

MINUTE ITEM

This Calendar Item No. 38
was approved as Minute Item
No. 38 by the State Lands
Commission by a vote of 2
to 0 at its 5-9-88
meeting.

CALENDAR ITEM

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05/09/88

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W 22171 PRC 7207

SLL 109

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GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT:

City of Belmont
c/o Mr. Kenneth M. Dickerson, City Attorney
1564 Laurel Street, P.O. Box 1055
San Carlos, California 94070

AREA, TYPE LAND AND LOCATION:

A 2.02-acre parcel of filled, sovereign land,
O'Neil Slough, Belmont, San Mateo County.

LAND USE:

City park to be operated and maintained by the
City of Belmont.

TERMS OF PROPOSED PERMIT:

Initial period: 49 years, to commence upon
the close of escrow of
Compromise Title Settlement
Agreement SLL 109.

CONSIDERATION:

The public use and benefit; with the State
reserving the right at any time to set a
monetary rental if the Commission finds such
action to be in the State's best interest,
and/or if the city charges a fee for public
access to or use of the park.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

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AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. A Compromise Title Settlement Agreement, SLL 109, was authorized by the Commission on September 28, 1983, Minute Item 32, regarding a title dispute between the State and the City of Belmont. In the agreement, it was established that the State would receive fee title to the land described in Exhibit "A", approximately 2.02 acres, upon recordation of an appropriate property transfer instrument. It was contemplated that the City would eventually request a Commission permit to develop a park on the property.

In 1986, the City of Belmont applied for a General Permit - Public Agency Use regarding the 2.02-acre parcel ("Permit Parcel") for use as part of a baseball complex and picnic area.

2. The Permit Parcel is within the 68-acre proposed Island Park office, a commercial and residential project to be developed by Kumam Corporation. The City of Belmont acted as Lead Agency with regard to CEQA on the entire development project, and prepared an environmental impact report (EIR) (SCH #81111710) on the project. The City certified the EIR and found that the project would have two unavoidable significant effects: increased traffic congestion, and loss of wildlife habitat. The City then determined that the revenues, employment, and gain of City parklands to be generated by the project were of such public benefit as to outweigh the unavoidable environmental impacts. The City's findings were reflected in Resolutions #5683, 5684, and 5685, copies of which are attached hereto as Exhibit "C".

3. The original concept plans studied in the EIR for the Permit Parcel area included a significant loss of wetland acreage and a roadway over O'Neil Slough. More recent detailed site plans show a revision of the originally evaluated configuration to be of a less environmentally damaging design. These plans reflect a steep slope from the park area to the adjacent O'Neil Slough, and planting of thick vegetation, which will provide a buffer protecting the adjacent wetlands from the proposed upland developments.
4. The issuance of the requested permit, if authorized by the Commission, will coincide with the close of escrow and recordation of the vesting documents covered under Compromise Title Settlement Agreement SLL 109. Title to the Permit Parcel will not vest in the Commission until that date.

APPROVALS OBTAINED:

None.

FURTHER APPROVALS REQUIRED:

None.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. CEQA Findings, City of Belmont.

IT IS RECOMMENDED THAT THE COMMISSION:

1. ACKNOWLEDGE THAT THE PERMIT PARCEL DESCRIBED ON EXHIBIT "A", APPROXIMATELY 2.02 ACRES, WAS PLANNED FOR CITY PARK USES BY THE CITY OF BELMONT, IN SAN MATEO COUNTY, IN CONNECTION WITH A 68-ACRE DEVELOPMENT PROJECT;
2. FIND THAT IT HAS CONSIDERED THE INFORMATION CONTAINED IN THE CITY'S EIR FOR THE ISLAND PARK DEVELOPMENT, AND ADOPT THE CITY'S FINDINGS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN AS EXHIBIT "C", IN WHICH THE CITY FOUND THAT THE PUBLIC BENEFITS OF REVENUES, HOUSING, EMPLOYMENT, AND INCREASED CITY PARK LANDS OUTWEIGH THE SIGNIFICANT IMPACTS OF TRAFFIC CONGESTION AND LOSS OF WILDLIFE HABITAT OF THE DEVELOPMENT;

