

## California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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Chris Dacumos, Contract Planner  
Good City Company (Consultant to the City of Belmont)  
One Twin Pines Lane, Suite 310  
Belmont, CA 94002

### **Re: 1301 Shoreway Project – Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)**

Dear Chris Dacumos:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 1301 Shoreway Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the June 2024 NOP.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

#### **Project Understanding**

The proposed project would result in the demolition of the existing 148,949 square feet (sq. ft.) medical office building and surface parking lot to develop 542,035 sq. ft. of employment uses through the construction of two buildings to serve as a general office and/or research and technology campus. An associated 9-story, 442,690 sq. ft. parking garage would also be constructed. The development also proposes a series of public outdoor amenities that would be accessible from the slough and adjacent trail along Belmont Creek. The 6.9-acre project site is located adjacent to northbound U.S. Route 101 (U.S. 101).

#### **Travel Demand Analysis**

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle

Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

If the project meets the screening criteria established in the City's adopted VMT policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR.

### **Aeronautics**

The project site is located approximately one mile from the San Carlos Airport. One of the goals of the Caltrans Aeronautics Program is to assist cities, counties, and Airport Land Use Commissions (ALUC) or their equivalent, to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq.

The proposed project is in Airport Influence Area B (AIA) and Safety Zone 6 of the San Carlos Airport, established by the San Mateo County ALUC pursuant to Section 21675(c). Therefore, the proposed Project shall adhere to the safety and land use criteria and restrictions defined in the Airport Land Use Compatibility Plan (ALUCP) formed by the ALUC pursuant to the PUC, Sections 21674 and 21676, and may be subject to review authority by the ALUC.

California PUC, Section 21659 prohibits structural hazards near airports. Structures should not be at a height that will result in penetration of the airport imaginary surfaces. In accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace," a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the Federal Aviation Administration (FAA). For further information or a copy of Form 7460-1, please refer to the FAA website ([link](#)).

### **Hydrology**

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

The development will alter the unpaved areas close to U.S. 101 and may impact the existing draining systems at U.S. 101. Please include in the Encroachment Permit application plan views, profiles, cross-sections, details of all drainage facilities, and hydrologic calculations showing conditions before and after development at this location.

### **Water Quality**

On account of the proposed Replaced Impervious Surface (RIS), the New Impervious Surface (NIS) for the project will exceed the 5000 sq. ft. threshold set for a non-highway facility according to the current National Pollutant Discharge Elimination System (NPDES) Statewide Stormwater Permit ([link](#)). Accordingly, please implement post-construction Treatment Best Management Practices ([link](#)) as required for Encroachment Permit recipients.

### **Construction-Related Impacts**

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Additionally, please note the following two Caltrans projects within the vicinity of the project site that may pose a potential construction conflict. For future project coordination, please contact Rommel Pardo, Senior Project Manager of Program Project Management for San Mateo County at [Rommel.Pardo@dot.ca.gov](mailto:Rommel.Pardo@dot.ca.gov).

- *Project 04-0Q070* – modify and enhance the metering system and guardrails for various U.S. 101 on-ramps, including the on-ramps at Whipple Ave and Hillsdale Blvd.
- *Project 04-2J73A* – pavement rehabilitation and upgrade guardrails along U.S. 101 near Cordilleras Creek Bridge.

### **Lead Agency**

As the Lead Agency, the City of Belmont is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Equitable Access**

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These

access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

### **Encroachment Permit**

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to [D4Permits@dot.ca.gov](mailto:D4Permits@dot.ca.gov).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov). For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,



YUNSHENG LUO  
Branch Chief, Local Development Review  
Office of Regional and Community Planning

c: State Clearinghouse