon DiDonato

Signature

August 22, 2023

Date

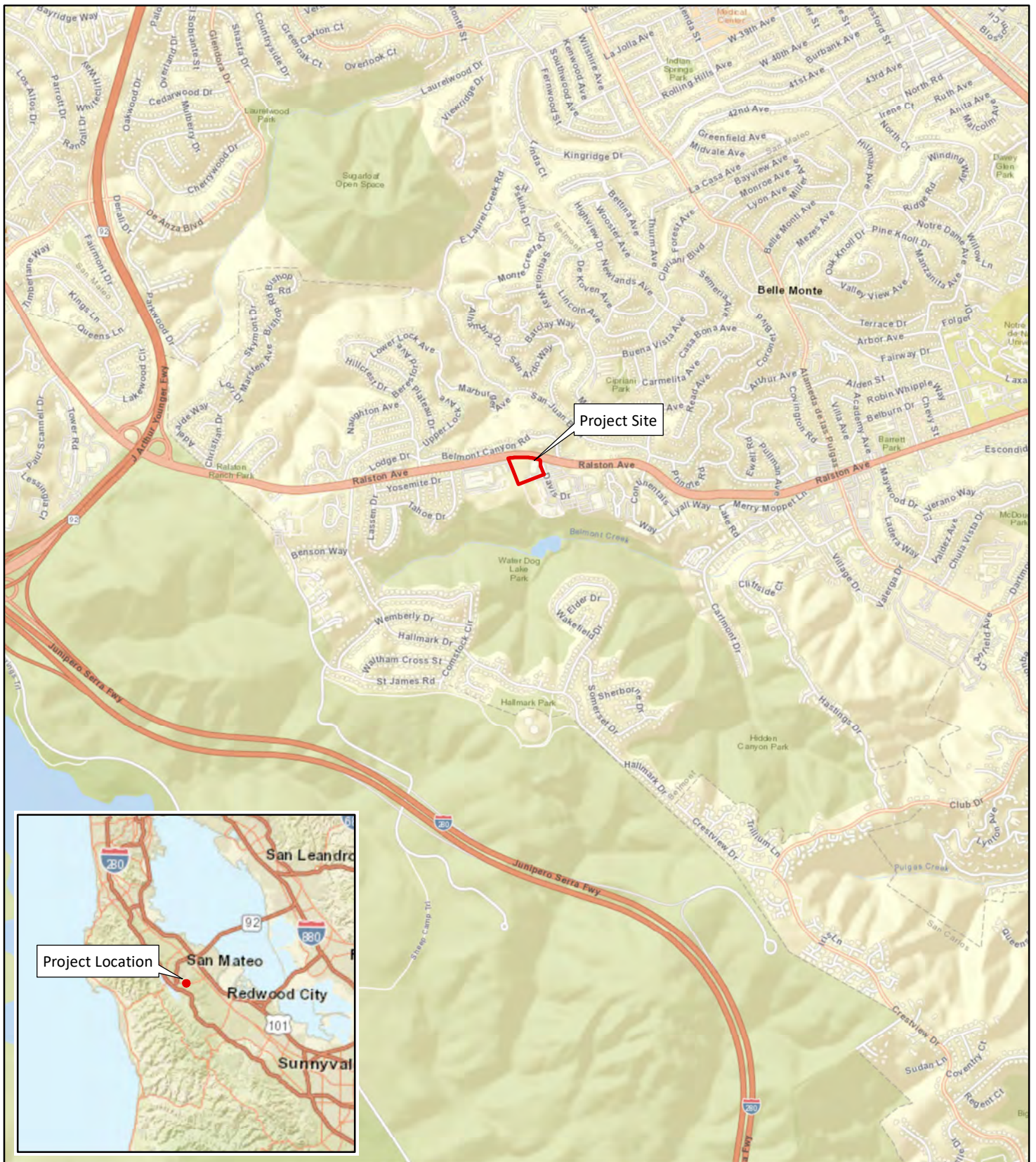
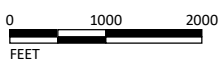


FIGURE 1

LSA

LEGEND

Project Site



SOURCE: ESRI World Street Map.