(CALENDAR ITEM NO. 38 CONT'D)

3. FIND THAT THE DEVELOPMENT PLANS FOR THE PERMIT PARCEL REFLECT A THICKLY VEGETATED, STEEP SLOPE, EACH OF WHICH WILL PROVIDE A BUFFER BETWEEN THE PROPOSED PARK AND THE ADJACENT WETLANDS;
4. FIND THAT THE COMMISSION'S ISSUANCE OF THE REQUESTED PERMIT FOR THE PERMIT PARCEL WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT;
5. AUTHORIZE ISSUANCE TO THE CITY OF BELMONT OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE, FOR THE ESTABLISHMENT, USE AND MAINTENANCE OF A CITY PARK ON THE PERMIT PARCEL DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF, TO COMMENCE UPON THE CLOSE OF ESCROW AND RECORDATION OF THE VESTING DOCUMENTS PERTAINING TO COMPROMISE TITLE SETTLEMENT AGREEMENT SLL 109; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST, AND/OR IF THE CITY CHARGES A FEE FOR PUBLIC ACCESS TO OR USE OF THE PARK.

EXHIBIT "A"

LAND DESCRIPTION

W 22171

Lease Parcel

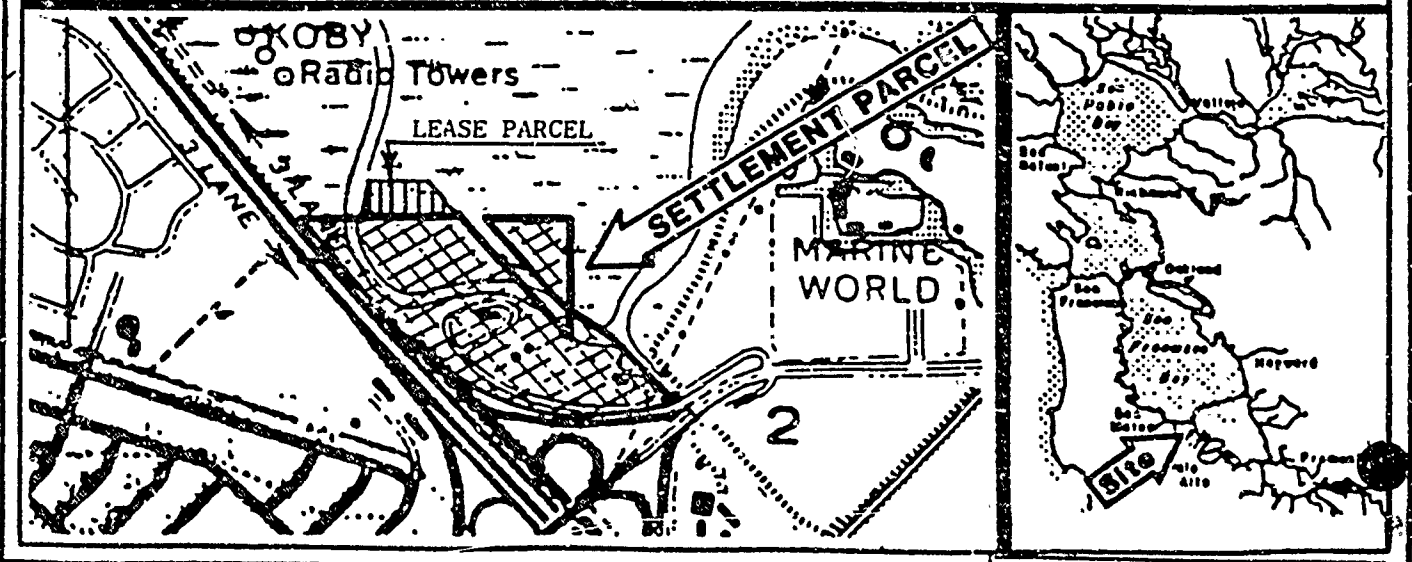
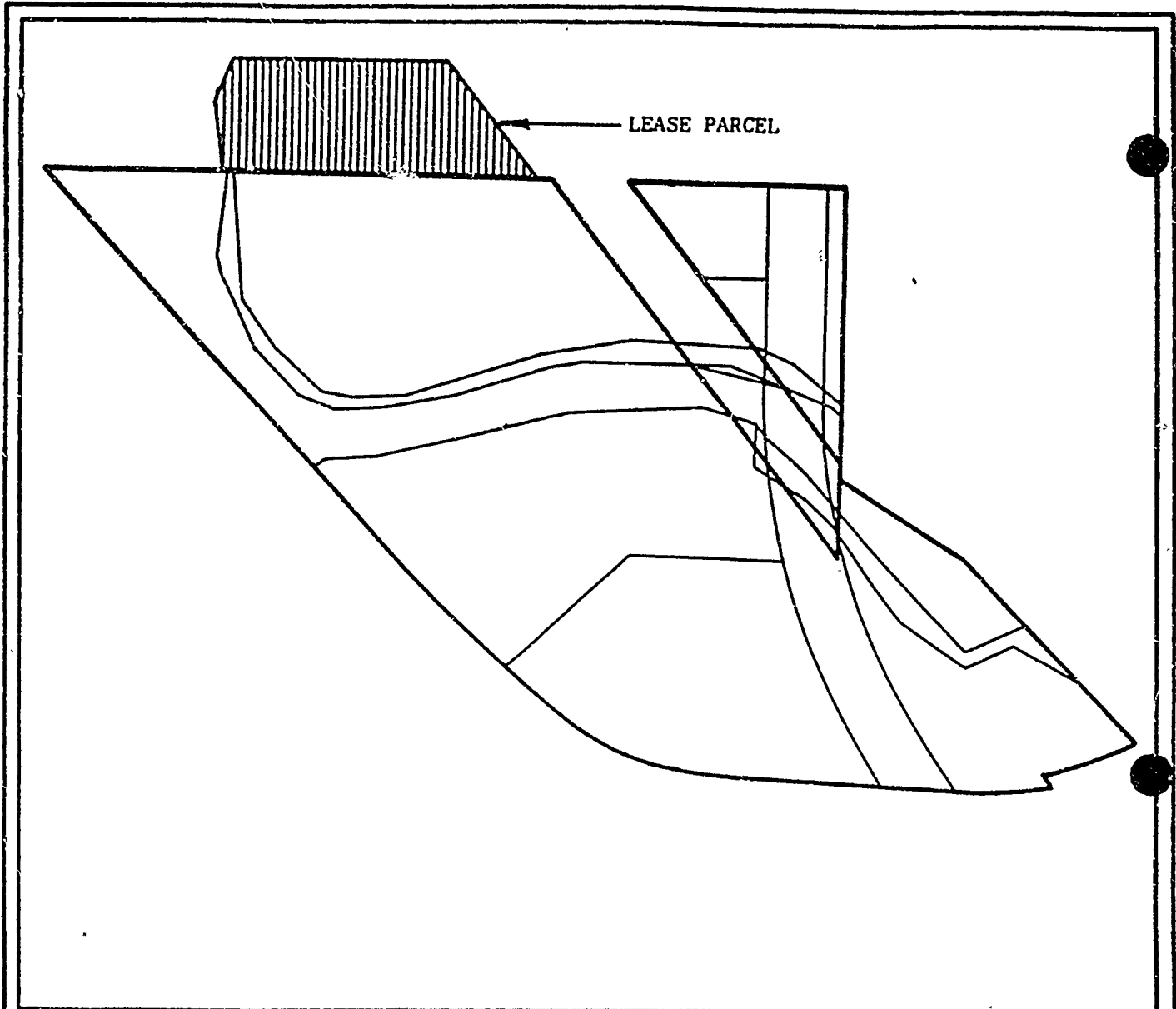
A parcel of land in the City of Belmont, County of San Mateo, State of California, being a portion of the property shown on the Record of Survey of the Lands of Kumam, City of Belmont and State of California, by Wilsey and Ham, recorded February 1, 1924 in Volume 9 of L.L.S. Maps at Page 47 in the Official Records of the above County, described as follows:

