Appendix A Notice of Preparation

Notice of Preparation

To: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(Address)

From: City of Belmont
One Twin Pines Lane, Suite 300
Belmont , CA 94002
(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Belmont, Planning Division will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Mr. Damon DiDonato, Senior Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: CSUS Middle School

Project Applicant, if any: Dianne Isola

Date September 15, 2014

Signature

Title Senior Planner

Telephone (650) 637-2908

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

ATTACHMENT A

2014 CRYSTAL SPRINGS UPLANDS SCHOOL (CSUS) PROJECT DESCRIPTION

Applicant: Applicant, Crystal Springs Upland School
Lead Agency: City of Belmont
September 15, 2014

PROJECT LOCATION

The proposed project site is located in the central portion of the City of Belmont south of Ralston Avenue at 6, 8 and 10 Davis Drive. Davis Drive is a minor street approximately 900 feet in length, with two cul- de- sacs that exclusively serve the development located on Davis Drive. Davis Drive is a two lane roadway trending south off of Ralston Avenue culminating to the southeast, ostensibly parallel to Ralston Avenue. The Ralston Avenue/Davis Drive intersection is signalized.

Regionally, the Project can be accessed from the east off of Highway 101 or El Camino Real by traveling westward on Ralston Avenue and turning left, or southbound, onto Davis Drive. Access from Interstate 280 west of the site one would travel eastbound on Ralston Avenue and turn right onto Davis Drive. The Project site is approximately 500 feet from the intersection of Ralston Avenue and Davis Drive (see **Figure 2.1 Project Location**).

Figure 2.1 Project Location

PROJECT SETTING AND LAND USES

The site is within the Western Hills neighborhood and planning area (1982 Belmont General Plan, Figure 4, page 1-5). The Davis Drive area, known as Ralston Avenue Business Park, is planned for and developed with executive office and warehouse buildings. The proposed project would be adjacent to 2 Davis Drive to the north with Ralston Avenue approximately 500 feet further north. Ralston Middle School shares a west property line and the city-owned designated open space and Water Dog Lake share a southern property line. The remainder of the Ralston Avenue Business Park is east of the site. Institutionally

designated land is north of, across from and fronting on Ralston Avenue; approximately 280 feet from the proposed project site. The Institutional land is zoned residential (R1B) and is developed with low density residential uses.

SITE CHARACTERISTICS

The 6.46-acre (281,398 square feet) site has approximately 625 feet of frontage along Davis Drive and 275 feet of the frontage is along the radius of the cul d'sac. The project site would consist of two parcels that would be merged as part of the entitlement request. The proposed development area of the site is relatively flat with less than a three percent slope. The western and southern edges of the site are steeply sloped. The western edge of the site slopes upward toward Ralston Middle School at 51 to 70 percent inclinations. The southern and southwestern sides of the site drop downward into the canyon at 37 to 67 percent inclinations. As a point of reference, the central area of the site is approximately 500 feet above mean seal level (msl) whereas the western edge of the property rises to 537 feet above msl. Grade changes on Ralston Avenue are similar. Eastbound Ralston Avenue drops in elevation from 565 feet msl at the Ralston Avenue/Tahoe Drive intersection to 511 feet msl at the Ralston Avenue/Davis Drive intersection over approximately 1,600 linear feet.

The site is developed with approximately 62,000 square feet of executive office and 22,500 square feet of warehouse buildings, paved circulation and parking including 165 surface parking stalls. Davis Drive buildings 6 and 8 were constructed incrementally and completed in 1964 and 10 Davis Drive was constructed in 1979. Mature landscaping surrounds the structures on the site.

The site is at approximately 500 feet in elevation with views toward Water Dog Lake and across the canyon to residential areas scattered along Hallmark Drive, Wakefield Drive and Comstock Circle among other residential areas. The terrain is hilly and undulates in elevation. Various reference points of elevation across the canyon are: Water Dog Lake at 345 feet, Hallmark Drive (western) 550 and (southern) 730 feet, Wakefield Drive at 700 feet, Elder Drive 620 feet and Comstock Circle at 600 feet msl (Google Earth accessed September, 2014). The John Brooks Trail ranges in elevation and at midpoint is 525 ft msl.

The site is not identified on a Cortese list as defined in Government Code Section in 65962.5 (Phase I, AEI Environmental Consultants, August 18, 2014).

PROJECT CHARACTERISTICS

The Applicant proposes to construct a middle school (grades 6-9). The project would consist of an Academic Center housing two stories of classrooms, a multipurpose room and café, a gymnasium, storage, an outdoor soccer field and an outdoor and **enclosed** competition swimming pool. Nighttime and weekend special events are proposed. Shared use of the soccer fields and swimming pool is also proposed as a community benefit. The Applicant proposes to construct the project in two phases should it be approved. See **Table 2.1** below.

TABLE 2.1 2014 PROJECT CHARACTERISTICS	
PHASE 1 CONSTRUCTION AND OPERATION	
Use	**Square Footage**
Two-story Classroom Building 1st Floor 2nd Floor	34,000 18,000 16,000
Gymnasium	8,800
Café /Multipurpose	6,800
Storage	800
Soccer Field	64,350
Sports Court	7,800
PHASE 2 CONSTRUCTION AND OPERATION	
Enclosed Competition Pool, Surrounding Area and Lockers	8,900

GENERAL PLAN AND ZONING DESIGNATIONS

Entitlement of the Project would require a general plan amendment and a zoning district change. The general plan designation for the site is Commercial Office (CO) which accommodates office and warehousing uses. The proposed designation is Institution (IN) which would permit a school use.

