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:1000 South Road/950 Holly Road
Project Name: Prospect Point Condominium Conversion
Project Description: The proposed project would entail the substantial demolition of an existing vacant 20 unit apartment building and conversion and reconstruction of the building to accommodate 20 for sale condominium units. The proposed project would merge the 950 Holly Road parcel, containing a single-family residence, with the 1000 South Road parcel. The single family residence would be demolished and an approximate 58,000 square foot, 20 unit residential condominium development is proposed for the merged 1.24 acre site. The application also includes a request for a General Plan Land Use Map amendment from Residential Low Density (Rl) to Residential Medium Density (Rm) and Residential High Density (Rh) to Residential Medium Density (Rm) and a Zone Change from Single Family Residential (R-1A) and Multi Family Residential (R-4) to Planned Development (PD). The requested rezoning to PD requires City review and action on a Conceptual Development Plan, Detailed Development Plan and a Conditional Use Permit. Design Review and a Tree Removal Permit will also be reviewed by the City. Pursuant to the Belmont Subdivision Ordinance a subdivision map is required to convert the apartments to condominium use. The IS/MND describes these entitlement and legislative actions, the proposed project in detail and potential impacts and mitigation measures that could occur. (Appl. No. 2006-0088); APN's 045-140-400 and 045-140-390
Zoning: Single Family Residential (R-1A) (Holly Road parcel)/ Multi Family Residential (R-4) (South Road parcel)
General Plan Designation: Residential Low Density (Rl) (Holly Road parcel)/Residential High Density (Rh) (South Road parcel)
CEQA Status: Mitigated Negative Declaration
Applicant/Owner: Prospect Point LLC/ Mr. Tim Clark.

This Initial Study (IS) 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 (MND). 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.

The 30-day public review period for the IS/MND will commence on **May 11, 2007** and close at **5:00 PM June 11, 2007**. The IS/MND may be reviewed on line at: www.belmont.gov, or at the Planning Counter at City Hall located at One Twin Pines Lane, Suite 110, Belmont California.

Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to **5:00 PM June 11, 2007**. Comments of all Responsible Agencies are also requested. The project is tentatively scheduled for review by the Belmont Planning Commission on June **5, 2007** and the Belmont City Council on **June 26, 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.

May 12, 2007 _____

Carlos de Melo, Community Development Director