BEGINNING at the westerly corner of Parcel A, as shown on said map; thence N 23° 20' 44" E, 81.46 feet; thence S 89° 16' 36" E, 352.88 feet; thence S 35° 19' 31" E, 248.24 feet; thence N 88° 37' 00" W 518.32 feet; thence N 05° 00' 59" W, 120.15 feet to the point of beginning.

END OF DESCRIPTION

Revised by the Boundary Investigation Unit #4; Rand D. La Force, Supervisor, 3/24/88.

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W 22171

EXHIBIT "B"

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Exhibit "C"
CITY CEQA FINDINGS

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RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE ISLAND PARK MIXED USE DEVELOPMENT

WHEREAS, the Planning Commission has adopted Resolution No. 1982-29 on July 19, 1982, and is hereby incorporated by reference; and,

WHEREAS, a public hearing was duly held on August 10 and August 24, 1982; and September 14, 1982 by the City Council, and

WHEREAS, the City Council has reviewed and considered the Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Belmont certifies the Environmental Impact Report for the proposed Island Park Mixed Use Development as being adequate and in compliance with the requirements of the California Environmental Quality Act.

* * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a Regular Meeting held on the 14th day of September, 1982, by the following vote:

AYES, COUNCILMEN: Heiman, Hardwick, Moore, Green, Hoffman

NOES, COUNCILMEN: None

ABSTAIN, COUNCILMEN: None

ABSENT, COUNCILMEN: None

APPROVED:

[Signature]
MAYOR of the City of Belmont

[Signature]
CLERK of the City of Belmont

JAMES W. McLAUGHLIN, duly elected Clerk of the City of Belmont, California, do hereby certify that this document is a true, full and correct copy of Resolution No. 5683 passed and adopted by the Council of the City of Belmont at its Regular Meeting held on September 14, 1982.

DATE: May 16, 1982 CALENDAR PAGE 132
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BELMONT CITY CLERK

AARONSON, DICKERSON & LANZONÉ
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1564 LAUREL STREET
SAN CARLOS, CALIFORNIA
TELEPHONE 593-3117

RESOLUTION NO. 5684

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF BELMONT MAKING THE REQUIRED EIR FINDINGS

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WHEREAS, the Kumam Corporation has submitted a proposal for a mixed use development in the City of Belmont; and,

WHEREAS, an Environmental Impact Report (EIR) has been prepared by Environmental Science Associates, Inc. comprising a Draft EIR, dated March 1982; and an Addendum, dated June, 1982, identifying significant effects; and,

WHEREAS, the EIR Summary and attached findings lists the significant effects and the findings that can be made prior to project approval; and,

Whereas, a public hearing on the EIR was held on August 10, August 24, and September 14, 1982;

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds the requirements of Section 15088 of CEQA have been affirmatively met.

* * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a Regular Meeting held on the 14th day of September, 1982, by the following vote:

AYES, COUNCILMEN: Heiman, Hardwick, Moore, Green, Hoffman

NOES, COUNCILMEN: None

ABSTAIN, COUNCILMEN: None

ABSENT, COUNCILMEN: None

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TELEPHONE 593-3117

James W. McLaughlin
CLERK of the City of Belmont

APPROVED:

[Signature]
MAYOR of the City of Belmont

I, JAMES W. McLAUGHLIN, duly elected Clerk of the City of Belmont, California, do hereby certify that this document is a true, full and correct copy of Resolution No. 5684 passed and adopted by the Council of the City of Belmont at its Regular Meeting held on September 14, 1982.

