



NOTICE OF PREPARATION

1301 Shoreway Environmental Impact Report (EIR)

Date: June 19, 2024

To: State Clearinghouse
Governor's Office of Planning and Research
San Mateo County Clerk
Responsible and Trustee Agencies
Interested Individuals and Organizations

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (DEIR) for the City of Belmont 1301 Shoreway Project

1 Shoreway Owner, LLC has submitted an application to the City of Belmont (City) for an office development called 1301 Shoreway project and requests a Planned Unit Development (PD) zoning designation, associated Conceptual and Detailed Development Plan (CDP & DDP) to allow for greater building heights than permitted under the City's existing zoning for the property and to allow for flexibility in land use (office and life-science). The City has determined that a Project Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the project pursuant to the California Environmental Quality Act (CEQA).

The City, as the Lead Agency under CEQA, is preparing an Environmental Impact Report (EIR) for the proposed 1301 Shoreway project. The project, its location, and potential environmental effects are described below.

The City is requesting comments and guidance on the scope and content of the EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines Section 15082). Agencies should comment on the elements of the environmental information that are relevant to their statutory responsibilities in connection with the proposed project. The EIR will serve as the environmental document for responsible and trustee agencies when considering any discretionary approvals or permits within their jurisdiction.

This Notice of Preparation (NOP) provides a summary of the project, includes the City's preliminary identification of the potential environmental issues to be analyzed in the EIR, and provides information on how to comment on the scope of the EIR.

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Notice of Preparation Public Review Period: June 19, 2024 to July 26, 2024

The City requests your careful review and consideration of this notice, and it invites any and all input and comments from interested agencies, persons, and organizations regarding the preparation of the EIR. This NOP will be circulated for a 37-day review period, from June 19, 2024 to July 26, 2024. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the NOP review period. Comments and responses to this notice must be submitted to the Lead Agency contact by **5:00 pm on July 26, 2024**. If applicable, please indicate a contact person for your agency or organization. If your agency is a responsible agency as defined by CEQA Guidelines Section 15381, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

Lead Agency Contact:

Chris Dacumos, Good City Company (Consultant to the City of Belmont)
cdacumos@goodcityco.com

Written Comments: Please submit written comments with the subject "1301 Shoreway Project EIR" within 30 days of the date of this notice to any of the below by 5:00 p.m. on July 26, 2024:

- Email: cdacumos@goodcityco.com
- Regular Mail: City of Belmont, Community Development Department, One Twin Pines Lane, Suite 310, Belmont, CA 94002. Attn: Contract Planner, Chris Dacumos

A digital copy of this NOP and additional detail about the project can be viewed at:

<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/471/642>

Public Scoping Meeting: The City will hold a scoping meeting to provide an opportunity for agency staff and interested members of the public to submit verbal comments on the scope of the environmental issues to be addressed in the EIR. The scoping meeting will be held as part of the **July 16, 2024 Planning Commission meeting, at 7:00 p.m. at Belmont City Hall, Second Floor City Council Chambers, at One Twin Pines Lane, Belmont, CA 94002**. For more scoping meeting attendance information, please see <https://www.belmont.gov/our-city/city-government/meetings-agendas-minutes>.

WATCHING/ATTENDING THE MEETING:

The meeting will be broadcast live to Belmont residents on Comcast Cable Channel 27, streamed live via the City's website at www.Belmont.gov, and streamed live on Zoom. The public may also attend the meeting in the City Council Chambers and address the Commission from the Chambers.

PUBLIC COMMENT:

To maximize time for live public comment, we encourage members of the public to provide oral comments by joining the Commission meeting via Zoom. To participate virtually, visit <https://belmont-gov.zoom.us/> select "Join" and enter Meeting ID:968 6972 2514. Use the Raise Hand feature to request to speak for a particular agenda item. You may rename your profile if you wish to remain anonymous. For dial-in comments, call *67 1-669-900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter Meeting ID: 968 6972 2514, and press *9 to request to speak.

