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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021050181

Project Title: 2 Davis Drive Project

Lead Agency: City of Belmont

Contact Name: Damon DiDonato

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Project Location: 2 Davis Drive, Belmont, San Mateo County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would result in the demolition of the existing warehouse building and surface parking lot and redevelopment of the project site with an approximately 77,525-gross-square-foot, four-story (58-foot-tall) office/research and development (R&D) building with three levels of office space above one level of enclosed at-grade parking, as well as associated open space, circulation and parking, and infrastructure improvements. The project would also include dedication of approximately 14,050 square feet of the southeast corner of the site for future development of a new fire station to replace the existing San Mateo Consolidated Fire Department Station 15, which is currently located at 2701 Cipriani Boulevard, approximately 0.3 miles east of the project site. An approximately 1,226-square-foot portion of the northeast corner of the site would be dedicated to the City to allow for the construction of a new right-turn lane at the Ralston Avenue and Davis Drive intersection.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Historic Resources: Development of the proposed project would result in a substantial adverse change on a historical resource, as defined in CEQA Guidelines Section 15064.5. Mitigation Measures CUL-1a, -1b, and -1c would minimize this significant impact; however, the impact would remain significant and unavoidable even after mitigations are implemented as there are no established measures that could adequately replace the loss of a historic building. Mitigation Measures CUL-1a, CUL-1b, and CUL-1c require the preparation of a historic context statement, photo documentation of the existing building, and reproduction of measured architectural drawings of the building.
- Transportation: The proposed project's VMT per employee of 19.70 is approximately 34 percent above the threshold of 14.63 VMT per employee. The estimated VMT accounts for implementation of the proposed project's TDM program, which results in the maximum VMT reduction possible. There are no feasible or realistic mitigation measures currently available that would reduce this impact to a less-than-significant level, and therefore this impact would be significant and unavoidable.
- Greenhouse Gas Emissions: Greenhouse Gas Emissions: The proposed project would be consistent with the BAAQMD project design elements related to natural gas, energy, and electric vehicles with implementation of Mitigation Measure GHG-1, which requires electric vehicle parking spaces to be installed. However the proposed project would result in a significant and unavoidable VMT impact and therefore would result in a significant and unavoidable impact related to GHG emissions.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

• Impact of the proposed project on views from surrounding private residences, especially related to the height of the building and lighting on the project site
• Increased urban noise, including sirens from a potential new fire station
• Increased traffic along Ralston Avenue and related effects of adding additional commuters, such as increased greenhouse gas emissions, noise pollution, water usage, and emergency evacuations
• Impacts on wildlife in the Waterdog Lake & Open Space from increased noise and light
• Impacts related to a potential new fire station
• Removal of heritage oak trees
• The application of Assembly Bill 52 and compliance with tribal consultation requirements

Provide a list of the responsible or trustee agencies for the project.