DATE: May 16, 1986

James W. McLaughlin
BELMONT CITY CLERK

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James W. McLaughlin, C.M.C.
BELMONT CITY CLERK

EIR SUMMARY AND FINDINGS

July 30, 1982

Revised Aug. 17, 1982

A. Summary

The Final Environmental Impact Report for the proposed Island Park Mixed Use Development consists of two documents: 1) the Draft EIR, dated March, 1982, and 2) the Addendum: Comments and Responses dated June, 1982. The Final EIR was prepared by Environmental Science Associates, Inc. An Environmental assessment (Initial Study) was completed on November 12, 1981, and it was initially determined that the proposed project may have a significant effect on the environment.

I. Project Description

The project is a rezoning from A (Agriculture Open Space) to PD (Planned Development) to allow construction of a mixed office/commercial/residential/park complex on about 66 acres in the City of Belmont, California. About 46 acres in the City of Belmont, California. About 46 acres are owned by Kumam Corporation, and about 22 acres are owned by the City of Belmont. Proposed land uses are: office - 800,000 square feet; commercial - 23,000 square feet (approximately); hotel - 350 rooms plus convention facilities; residential - 350 condominium units; park - five baseball diamonds, interspersed with three playing fields. The project site is located east of U.S. 101 and north of Marine World Parkway (see Figure 1). Development would occur in three phases, dependent on traffic access. Phase I, with existing three-lane Shoreway Road access, would consist of 400,000 square feet of office, 10,000 square feet of commercial, 200 units of residential, and the park facilities(?). Phase II, with five-lane Shoreway Road access, would consist of an additional 250,000 square feet of office, 10,000 square feet of commercial, and 150 units of residential. Phase III, with a new connection to the northbound U.S. 101 ramps, would consist of an additional 150,000 square feet of office, 3,000 square feet (approximately) of commercial, and the 350 room hotel.

II. Adequacy of EIR

The Final EIR (prepared in compliance with the requirements of the California Environmental Quality Act) along with this staff report supplement, adequately address the environmental concerns identified in the Initial Study and listed below.

III. Potential Adverse Environmental Impacts

The Initial Study identified a number of potential impacts likely to occur as a result of the proposed development. They are outlined below by scale of impact as determined after analysis and discussion in the EIR. Items checked in the Initial Study as having no impact were not found to be significant and consequently not discussed in the EIR.

NUMBER OF PAGES	135
TOTAL PAGES	1568

A. Unavoidable Significant Impacts

1. On circulation patterns of nearby streets and particularly on levels of service (LOS) at certain inter-sections/interchange due to substantial increases in traffic volumes generated by the project (pp. 15 - 27 as modified in the Addendum, Section II and pp. 52, 60, 67, 84, 95-98, 123, 149, and 162).
2. On wildlife habitat due to the loss of wetlands and wetlands vegetation (pp. 43-48 as modified in the Addendum, pp. 41, 44, 53, 100, and 102).

B. Insignificant or Miticable Impacts

1. On local air quality from combined escaping methane gas and construction-development-related vehicle emissions within the development (pp. 49-55 as modified in the Addendum, pp. 56 and 57).
2. On workers, residents, and users of the development due to excessive noise during construction activities and traffic along Highway 101 (pp. 55-62 as modified in the Addendum, pg. 169).
3. On energy consumption during construction activities and operation of the development (pp. 62-65 as modified in the Addendum, pg. 158).
4. On the development due potential soil and geotechnical considerations (pp. 27-35 as modified in the Addendum pp. 39, 41, 127, 128 and 131).
5. On water quality due to grading operations, change in drainage patterns, and pollutants runoff (pp. 35-43 as modified in the Addendum, pp. 23, 36, 40, 42, 69, and 102).
6. On housing/jobs balance due to increase in employment opportunities and demand for additional housing (pp. 67-73 as modified in the Addendum pg. 141).
7. On community services due to the operation of the development (pp. 77-85 as modified in the Addendum, pp. 62, 65, and 163).
8. On nearby residents and those residing in the Western Hills due to the change in skyline to highrise structures (pp. 86-88).
9. On cultural resources during grading operations (pp. 85 and 86).

