



Community Development Department
Planning Division

DATE: October 7, 2026

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies,
Organizations and Interested Persons

FROM: City of Belmont
One Twin Pines Lane, Suite 310
Belmont, San Mateo, CA 94002

SUBJECT: 2 Davis Drive Project
Notice of Preparation of a Draft Environmental Impact Report

LEAD AGENCY: City of Belmont
Contact: Adrienne Smith, Principal Planner
Community Development Department
Phone: (650) 637-4702
Email: asmith@belmont.gov

PROJECT SPONSOR: HS Townhouses West, LLC
311 9th Avenue
San Mateo, CA 94401

Notice is hereby given that the City of Belmont will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed 2 Davis Drive Project (proposed project). The EIR is currently anticipated to fully address potential physical environmental effects of the project related to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation as outlined in the California Environmental Quality Act (CEQA). All other topics are anticipated to be evaluated at a level of detail appropriate to the project in an Initial Study. We are requesting comments on the scope of topics addressed in this EIR.

Please provide comments on the scope of the EIR to Adrienne Smith, Principal Planner, at the address listed above. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **5:00 p.m., November 6, 2026**. In your response, please identify a contact person in your agency for future correspondence.

The NOP and additional project information are available online at:
<https://www.belmont.gov/Home/Components/FacilityDirectory/FacilityDirectory/533/642>

INTRODUCTION: The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the proposed project. The 2 Davis Drive Project EIR will be prepared and processed in accordance with CEQA and the CEQA Guidelines. The EIR will generally include the following:

- Description of the proposed project;
- Description of the existing environmental setting for each environmental topic, potential environmental impacts of the project, and mitigation measures;
- Description of cumulative impacts; and
- Alternatives to the proposed project.

An Initial Study will also be prepared and circulated with the EIR. The Initial Study will be included as an Appendix to the EIR and will address all issue topics that are scoped out from further analysis in the EIR.

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 3.26-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 Uplands School, and to the west by Ralston Middle School.

The project site is currently developed with a single-story, approximately 21,500-square-foot commercial 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 in the International Modernism architectural style 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. Vegetation on the project site consists of a large grassy area west of the existing building, the hillside, and a vegetated area along Ralston Avenue, which together contain approximately 30 mature trees.

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 commercial building and surface parking lot and redevelopment of the project site with seven new, three-story (approximately 38-foot-tall) townhome-style condominium buildings, consisting of 45 residential

units across 71,989 gross square feet of residential area. Of the 45 units, 12 would include four bedrooms and 33 would include three bedrooms. The proposed density is 15.6 dwelling unit per acre (du/ac), and the proposed FAR is 0.79.¹ Each residential unit would include a private balcony and a two-car garage, resulting in a total of 90 garage parking spaces. Four guest parking spaces would be provided.

As part of the proposed development's community benefits, the proposed project would also include dedication of an approximately 0.35-acre parcel for public safety use that would be developed with a new fire station and a new multi-use storage and staging facility. The proposed fire station would be located on an approximately 4,180 square foot building pad and primarily used for an approximately 9,400-square-foot, three-story fire station to replace the existing Station 15, which is currently located at 2701 Cipriani Boulevard, approximately 0.3-mile east of the project site. The proposed one- to two-story multi-use storage and staging facility would be approximately 2,600 square feet and would be located on an approximately 1,311-square foot building pad. Although this portion of the project site would be graded as part of the proposed project, construction of the public safety building and multi-use storage and staging facility themselves would not be implemented by the project sponsor, as it would be a separate project funded and constructed by the San Mateo Consolidated Fire Department (SMCFD) and the City.

The proposed project includes the removal of eight mature trees, including five protected trees. Following removal, the proposed project would replant eight replacement trees to be selected from the City's Preferred Species Tree List, with a minimum size of 15 gallons. Additional landscaping, internal vehicular and pedestrian circulation, Ralston Avenue improvements, and other site improvements would also be installed as part of the proposed project.