All public comments are subject to a 3-minute time limit unless otherwise determined by the Commission Chair. If you wish to submit written public comment, you may send an email to cdev@belmont.gov or a letter to the City of Belmont, One Twin Pines Lane, Suite 310, Belmont, CA 94002 before the Commission considers the item. Please indicate the agenda item topic or agenda item number you wish to comment on in your email's subject line. Any public comment regarding agenda items that are received from the publication of the agenda through the meeting date will be made part of the meeting record but will not be read during the Commission meeting.

Project Location

The 6.9-acre project site is located east of US Highway 101 at 1301 Shoreway Road at the northeast intersection of Shoreway Road and Sem Lane. The site consists of one parcel (Assessor Parcel Number [APN] 040-371-110) and is bounded by Shoreway Road to the west, Sem Lane to the north, the San Francisco Bay Trail and Belmont Creek to the east, and a PG&E electrical substation to the south. Shoreway Road serves as a frontage road for US Highway 101. The project is within the city limits of Belmont in San Mateo County, CA. See **Figure 1: Project Location** on page 6 of this notice.

Existing Conditions

The project site is currently developed with a 148,919 square foot multi-tenant medical office building and associated surface parking and landscaping, including 176 existing trees. The project site also includes outdoor amenities including a seating area with benches and a basketball court as well as a pedestrian walkway along Belmont Creek connected to the Bay Trail. Surrounding land uses are urban and primarily commercial, including hotels and office/technology. The project site has a General Plan land use designation of Regional Commercial (COM-R) and corresponding Zoning of Regional Commercial (RC).

Project Description Summary

The proposed project would result in the demolition of an existing medical office building and surface parking lot, and the removal of 156 trees. The project applicant is proposing a general office and/or research/technology campus and associated parking garage for the subject property. The development includes 542,035 square feet of employment uses (e.g. office space), a 442,690 square foot parking garage, and landscape improvements including a central

courtyard. A series of outdoor amenities open to the public are proposed along the rear of the property, accessible from the slough and adjacent trail along Belmont Creek.

The proposed project would include two commercial office and/or research/technology 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 would be 8 stories and would extend to approximately 144 feet in height, including rooftop screening. Building 2 would be 7 stories and extend to approximately 128 feet in height, including rooftop screening. The office buildings would include a mixture of solid and glazed panels on the exterior of the buildings.

Parking for both buildings would be provided through a 9-level parking garage and surface parking for a total of 1,626 spaces. The parking garage would provide 1,432 spaces and the surface lots provide 194 spaces. Due to the building heights proposed, the project requests a PD zoning designation and permit to allow for greater building heights and flexibility with land use (office and life-science). 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.

Project Alternatives

The EIR will evaluate a reasonable range of project alternatives that, consistent with CEQA, meet most of the project objectives and could reduce or avoid potential environmental effects. The alternatives section would also include the required No Project Alternative.

Potential Areas of Environmental Effects

The City of Belmont will be preparing an environmental impact report (EIR) that evaluates potential environmental effects consistent with CEQA Statutes and Guidelines. An initial study is not required to determine that an EIR will be prepared, and as such, an initial study was not prepared for the proposed project. The EIR will discuss potential environmental impacts of the proposed project, including potential construction and operational effects. The City has identified several environmental areas where impacts are most likely to occur. These impact areas include:

- Aesthetics (including visual changes and community character)
- Air Quality (including an assessment of health risk)
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials

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- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Public Services and Recreation
- Transportation and Circulation (including vehicle miles travelled)
- Tribal Cultural Resources
- Utilities and Service Systems (including water supply and demand/system capacity)

The EIR will also evaluate other required discussions including: (a) any significant environmental effects that cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments to resources; (c) growth-inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts. While the proposed project has the potential to generate significant environmental impacts in number of areas, the proposed project would have no significant impact on the following environmental topics due to existing conditions on the project site and surrounding area. These issues will therefore not be analyzed further:

- Agricultural and Forestry Resources
- Mineral Resources
- Wildfire

When the Draft EIR is completed, it will be made available for review at the following location:

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

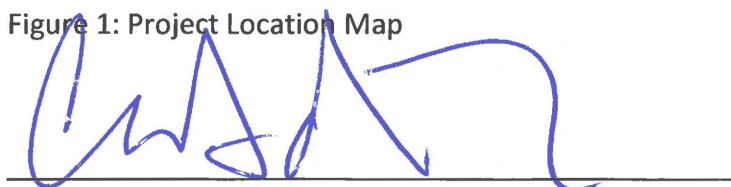
The Draft EIR will also be available online at:

<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/471/642>

The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

Figures:

Figure 1: Project Location Map



Carlos de Melo, Community Development Director

6/19/23

Date

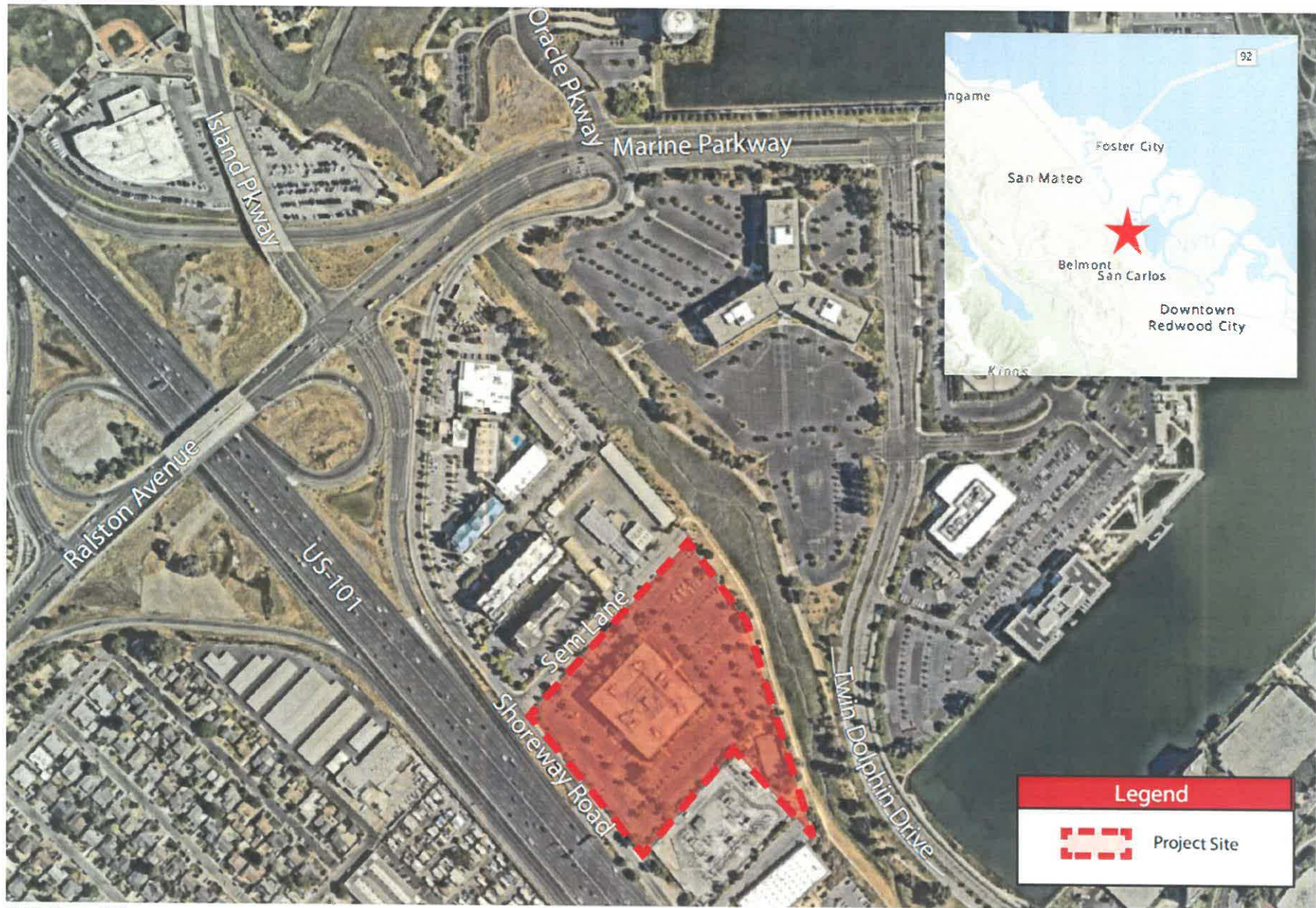


Figure 1: Project Location