10. On the City of Belmont due to economic and fiscal considerations (pp. 73-77 as modified in the Addendum, pg. 142).
11. On future land uses due to development of the project (pp. 65-67 as modified in the Addendum, pp. 53 and 65).

IV. Proposed Mitigation Measures (Conditions) .

The EIR identifies several mitigation measures that are or should be part of the project. The measures that are proposed to be a part of the project are identified and separate from those recommended by the EIR. In addition, there are conditions of project approval required by the City. These are generally supplementary to those required by City codes and regulations. The mitigation measures will be identified by page number in the EIR or by the Exhibits attached to the Resolution approving the rezoning. In some cases duplication exists as the conditions within the Exhibits respond to the performance objectives of the PD District and may cover the same issues as the EIR. The mitigation measures are listed in the same category as the impacts above.

A. Unavoidable Significant Impacts

1. For increases in traffic volumes see pp. 25 - 27 of the DEIR; Section II and pp. 52, 60, 84, 97, 98, and 123 of the Addendum; and Exhibit B, Section II.
2. For wildlife habitat, see pp. 47 and 48 of the DEIR; pp. 41, 44 and 53 of the Addendum; Response to Dept. of Fish and Game and Water Quality Control Board Comments (8/6/82); and Exhibit B, Sections I. O and IV. G.

B. Insignificant or Mitigable Impacts

1. For air quality see Pg. 55 of the DEIR; pp. 56 and 57 of the Addendum; Exhibit B, Sections I. L. and V. C; and Exhibit B of Master Grading Plan - Phase I.
2. For noise, see pg. 61 of the DEIR; pg. 168 of the Addendum; and Exhibit B, Section I. M. and N.
3. For energy, see pp. 63 - 65 of the DEIR and Pg. 158 of the Addendum.
4. For soil and geotechnical considerations, see pp. 32 - 34 of the DEIR; pp. 39, 41 and 131 of the Addendum; Exhibit B, Section V; and Exhibit B of Master Grading Plan - Phase I.
5. For water quality, see pp. 40 - 42 of the DEIR; pp. 23, 38, 40, 42 and 69 of the Addendum; Exhibit B, Sections IV. H and VI; and Exhibit B of Master Grading Plan - Phase I.

6. For housing/jobs balance, see pp. 72 and 73 of the DEIR; and Exhibit B, Section III. I.
7. For community services, see pp. 79 - 84 of the DEIR; pp. 62 and 65 of the Addendum; and Exhibit B, Sections I and VII.
8. For visual considerations, see pp. 87 and 88 of the DEIR; and Exhibit B, Section IV.
9. For cultural resources, see pg. 86 of the DEIR and Exhibit B of Master Grading Plan - Phase I.
10. For economic and fiscal considerations, see pg. 77 of the DEIR; pg. 142 of the Addendum; and Exhibit B, Section III. L.
11. For future land uses, see pg. 67 of the DEIR; pp. 53 and 65 of the Addendum; and Exhibit B, Section III.

V. Alternatives to the Proposed Project

- A. No Project
- B. Lesser - Intensity Development
- C. Integrated Island Park/Marine World Development

VI. Consultation

Pursuant to Section 15066 of the California Environmental Quality Act (CEQA) guidelines, Notices of Preparation were sent to the following agencies:

A. Federal Agencies

1. U. S. Army Corps of Engineers
2. U. S. Fish and Wildlife Service

B. State Agencies

1. California Department of Fish and Game
2. California Department of Transportation
3. California Regional Water Quality Control Board

C. Regional Agencies

1. San Francisco Bay National Wildlife Refuge
2. Bay Conservation and Development Commission (BCDC)
3. Association of Bay Area Governments (ABAG)
4. Metropolitan Transportation Commission (MTC)

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D. Local Agencies

1. Mosquito Abatement District
2. San Mateo County
3. City of San Mateo
4. City of Redwood City
5. City of San Carlos
6. City of Foster City
7. South County Fire Authority
8. Belmont County Water District
9. Belmont School District

Upon completion of the Draft EIR, a Notice of Completion was filed with the Secretary of Resources for the State of California on March 11, 1982. Several reviewing agencies and individuals submitted comments during the 45-day public review period. A list of commentors can be found on page 8 of the Addendum.

