



City of Belmont Public Notice

Notice of Availability of an Environmental Impact Report City of Belmont and Public Hearing

October 8, 2024

Subject: Notice of Availability of the Draft Environmental Impact Report for the 1301 Shoreway Road Project

Lead Agency: City of Belmont

Project Title: 1301 Shoreway Road, an office and life science development project

45-DAY PUBLIC REVIEW PERIOD FOR THE DRAFT ENVIRONMENTAL (EIR) IMPACT REPORT	PLANNING COMMISSION PUBLIC HEARING FOR PUBLIC COMMENTS ON THE DRAFT EIR
Beginning on: October 8, 2024 Ending on: November 22, 2024	November 4 th , 2024, at 7:00 pm Council Chambers, City Hall <i>*No decisions will be made at this meeting</i>

Notice is hereby given that the City of Belmont (City), as lead agency for the proposed project, has completed a Draft Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to:

- (1) Serve as the public Notice of Availability (NOA) of a Draft EIR pursuant to CEQA Guidelines Section 15087, and
- (2) Advise and solicit comments regarding the content of the Draft EIR.

The DEIR will be available for review and comment for a 45-day period, commencing on **October 8, 2024**, and ending at 5:00 p.m. on **November 22, 2024**, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the Final EIR. The Final EIR will be used by the City Council in its consideration of approval of the proposed 1301 Shoreway Road office and life science development project.

Project Location:

The project site is at 1301 Shoreway Road at the northeast intersection of Shoreway Road and Sem Lane. The site is located on one parcel (Accessor Parcel Number [APN] 040-371-110) and bounded by Shoreway Road to the west, Sem Lane to the north, Belmont Creek and Redwood City to the east, and a PG&E

electrical substation to the south. Shoreway Road serves as a frontage road for Highway 101. The project is within the city limits of Belmont in San Mateo County, CA.

Regional vehicular access to the project site is provided by U.S. Highway 101/Bayshore Freeway (Highway 101) via the Ralston Avenue interchange which connects to Shoreway Road via Marine Parkway, approximately 0.26-miles northeast of the project site. South of the site, access is provided via the Highway 101/Holly Street interchange, via Twin Dolphin Drive to Cormorant Drive. Two driveways along the southern extent of Sem Lane provide direct access to the project site. The Belmont Caltrain station is located approximately 1.2 miles east of the project site, providing weekday service from San Francisco to Gilroy and weekend service from San Francisco to San Jose.

Lead Agency Contact:

Carlos de Melo, Community Development Director
City of Belmont
Planning Department, City of Belmont
One Twin Pines Lane, Suite 310
Belmont, CA 94002
cdemelo@belmont.gov

Project Sponsor:

City of Belmont

Project Description:

The applicant is proposing an office and life science/research campus and an associated parking structure for the subject property. The proposed development includes 542,035 square feet of employment uses (e.g. office and laboratory space), a 442,690 square foot parking garage, and landscape improvements including a central courtyard.

The proposed project would include two commercial office/life science laboratory buildings: Building 1 would be located on the western portion of the project site adjacent to Shoreway Road and Building 2 would be on the northeastern portion of the project site along Sem Lane. Building 1 and Building 2 are proposed to be 8 and 7 stories tall, respectively. While no tenants have been identified, the applicant has indicated that the life science use could potentially be occupied with laboratories with a biosafety level (BSL) of up to BSL-3. The southeast portion of the property would be developed with a 9-level parking garage to serve both buildings, with a total of 1,626 spaces. The site would also be developed with a central plaza as well as other amenities such as landscaped areas and sports courts.

The project applicant is requesting a rezoning from the current Regional Commercial (RC) designation to a Planned Unit Development (“PD”) zoning designation with an associated Conceptual and Detailed Development Plan (CDP & DDP) to allow for life science/laboratory and research uses along with increased building height. The PD District is designed to accommodate various types of development, such as professional and administrative areas, commercial service centers, industrial parks, and other uses or a combination of uses, to allow flexibility of design, in accordance with the objectives and spirit of the General Plan.

Significant Environmental Effects:

The Draft EIR identifies the following effects by environmental topic:

- **No Impact/Less than Significant without Mitigation:**
 - Energy
 - Greenhouse Gas Emissions
 - Hydrology and Water Quality
 - Land Use, Population, and Housing
 - Public Services and Recreation

- **Less than Significant with Mitigation:**
 - Aesthetics
 - Air Quality
 - Biological Resources
 - Geology
 - Hazards and Hazardous Materials
 - Noise and Vibration
 - Transportation and Circulation
 - Tribal Cultural Resources
 - Utilities and Service Systems

Public Review and Document Availability:

The 45-day public review period for the Draft EIR begins on **October 8, 2024**, and ends at 5:00 p.m. on **November 22, 2024**. The Draft EIR will be available for review electronically on the City’s website (<https://bit.ly/3zrPkob>) and in person at the address below:

City of Belmont
Planning Department, City of Belmont
One Twin Pines Lane, Suite 310
Belmont, CA 94002

Written comments on the Draft EIR should be sent, no later than November 22, 2024, and ending at 5:00 p.m., to:

City of Belmont
Planning Department, City of Belmont
One Twin Pines Lane, Suite 310
Belmont, CA 94002
Attn: Contract Planner, Christopher Dacumos

Or, via email with the subject line “**1301 Shoreway Road – Draft EIR**” to: cdacumos@goodcityco.com and cdemelo@belmont.gov.

Public Hearing

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage “wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues” (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The City, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH # 2024060880) for the 1301 Shoreway Road development project on June 19, 2024. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix A of the Draft EIR contains the NOP, and written comments received on the NOP.

Like the NOP, the Draft EIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the City has scheduled a 45-day public review period for the Draft EIR. Within that 45-day period, the City will hold one public hearing to request comments on the Draft EIR. The Planning Commission public hearing is scheduled for:

Monday, November 4, 2024, at 7 PM

In Person: City Council Chambers in City Hall One Twin Pines Lane, Belmont, CA

Remote: Click <https://belmont-gov.zoom.us/> to join the Planning Commission meeting and enter the following Meeting ID for the Planning Commission: **968 6972 2514**.

Alternatively, you may access the meeting link by visiting the following page:

<https://www.belmont.gov/our-city/city-government/meetings-agendas-minutes>

Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the Planning Commission and City Council, at dates for which notice shall be provided. As required by CEQA (Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

Attachments:

Figure 1: Project Location

Carlos de Melo

CARLOS DE MELO, COMMUNITY DEVELOPMENT DIRECTOR

10/08/2024

DATE: OCTOBER 8,
2024



Source: Nearmap, 2024

Figure 1: Project Location

1301 Shoreway Project
NOP



Not to scale

Kimley»Horn