The proposed site plan is shown in Figure 2.

PROJECT ENTITLEMENTS AND APPROVALS: The proposed project would require, but is not limited to, the following discretionary entitlements from the City of Belmont: 1) EIR Certification; 2) General Plan Map Amendment to Medium Density Residential; 3) Rezone to Planned Development; 4) Vesting Tentative Map; 5) Conditional Use Permit; 6) Conceptual and Detailed Development Plans; 7) Design Review; 8) Grading Plan; 9) Tree Removal Permit; 10) Transportation Demand Management Plan and 11) Development Agreement.

PROBABLE ENVIRONMENTAL EFFECTS: The City has reviewed the proposed project application and has determined that an EIR should be prepared for the proposed project because it may have a significant effect on the environment. The City has concluded that the EIR should address potential project-related impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, and Transportation. The EIR will include a discussion of the existing setting, thresholds of significance, evaluation of potential impacts, and if necessary, feasible mitigation measures to reduce or eliminate potentially significant impacts.

Based on preliminary review, at this time the City does not anticipate potentially significant impacts that cannot be mitigated in the following categories and as such, these topics will not be discussed in detail in

¹ The proposed residential density and FAR have been calculated based on the portion of the project site that would be developed with residential uses (approximately 2.89 acres) and do not include the approximately 0.35-acre portion of the project site that would be dedicated as a new public safety building.

the EIR: Aesthetics, Agriculture and Forestry Resources, Energy, Geology and Soils, Hazards and Mineral Resources, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. These issue topics will be evaluated at a level of detail appropriate for the proposed project in an Initial Study, which will be attached to the EIR as an appendix.

ALTERNATIVES: Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.G(e) of the CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

NOTICE OF PUBLIC SCOPING MEETING: Pursuant to California Public Resources Code Sections 21083.9, 21092.2, and California Code of Regulations, Title 14 (CEQA Guidelines) Sections 15082 and 15083, the City, as the Lead Agency, will conduct a Scoping Meeting for the purpose of soliciting oral and written comments from interested parties requesting notice; responsible agencies; agencies with jurisdiction by law; trustee agencies; and involved federal agencies, including transportation agencies, as to the appropriate scope and content of the EIR. All interested parties are invited to attend the public Scoping Meeting to assist in identifying issues to be addressed in the Draft EIR. Attendees will have an opportunity to provide input to the City of Belmont and consultant team preparing the Draft EIR. The scoping meeting is scheduled as follows:

Date: October 20, 2026

Time: 7:00 PM

Location: City Council Chambers City Hall, One Twin Pines Lane, Belmont, California

Public Participation Options: The public may participate either in person or virtually via the instructions below.

- **Virtual public participation:** Members of the public may provide comments by joining the Planning Commission meeting via Zoom: For web, visit <https://belmont-gov.zoom.us/> select “Join” and enter Meeting ID 968 6972 2514. Use the Raise Hand feature to request to speak. You may rename your profile if you wish to remain anonymous.
- **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.
- **Written comments:** you may send an email to cdev@belmont.gov before 4 pm on the day of the meeting. Any comments received before this time will be distributed to the Commission prior to the meeting. 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 after 4 pm on the meeting date will be made part of the meeting record but will not be read during the Commission 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. The Planning Commission agenda and packet for the October 20, 2026, meeting will be posted by 5 p.m. on October 16, 2026, at the following location: www.belmont.gov/agendas.