The current zoning designation is Executive Office and Warehouse (E2.2) which provides for exclusive professional office, executive office and office and warehousing land uses. The proposed zoning is Planned Development (PD), which would accommodate a school use.

REQUESTED PERMITS AND ACTIONS

Lead Agency City of Belmont

Legislative

- General Plan Amendment from the current CO designation to Institution (IN).
- Zoning Amendment from the current E2.2 to Planned Development (PD). The PD process requires review of both a conceptual and detailed development plan.
- Development Agreement.

Adjudicative

- Design Review.
- Conditional Use Permit which is required by the PD process.
- Tree Removal Permit.
- Grading Plan Review.

Ministerial

- Lot Line Adjustment to merge the two parcels.
- Temporary Encroachment Permit.
- Hauling Permit.
- Demolition, Grading and Building Permits.

RESPONSIBLE, TRUSTEE AND REVIEWING AGENCIES

Local

- Silicon Valley Clean Water Authority
- SamTrans
- Mid Peninsula Water District
- Recology of San Mateo County
- Belmont Redwood Shores School District
- San Mateo Department of Environmental Health
- Pacific Gas and Electric Company

Regional and State

- Bay Area Air Quality Management District
- California State Department of Health Services
- California Department of Fish and Wildlife (Game)
- California Occupational Safety and Health Administration
- California Department of Forestry and Fire Prevention
- Air Resources Board
- Caltrans
- CalTrain
- Native American Heritage Commission
- Office of Historic Preservation
- Public Utilities Commission
- Regional Water Quality Control Board
- State Department of Toxic Substances Control
- Resources Agency

Federal

- U.S. Department of Fish and Wildlife

POTENTIAL ENVIRONMENTAL EFFECTS

Aesthetics

Air Quality, Health Risk Assessment, and Greenhouse Gas Impacts

Biological Resources

Cultural Resources

Geology/Soils

Hazards & Hazardous Materials

Hydrology/Water Quality

Land Use

Noise

Population and Housing

Public Services

Recreation

Traffic and Circulation

Utilities

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY EDMUND G. BROWN Jr., Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
P.O. BOX 23660
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October 24, 2014

SMVAR00024
SM 92/280/82/101
SCH#2014092047

Mr. Damon DiDonato
Planning Division
City of Belmont
One Twin Pine Lane, Suite 300
Belmont, CA 94002

Dear Mr. DiDonato:

CSUS Private Middle School – Notice of Preparation (NOP)

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. We have reviewed the NOP and have the following comments to offer.

Traffic Impact Study (TIS)
One of Caltrans' ongoing responsibilities is to collaborate with local agencies to avoid, eliminate, or reduce to insignificance potential adverse impacts to highway facility operations or traveler safety by local development on State highways. Based on the project location, Caltrans anticipates potential adverse impacts to SR 92 and SR 82 if and when an intensification of traffic-generating development occurs.

Therefore, a TIS or a lesser level of analysis may be required to assess the impact of this particular project on the adjacent road network, with specific attention to SR 92 & 82. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies* (TIS Guide) for determining which scenarios and methodologies to use in the analysis. The TIS Guide is a starting point for collaboration between the lead agency and Caltrans in determining when a TIS is needed. It is available at the following website address:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf.

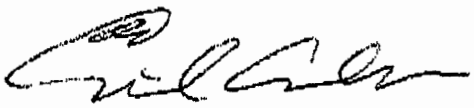
If the proposed project will not generate the amount of trips needed to meet Caltrans trip generation thresholds, an explanation of how this conclusion was reached must be provided. Please contact us to coordinate preparation of the scope of the study with our office.

Lead Agency
As the lead agency, the City of Belmont is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

Should you have any questions regarding this letter, please contact Shawn Hallum of my staff at 510-622-1696 or shawn.hallum@dot.ca.gov.

Sincerely,



ERIK ALM, AICP
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

FIRE MARSHAL'S OFFICE

COUNTY OF SAN MATEO
CAL FIRE

FIRE CHIEF
SCOTT JALBERT

FIRE MARSHAL
MARK MONDRAGON

DEPUTY FIRE MARSHALS
JOHN RIDDELL
RANDY AMORES
CHET SWANCEY
MARC COLBERT

320 Paul Scannell Drive, San Mateo, California 94402 (650) 573-3846 * Fax (650) 573-3850

October 7, 2014

City of Belmont, Planning Division
Mr Damon DiDonato, Senior Planner
One Twin Pines Lane, Suite 300
Belmont, CA 94002

SUBJECT: 2014 Crystal Springs Uplands School Information

Dear Mr. DiDaonato,

After reviewing the information provided, the project is in the City of Belmont, therefore our office has no jurisdictional responsibility. The project is within an area that has been reviewed by the CAL-FIRE (California Department of Forestry and Fire Protection) and has been recommended as a Very High Fire Hazard Severity Zones. Please note that the recommendation is not the same as an actual designation of the zone. Such zoning designations do not go into effect unless, and until, they are adopted by ordinance by local agencies.

For additional information you may contact the San Mateo County Fire/CAL Fire, Fire Marshal's Office at (650) 573-3846.

Marc Colbert
Deputy Fire Marshal
San Mateo County Fire/CAL FIRE

Cc: FMO