

CITY OF BELMONT
NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the City of Belmont has completed an Initial Study of the following described project at the following location:

Project Address: 1300 El Camino Real

Project Name: Belmont View Mixed-Use Development (Residential/Commercial)

Project Description: The proposed project would entail development of a three-story structure on a vacant lot. Development plans include a sub-grade parking level, a ground floor containing two commercial units, and second and third floors providing six residential units. The project would provide 12 on-site parking spaces in the basement level of the structure. (Appl. No. 2006-0012); APN 045-244-010

Zoning: (C-2) General Commercial

General Plan Designation: (C/R) Commercial/Residential

CEQA Status: Mitigated Negative Declaration

Applicant/Owner: Parviz Kamangar, Belmont View, Inc.

This Initial Study was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of this Initial Study, the City's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the City.

- The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
- The proposed project IS NOT considered a project of statewide, regional or areawide significance.
- The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- A scoping meeting WILL NOT be held by the lead agency.

Comments will be received until the following date: **January 22, 2007**

Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. Comments of all Responsible Agencies are also requested. The project is tentatively scheduled for review by the Belmont Planning Commission on: **February 6, 2007**

If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Mitigated Negative Declaration. This means that the City Council may proceed to consider the project without the preparation of an Environmental Impact Report.

The Mitigated Negative Declaration and information on this application may be obtained from the City of Belmont Planning Division, One Twin Pines Drive, Suite 310, Belmont, CA 94002, (650) 595-7417.

December 20, 2006

Carlos de Melo, Community Development Director