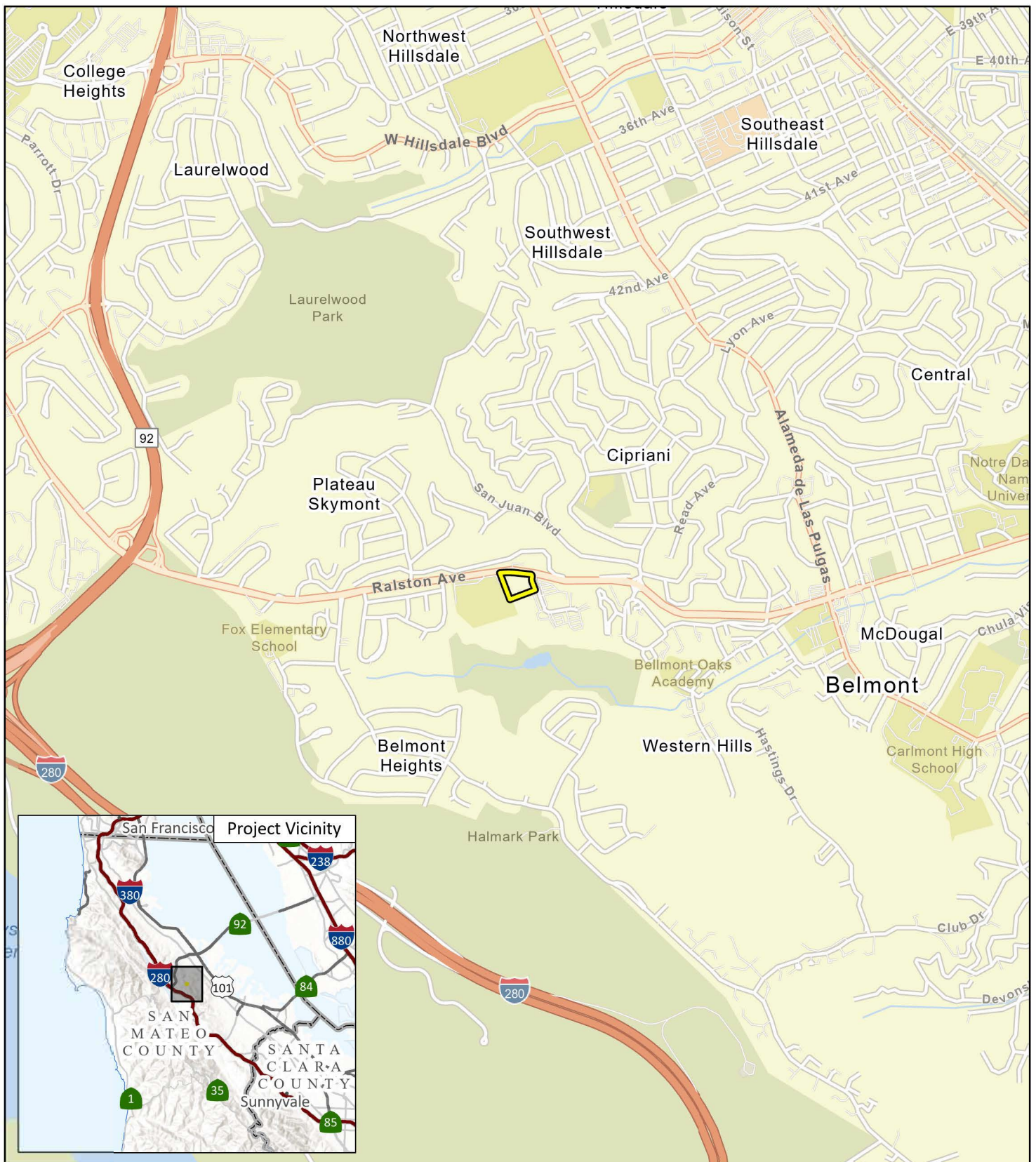
EIR PROCESS: Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review period. Following the close of the 45-day public review period, the City will prepare a final EIR, which will include responses to all substantive comments received on the draft focused EIR. The Draft EIR and Final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.



Signature

October 7, 2026

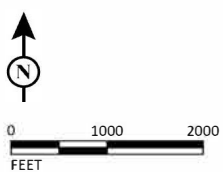
Date



LSA

 Project Site

FIGURE 1



SOURCE: Esri World Street Map

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2/6/2026 4:43 PM

2 Davis Drive Project
Project Location and Regional Vicinity

