

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 #

Project Title: 2 Davis Drive Project

Lead Agency: City of Belmont

Contact Person: Adrienne Smith

Mailing Address: One Twin Pines Lane, Suite 310

Phone: (650) 637-4702

City: Belmont

Zip: 94002

County: San Mateo

Project Location: County: San Mateo

City/Nearest Community: Belmont

Cross Streets: Davis Drive/Ralston Avenue

Zip Code: 94002

Longitude/Latitude (degrees, minutes and seconds): 37 ° 30 ' 43.80 " N / 122 ° 18 ' 36.90 " W Total Acres: 3.26

Assessor's Parcel No.: 043-340-120

Section: 7

Twp.: T4S

Range: R4W

Base: Mt Diablo

Within 2 Miles: State Hwy #: SR 92, SR 82, I-280

Waterways: Waterdog Lake

Airports:

Railways:

Schools: Ralston MS, Serendipity, Cipriani ES, Notre Dame

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: Development Agreement**Development Type:**☒ Residential: Units 45 Acres 2.91☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☒ Other: public safety buildings**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: Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

Commercial office/Executive Office and Warehouse (E2.2)/Office Commercial (COM-O)

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

The proposed project would demolish the existing warehouse building and surface parking lot and redevelop 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, as well as associated landscaping, circulation and parking, and infrastructure improvements. The proposed project would also include dedication of new public safety facilities on an approximately 0.35-acre portion of the project site as part of the proposed project's public benefits, including a new fire station and multi-use storage and staging facility. The proposed fire station would replace the existing Fire Station 15 located at Cipriani Boulevard, approximately 0.3 mile east of the project site. The proposed project would require a General Plan Amendment to change the land use designation at the project site from COM-O to Medium Density Residential (MDR) and a Zone Change from E2.2 to Planned Unit Development (PD).

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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date October 7, 2026 Ending Date November 6, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA</u>	Applicant: <u>HS Townhouses West, LLC</u>
Address: <u>6001 Shellmound Street, Suite 425</u>	Address: <u>311 9th Avenue</u>
City/State/Zip: <u>Emeryville, CA 94608</u>	City/State/Zip: <u>San Mateo, CA 94401</u>
Contact: <u>Lauren Peachey</u>	Phone: <u>415-297-0709</u>
Phone: <u>510-462-1430</u>	

Signature of Lead Agency Representative:  Date: 10/7/2026

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