B. Findings

Pursuant to Section 15088 of CEQA guidelines, before the City can take action on the Island Park project, it must make written findings for each of the significant impacts. A statement of facts must support the findings.

- I. The proposed project will have a significant effect on each of the areas listed below, as detailed in Section A. III of this report.
 - A. Increases in traffic volumes.
 - B. Loss of existing on-site wildlife habitat.

II. Statement of Facts

- A. Increases in traffic volumes generated by the proposed project will affect circulation patterns of nearby streets and levels of service at two intersections and the Ralston Avenue/Highway 101 interchange. These impacts will be partially mitigated by the conditions identified above. Provided below is a listing of the respective intersections/interchange with accompanying statement concerning how the recommended improvements for each can be implemented.

1. Shoreway Road and Marine World Parkway
- See Figure 12 of the Addendum, Section II.
2. Marine World Parkway and Twin Dolphin Parkway
- See Figure 13 of the Addendum, Section II.

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3. Ralston Avenue/Highway 101

- See Figures II A and II B of the Addendum,
Section II.

Each of the improvements above would require proportionate expenditures with other proposed developments utilizing these roadways. The City of Belmont will work with Redwood City to determine the most feasible and equitable approach to solving the traffic problems. The developers of Island Park and Marine World Executive Park will be involved in the discussions to ensure a complete understanding of issues and resolutions.

In the event that an agreement cannot be reached, revised mitigation and/or scope of proposed projects will be required.

The improvements to interchange will require CalTrans approval. The proposed freeway access ramps within the Kuman proposal has been rejected by staff at CalTrans in a feasibility study prepared in June, 1952.

The City will attempt to gain approval through the California Transportation Commission. In the event that this attempt fails the applicant will be required to gain secondary access (emergency access, at a minimum) either through Foster City or through the Marine World office project.

- B. Losses in wildlife habitat will be mitigated for the proposed development by the measures recommended on pages 47 and 48 of the DEIR, as modified by the Addendum and Exhibit B. All mitigation will require approval of the California Department of Fish and Game.

III. Conclusion

For each of the two significant impacts that would result from the proposed development, measures have been required that would mitigate or avoid any significant environmental effects, or feasible mitigation is within the responsibility and jurisdiction of another public agency and not the City of Belmont, or specific economic considerations render mitigation infeasible.

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1 RESOLUTION NO. 5685

2 RESOLUTION OF THE CITY COUNCIL OF THE CITY
3 OF BELMONT MAKING A STATEMENT OF OVERRIDING
4 CONSIDERATIONS CONCERNING UNAVOIDABLE SIGNIFICANT
5 EFFECTS AS A RESULT OF THE ISLAND PARK MIXED
6 USE DEVELOPMENT

7 WHEREAS, an Environmental Impact Report (EIR) was
8 prepared for the proposed Island Park Mixed Use Development; and,

9 WHEREAS, the EIR identified two unavoidable significant
10 effects: (1) increased traffic congestion, and (2) loss of wild
11 life habitat; and,

12 WHEREAS, the EIR has recommended mitigation to
13 alleviate the traffic and wildlife impacts, albeit such mitigation
14 measures would not reduce the impact to an insignificant level;
15 and,

16 WHEREAS, the EIR identifies fiscal and other benefits
17 to the City as a result of the development of the project; and,

18 WHEREAS, the Planning Commission adopted Resolution
19 No. 1982-33 on August 26, 1982, recommending the City Council
20 make a statement of overriding considerations.