I:\BEL1901\GIS\Maps\Figure 3-1_Project Vicinity Map.mxd (6/8/2020)

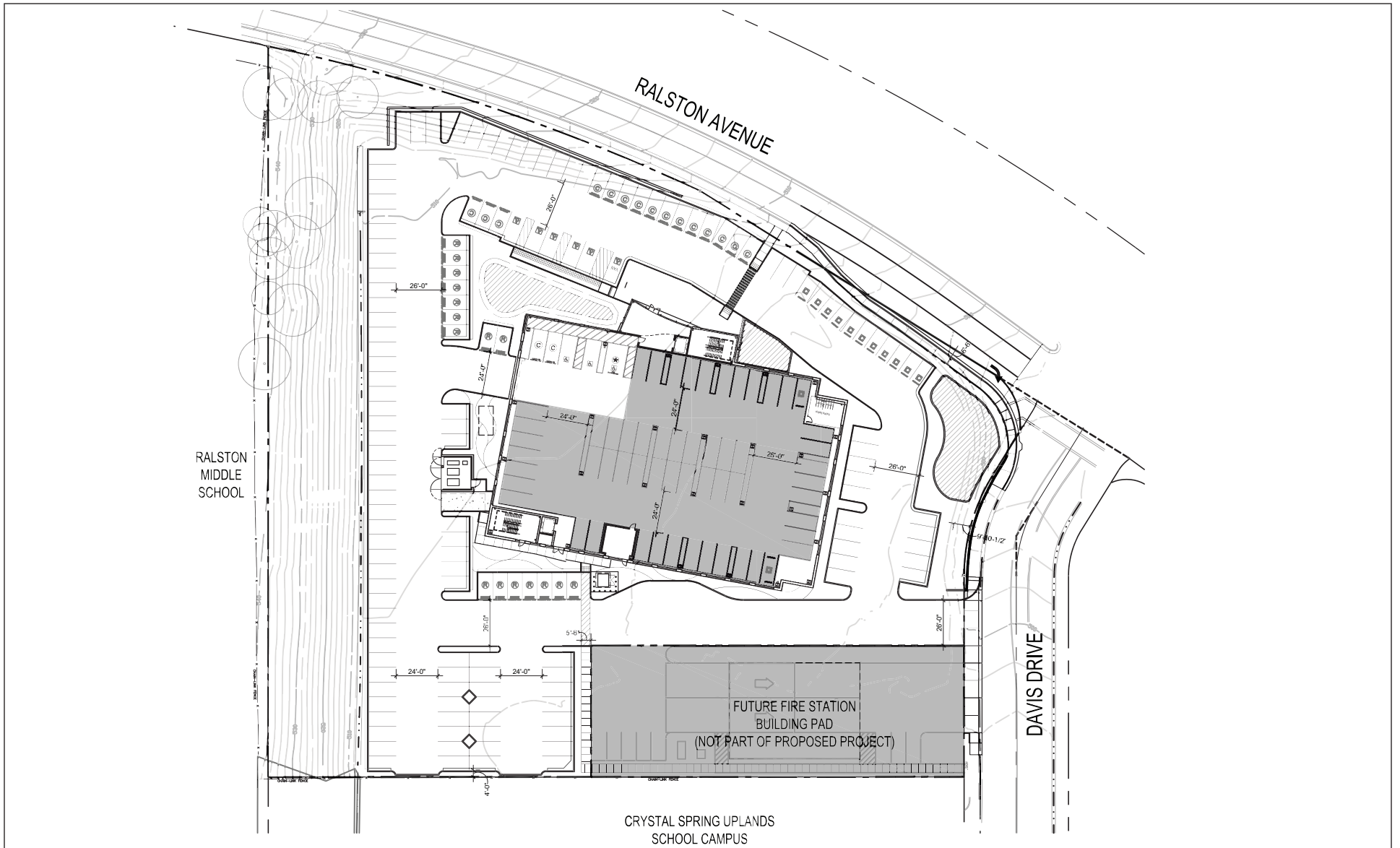
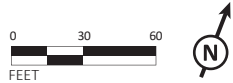


FIGURE 2

LSA



SOURCE: DES ARCHITECTS & ENGINEERS, MARCH 2020.

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