Community Development Department
Planning Division
One Twin Pines Lane, Suite 320
Belmont, California 94002

Housing@belmont.gov

Notice of Availability

DATE: June 30, 2022

TO: RESPONSIBLE AND TRUSTEE AGENCIES AND INTERESTED PARTIES

SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF BELMONT HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that the City of Belmont has prepared a Draft Environmental Impact Report (EIR) for the 2023-2031 Housing Element update. Copies of the Draft EIR are on file at the City's offices located at One Twin Pines Lane, Suite 310, Belmont, California 94002 and online at: https://www.belmont.gov/housingelement.

Comments will be received until 5:00 p.m. on August 16, 2022; any person or agency wishing to comment on this matter must submit such comments, in writing, to the City prior to this date.

Project Name: City of Belmont Housing Element Update EIR

Project Location: City of Belmont (citywide), in the County of San Mateo

Project Description: The Housing Element update presents a comprehensive set of housing policies and actions for the years 2023-2031 and will encompass the entire City of Belmont. The Housing Element update will be based on the City's regional housing needs assessment (RHNA) allocation, which determined that the City needs to plan for approximately 1,785 residential units, plus a buffer of some number of units to ensure ongoing compliance with the No Net Loss provisions of State housing law. Full buildout under the proposed Housing Element update would increase the City's population beyond growth forecasts in its 2017 General Plan and Belmont Village Specific Plan by 2031. Due to the anticipated increase in residents beyond current forecasts, the City has determined that an EIR will be the best document to comply with CEQA.

The proposed project identifies 144 Draft Housing Opportunity Sites in the City that are viable for new housing or rezoning, as shown in Figure 1 and Figure 2 below, and proposes an rezoning effort targeted along the entire El Camino Real corridor, with some additional sites along Old County Road. For purposes of the EIR, the City evaluated sites that could accommodate up to a total of 3,300 residential units.

Public Comment Period: The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from project implementation.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR. In addition, the Draft Housing Element Update will be available for public review for 45 days concurrent with the Draft EIR pursuant to Government Code Section 65353. The public comment period for the Draft EIR will begin on June 8, 2022 and end on July 25, 2022 (a 45-day public review period). Comments may be submitted by mail or email by 5:00 p.m. on July 25, 2022. Please include the name of the contact person and contact information for your agency, and direct your comments to:

Mail: Jennifer Rose, Economic Development & Housing Manager
City of Belmont Finance Department
One Twin Pines Lane, Suite 320
Belmont, California 94002

Email: Housing@belmont.gov

Please include your name, phone number and email or postal address.

Probable Environmental Effects
The EIR has been prepared because of the potential for unavoidable, significant adverse effects resulting from project implementation. The EIR prepared for the Housing Element update identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. All environmental impacts included in the CEQA Guidelines Appendix G checklist are included and analyzed in the Draft EIR. For most issue areas analyzed in the Draft EIR, impacts were determined to be either less than significant or reduced to a less than significant level with incorporation of mitigation measures. However, a significant and unavoidable effect on the environment is anticipated with respect to noise.

Date: June 30, 2022 **Signature:**

Jennifer Rose

Title: Economic Development & Housing Manager, City of Belmont Finance Department

Email: jrose@belmont.gov

Figure 1 Potential Sites - West

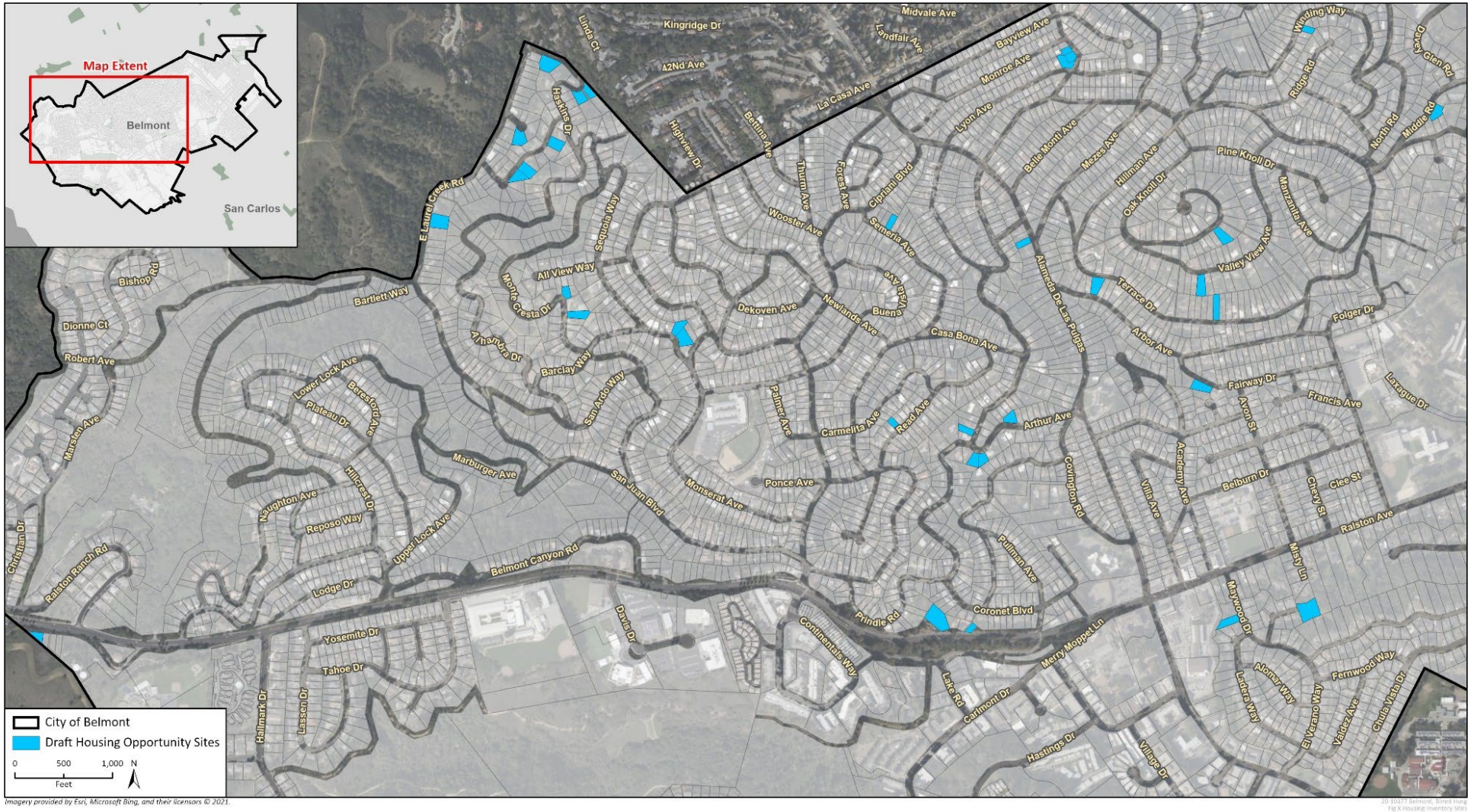


Figure 2 Potential Sites - East