21 NOW, THEREFORE, BE IT RESOLVED, that the Planning
22 Commission recommends the City Council make a statement of
23 overriding considerations for the following reasons:

24 (1) The project will provide additional revenues
25 to the City in excess of costs for providing
26 services;

(2) The City will gain twelve acres of developed park
space; and,

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- (3) The Redevelopment Agency will realize substantial tax increment funds for the Los Costanos Community Development Project Area which will indirectly benefit the City.
- (4) Increased traffic congestion resulting from this project is only incremental to an already existing congested condition on State Highway 101. Regional traffic problems can only realistically be dealt with by State and Regional Planning and State and Federal funding, and cannot be fully mitigated by conditions to this project.
- (5) The public benefit from the project of increased housing and employment, and improved City parks outweighs the unmitigated aspects of the traffic congestion and wildlife habitat loss.

* * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a Regular Meeting held on 14th day of September, 1982, by the following vote:

AYES,
COUNCILMEN: Heiman, Hardwick, Moore, Green, Hoffman
NOES,
COUNCILMEN: None

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1 ABSTAIN,
COUNCILMEN: None

2
3 ABSENT,
COUNCILMEN: None

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5
6 *James W. McLaughlin*
CLERK of the City of Belmont

7 APPROVED:

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9 *[Signature]*
MAYOR of the City of Belmont

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MCLAUGHLIN, JAMES W. & LANZONE
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I, JAMES W. McLAUGHLIN, duly elected Clerk of the City of Belmont, California, do hereby certify that this document is a true, full and correct copy of Resolution No. 5685 passed and adopted by the Council of the City of Belmont at its Regular Meeting held on September 14, 1982.

DATE: May 16, 1986

James W. McLaughlin
BELMONT CITY CLERK

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James W. McLaughlin, C.M.C.
BELMONT CITY CLERK

RESOLUTION NO. 1932 - 33

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT RECOMMENDING THE CITY COUNCIL MAKE A STATEMENT OF OVERRIDING CONSIDERATIONS CONCERNING UNAVOIDABLE SIGNIFICANT EFFECTS AS A RESULT OF THE ISLAND PARK MIXED USE DEVELOPMENT

WHEREAS, an Environmental Impact Report (EIR) was prepared for the proposed Island Park Mixed Use Development; and,

WHEREAS, the EIR identified two unavoidable significant effects: (1) increased traffic congestion, and (2) loss of wildlife habitat; and

WHEREAS, the EIR has recommended mitigation to alleviate the traffic and wildlife impacts, albeit such mitigation measures would not reduce the impact to an insignificant level; and

WHEREAS, the EIR identifies fiscal and other benefits to the City as a result of the development of the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the City Council make a statement of overriding considerations for the following reasons:

- (1) The project will provide additional revenues to the City in excess of costs for providing services;
- (2) The City will gain twelve acres of developed park space; and
- (3) The Redevelopment Agency will realize substantial tax increment funds for the Los Costanos Community Development Project Area which will

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indirectly benefit the City.

(4) Increased traffic congestion resulting from this project is only incremental to an already existing congested condition on State Highway 101. Regional traffic problems can only realistically be dealt with by State and Regional Planning and State and Federal funding, and cannot be fully mitigated by conditions to this project.

(5) The public benefit from the project of increased housing and employment, and improved City park outweighs the unmitigated aspects of the traffic congestion and wildlife habitat loss.

* * * *

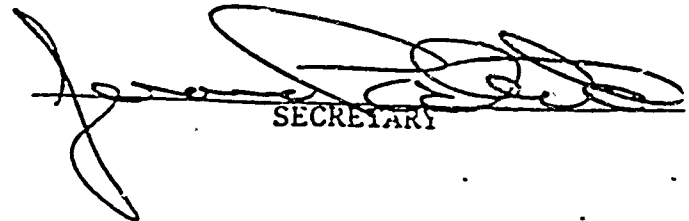
Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont on the 26th day of August, 1982, by the following vote:

AYES,
COMMISSIONERS CHRISTGAU, HANNAUER, HILL, LAWHERN, VARTAN, COLLE

NOES,
COMMISSIONERS NONE

ABSTAINING,
COMMISSIONERS NONE

ABSENT,
COMMISSIONERS NONE


SECRETARY