



## NOTICE OF AVAILABILITY

### **DRAFT ENVIRONMENTAL IMPACT REPORT for the DRAFT 2035 GENERAL PLAN, DRAFT BELMONT VILLAGE SPECIFIC PLAN/VILLAGE ZONING, PHASE I ZONING REGULATIONS and DRAFT 2035 CLIMATE ACTION PLAN for the CITY OF BELMONT**

DATE: June 30, 2017  
TO: Interested Agencies and Individuals  
FROM: Belmont Community Development Department

**Copies of the Draft Environmental Impact Report (DEIR) (SCH # 2016082075) for the Draft 2035 General Plan, Draft Belmont Village Specific Plan (BVSP) and its associated zoning regulations, Draft Phase I Zoning Regulations (citywide) and Draft 2035 Climate Action Plan (CAP) are now available for review. Public comment on the DEIR is invited for a review period extending from June 30, 2017 through August 18, 2017. More information is provided below.**

The Proposed Project is adoption of four discrete, but interrelated, long-range planning and regulatory documents:

- 2035 General Plan, which proposes a citywide vision guiding future growth, change, preservation, and quality of life in Belmont, and provides policies and actions to achieve that vision. The Draft 2035 General Plan fulfills State requirements for a General Plan under California Government Code Section 65300 *et seq.* The General Plan addresses all land within Belmont city limits and its Sphere of Influence.
- The Belmont Village Specific Plan (BVSP), a detailed planning document and implementation tool to realize the vision of a vibrant, mixed use town center that is supported in the General Plan, and also includes zoning regulations that implement the Specific Plan. The BVSP covers an area of approximately 80 acres centered around the Belmont Caltrain Station.
- Phase I Zoning Regulations, which provide a zoning framework to ensure new development conforms to the General Plan, serving as a precursor to a comprehensive rewrite (“Phase II”) of the City’s Zoning Ordinance following General Plan adoption. The Phase I zoning regulations apply to various land use districts and parcels citywide, and also pre-zone the unincorporated Sphere of Influence.
- The 2035 Climate Action Plan (CAP), which is a Qualified Greenhouse Gas Reduction Strategy consistent with AB 32 that provides a plan for addressing Belmont’s greenhouse gas (GHG) emissions, and helps to mitigate any GHG/climate change impacts associated with the General Plan and BVSP, as well as future development projects in Belmont. It identifies measures and strategies to achieve the City’s goal of reducing community-wide GHG emissions by 15 percent by 2020, and 50 percent by 2035 (relative to the baseline year of 2005). The CAP comprises quantifiable objectives and strategies in the areas of energy, transportation, land use, and solid waste. It applies citywide.



The City and its consultants (Dyett & Bhatia, W-Trans, and ICF) have prepared a Program-level DEIR pursuant to the California Environmental Quality Act (CEQA) to analyze and disclose the potential adverse significant impacts associated with implementation of the four planning documents described above. A Final EIR will be prepared following public review and comment on the DEIR. The City Planning Commission and City Council will consider this information during their deliberations. Following certification of the Final EIR, the City Council will adopt a final General Plan, Belmont Village Specific Plan, Phase I Zoning Regulations, and CAP.

The DEIR identifies the potential for significant effects in the following impact areas: Aesthetics and Visual Resources; Air Quality; Biological Resources; Climate Change, Greenhouse Gas Emissions, and Energy; Cultural Resources; Geology and Soils; Hydrology, Flooding, and Water Quality; Land Use Planning, Population, and Housing; Noise; Public Services and Recreation; Transportation and Circulation; Utilities; Cumulative Impacts; Growth Inducing Impacts; and Significant Irreversible Changes. Two Alternatives are also analyzed and an Environmentally Superior Alternative is identified.

The DEIR is now available for public review at the following locations:

- Online at the following web link [www.belmont-2035generalplan.com](http://www.belmont-2035generalplan.com)
- In printed form at the public counter of the Belmont Community Development Department-Permit Center at One Twin Pines Lane, Suite 110, Belmont, CA 94002
- In printed form at the Belmont Public Library, 1110 Alameda de las Pulgas, Belmont, CA 94002.
- In electronic form via a USB flash drive; to request a flash drive, please contact Carlos de Melo, Community Development Director at (650) 595-7440 or via email at [cdemelo@belmont.gov](mailto:cdemelo@belmont.gov)

**You may submit comments on the DEIR during the document review period, which begins Friday, June 30, 2017 and extends through Friday, August 18, 2017.** All comments received or postmarked by August 18, 2017 will be accepted.

Please direct your comments to:

[cdemelo@belmont.gov](mailto:cdemelo@belmont.gov)

Carlos de Melo, Community Development Director

City of Belmont

One Twin Pines Lane, Suite 310

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(650) 595-7440

A meeting to receive comments on the DEIR has been scheduled for August 15, 2017 before the Belmont Planning Commission at 7PM at the City Council Chambers, City Hall, One Twin Pines Lane, Belmont, CA 94002.

Additional public meetings and hearings will be announced as they are scheduled. Currently, public hearings on these documents are anticipated to be held before the Planning Commission and City Council in Fall 2017. Separate public notice for these meetings and hearings will be distributed.