

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021070297

Project Title: 800-803 Belmont Avenue Residential Project

Lead Agency: City of Belmont Contact Person: Adam Petersen
 Mailing Address: One Twin Pines Lane, Suite 310 Phone: 408.809.9520
 City: Belmont Zip: 94002 County: San Mateo County

Project Location: County: San Mateo County City/Nearest Community: Belmont

Cross Streets: Belmont Avenue and El Camino Real Zip Code: 94002

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: 044-172-190; -200 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: US 101 Waterways: _____

Airports: San Carlos Airport Railways: Caltrain Schools: Central Elementary, Nesbit Elementary and Middle, Notre Dame de Namur

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Affordable Housing Plan, Grading Permit, Tree Removal Permit

Development Type:

Residential: Units 125 Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Corridor Mixed-Use (CMU)

Project Description: (please use a separate page if necessary)

The proposed 800-803 Belmont Avenue Residential project is comprised of a 125 unit, 100-percent affordable multifamily structure. The project would be affordable at the low income and below levels. The project proposes the demolition of the existing Bel Mateo Motel, considered to be an eligible historic resource for listing on the California Register of Historical Resources, and the construction of a multi-family structure eight stories in height. However, the structure would be terraced as it extends up the site from El Camino Real to the west, with each terraced level not exceeding six stories. The project site is known as the Bel-Mateo Motel and a vacant parcel with frontage on El Camino Real. The site is situated on two parcels with a combined size of approximately 1.5-acres. The site is approximately less than one-half (0.5) mile of the Belmont Caltrain station. The project includes onsite amenities, recreation and landscaped areas, and parking.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 2 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 17, 2021 Ending Date January 6, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>M-Group</u>	Applicant: <u>ROEM Corporation</u>
Address: <u>1475 S. Bascom Avenue, Suite 210</u>	Address: <u>1650 Lafayette Street</u>
City/State/Zip: <u>Campbell/CA/95008</u>	City/State/Zip: <u>Santa Clara/CA/95050</u>
Contact: <u>Adam Petersen</u>	Phone: <u>408.984.5600</u>
Phone: <u>408.809.9520</u>	

Signature of Lead Agency Representative: Carlos de Melo Digitally signed by Carlos de Melo
Date: 2021.11.15 10:19:37 -0800 Date: 11/15/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**NOTICE OF AVAILABILITY (NOA) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)
FOR THE 800-803 BELMONT AVENUE RESIDENTIAL PROJECT AND
PUBLIC COMMENT PERIOD**

Description: The proposed 800-803 Belmont Avenue Residential project is comprised of a 125 unit, 100-percent affordable multifamily structure. The project would be affordable at the low income and below levels. The project proposes the demolition of the existing Bel Mateo Motel, considered to be an eligible historic resource for listing on the California Register of Historical Resources, and the construction of a multi-family structure eight stories in height. However, the structure would be terraced as it extends up the site from El Camino Real to the west, with each terraced level not exceeding six stories. The project site is known as the Bel-Mateo Motel and a vacant parcel with frontage on El Camino Real. The site is situated on two parcels with a combined size of approximately 1.5-acres. The site is approximately less than one-half (0.5) mile of the Belmont Caltrain station. The project includes onsite amenities, recreation and landscaped areas, and parking.

Location: 800 – 803 Belmont Avenue, located at the southern intersection of El Camino Real and Belmont Avenue

Assessor Parcel No.s: 044-172-190; 044-172-200

File No: PA2020-0020

The proposed project will have potentially significant environmental effects on the cultural, noise, transportation, and tribal resource areas. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project site is not listed on any toxic sites databases.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of Belmont's "Major Projects" webpage at:

<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/431/934>

Hard copies are available for review during normal business hours at the Belmont Library at 1110 Alameda De Las Pulgas or at Belmont City Hall at One Twin Pines Lane, Suite 310.

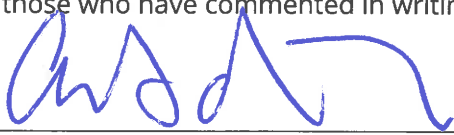
The public review period for this Public Review Draft EIR begins on **November 17, 2021** and ends on **January 6, 2022**. Written comments must be received at the Planning Department by 5:00 p.m. on **January 6, 2022** to be addressed as part of the formal EIR review process. Please submit written comments to Adam Petersen in the Community Development Department via the following methods:

E-mail: apetersen@m-group.us

Mail: Community Development Department
Attn: Adam Petersen
One Twin Pines Lane, Suite 310
Belmont, CA 94002

For the official record, please date and reference the project number, **File Nos. PA2020-0020**

Following the close of the public review period, the Community Development Director will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the EIR during the public review period.



Community Development Director

November 16, 2021

Date